



## REGULAR CITY COUNCIL MEETING AGENDA

City Hall - Council Chambers  
4381 Broadway St., Suite 201, American Canyon  
**August 15, 2023**  
**6:30 PM**

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

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

### **PUBLIC PARTICIPATION**

**Oral comments, during the meeting:** Oral comments can be made in person 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](mailto: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](http://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](mailto: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 - Existing Litigation. Authorized 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 Cases No. 22CV001041 and 23PR00161).
  - d. ***Center for Biological Diversity v. City of American Canyon et al.*** (Napa County Superior Court Case No. 23CV000511).
  - e. ***Golden State Environmental Justice Alliance v. City of American Canyon et al.*** (Napa Superior Court Case No. 23CV000510).
  - f. ***City of Vallejo v. City of American Canyon et al.*** (Napa County Superior Court Case No. 23CV000517).
  
2. **Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2).  
One Matter.**

## **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

### 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

3. **Minutes of the Regular City Council meeting of August 1, 2023**  
**Recommendation:** Approve the minutes of the Regular City Council meeting of August 1, 2023.
4. **Award Contract for the Irrigation Controller Upgrade Project (PR23-0150)**  
**Recommendation:** Adopt a Resolution awarding a construction contract to SiteOne Green Tech in the amount of \$394,862 and authorizing the Public Works Director to approve and execute Contract Change Orders in an aggregate amount not to exceed the Project Budget in conjunction with the Irrigation Controller Upgrade Project (PR23-0150).
5. **Uniform Services Agreement with the Cintas Corporation**  
**Recommendation:** Adopt a Resolution authorizing the City Manager to enter into a five-year Agreement with Cintas Corporation No. 2 for a cumulative amount not to exceed \$205,000.
6. **City Travel Policy**  
**Recommendation:** Adopt a Resolution Approving the Revised City Travel Policy.
7. **City Investment Policy**  
**Recommendation:** Adopt a Resolution amending the City's Investment Policy.
8. **Acceptance of Completion of Deferred Improvement Agreement/Release of Lien: 1111 Green Island Road**  
**Recommendation:** Approve Resolution accepting the satisfaction of the Deferred Improvement Agreement and release of the lien thereto for the Deferred Improvement Agreement associated with 1111 Green Island Road.

### PUBLIC HEARINGS

9. **Watson Ranch Specific Plan and General Plan Technical Amendment**  
**Recommendation:** Take the following actions related to the General Plan and Watson Ranch Specific Plan:

1. Adopt a Resolution of the City Council of the City of American Canyon amending the General Plan to ensure consistency with and between the General Plan and the Watson Ranch Specific Plan.
2. Waive first reading, read by title only, and adopt an Ordinance by the City Council of the City of American Canyon amending the Watson Ranch Specific Plan.

10. **Napa Valley Ruins & Gardens Hotel and Condominiums Vesting Tentative Subdivision Map**  
**Recommendation:** A Resolution of the City Council of the City of American Canyon approving a Vesting Tentative Subdivision Map for the Napa Valley Ruins and Gardens Hotel and Condominiums to subdivide a 17.98-acre site into fourteen lots for condominium purposes in the Watson Ranch Specific Plan Mixed-Use Zoning District, APN 059-430-020 and 059-430-021 (File No. PL23-0007)

11. **Promontory Subdivision Vesting Tentative Subdivision Map**  
**Recommendation:** A Resolution of the City Council of the City of American Canyon, California approving a Vesting Tentative Subdivision Map for development of 216 single-family residential lots and 54 junior accessory dwelling units (JADUS) on a 56.94-acre site in the Watson Ranch Specific Plan area, APN 059-030-007 (File No. PL22-0034).

## BUSINESS

12. **Voting Delegate and Alternate(s) for the League of California Cities 2023 Annual Business Meeting**  
**Recommendation:** Approve a Minute Order designating a Voting Delegate and Alternate(s) for the League of California Cities 2023 Annual Business Meeting.

## MANAGEMENT AND STAFF ORAL REPORTS

13. **Wastewater Operations Quarterly Update**  
**Recommendation:** Receive an update on Wastewater Operations.

## 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.*

14.
  - a. Napa County Local Agency Formation Commission Update (Aboudamous)
  - b. Napa Countywide Climate Action Committee Update (Garcia/Joseph)
  - c. Napa Valley Transportation Agency Update (Garcia/Joseph)
  - d. Napa Valley Tourism Improvement Board Update (Oro)

15. **City Council Committee Report - Councilmember Mark Joseph**

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

**September 5, 2023, Regular City Council Meeting. 6:30 p.m.**

**Latino Heritage Month**

**National CERT Week**

**Domestic Violence Awareness Month  
Development Project Notice Requirements  
Vehicle Miles Traveled Policy Resolution  
Building and Safety Update  
Public Works Quarterly Update**

**September 19, 2023, Special City Council Meeting. 6:30 p.m.**

**National Community Planning Month  
Chamber of Commerce Presentation  
Paoli/Watson Annexation EIR, General Plan Amendment and Rezoning  
General Plan Update  
Purchasing Policy - CUPCAA  
Water Presentation - MUD**

**October 3, 2023, Regular City Council Meeting. 6:30 p.m.**

**National Code Enforcement Appreciation Month  
Fire Prevention Month  
Filipino Heritage Month  
Youth Commissioner Appointments**

## **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.

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Taresa Geilfuss, CMC, City Clerk

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

**ACTION MINUTES**  
*August 1, 2023*

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**4:30 P.M. OPEN SESSION - REGULAR MEETING**

**CALL TO ORDER**

The meeting was called to order at 4:34 p.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**ROLL CALL**

**Present:** Councilmember Mark Joseph, Councilmember David Oro, Vice Mayor Pierre Washington, Mayor Leon Garcia

**Absent:** None

**Excused:** Councilmember Mariam Aboudamous

**PUBLIC COMMENT**

Mayor Garcia called for public comments. Justin Hamilton Hole was called to speak. The public comments period was closed.

**AGENDA CHANGES**

Agenda changes were presented to council.

**CONSENT CALENDAR**

**Action:** Motion to adopt CONSENT CALENDAR with items as amended 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

**Absent:** Councilmember Mariam Aboudamous

**Excused:** None

**1. Minutes of the Regular City Council meeting of July 18, 2023**

**Action:** Approved the minutes of the Regular City Council meeting of July 18, 2023.

**2. Report Upon Return from Closed Session for the Regular City Council Meeting of July 18, 2023**

**Action:** Approved the Report Upon Return from Closed Session from July 18, 2023.

**3. Brightview Landscape Services Amendment No. 10**

**Action:** Adopted Resolution 2023-58 authorizing the City Manager to execute Amendment No. 10 (Agreement 2023-A121) to Agreement 2017-A111 with BrightView Landscape Services in the amount of \$295,861 for a total contract amount not to exceed \$2,912,482 for annual landscape maintenance services.

**4. FY2023-24 Capital Budget and Construction Contract for the 2022 Annual Pavement Management Project (TR22-0300).**

**Action:** Adopted Resolution 2023-59 amending the FY2023-24 Capital Budget to Increase Project Budget and Award a Construction Contract (Agreement 2023-A122) to Martin Brothers Construction for the 2022 Annual Pavement Management Project (TR22-0300)

**5. Quarterly Investment Report for City and Fire District for Fiscal Year 2022-23 Quarter 4**

**Action:** Received and filed the City and Fire District's Treasurer's Report for the quarter ended June 30, 2023.

**6. NBS Consultant Agreement Amendment 1**

**Action:** Adopted Resolution 2023-60 to authorize the City Manager to execute Amendment 1 (Agreement 2023-A123) to the professional services contract with NBS Government Finance Group, DBA: NBS to continue enterprise rate studies for the Water, Wastewater, and Recycled Water Enterprise Funds for a new not-to-exceed contract amount of \$173,514.

**7. Baker Tilly Professional Services Contract**

**Action:** Adopted Resolution 2023-61 authorizing the City Manager to execute an agreement (Agreement 2023-A124) with Baker Tilly in an amount not to exceed \$67,600 to evaluate the structure and operations of the Public Works and Maintenance and Utilities Departments.

**8. Project Labor Agreement with the Napa Solano Building and Construction Trades Council**

**Action:** Adopted Resolution 2023-62 approving a Project Labor Agreement (Agreement 2023-A125) with the Napa Solano Building and Construction Trades Council and its affiliated local Unions.

**MANAGEMENT AND STAFF ORAL REPORTS**

There were no Management Staff or Oral Reports.

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

### **9. Future Agenda Items of Note:**

#### August 15, 2023, Regular City Council Meeting. 6:30 p.m.

First Reading Watson Ranch Specific Plan and General Plan Amendment  
Promontory Single Family Subdivision Map  
Watson Ranch NVRG Subdivision Map  
Water Presentation Maintenance and Utilities Department

#### September 5, 2023, Regular City Council Meeting. 6:30 p.m.

Proclamation Latino Heritage Month  
Proclamation National CERT Week  
Proclamation Domestic Violence Awareness Month  
Public Works Quarterly Update  
General Plan Update  
Vehicle Miles Traveled Policy Resolution  
Building and Safety Update

### **ADJOURNMENT**

The meeting was adjourned at 4:39 p.m.

### **CERTIFICATION**

Respectfully Submitted,

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Taresa Geilfuss, CMC, City Clerk



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## TITLE

Award Contract for the Irrigation Controller Upgrade Project (PR23-0150)

## RECOMMENDATION

Adopt a Resolution awarding a construction contract to SiteOne Green Tech in the amount of \$394,862 and authorizing the Public Works Director to approve and execute Contract Change Orders in an aggregate amount not to exceed the Project Budget in conjunction with the Irrigation Controller Upgrade Project (PR23-0150).

## CONTACT

Erica Ahmann Smithies, P.E., Public Works Director  
Brian Materne, Maintenance and Utilities Superintendent

## BACKGROUND & ANALYSIS

The City's Parks Maintenance Division maintains city owned parks and street landscape areas which are broken out into four main irrigation fund areas:

1. LLAD Zone 1, La Vinge subdivision
2. LLAD Zone 2, Vintage Ranch subdivision
3. LLAD Zone 3, Napa Junction Mixed Use
4. All other City Parks and Landscape areas maintained by the general fund.

There are over 40 irrigation controllers located within the four irrigation areas with a majority of them over 20 years old and failed. Staff identified the need to replace the controllers system wide in the prior fiscal year and added the Irrigation Controller Upgrade Project (PR23-0150) to the recently adopted Fiscal Year 2023/24 Capital Improvement Program. The upgraded system will assist staff in conserving water throughout the City Landscape system, now and into the future.

Staff received a quote from SiteOne Green Tech (SiteOne), an authorized dealer and installer for The Toro Company, a Sourcewell provider, for the RAINMASTER Irrigation Control System in the amount of \$394,862. This price includes purchase of equipment and installation. In accordance with the City of American Canyon Municipal Code Title 3, Chapter 3.12.270 D. Exceptions to competitive bidding requirement, Council may authorize the execution of contracts for contractual services without observing the bidding procedures where the amount of the contract exceeds the value of

five thousand dollars. Sourcewell's Cooperative Contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/providence, municipal, K-12 and higher education, tribal government, and other public entities.

In accordance with the City of American Canyon Municipal Code Title 3, Chapter 3.12, staff is recommending City Council to award an equipment purchase agreement to SiteOne in reliance on Sourcewell's award schedule to purchase and install the RAINMASTER Irrigation Control System for the Irrigation Controller Upgrade Project (PR23-0150).

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

## **FISCAL IMPACT**

The proposed contract amount with SiteOne is for \$394,862. The FY 23/24 Capital Budget provides for a Project Budget for the Irrigation Controller Upgrade project (PR23-0150) in the amount of \$429,424, utilizing LLAD Zone 1, 2, 3 and the Parks Repair and Replacement Fund is broken down as follows:

1. Fund 261 - LLAD Zone 1, \$94,513
2. Fund 262 - LLAD Zone 2, \$144,035
3. Fund 263 - LLAD Zone 3, \$39,183
4. Fund 655 - Parks R&R ISF, \$151,693

## **ENVIRONMENTAL REVIEW**

15301 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 1 exemption of existing facilities of Section 15301 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

## **ATTACHMENTS:**

1. [Resolution - SiteOne Green Tech](#)
2. [Proposal from SiteOne](#)
3. [Sourcewell - Toro Company Contract 031121](#)
4. [Sole Source Letter for SiteOne](#)

**RESOLUTION NO. 2023-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AWARDDING A CONSTRUCTION CONTRACT TO SITEONE GREEN TECH IN THE AMOUNT OF \$394,862 AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO APPROVE AND EXECUTE CONTRACT CHANGE ORDERS IN AN AGGREGATE AMOUNT NOT TO EXCEED THE PROJECT BUDGET IN CONJUNCTION WITH THE IRRIGATION CONTROLLER UPGRADE PROJECT (PR23-0150))**

**WHEREAS**, the Irrigation Controller Upgrade Project (PR23-0150) will replace aging equipment and upgrade the irrigation control system citywide; and

**WHEREAS**, staff received a quote from SiteOne Green Tech, an authorized dealer and installer for The Toro Company, a Sourcewell provider, for \$394,862 for equipment and installation of the RAINMASTER Irrigation Controller System; and

**WHEREAS**, the City of American Canyon Municipal Code Title 3, Chapter 3.12, allows for the City Council to award a contract to SiteOne Green Tech in reliance on Sourcewell's award schedule to purchase and install the RAINMASTER Irrigation Control System for the Irrigation Controller Upgrade Project (PR23-0150); and

**WHEREAS**, there are sufficient funds in the CIP project budget for the Irrigation Controller Upgrade Project (PR23-0150); and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby awards a construction contract with SiteOne Green Tech for the Irrigation Controller Upgrade Project (PR23-0150) for an amount not to exceed \$394,862; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the City Council of the City of American Canyon hereby authorizes the Public Works Director to execute Contract Change Orders in an aggregate amount not to exceed the Project Budget in conjunction with the Irrigation Controller Upgrade Project (PR23-0150).

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 15<sup>th</sup> day of August, 2023 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Leon Garcia, Mayor

ATTEST:

APPROVE AS TO FORM:

\_\_\_\_\_  
Taresa Geilfuss, CMC, City Clerk

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

**Quotation**



Pacheco CA #303  
 130 S Buchanan Cir Ste A  
 Pacheco, CA 94553-5125  
 W: (925)680-7620

**Bill To:**

City Of American Canyon (#202465)  
 4381 Broadway St Ste 201  
 American Canyon, CA 94503-9682  
 W: (707)647-4360

**Ship To:**

City Of American Canyon (#202465)  
 4381 Broadway St Ste 201  
 American Canyon, CA 94503-9682  
 W: (707)647-4360

Created	Quote#	Due Date	Expected Award Date	Expiration Date
06/09/2023	6360394	07/20/2023	08/19/2023	12/31/2023

Printed	Job Name	Job Description	Job Start Date
07/21/2023 13:35:59	Full city upgrade to DXi LTE		07/20/2023

Line #	Item #	Item Desc	Qty	UOM	Unit Price	Extended Price
1	C	THIS QUOTE REPLACES QUOTE #5963696				
2	005-00 & 01 in SA4	Wetlands Edge & W. E. Turf			0.000	
3	SA11-RM6-40	GT RMDXi-40 24SS Retrofit Sat Assy	1	EA	7,365.664	7,365.66
4	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.004	2,500.00
5	GTINSTALL-JA	GT Install - Jacinto Arreola	5	EA	125.000	625.00
6	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
7	SA11X-RM6-32	GT RMDXi Extension-32 24SS Retro Sat Assembly	1	EA	3,103.322	3,103.32
8	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50
9	-				0.000	
10	001-00 in NA PED	Com 1			0.000	
11	SA6-RM6-16	GT RMDXi-16 16SS Sat Assy	1	EA	8,434.739	8,434.74
12	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
13	RSE-DXI	DXi Rain Sensor, Enclosure Mount Assy	1	EA	228.000	228.00
14	GTINSTALL-JA	GT Install - Jacinto Arreola	4	EA	125.000	500.00
15	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
16	-				0.000	
17	002-00 NC-4245	Donaldson			0.000	
18	SA6-RM6-24	GT RMDXi-24 16SS Sat Assy	1	EA	9,151.214	9,151.21
19	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
20	RSE-DXI	DXi Rain Sensor, Enclosure Mount Assy	1	EA	228.001	228.00
21	GTINSTALL-JA	GT Install - Jacinto Arreola	4.5	EA	125.000	562.50
22	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
23	-				0.000	
24	004-00 & 01 in SA4	Wetlands Edge & W. E. Turf			0.000	
25	SA11-RM6-40	GT RMDXi-40 24SS Retrofit Sat Assy	1	EA	7,365.674	7,365.67
26	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
27	GTINSTALL-JA	GT Install - Jacinto Arreola	5	EA	125.000	625.00
28	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
29	SA11X-RM6-32	GT RMDXi Extension-32 24SS Retro Sat Assembly	1	EA	3,103.323	3,103.32
30	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50
31	-				0.000	
32	003-00 NC-4244	North Hampton			0.000	
33	SA6-RM6-32	GT RMDXi-32 16SS Sat Assy	1	EA	9,867.160	9,867.16
34	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
35	RSE-DXI	DXi Rain Sensor, Enclosure Mount Assy	1	EA	228.001	228.00
36	GTINSTALL-JA	GT Install - Jacinto Arreola	5	EA	125.000	625.00
37	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
38	-				0.000	
39	035-00 SC-22605	Senior Center			0.000	
40	SA9-RM6-16	GT RMDXi-16 16SS Retro BB Sat Assembly	1	EA	5,036.006	5,036.01
41	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
42	GTINSTALL-JA	GT Install - Jacinto Arreola	3	EA	125.000	375.00
43	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
44	-				0.000	
45	027-00 & 01 GT28535[6]	Kimberly Recycled			0.000	
46	SA9-RM6-40	GT RMDXi-40 Retro 16SS Sat Assy	1	EA	7,185.431	7,185.43
47	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
48	RSE-DXI	DXi Rain Sensor, Enclosure Mount Assy	1	EA	228.001	228.00
49	GTINSTALL-JA	GT Install - Jacinto Arreola	5	EA	125.000	625.00
50	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
51	SA9-RM6-32	GT RMDXi-32 Retro 16SS Sat Assembly	1	EA	6,468.956	6,468.96
52	GTINSTALL-CC	GT Install - Carl Coupe	3	EA	125.000	375.00
53	-				0.000	
54	017-00 in Tesco Enclosure	Vets South			0.000	
55	SA01-RM6-32	GT RMDXi-32 Sat PWM Assy	1	EA	6,205.128	6,205.13
56	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
57	GTINSTALL-JA	GT Install - Jacinto Arreola	4	EA	125.000	500.00
58	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
59	-				0.000	

60	016-00 in Tesco Enclosure	Vets Park				0.000	
61	SA01-RM6-40	GT RM DXi-40 Sat PWM Assy	1	EA	6,921.603	6,921.60	
62	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
63	GTINSTALL-JA	GT Install - Jacinto Arreola	4.5	EA	125.000	562.50	
64	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
65	-				0.000		
66	Controllers H, G, & I	"turf and shrubs"			0.000		
67	Controller H				0.000		
68	SA11-RM6-32	GT RM DXi-32 24SS Retrofit Sat Assy	1	EA	6,732.000	6,732.00	
69	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
70	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50	
71	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
72	Controller G				0.000		
73	SA11X-RM6-32	GT RMDXi Extension-32 24SS Retro Sat Assembly	1	EA	3,103.323	3,103.32	
74	GTINSTALL-JA	GT Install - Jacinto Arreola	2.5	EA	125.000	312.50	
75	Controller I				0.000		
76	SA11X-RM6-32	GT RMDXi Extension-32 24SS Retro Sat Assembly	1	EA	3,103.323	3,103.32	
77	GTINSTALL-JA	GT Install - Jacinto Arreola	2.5	EA	125.000	312.50	
78	-				0.000		
79	Controller J	"turf and shrubs"			0.000		
80	SA10-RM6-16	GT RM DXi-16 18SS Retro BB Sat Assy	1	EA	5,149.572	5,149.57	
81	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
82	GTINSTALL-JA	GT Install - Jacinto Arreola	3	EA	125.000	375.00	
83	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
84	-				0.000		
85	Controller K	"turf and shrubs"			0.000		
86	SA10-RM6-16	GT RM DXi-16 18SS Retro BB Sat Assy	1	EA	5,149.572	5,149.57	
87	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
88	GTINSTALL-JA	GT Install - Jacinto Arreola	3	EA	125.000	375.00	
89	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
90	-				0.000		
91	Controller F	Montecarlo "turf and shrubs"			0.000		
92	SA10-RM6-32	GT RMDXi-32 18SS Retro BB Sat Assy	1	EA	6,582.522	6,582.52	
93	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
94	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50	
95	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
96	-				0.000		
97	Controller 013-00	Newel recycled			0.000		
98	SA9-RM6-32	GT RM DXi-32 Retro 16SS Sat Assembly	1	EA	6,468.956	6,468.96	
99	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
100	GTINSTALL-JA	GT Install - Jacinto Arreola	4	EA	125.000	500.00	
101	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
102	-				0.000		
103	Controller 012-00	Shenandoah recycled			0.000		
104	SA9-RM6-48	GT RM DXi-48 16SS Retro BB Sat Assembly	1	EA	7,901.906	7,901.91	
105	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
106	GTINSTALL-JA	GT Install - Jacinto Arreola	5	EA	125.000	625.00	
107	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
108	-				0.000		
109	Controller 011-00	"by fire recycled"			0.000		
110	SA9-RM6-40	GT RMDXi-40 Retro 16SS Sat Assy	1	EA	7,185.457	7,185.46	
111	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
112	GTINSTALL-JA	GT Install - Jacinto Arreola	4	EA	125.000	500.00	
113	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
114	-				0.000		
115	Controller 014-00	Tuscan recycled			0.000		
116	SA9-RM6-16	GT RM DXi-16 16SS Retro BB Sat Assembly	1	EA	5,036.001	5,036.00	
117	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
118	GTINSTALL-JA	GT Install - Jacinto Arreola	3	EA	125.000	375.00	
119	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
120	-				0.000		
121	Controller 024-00	Walmart entrance			0.000		
122	SA9-RM6-24	GT RMDXi-24 16SS Retro BB Sat Assy	1	EA	5,752.508	5,752.51	
123	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
124	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50	
125	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
126	-				0.000		
127	Controller 025-00	Main St by Eucalyptus			0.000		
128	SA9-RM6-40	GT RMDXi-40 Retro 16SS Sat Assy	1	EA	7,185.457	7,185.46	
129	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	
130	GTINSTALL-JA	GT Install - Jacinto Arreola	5	EA	125.000	625.00	
131	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00	
132	-				0.000		
133	Controller 20	Main St			0.000		
134	SA9-RM6-48	GT RM DXi-48 16SS Retro BB Sat Assembly	1	EA	7,901.906	7,901.91	
135	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01	

136	GTINSTALL-JA	GT Install - Jacinto Arreola	5.5	EA	125.000	687.50
137	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
138	-				0.000	
139	Controllers 021-00, 01, 0				0.000	
140	SA9-RM6-24	GT RMDXi-24 16SS Retro BB Sat Assy	1	EA	5,752.475	5,752.48
141	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
142	GTINSTALL-JA	GT Install - Jacinto Arreola	3	EA	125.000	375.00
143	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
144	SA9X-RM6-32	GT RMDXi Extension-32 16SS Retro Sat Assembly	1	EA	3,181.500	3,181.50
145	GTINSTALL-JA	GT Install - Jacinto Arreola	3	EA	125.000	375.00
146	SA9X-RM6-32	GT RMDXi Extension-32 16SS Retro Sat Assembly	1	EA	3,181.500	3,181.50
147	GTINSTALL-JA	GT Install - Jacinto Arreola	2.5	EA	125.000	312.50
148	-				0.000	
149	Controllers 010-00 and 01	Tower recycled			0.000	
150	SA9-RM6-32	GT RMDXi-32 Retro 16SS Sat Assembly	1	EA	6,468.956	6,468.96
151	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
152	GTINSTALL-JA	GT Install - Jacinto Arreola	4	EA	125.000	500.00
153	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
154	SA9X-RM6-40	GT RMDXi Extension-40 16SS Retro Sat Assembly	1	EA	3,859.233	3,859.23
155	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50
156	-				0.000	
157	Controller 009-00	Bus stop recycled			0.000	
158	SA9-RM6-24	GT RMDXi-24 16SS Retro BB Sat Assy	1	EA	5,752.508	5,752.51
159	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
160	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50
161	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
162	-				0.000	
163	Controllers 026-00 and 01	Silver Oak			0.000	
164	SA9-RM6-32	GT RMDXi-32 Retro 16SS Sat Assembly	1	EA	6,468.956	6,468.96
165	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
166	GTINSTALL-JA	GT Install - Jacinto Arreola	4	EA	125.000	500.00
167	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
168	SA9X-RM6-32	GT RMDXi Extension-32 16SS Retro Sat Assembly	1	EA	3,181.500	3,181.50
169	GTINSTALL-JA	GT Install - Jacinto Arreola	3	EA	125.000	375.00
170	-				0.000	
171	Controller022-00	Silver Oak			0.000	
172	SA9-RM6-24	GT RMDXi-24 16SS Retro BB Sat Assy	1	EA	5,752.508	5,752.51
173	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
174	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50
175	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
176	-				0.000	
177	Controllers 006-00 and 01	"recycled water"			0.000	
178	SA9-RM6-32	GT RMDXi-32 Retro 16SS Sat Assembly	1	EA	6,468.956	6,468.96
179	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
180	GTINSTALL-JA	GT Install - Jacinto Arreola	3	EA	125.000	375.00
181	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
182	SA9X-RM6-32	GT RMDXi Extension-32 16SS Retro Sat Assembly	1	EA	3,181.500	3,181.50
183	GTINSTALL-JA	GT Install - Jacinto Arreola	3	EA	125.000	375.00
184	-				0.000	
185	Controllers 007-00 and 01	Newell Dr			0.000	
186	SA9-RM6-40	GT RMDXi-40 Retro 16SS Sat Assy	1	EA	7,185.463	7,185.46
187	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
188	GTINSTALL-JA	GT Install - Jacinto Arreola	4.5	EA	125.000	562.50
189	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
190	SA9X-RM6-40	GT RMDXi Extension-40 16SS Retro Sat Assembly	1	EA	3,906.900	3,906.90
191	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50
192	-				0.000	
193	Controllers 008-00 and 01	Am Can East			0.000	
194	SA9-RM6-32	GT RMDXi-32 Retro 16SS Sat Assembly	1	EA	6,468.956	6,468.96
195	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
196	GTINSTALL-JA	GT Install - Jacinto Arreola	4	EA	125.000	500.00
197	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
198	SA9X-RM6-24	GT RMDXi Extension-24 16SS Retro Sat Assembly	2.5	EA	2,456.100	6,140.25
199	GTINSTALL-JA	GT Install - Jacinto Arreola	1	EA	125.000	125.00
200	-				0.000	
201	Controllers A(1) and B(1)	LaVigne turf and shrubs			0.000	
202	SA10-RM6-24	GT RMDXi-24 18SS Retro BB Sat Assy	1	EA	5,866.047	5,866.05
203	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
204	PMR-CAC	Irritrol Promax Remote CAC Receiver	1	EA	1,164.800	1,164.80
205	PWR-CON	GT120V Power Conditioner, 60W	1	EA	1,020.416	1,020.42
206	GTINSTALL-JA	GT Install - Jacinto Arreola	4.5	EA	125.000	562.50
207	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
208	SA10X-RM6-24	GT RMDXi Extension-24 18SS Retro Sat Assembly	1	EA	2,370.236	2,370.24
209	GTINSTALL-JA	GT Install - Jacinto Arreola	2.5	EA	125.000	312.50
210	SA10-RM6-24	GT RMDXi-24 18SS Retro BB Sat Assy	1	EA	5,866.047	5,866.05

211	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
212	PMR-CAC	Irritrol Promax Remote CAC Receiver	1	EA	1,164.800	1,164.80
213	PWR-CON	GT120V Power Conditioner, 60W	1	EA	1,020.413	1,020.41
214	GTINSTALL-JA	GT Install - Jacinto Arreola	4.5	EA	125.000	562.50
215	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00
216	SA10X-RM6-24	GT RMDXi Extension-24 18SS Retro Sat Assembly	1	EA	2,370.236	2,370.24
217	GTINSTALL-JA	GT Install - Jacinto Arreola	2.5	EA	125.000	312.50
218	C	<b>Item Note:</b> <i>*Customer must install new conduit to link both Pedestals.</i>			0.000	
219	-				0.000	
220	Controller E	LaVigne turf and shrubs			0.000	
221	SA10-RM6-24	GT RMDXi-24 18SS Retro BB Sat Assy	1	EA	5,866.047	5,866.05
222	DXICA	GT DX3 / DXi Cell Modem & Antenna Assembly	1	EA	2,500.011	2,500.01
223	GTINSTALL-JA	GT Install - Jacinto Arreola	3.5	EA	125.000	437.50
224	GTMISCPARTS	GT Miscellaneous Parts	1	EA	150.000	150.00

Total Price: \$ 364,745.76  
Total Tax: \$ 30,116.04  
Total: \$ 394,861.80

SiteOne Landscape Supply is not responsible for the accuracy of the items contained in this quotation. Please review carefully. Please add appropriate sales tax. Prices on this quote are good for 30 days after the entered bid date.  
Local tax may differ based on locations and local codes.

**Solicitation Number: RFP #031121****CONTRACT**

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and The Toro Company, 8111 Lyndale Avenue South, Bloomington, MN 55420 (Vendor).

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Grounds Maintenance Equipment, Attachments, and Accessories with Related Services from which Vendor was awarded a contract.

Vendor desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

**1. TERM OF CONTRACT**

- A. **EFFECTIVE DATE.** This Contract is effective upon the date of the final signature below.
- B. **EXPIRATION DATE AND EXTENSION.** This Contract expires April 30, 2025, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended up to one additional one-year period upon request of Sourcewell and with written agreement by Vendor.
- C. **SURVIVAL OF TERMS.** Articles 11 through 14 survive the expiration or cancellation of this Contract.

**2. EQUIPMENT, PRODUCTS, OR SERVICES**

- A. **EQUIPMENT, PRODUCTS, OR SERVICES.** Vendor will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Vendor's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new/current model. Vendor may offer close-out or refurbished Equipment or Products if they are clearly indicated in Vendor's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. **WARRANTY.** Vendor warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Vendor warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended for the duration of Vendor's written warranty for such item. Other than the warranties in this paragraph and Vendor's express written warranty for its product, Vendor expressly disclaims all other warranties, express or implied. Vendor agrees to work with its dealers and distributors to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that is effective past the expiration of the Vendor's warranty will be passed on to the Participating Entity.

C. **DEALERS, DISTRIBUTORS, AND/OR RESELLERS.** Upon Contract execution, Vendor will make available to Sourcewell a means to validate or authenticate Vendor's authorized dealers, distributors, and/or resellers relative to the Equipment, Products, and Services related to this Contract. This list may be updated from time-to-time and is incorporated into this Contract by reference. It is the Vendor's responsibility to ensure Sourcewell receives the most current version of this list.

### 3. PRICING

All Equipment, Products, or Services under this Contract will be priced as stated in Vendor's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. **SHIPPING AND SHIPPING COSTS.** All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Vendor must permit the Equipment and Products to be

returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery.

Vendor must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Vendor in breach of this Contract if the Vendor intentionally delivers substandard or inferior Equipment or Products. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Vendor as soon as possible and the Vendor will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

B. SALES TAX. Each Participating Entity is responsible for supplying the Vendor with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Vendor may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Vendor determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

#### **4. PRODUCT AND PRICING CHANGE REQUESTS**

Vendor may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Contract Administrator. This form is available from the assigned Sourcewell Contract Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and

- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Request Form will become an amendment to this Contract and be incorporated by reference.

## **5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS**

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Vendor understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Vendor is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Vendor's employees may be required to perform work at government-owned facilities, including schools. Vendor's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

## **6. PARTICIPATING ENTITY USE AND PURCHASING**

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Vendor that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Vendor. Typically, a Participating Entity will issue an order directly to Vendor. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration of this Contract; however, Vendor performance,

Participating Entity payment, and any applicable warranty periods or other Vendor or Participating Entity obligations may extend beyond the term of this Contract.

Vendor's acceptable forms of payment are included in Attachment A. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. **ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM.** Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Vendor, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum; the terms of which will be worked out directly between the Participating Entity and the Vendor. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. **SPECIALIZED SERVICE REQUIREMENTS.** In the event that the Participating Entity requires service or specialized performance requirements (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements) not addressed in this Contract, the Participating Entity and the Vendor may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. **TERMINATION OF ORDERS.** Participating Entities may terminate an order, in whole or in part, immediately upon notice to Vendor in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the goods to be purchased;
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements; or
3. Vendor commits any material breach of this Contract or the additional terms agreed to between the Vendor and a Participating Entity.

E. **GOVERNING LAW AND VENUE.** The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

## **7. CUSTOMER SERVICE**

A. **PRIMARY ACCOUNT REPRESENTATIVE.** Vendor will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcwell and Participating Entity inquiries; and
- Business reviews to Sourcwell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Vendor must perform a minimum of one business review with Sourcwell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, supply issues, customer issues, and any other necessary information.

## **8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT**

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Vendor must provide a contract sales activity report (Report) to the Sourcwell Contract Administrator assigned to this Contract. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Vendor must submit a report indicating no sales were made).

The Report must contain the following fields:

- Customer Name (e.g., City of Staples Highway Department);
- Customer Physical Street Address;
- Customer City;
- Customer State/Province;
- Customer Zip Code;
- Customer Contact Name;
- Customer Contact Email Address;
- Customer Contact Telephone Number;
- Sourcwell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcwell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Vendor.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcwell, the Vendor will pay an administrative fee to Sourcwell on all Equipment, Products, and Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Vendor may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Vendor will submit payment to Sourcwell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Vendor's name and Sourcwell-assigned contract number in the memo; and must be

mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Vendor agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Vendor is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Vendor in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

### **9. AUTHORIZED REPRESENTATIVE**

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Vendor's Authorized Representative is the person named in the Vendor's Proposal. If Vendor's Authorized Representative changes at any time during this Contract, Vendor must promptly notify Sourcewell in writing.

### **10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE**

A. **AUDIT.** Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. **ASSIGNMENT.** Neither the Vendor nor Sourcewell may assign or transfer any rights or obligations under this Contract without the prior consent of the parties and a fully executed assignment agreement. Such consent will not be unreasonably withheld.

C. **AMENDMENTS.** Any amendment to this Contract must be in writing and will not be effective until it has been fully executed by the parties.

D. **WAIVER.** If either party fails to enforce any provision of this Contract, that failure does not waive the provision or the right to enforce it.

E. **CONTRACT COMPLETE.** This Contract contains all negotiations and agreements between Sourcewell and Vendor. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22, the terms of Articles 1-22 will govern.

F. **RELATIONSHIP OF THE PARTIES.** The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

## **11. LIABILITY**

Vendor must indemnify, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including injury or death to persons or property and attorneys' fees, alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications and operating instructions.

## **12. GOVERNMENT DATA PRACTICES**

Vendor and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Vendor under this Contract.

If the Vendor receives a request to release the data referred to in this article, the Vendor must immediately notify Sourcewell and Sourcewell will assist with how the Vendor should respond to the request.

## **13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT**

### **A. INTELLECTUAL PROPERTY**

1. *Grant of License.* During the term of this Contract:
  - a. Sourcewell grants to Vendor a royalty-free, worldwide, non-exclusive right and license to use the Trademark(s) provided to Vendor by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Vendor.
  - b. Vendor grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Vendor's Trademarks in advertising and promotional materials for the purpose of marketing Vendor's relationship with Sourcewell.
2. *Limited Right of Sublicense.* The right and license granted herein includes a limited right of each party to grant sublicenses to its and their respective distributors, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

- a. Sourcewell must not alter Vendor's Trademarks from the form provided by Vendor and must comply with Vendor's removal requests as to specific uses of its trademarks or logos.
- b. Vendor must not alter Sourcewell's Trademarks from the form provided by Sourcewell and must comply with Sourcewell's removal requests as to specific uses of its trademarks or logos.
- c. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's Trademarks only in good faith and in a dignified manner consistent with such party's use of the Trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. As applicable, Vendor agrees to indemnify and hold harmless Sourcewell and its Participating Entities against any and all suits, claims, judgments, and costs instituted or recovered against Sourcewell or Participating Entities by any person on account of the use of any Equipment or Products by Sourcewell or its Participating Entities supplied by Vendor in violation of applicable patent or copyright laws.

5. *Termination.* Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of vendors which may be used until the next printing). Vendor must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. **PUBLICITY.** Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Vendor individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. **MARKETING.** Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Materials should be sent to the Sourcewell Contract Administrator assigned to this Contract.

D. **ENDORSEMENT.** The Vendor must not claim that Sourcewell endorses its Equipment, Products, or Services.

#### **14. GOVERNING LAW, JURISDICTION, AND VENUE**

Minnesota law governs this Contract. Venue for all legal proceedings out of this Contract, or its breach, must be in the appropriate state court in Todd County or federal court in Fergus Falls, Minnesota.

## 15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

## 16. SEVERABILITY

If any provision of this Contract is found to be illegal, unenforceable, or void then both Sourcewell and Vendor will be relieved of all obligations arising under such provisions. If the remainder of this Contract is capable of performance, it will not be affected by such declaration or finding and must be fully performed.

## 17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Vendor will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Vendor may escalate the resolution of the issue to a higher level of management. A Party will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending.* Notwithstanding the existence of a dispute, the Vendor must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Vendor fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed will be borne by the Vendor.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

Written notice of default and a reasonable opportunity to cure must be issued by the party claiming default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

## 18. INSURANCE

A. REQUIREMENTS. At its own expense, Vendor must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*

Workers' Compensation: As required by any applicable law or regulation.

Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:

\$500,000 each accident for bodily injury by accident

\$500,000 policy limit for bodily injury by disease

\$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Vendor will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:

\$1,000,000 each occurrence Bodily Injury and Property Damage

\$1,000,000 Personal and Advertising Injury

\$2,000,000 aggregate for Products-Completed operations

\$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Vendor will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:

\$1,000,000 each accident, combined single limit

4. *Umbrella Insurance*. During the term of this Contract, Vendor will maintain umbrella coverage over Workers' Compensation, Commercial General Liability, and Commercial Automobile.

Minimum Limits:  
\$2,000,000

Failure of Vendor to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Vendor must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Contract Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Vendor to provide certificates of insurance, in no way limits or relieves Vendor of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Vendor agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Vendor's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Vendor, and products and completed operations of Vendor. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. Vendor waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Vendor or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Vendor or its subcontractors. Where permitted by law, Vendor must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

## 19. COMPLIANCE

A. **LAWS AND REGULATIONS.** All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. **LICENSES.** Vendor must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Vendor conducts with Sourcewell and Participating Entities.

## 20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Vendor certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Vendor declares bankruptcy, Vendor must immediately notify Sourcewell in writing.

Vendor certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Vendor further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

## 21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may also require additional requirements based on specific funding specifications. Within this Article, all references to “federal” should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Vendor’s Equipment, Products, or Services with United States federal funds.

A. **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing

regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Vendor must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Vendor certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Vendor must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Vendor certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Vendor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Vendors must file any required certifications. Vendors must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Vendors must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Vendors must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Vendor must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Vendor further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Vendor must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Vendor must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Vendor agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Vendor that are directly pertinent to Vendor's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Vendor's personnel for the purpose of interview and discussion relating to such documents.

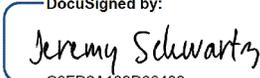
L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

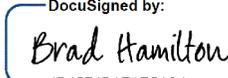
## **22. CANCELLATION**

Sourcewell or Vendor may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Vendor's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

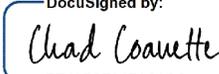
Sourcewell

The Toro Company

DocuSigned by:  
  
 By: C0FD2A139D06489...  
 Jeremy Schwartz  
 Title: Chief Procurement Officer  
 Date: 4/28/2021 | 12:24 PM CDT

DocuSigned by:  
  
 By: 4B4574B1E1E54C4...  
 Brad Hamilton  
 Title: Group VP  
 Date: 4/29/2021 | 4:07 PM CDT

Approved:

DocuSigned by:  
  
 By: 7E42B8F817A64CC...  
 Chad Coauette  
 Title: Executive Director/CEO  
 Date: 4/29/2021 | 4:31 PM CDT

# RFP 031121 - Grounds Maintenance Equipment, Attachments, and Accessories with Related Services

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## Vendor Details

Company Name: The Toro Company  
Does your company conduct business under any other name? If yes, please state: Toro  
Address: 8111 Lyndale Avenue South  
Bloomington, MN 55420  
Contact: Jon Stodola  
Email: jon.stodola@toro.com  
Phone: 612-597-3224  
Fax: 612-597-3224  
HST#: 41-0580470

## Submission Details

Created On: Tuesday January 26, 2021 08:26:53  
Submitted On: Wednesday March 10, 2021 16:49:38  
Submitted By: Jon Stodola  
Email: jon.stodola@toro.com  
Transaction #: a9949e16-696c-4bd0-8278-1f0375b1ebb6  
Submitter's IP Address: 76.113.144.182

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## Specifications

**Table 1: Proposer Identity & Authorized Representatives**

**General Instructions** (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Please do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; mark "NA" if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *
1	Proposer Legal Name (and applicable d/b/a, if any):	The Toro Company
2	Proposer Address:	8111 Lyndale Avenue South Bloomington, MN 55420
3	Proposer website address:	www.toro.com
4	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Brad Hamilton, Group VP 8111 Lyndale Avenue South Bloomington, MN 55420 952-887-8815 Brad.Hamilton@toro.com
5	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Jon Stodola, Government Contracts Manager 8111 Lyndale Avenue South Bloomington, MN 55420 612-597-3224 Jon.Stodola@toro.com
6	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	N/A

**Table 2: Company Information and Financial Strength**

Line Item	Question	Response *
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7	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	<p>The Toro Company is proud of its legacy of quality and innovation. Founded in 1914 to build tractor engines for The Bull Tractor Company, the company survived the tumultuous years of World War I by building steam steering engines for merchant ships to support the war effort. In 1920, Toro entered the turf industry when it mounted five reel mowers to the front of a Toro tractor to cut the fairways at The Minikahda Club in Minneapolis.</p> <p>We take pride in our responsibility to employees, customers, shareholders and the environment. Since 1914, we have cultivated our reputation around trusted relationships and constant innovation to help anticipate the future needs of our customers. At the same time, we are building on a tradition of excellence around a number of strong brands to help customers care for golf courses, professional contractors, underground construction professionals, groundskeepers, agricultural growers, rental companies, government and educational institutions, and homeowners – in addition to many leading sports venues and historic sites.</p> <p>Over the years, we have strengthened our position as a leading worldwide provider of turf and landscape maintenance equipment, and precision irrigation solutions due in large part to a strong network of distributors, dealers and retailers in more than 125 countries around the world.</p> <p>The Toro Company's Commercial Division employs 14 Regional and District Sales Managers that call directly on customers and Distributors. These resources are located in Arizona, California, Connecticut, Florida, Massachusetts, Montana, Minnesota, Ohio, Virginia, and Ontario Canada.</p> <p>Most customer activity for the Commercial Division products will be with our distributor's sales force of approximately 200 Outside Sales representatives. The resources are located in every state except Alaska. We also have a network of hundreds of Landscape Contractor and Siteworks Systems dealers throughout the US and Canada.</p> <p>All of Toro's Commercial products are shipped from our warehouse in Tomah, Wisconsin to distribution. Distributors' facilities range in size depending on the services offered at the facility such as sales, service, parts, etc. Toro's Commercial Channel of distributors have over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet.</p> <p>Our Purpose: To help our customers enrich the beauty, productivity, and sustainability of the land.</p> <p>Our Vision: To be the most trusted leader in solutions for outdoor equipment. Every day. Everywhere.</p> <p>Our Mission: To deliver superior innovation and to deliver superior customer care.</p> <p>For more information, visit <a href="http://www.toro.com">www.toro.com</a>.</p>
8	What are your company's expectations in the event of an award?	<p>Our expectation is that customers will use the Sourcewell value-based contract to purchase Toro and related equipment, in order to achieve their goals of creating and maintaining outstanding grounds and landscapes.</p> <p>We also expect our dedicated distributor/dealer network to support Sourcewell members with superior customer service that aligns with our corporate mission. In doing so, we expect to develop new relationships with Sourcewell members and incrementally grow our sales of Toro and related equipment to government and education customers.</p>
9	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	<p>The Toro Company continues to strengthen our position as a leading worldwide provider of innovative solutions for the outdoor environment, including turf, snow, irrigation, and ground-engaging equipment.</p> <p>Through a strong network of professional distributors, dealers, and retailers in more than 125 countries, we proudly offer a wide range of products across a family of global brands to help golf courses, professional contractors, agricultural growers, rental companies, government and education institutions, and homeowners achieve their goals.</p> <p>For fiscal year 2020, The Toro Company achieved nearly \$3.4 billion in net sales (a 7.7% increase over fiscal year 2019), and \$327.7 million in net earnings. See the attached (The Toro Company_Fourth-Quarter and Full-Year Fiscal 2020 Results) for more details.</p> <p>In addition, attached is a summary of Toro's financial condition according to Dunn &amp; Bradstreet (Attachment: BnBi THE TORO COMPANY Feb 19 2021 (002).pdf)</p>

10	What is your US market share for the solutions that you are proposing?	Toro is not able to divulge that information.	*
11	What is your Canadian market share for the solutions that you are proposing?	Toro is not able to divulge that information.	*
12	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No.	*
13	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	<p>The Toro Company would best be described as a manufacture.</p> <p>As such, Toro utilizes our channel partners (distributors/dealers) to provide service and support to our end-user customers.</p> <p>For our Commercial Division, which makes up approximately 90% of our Government Contracts business, we have 26 distributors throughout the United States and Canada with many satellite offices to meet your needs. They have protected territories which allows them to make significant investments in their facilities and people to support the equipment and services they provide. Our distributors and dealers handle the sales, order processing, fulfillment, billing, and all service work associated with Toro products.</p> <p>BOSS Snowplow provides sales and service support through 228 Distributors in the United States and Canada. Within a Distributor protected sales territory they also set up a network of Dealers to quickly and effectively service the customer. Our Distributors and Dealers handle all aspects of the customer experience including sales, ordering, registration, installation, service, and warranty. The attached list of 228 Distributors will provide information on their location, contact, and which BOSS Products they are qualified to support. The BOSS Technical Service and Customer Service Departments provide factory support and training to all Distributors and Dealers and we pride ourselves on providing World-Class service to all levels of customer. Feedback from our Customers and Dealers allows BOSS to continuously improve our product. We communicate these improvements through Service Bulletins, Training Videos, Technical Manuals, and Web-based training.</p> <p>Similar to BOSS, Toro's LCE, SWS, and RESCOM Irrigation divisions provide service and support through a combined network of more than 5,500 dealers/distributors, throughout the United States and Canada.</p> <p>For a complete list of Distributors and Dealers, please reference the attached file (Toro Distributor_Dealer List 2021).</p>	*
14	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	<p>Toro products are designed and built to comply with all applicable voluntary safety and environmental standards, including ISO standards, CE standards, and exhaust and evaporative standards set by the US Environmental Protection Agency (EPA), California Air Resources Board (CARB), and the European Union. Toro products are also tested and certified by outside laboratories to comply with EMC (electromagnetic compatibility) regulatory arrangements.</p> <p>The Toro Company holds a Dealer License (wholesaler) from the State of Minnesota, a Business License from the State of Washington, a manufacturer license from the Arizona Department of Transportation, and a license as a Recreational Product Manufacturer from the Louisiana Motor Vehicle Commission. In addition, The Toro Company is authorized to conduct business in the following states, as well as being incorporate in Delaware: California, Colorado, Florida, Indiana, Iowa, Kentucky, Louisiana, Michigan, Minnesota, Mississippi, Nebraska, Pennsylvania, Rhode Island, Tennessee, Texas, and Wisconsin.</p> <p>Toro distributors and dealers also have the proper licenses and registrations to conduct business in the states/provinces in which they operate.</p> <p>In an effort to achieve our vision of becoming the most trusted leader in solutions for outdoor equipment, Toro requires each of our direct employee and distributor salespeople to complete an extensive and ongoing training program called TSPC (Toro Sales Professional Certification) that focuses on ethical selling practices and professional sales management. We are unique in our industry in requiring this certification of professional standard.</p>	*
15	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	Toro has not been under any suspension or disbarment within the past ten years.	*

**Table 3: Industry Recognition & Marketplace Success**

Line Item	Question	Response *
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16	Describe any relevant industry awards or recognition that your company has received in the past five years	<p>a) Heavy Equipment Guide, Top Product in 2020: The Toro e-Dingo Small machines that rental houses and contractors want for versatile use both indoors and outdoors and in areas with noise and emissions reduction needs are the perfect proving ground for electric equipment. Toro's first electric Dingo, the wheeled e-Dingo 500, is a small machine delivering environmentally friendly performance both indoors and outdoors, and we look forward to seeing more electric compact equipment like it in the coming years.</p> <p>b) Innovative Iron Awards, 2020 – The Toro e-Dingo Selected as a “game-changer” for its zero emissions and lithium-ion battery.</p> <p>c) Rental Equipment Register (RER) – The Toro e-Dingo received the following Innovative Product Awards: Winner in the Earthmoving category, and Silver winner in Overall.</p> <p>d) Rental Magazine 2020 Editor's Choice Award - The Toro e-Dingo. The Rental 2020 Editor's Choice Awards represent the equipment rental industry's best products gaining interest from end-users and rental professionals alike. Rental's editorial staff chose products based on several factors including innovation, utility for the rental market, and audience engagement online at <a href="http://ForConstructionPros.com/Rental">ForConstructionPros.com/Rental</a></p> <p>e) Innovative Iron Awards, 2019 – The Toro TRX Trencher Selected one of the most innovative products in the equipment classes include all compact equipment, including skid steers, mini excavators, backhoes, telehandlers, tractors, aerial lifts, UTVs, and components like engines, hydraulics, and software.</p> <p>f) Green Industry Pros, Editor's Choice Award, 2019 – The Toro TRX Trencher Chosen for Innovation, Dependability, Audience engagement online at <a href="http://GreenIndustryPros.com">GreenIndustryPros.com</a>, and from end-users and landscape professionals alike.</p> <p>g) Heavy Equipment Guide, Top Product in 2020: The Toro Dingo TXL 2000 As the industry's biggest ride-on utility loader, Toro's Dingo TXL 2000 fits into a smaller class of equipment but has the capability of small skid steers or compact track loaders.</p> <p>h) The Toro Company received the AE50 award for our innovative engineering of the NEW Toro Outcross in Feb. 2019. Awards are presented at ASABE's annual Agricultural Equipment Technology Conference (AETC). The award-winning products are also highlighted in a special issue of ASABE's Resource magazine and given by the American Society of Ag and Biological Engineers.</p> <p>i) The Toro Company is the leading “smart” irrigation products manufacturer, having receiving multiple accolades and awards from the Irrigation Association®, EPA, and others, for their innovative and water-efficient products. Some examples of unique Toro irrigation products include Precision™ Series Spray Nozzles with patented oscillating stream technology that delivers water savings of up to 35 percent when compared to competitive fixed spray nozzles; the T5 RapidSet® ¾” gear-driven rotor and its patent-pending tool-free arc adjustment feature; the cutting-edge EVOLUTION® Series irrigation controller and its multiple wireless add-on devices that enable performance advances, such as web connectivity, soil moisture sensing, and automatic weather-based schedule adjustments; and a full line of drip irrigation products, such as DL2000™ dripline and its patented ROOTGUARD® technology that allows it to be buried below ground to virtually eliminate the water waste seen through evaporation and runoff.</p> <p>j) The Toro GrandStand MULTI FORCE was a new product award winner in the May/June 2016 issue of Landscape and Irrigation's “Twenty for 2016 New Product Awards”. The award recognizes the GrandStand MUTLI FORCE as one of the standout new products to hit the market in 2016, based on innovation and application within the market. Endure</p> <p>k) The Toro Company received the Gold Medal for Innovation, awarded to the Toro Reelmaster 5010-H at demopark+demogolf 2015.</p>
17	What percentage of your sales are to the governmental sector in the past three years	<p>As we are a publicly-traded Company, Toro considers information about our customers confidential. However, below is a representation of The Toro Company revenue for fiscal year 2020 by market segment and geographic location.</p> <p>Net Sales By Segment: Professional 75% / Residential 24% / Other 1% Net Sales By Product: Equipment 88% / Irrigation 12% Net Sales By Geographical Location: US 80% / International 20%</p>
18	What percentage of your sales are to the education sector in the past three years	<p>As we are a publicly-traded Company, Toro considers information about our customers confidential.</p>

19	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	<p>a) NASPO ValuePoint Contracts - AK, HI, KS, KY, ME, MO, NE, NM, RI, SD, VA, WI</p> <p>b) Toro held State Contracts - AR, DE, NY, OH</p> <p>c) Toro Distributor held State Contracts - CA, GA, IA, IL, LA, MA, MD, MN, MS, NC, OK, OR, PA, SC, TN, UT, WA</p> <p>d) Cooperative Contracts - OMNIA Partners, Kinetic GPO</p> <p>As we are a publicly-traded company, the detailed sales information you are requesting is considered confidential.</p>	*
20	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	<p>a) GSA Contract : GS-06F-0012R – Schedule 51v - Kansas City</p> <p>b) GSA Contract : GS-07F-5432R – Schedule 78 – Philadelphia</p> <p>As we are a publicly-traded company, the detailed sales information you are requesting is considered confidential.</p>	*

#### Table 4: References/Testimonials

Line Item 21. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Ramsey County Parks - Goodrich Golf Course	Charlie Miller, Superintendent	651-784-2500	*
City of Minneapolis Parks and Recreation Department	Dale Walker, Fleet Manager	612-313-7772	*
City of Lakeville Parks	Mark Kruse, Supervisor	952-985-2720	*

#### Table 5: Top Five Government or Education Customers

Line Item 22. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Confidential	Government	California - CA	Golf, Turf & Landscape Equipment & Irrigation	Various mix of mowers, vehicles, specialty equipment, and irrigation components valuing \$500-\$600K	\$5M - \$6M	*
Confidential	Government	California - CA	Golf, Turf & Landscape Equipment & Irrigation	Various mix of mowers, vehicles, specialty equipment, and irrigation components valuing \$300-\$600K	\$3M-\$4M	*
Confidential	Government	Nevada - NV	Golf, Turf & Landscape Equipment	Various mix of mowers, vehicles, specialty equipment valuing \$350-\$850K	\$2.5M-\$3M	*
Confidential	Government	Wisconsin - WI	Golf, Turf & Landscape Equipment	Various mix of mowers, vehicles, specialty equipment valuing \$250-\$400K	\$2.5M-\$3M	*
Confidential	Government	Colorado - CO	Golf, Turf & Landscape Equipment	Various mix of mowers, vehicles, specialty equipment valuing \$150K-\$1M	\$1M-\$1.5M	*

#### Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *
23	Sales force.	<p>Toro has a national sales team of more than 50 Regional and District Sales Managers that represent our Commercial, Landscape Contractor, Irrigation, Siteworks Systems, and BOSS products across the United States and Canada. These representatives are assigned to various distributors and dealers to provide training, programming, and strategy for initiatives such as this one with Sourcewell.</p>
24	Dealer network or other distribution methods.	<p>Most of our distributors and dealers are privately-owned companies that are the connection between Toro and the end-user customer. The sales managers of these companies will manage a team of representatives responsible for selling and marketing Toro products. Every area of the United States and Canada has a representative assigned for sales coverage from one of our distributors/dealers. We have included a listing of these distributors/dealers with this proposal. See Distributor_Dealer List 2021 attached.</p> <p>All of Toro's Commercial products are shipped from our warehouse in Tomah, Wisconsin to distribution. Distributors' facilities range in size depending on the services offered at the facility such as sales, service, parts, etc. Toro's Commercial Channel of distributors have over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet.</p> <p>In addition, Toro has thousands of local dealers that represent Landscape Contractor products, Irrigation, Siteworks Systems, and Boss snow removal equipment throughout the US and Canada.</p>
25	Service force.	<p>Toro utilizes our channel partners to provide service and support to our end-user customers. For our Commercial division, we have 26 distributors in the United States and Canada with many satellite offices to meet your needs. All distributors maintain a service parts fulfillment operation and carry A, B, and C moving parts to ensure they are positioned to respond to their customer service needs. Additionally, they also maintain service facilities staffed with full-time technicians to provide services in the area to meet Toro's service level objective of 9+ in Overall Satisfaction. They have protected territories which allows them to make significant investments in their facilities and people to support the equipment and services they provide.</p> <p>The Toro Company provides on-going technical training (on-line and in-person) to our channel partners ensuring the service technicians have the technical knowledge and aptitude to support advanced technology. The Toro company also provides centralized and advanced technical assistance and support to our distributor operations teams. This includes troubleshooting equipment issues, providing updates to equipment, issuing service bulletins, working through warranty issues, implementing performance standards and measurements, providing on-site support when needed for product quality concerns, and developing action plans for improvement. We have processes in place to help our channel partners exceed the needs of our customers developed through our 100 years of experience. These include monitoring our customer's opinion of their service experience and developing improvements as necessary to achieve Customer Satisfaction Index scores above 9.</p>
26	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	<p>The Toro Commercial Customer Care group operates a Voice of Customer program in North America that focuses on the end-customer service experience. Commercial distributors provide Toro their completed customer repair orders for the week or month then Toro contracts an independent 3rd party to complete customer experience surveys. The insights gained are used to correct processes and provide additional resources as we collectively strive to maintain a 9+ overall customer satisfaction index, which is above industry standard. See attached labeled (Question 26) Graphs) for rolling 12-month performance. These metrics along with additional operational metrics are factored into a distributor's overall annual performance rating which has specific incentives tied to it.</p> <p>Distributor response time:</p> <p>Response time is dependent on many factors but generally, our distributor partners respond to a customer call or email immediately and determine an agreeable time to service the equipment. Most distributors have field service capabilities that allow service work at the customer's site. Toro Commercial Customer Care measures our distributor on two performance metrics specific to service repair turnaround time and their ability to respond and repair a customer service issue in 6 calendar days or less.</p>

27	Describe your ability and willingness to provide your products and services to Sourcwell participating entities in the United States.	<p>As described in response to our reach and capabilities, Toro has the ability to fully support the needs (products and service) of public agencies throughout the US.</p> <p>As independent companies, our distributors/dealers have the ability to choose whether or not they participate in the Sourcwell agreement. However, Toro strongly encourages our distributors/dealers to participate in the Sourcwell agreements and provides financial support for those who do. Furthermore, most of our dealers and all of our Commercial distributors see the value of simplifying the buying process and encourage their customers to use the agreement.</p>	*
28	Describe your ability and willingness to provide your products and services to Sourcwell participating entities in Canada.	<p>As described in response to our reach and capabilities, Toro has the ability to fully support the needs (products and service) of public agencies throughout Canada.</p> <p>As independent companies, our distributors/dealers have the ability to choose whether or not they participate in the Sourcwell agreement. However, Toro strongly encourages our distributors/dealers to participate in the Sourcwell agreements and provides financial support for those who do. Furthermore, most our distributors/dealers see the value of simplifying the buying process and encourage their customers to use the agreement.</p>	*
29	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	Toro has the ability to serve all geographic areas in the US and Canada through our distributor and dealer networks.	*
30	Identify any Sourcwell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	Toro has the ability to serve all participating entity sectors in the US and Canada through our distributor and dealer networks.	*
31	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	<p>Participating entities in Hawaii, Alaska, US Territories, and Canada may be subject to additional freight charges. Any additional freight charges would be provided prior to purchase as a pass-through cost and included in the customer quote.</p> <p>Due to a difference in the buying structure and fluctuation in the US/Canada exchange rate, a separate price structure will be established for Canadian customers. Please reference pricing documents for details.</p>	*

**Table 7: Marketing Plan**

Line Item	Question	Response *
32	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	<p>a) The Toro Company will release a Distributor Operating Bulletin (DOB) to its channel partners, endorsed by the executive sponsor Grant Young, General Manager, Commercial announcing the new award which will be incorporated into the Commercial Division Program Manual used by distribution. Additionally, Toro University hosts monthly webcasts and other training events where the contract will be discussed. We have been training and implementing government contracts with our distributor and dealer partners for many years. If we are awarded the Sourcewell contract, we will continue to employ many different techniques to provide training. Initially, we will train the Toro sales and marketing team responsible for this implementation. We will provide PowerPoint presentations to our distributors/dealers that are co-authored by Toro and Sourcewell. We will implement individual conference calls by distributor to review the contract, discuss the benefits to the customer and the distributor, and answer questions.</p> <p>b) The Toro sales and marketing team will make sales calls with our channel partners to our end users to discuss this contract and sign up new users. Our marketing department will create specific documents that provide our distributors and customers with an overview of the contract and the benefits to them. These marketing pieces will be made available to all of our distributors and will be used at local and national trade shows. As part of the ongoing training process, Toro representatives will drive participation in local and regional trade shows and conferences with our distributors where we model the selling of this contact to customers.</p> <p>c) We will continue to train our sales force and engaging the resources we need to assure the success of this contract.</p> <p>See the attached (Toro Marketing Samples) file for examples.</p>
33	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	The Toro Company uses a variety of technologies to communicate with customers and to deliver relevant and meaningful content in a timely fashion. The goal of these Marketing initiatives ranges from driving basic awareness of our brand and products to driving increasing levels of engagement relating to learning about the features, advantages, and benefits of each product we sell. From websites, eNewsletters, email messaging, and videos to Social Media postings and beyond, Toro uses a wide range of tools – digital and analog - to generate interest in and drive leads to our distributor channel partners who sell and support our products locally.
34	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	<p>a) The Toro Company's expectations of Sourcewell's role in promoting the contract would include; jointly publishing a press release announcing the award, deployment of an eBlast to the Sourcewell membership announcing the new contract, and/or announcing it on the Sourcewell social media channels, updating The Toro Company contract on the Sourcewell website, and that Sourcewell would promote the contract at the appropriate industry trade shows and forward any inquires directly about The Toro Company to Toro in order for The Toro Company to convert that inquire into a sale.</p> <p>b) Regarding the integration into our sales process, and beyond those referenced in response to question (32), Toro has made the Sourcewell agreement a standard part of our onboarding training for internal and distributor/dealer personnel. As part of our discovery process with government and non-profit agencies, we are identifying and encouraging the use of the Sourcewell agreement. Our distributors/dealers see the value of the Sourcewell agreement for their organization by simplifying the buying process, and for their customers (end-users) by offering competitive pricing and simplifying the buying process on their end. A Toro/Sourcewell co-branded flier is used to highlight the benefits of the agreement and used by distributor/dealer personnel during customer calls and industry events. See the (Toro Marketing Samples) attachment for an example of the co-branded flyer.</p>
35	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	No

**Table 8: Value-Added Attributes**

Line Item	Question	Response *
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<p>36</p>	<p>Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.</p>	<p>All new and used equipment delivered to the customer includes one-on-one or group training provided by the salesperson and service staff. Their distributor salesperson can discuss these offerings as they are made available by The Toro Company. Local training is offered by each of our distributors and the educational content varies depending on the end user's needs. Group training may be offered as well. Dates and cost of training vary from year to year. Certificates of completion are issued to each attendee after completion of training classes.</p> <p>Operator safety training for all products are offered: online at Toro.com and a digital operator manual is provided with each new piece of equipment.</p> <p>Safety Video:  <a href="https://www.toro.com/en/customer-support/education-and-tech-reference/operator-training">https://www.toro.com/en/customer-support/education-and-tech-reference/operator-training</a></p> <p>The Toro Company also offers in-depth factory training at a reasonable cost to the end-user. This training takes place at Toro's World Headquarters in Bloomington, MN. The dates vary year by year. Topics include the following:</p> <ul style="list-style-type: none"> <li>- Cutting Unit Technology: Cutting unit set-up and adjustments</li> <li>- Traction Units: Electronic and hydraulic systems diagnostics, troubleshooting, and testing</li> <li>- Tier4 Engine Systems: Overview of why and how they work</li> <li>- Spray Systems: Components, operation, and calibration</li> <li>- Toro Reel Cutting Units: How they really work</li> <li>- Open forum with engineering and other product experts</li> <li>- Diagnostics, InfoCenters, and more!</li> </ul> <p>Additional training and reference materials found on Toro.com or in myTurf@toro.com</p>
<p>37</p>	<p>Describe any technological advances that your proposed products or services offer.</p>	<p>★ = Toro exclusive features</p> <p>GR3360/3370  Greensmaster eTriFlex models carry no hydraulic fluid and utilize all-electric components for traction, steering, lift, and cutting.</p> <ul style="list-style-type: none"> <li>- All-Electric Traction, Steering, Lift &amp; Reel Control – No onboard hydraulic fluid eTriFlex Models:</li> <li>- Engine/Generator Model, with Battery Assist Technology and up to 20% fuel savings. Constant 2,400 rpm and shrouded engine for amazingly quiet operation</li> <li>- Lithium-Ion Battery Model, 48-Volt virtually silent operation</li> <li>- ★ Radius Dependent Speed (RDS) System for Optimal Perimeter Cut</li> <li>- Advanced Cutting Performance</li> <li>o Double A-Arm ★ plus Link-System Suspension for superior contour-following</li> <li>o ★ Industry-leading Flex™ technology and DPA cutting units for easy adjustment and precision</li> <li>o ★ Lift-In-Turn feature combined with RDS provides a consistent cleanup cut</li> <li>- Highly Productive and Versatile</li> <li>o ★ “Slow-in-Turn” feature minimizes turf scrubbing that can occur during turn arounds</li> <li>o ★ Tool-Free, Quick-Change cutting units</li> <li>o ★ Lift-Gate Footrest for easy access to the center cutting unit</li> </ul> <p>Greensmaster Walk greens mowers (flex &amp; fixed head)</p> <ul style="list-style-type: none"> <li>- ★ Flex Suspension with proven Dual Precision Adjustment (DPA) Cutting Unit technology</li> <li>- Multiple, easy to configure clip rate settings</li> <li>- ★ Telescoping loop handle design with combined operational and safety bail</li> <li>- Operational bail allows slowing down or a complete stop in tight turns without disengaging traction</li> <li>- ★ Rubber-mounted handle to reduce oscillation motion from walking for cutting consistency</li> <li>- No greasing requirement and modular designs for labor-saving maintenance</li> <li>- Excellent balance for superior tracking and easy turnaround</li> <li>- ★ Tool-free cutting unit removal</li> </ul> <p>Toro exclusive PX Hydraulic Fluid is another great innovation from Toro. This new premium hydraulic fluid performs better and lasts longer than conventional fluids. This means your equipment will run more smoothly and require fewer hydraulic fluid changes saving you time and money – up to 71%. Most 2019 and newer Toro commercial equipment come factory filled with Toro PX Hydraulic Fluid and have change intervals twice as long as previously...up to 2000 hours!</p> <p>EdgeSeries Reels+™ replacement reels take performance to the next level with bearings and seals already installed on the reel. Available for Toro riding and walk Greensmaster® and Reelmaster® mowers, EdgeSeries Reels+ are designed for longer life with less maintenance—all while delivering a phenomenal quality of cut.</p> <p>myTurf Pro is a powerful and easy-to-use, application that seamlessly connects your assets and your maintenance program, regardless of brand. Provide your team with the tools to become more efficient by automating routine tasks, easily ordering parts, managing</p>

maintenance assignments, and tracking task completion. "At a glance" overviews keep you informed of asset status.

#### Toro Genuine Parts

Reliability – Most local distributors deliver parts within 24 hours. Toro backs this promise with 48-hour delivery support

Toro MVP kits - Toro provides Maintenance Value Performance (MVP) Kits for many common maintenance jobs, including filter change kits, hydraulic hose replacement kits, cutting unit overhaul kits, roller rebuild kits, and more. All the required parts are included in a single package to make ordering and completing the job easier and less expensive. Whether you are rebuilding rollers, replacing hydraulic hoses, or overhauling your cutting units, Toro MVP Kits make it simple to order all the necessary parts for the job

DPA Cutting Units with all-new EdgeSeries™ Reels for Improved Greens & Fairways - EdgeSeries innovations include – longer-lasting - materials, even more precise manufacturing techniques, and well-researched design changes to both the reel and bedknife geometry that come together to provide an outstanding quality of cut with less maintenance.

#### Groundsmaster 3200/3300

The innovative tilt-up deck design making blade maintenance and deck cleaning simple. Additionally, all engine maintenance points are easily accessible. Enhanced climbing and hillside stability – CrossTrax all-wheel drive is based on the innovative Toro Series/Parallel™ design. If one of the front tires begins to slip, power is transferred to the opposite rear tire for optimum traction. Heavy-duty, 7-gauge steel decks with a front bullnose and side bumpers paired with the industry's toughest spindle assembly for extended product life. INFOCENTER™ CONTROL PANEL Real-time information delivered to the operator's fingertips for ultimate control.

#### Outcross 9060

Don't mistake the Outcross 9060 for the agricultural tractors often found on golf courses and sports fields. It is not a tractor! The Outcross 9060 does all the work of a tractor AND a super-duty utility vehicle without the headaches often associated with operating each in turf maintenance applications. Outcross's 4-wheel steering makes it highly maneuverable, stable, and extremely turf-friendly. Its electronically-controlled traction drive and low center of gravity help it traverse side hills and challenging terrain. The Outcross 9060 has a hydrostatic drive system, eliminating the need for an operator who is proficient with the complicated controls and shifting commonly associated with a traditional tractor. Simply select forward or reverse, and drive! Pre-set parameters and programable "guardrails" ensure the operator is productive while keeping them from operating outside the manager's specifications. Simple one-action operation of complicated attachments, such as an aerator, keeps the operator focused on the task at hand. Cruise control, shuttle shifting, a passenger seat, and intuitive controls add to the ease-of-use and efficiency. Save money by maintaining one machine instead of two or three. Spread fertilizer and seed more accurately to reduce waste. With three-point, drawbar, bed, and loader capabilities, productivity comes standard. Outcross owners can mow grass, spread fertilizer, load sand, haul a pallet of sod, aerate, top dress, remove snow and ice, blow leaves, prune roots, spread seed, tow a trailer, sweep a path, chop wood, and much, much more.

<p>38</p>	<p>Describe any “green” initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.</p>	<p>Sustainability is not a new concept for The Toro Company. It is deeply rooted in our purpose - to help our customers enrich the beauty, productivity and sustainability of the land.</p> <p>At our corporate website we have full details of our Sustainability initiative, which is more comprehensive than a policy. Please see:  <a href="https://www.thorocompany.com/sustainability/sustainability-endures">https://www.thorocompany.com/sustainability/sustainability-endures</a></p> <p>Alternative power, smart-connected products, and autonomous technologies are important areas of focus for us. For example, our Reelmaster® 5010-H and Greensmaster® eTriFlex™ hybrid mowers provide fuel savings over comparable mowers, plus they reduce noise levels and operating costs for our customers. In addition, the new e-Dingo is designed to provide customers with the ability to work indoors with zero emissions and lower noise pollution. We also recently established a new technology acceleration center, which is designed to support our development of smart-connected technologies.</p> <p>Key sustainability initiatives and accomplishments include:</p> <ul style="list-style-type: none"> <li>• Deepening commitment to diversity, equity, and inclusion. In addition to designating DEI as part of the formal responsibilities within Toro’s human resources team, the company is broadening the lens from workforce and workplace practices to seeking out synergies with supplier management practices and philanthropic giving.</li> <li>• Employee health and safety is a paramount value of Toro. Toro implemented a comprehensive environmental, health and safety data management system to help drive engagement and increased transparency for proactive safety performance. Toro saw reductions in both its total recordable injury and lost workday rates during fiscal 2020.</li> <li>• Impacting our communities and smallholder farmers in developing countries. As part of its Land. Water. Thrive. philanthropic initiative and employee immersion experience, Toro partnered with iDE to work with smallholder farmers in Honduras to better understand their irrigation practices to help develop drip systems and water storage solutions that are affordable, sustainable, and meet the needs of both growers and their communities.</li> <li>• Continued focus on water stewardship. Toro was recognized by the U.S. Environmental Protection Agency with the WaterSense Excellence Award for its dedication to water management innovation and education, marking the fifth consecutive year that it has received the prestigious award.</li> <li>• Improving operational efficiency. Toro began its journey to implement a new energy management system to better access site energy consumption and resource efficiency at its production facilities. The new system provides real-time access to data with analytics to identify key performance trends and opportunities for operational efficiency, as well as energy and environmental impact reduction.</li> <li>• Energy-efficient technologies. With a focus on energy efficiency and developing sustainable solutions, Toro introduced several products to further expand its alternative power offerings. Examples include a new line of 60V lithium-ion products for homeowners, the Greensmaster eTriFlex hybrid riding greens mower, and the all-electric e-Dingo 500 compact utility loader.</li> <li>• In Australia Toro refreshed its product packaging and received an “advanced” classification in a recent audit of sustainable packaging activities undertaken by the Australian Packaging Covenant, a government body.</li> <li>• We participate in a “closed loop” recycling partnership in CA with Revolution Plastics; this recycles our drip irrigation materials. In the first six months of the program, 381,000 pounds of materials were recycled.</li> <li>• Toro has replaced its printed operator manuals with online guides, in order to improve comprehension and reduce paper usage.</li> <li>• Our Hammerhead business introduced “Cured-in-Place Pipes” whereby aging pipes are repaired with a revolutionary bluelight LED system. Repairing rather than replacing extends the life of existing pipe networks and reduces overall landfill waste.</li> </ul> <p>Other sustainability-related awards include:</p> <ul style="list-style-type: none"> <li>- Wyland National Mayor’s Challenge for Water Conservation Co-Sponsor</li> <li>- Urban Park Innovation Award</li> <li>- 2019 Everyday Hero Award</li> <li>- ISO 14001:2004 compliant</li> </ul>
<p>39</p>	<p>Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.</p>	<p>The battery chargers we use for our electric products meet the California Energy Commission (CEC) energy efficiency standards and are labeled with the “BC” mark. They also meet the U.S. DOE and NRCAN energy efficiency standards.</p>

40	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	The Toro Company does not qualify for a WMBE, SBE, or Veteran owned business. However, most of our distributor/dealer partners are designated Small Businesses and several are Woman and/or Minority owned.	*
41	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Toro is unique in the breadth of products it can offer through its comprehensive distributor/dealer network to Sourcewell members under this contract. Sourcewell members will be able to obtain, from a single Toro distributor/dealer, utility vehicles, rotary mowers, reel mowers, turf cultivation, walk-behind trenchers, ride-on vibratory plows, irrigation products, synthetic turf grooming equipment, and a variety of turf renovation, tree care, compaction, concrete, and masonry equipment. This wide range of products available from a single dealer provides Sourcewell members that varying equipment needs with the extra efficiency of working with a single, knowledgeable dealer.  As an organization, Toro is focused on providing and developing Turf specific products. Toro is unique in its focus and support of the Turf Industry.	*

**Table 9: Warranty**

**Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.**

Line Item	Question	Response *	
42	Do your warranties cover all products, parts, and labor?	As a product owner, the Sourcewell member is responsible for required maintenance and adjustments stated in the Operator's Manual. Failure to perform required maintenance and adjustments can be grounds for disallowing a warranty claim.  When a warrantable condition exists, an authorized Toro distributor or dealer will repair the Product at no cost to the Sourcewell member, including applicable diagnosis, labor, and parts, excluding the following: <ul style="list-style-type: none"> <li>- Product failures which result from the use of non-Toro replacement parts, or from installation and use of add-on or modified non-Toro branded accessories and products. A separate warranty may be provided by the manufacturer of these items.</li> <li>- Product failures which result from failure to perform recommended maintenance and/or adjustments. Failure to properly maintain the Toro product per the Recommended Maintenance listed in the Operator's manual can result in claims for warranty being denied.</li> <li>- Product failures which result from operating the Product in an abusive, negligent, or reckless manner.</li> <li>- Parts subject to consumption through use unless found to be defective. Examples of parts that are consumed, or used up, during normal Product operation include, but are not limited to, brake pads and linings, clutch linings, blades, reels, rollers and bearings (sealed or greaseable), bed knives, spark plugs, castor wheels and bearings, tires, filters, belts, and certain sprayer components such as diaphragms, nozzles, and check valves, etc.</li> <li>- Failures caused by outside influence. Including, but not limited to, weather, storage, practices, contamination, use of unapproved fuels, coolants, lubricants, additives, fertilizers, water, or chemicals, etc.</li> <li>- Failure or performance issues due to the use of fuels (e.g. gasoline, diesel, or biodiesel) that do not conform to their respective industry standards.</li> <li>- Normal noise, vibration, wear and tear, and deterioration.</li> <li>- Normal "wear and tear" includes, but is not limited to, damage to seats due to wear or abrasion, worn painted surfaces, scratched decals or windows, etc.</li> </ul>	*
43	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Yes. The standard commercial equipment warranty covers the equipment for two years or 1500 operational hours, whichever comes first.	*
44	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Travel time and mileage of Toro Authorized distributor and dealer service personnel to diagnose and perform warranty repairs are covered by Toro, up to 1,000 total miles per claim.	*

45	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	Toro can provide warranty repair for all geographic areas in the US and for all Canadian Provinces through our authorized distributor and dealer networks.	*
46	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Non-Toro brand attachments are not covered under Toro's Commercial warranty but the service can be provided by Toro distributors.	*
47	What are your proposed exchange and return programs and policies?	New, unused, uninstalled items are eligible for return or exchange and subject to a 15% restocking fee. In addition, any charges associated with return shipment from the returnee's specified location to a Toro distribution center will be the responsibility of the returnee. Used or installed items cannot be returned or exchanged. New, uninstalled Parts are to be returned at customer's expense within 90 days of purchase.	*
48	Describe any service contract options for the items included in your proposal.	<p>Our distributors may offer a variety of maintenance programs depending on the need of the customer. These range from Time and Materials type services, Preventive maintenance contracts, Full-Service maintenance contracts that include preventive maintenance and repairs. These programs are priced based on the specific needs of the customer, equipment age, and condition. The distributor can provide pricing for these programs on a local level.</p> <p>Toro has also developed a Web-based Asset Maintenance Management system called myTurfPro offering both free and subscription-based services.</p>	*

**Table 10: Payment Terms and Financing Options**

Line Item	Question	Response *
49	What are your payment terms (e.g., net 10, net 30)?	Standard payment terms are 0% 30 days for cash/check payments and EFT payments. *
50	Do you provide leasing or financing options, especially those options that schools and governmental entities may need to use in order to make certain acquisitions?	<p>Multiple leasing and financing options are supported by Toro and available from Toro distributors and dealers.</p> <p>Tax-exempt financing and leasing is a tool that municipalities can use to spread the cost of capital equipment acquisitions over the life of the assets being financed. Toro has partnership agreements in the US with two different finance companies, PNC Equipment Finance and TCF Equipment Finance. Because of these relationships, we have developed documents to help streamline the process for our tax-exempt customers. This includes the credit application, approval, and non-appropriation language. This nationwide team of finance professionals has an in-depth understanding of tax-exempt financing.</p> <p>Based on tax-exempt pricing (\$1 purchase option at end of lease term), the monthly lease rate is indexed to a spread not to exceed 470 basis points (BPS) over the like term US treasuries. Individual transaction pricing will be priced to the market based on specific transaction details.</p> <p>For Fair Market Value (FMV) leases, terms from three to five years will be available. The monthly payments will not exceed 3.5% of the award price (at 600 hours per year of use). Alternative hours and payment terms (skip pays, annual pays, etc.) can be quoted by one of our financing partners. At the end of the lease (assuming all terms and conditions of the lease have been met), the equipment may be returned (subject to turn-in requirements identified in the lease documents), renewed for an additional time, on mutually agreeable terms between the parties, or purchased at the then, fair market value of the equipment.</p> <p>In Canada, Toro's distributors hold direct relationships with financial institutions.</p> <p>As for LCE equipment, various additional special finance options are available through Toro's finance partners including, stated value and municipal lease options as well as no interest and low-interest fixed-term loans. For current offers, visit <a href="http://www.toro.com/finance">www.toro.com/finance</a>.</p>
51	Briefly describe your proposed order process. Include enough detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template. For example, indicate whether your dealer network is included in your response and whether each dealer (or some other entity) will process the Sourcewell participating entities' purchase orders.	<p>Sourcewell members will submit purchase orders directly to an authorized Toro distributor/dealer.</p> <p>Sourcewell members can contact Toro directly to verify a specific dealer and/or pricing provided by our local distributor/dealers. Sourcewell members may also confirm their authorized distributor/dealer online at <a href="http://www.toro.com/locator">www.toro.com/locator</a>.</p> <p>Toro will encourage and incent our authorized distributors/dealers to participate in the Sourcewell contract and provide contract pricing to Sourcewell members at the agreed-upon prices.</p> <p>Toro distributors/dealers supporting the Sourcewell contract will receive rebates from Toro for equipment sold under the Sourcewell contract to Sourcewell members. Toro distributors/dealers will be required to submit documentation to ensure compliance with the contract in order to receive their rebates. This information will be shared with Sourcewell directly from Toro on a quarterly basis, or as requested by Sourcewell. Toro has an impeccable track record of providing this information accurately and on time since the beginning of our first contract. We understand the importance of transparency and accurate reporting for Sourcewell, and for our customer agencies.</p>
52	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Most of Toro's authorized distributors/dealers are able to accept P-card procurement and payments. Additional fees may apply to purchases made using p-card procurement. *

**Table 11: Pricing and Delivery**

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *
53	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	<p>For the contiguous United States, our pricing model is a discount off US MSRP that includes freight charges to the customer's dock.</p> <p>For Hawaii, Alaska, and US Islands, the discount structure is the same (discount off US MRSP) but freight is not included in the price. Freight will be determined at the time of the sale by the distributor/dealer.</p> <p>For Canada, the pricing model is our US MSRP multiplied by the exchange rate at the time of order (exchange rate based on the monthly average published rate at that time according to the Bank of Canada – Monthly Exchange Rate). This creates a new MSRP for Canada and then the discount off that price is applied.</p> <p>Bank of Canada – Monthly Exchange Rate  <a href="https://www.bankofcanada.ca/rates/exchange/monthly-exchange-rates/">https://www.bankofcanada.ca/rates/exchange/monthly-exchange-rates/</a></p>
54	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	<ul style="list-style-type: none"> <li>• Toro Commercial products: 22% off current US MSRP</li> <li>• Bullseye Products: 5% off current US MSRP</li> <li>• Toro Landscape Contractor Equipment (LCE): 27% off current US MSRP</li> <li>• Toro Landscape Contractor SNOW Equipment (LCE SNOW): 20% off current MSRP</li> <li>• Toro Golf Irrigation: 40% off current US MSRP</li> <li>• Toro Residential Commercial Irrigation: 40% off current US MSRP</li> <li>• Irritrol Irrigation Wholefoods, Attachments and Accessories: 40% off current US MSRP</li> <li>• Rainmaster Irrigation Wholegoods (RA): 35% off current US MSRP</li> <li>• Rainmaster Irrigation Parts (RB): 0% off current US MSRP</li> <li>• Sentinel Irrigation Wholegoods: 35% off current US MSRP</li> <li>• Large Commercial Rotors: 15% off current US MSRP</li> <li>• Site Works Systems (SWS) Equipment: 17% off current US MSRP</li> <li>• Ventrac Products: 12% off current US MSRP</li> <li>• Toro BOSS Snow Removal Products: 25% off current US MSRP</li> <li>• Used and Demonstrator equipment: pricing will be set by the distributor/dealer based on product condition, age, hours, etc.</li> <li>• Third-party attachments: distributors/dealers will set the price but will not exceed the list price and may include setup and freight charges.</li> </ul>
55	Describe any quantity or volume discounts or rebate programs that you offer.	Toro authorized distributors/dealers understand these are ceiling prices and may choose to provide additional discounts based on unit quantity or total purchase volume..
56	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or “nonstandard options”. For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Toro authorized distributors/dealers may provide third-party equipment that attaches to Toro products. These products will be priced no higher than that products List Price. Freight and set-up fees may also apply to these products.
57	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	We have identified the pricing and potential cost variations in items 53, 54, 55, and 56.
58	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Shipping charges for Toro equipment outside the contiguous United States are not covered as part of the product price. The Sourcewell members outside this area will be invoiced only for the actual costs of freight and delivery which can be provided at the time of order. Shipping costs will also be added for any third-party attachments purchased for Toro products.

59	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	<p>For Hawaii, Alaska, and US Islands, the discount structure is the same (discount off US MRSP) but freight is not included in the price. Freight will be determined at the time of the sale by the distributor/dealer.</p> <p>For Canada, the pricing model is our US MSRP multiplied by the exchange rate at the time of order (exchange rate based on the monthly average published rate at that time according to the Bank of Canada – Monthly Exchange Rate). This creates a new MSRP for Canada and then the discount off that price is applied.</p> <p>Bank of Canada – Monthly Exchange Rate  <a href="https://www.bankofcanada.ca/rates/exchange/monthly-exchange-rates/">https://www.bankofcanada.ca/rates/exchange/monthly-exchange-rates/</a></p>	*
60	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Most products will be shipped from a distributor/dealer to the customer, but many of the products in the Landscape Contractor Equipment or Irrigation divisions may be available at the distributor/dealer location and may be picked up on-site.	*

**Table 12: Pricing Offered**

Line Item	The Pricing Offered in this Proposal is: *	Comments
61	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	The pricing in our proposals is one of the most aggressive pricing structures offered to GPOs, cooperative procurement organizations, or state purchasing departments as a result of the reach and value provided by Sourcewell.

**Table 13: Audit and Administrative Fee**

Line Item	Question	Response *
62	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell.	The Toro Company will be paying all administration fees to Sourcewell for sales on this contract. Toro distributors/dealers supporting the Sourcewell contract will receive rebates from Toro for equipment sold under the Sourcewell contract to Sourcewell members. Toro distributors/dealers will be required to submit documentation to ensure compliance with contract in order to receive rebate. Additionally, Toro may contact Sourcewell members purchasing Toro product under the Sourcewell cooperative purchasing contract to ensure member satisfaction. For our Commercial products we have a pricing system that allows our distributors to choose the Program pricing they need. We will have the Sourcewell pricing established in this system for them to select, and verification against this system will be used during the rebating process.
63	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	Toro agrees to pay administrative fees to Sourcewell in the amount of 1.5% of all sales of whole goods and accessories, less freight, shipping, and set-up costs, associated with this contract.

**Table 14A: Depth and Breadth of Offered Equipment Products and Services**

Line Item	Question	Response *
64	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	<p>Toro offers a full line of irrigation, synthetic turf maintenance, and mowing equipment from 21" rotary mowers to rotary mowers with up to 16' width of cut, reel mowers, aeration equipment, sprayers, debris removal equipment, material handling, greens rollers, zero-turn mowers, four-wheel steer mowers, snow removal attachments, compact utility loaders, and utility vehicles to meet the needs of any golf course, park, sports field, or general grounds maintenance.</p> <ul style="list-style-type: none"> <li>• <b>SPORTS FIELDS AND GROUNDS EQUIPMENT</b> Toro offers a complete and comprehensive line of new unused Sports Fields and Grounds Equipment of the latest design and technology to include, but not limited to, mowing equipment, utility vehicles, spraying equipment, irrigation products, turf cultivation equipment, and synthetic maintenance equipment.</li> <li>• <b>GOLF COURSE MAINTENANCE EQUIPMENT</b> Toro offers a complete and comprehensive line of new unused Golf Course Maintenance Equipment of the latest design and technology to include, but not be limited to, mowing equipment, utility vehicles, spraying equipment, renovation and utility equipment, turf cultivation equipment, and irrigation equipment.</li> <li>• <b>RELATED EQUIPMENT PARTS</b> Toro provides a complete and comprehensive line of Original Equipment Manufacturer (OEM) Sports Fields and Grounds Equipment Parts and Golf Course Maintenance Equipment Parts.</li> <li>• <b>USED EQUIPMENT</b> Each of our distributors provides access to quality used and demonstrator (demo) equipment. (Quantities and products are based on availability.)</li> </ul>
65	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	<ul style="list-style-type: none"> <li>a) Walk-Behind Rotary Mowers</li> <li>b) Zero-Radius Rotary Mowers</li> <li>c) Wide-Area Rotary Mowers</li> <li>d) Walk-Behind Reel Mowers</li> <li>e) Commercial and Wide-Area Reel Mowers</li> <li>f) Walk-Behind and Ride-On Greens Mowers</li> <li>g) Utility Vehicles</li> <li>h) Utility Tractors</li> <li>i) Turf Cultivation Equipment</li> <li>j) Turf Application Equipment</li> <li>k) Debris Management Equipment</li> <li>l) Infield Groomers</li> <li>m) Compact Utility Loaders</li> <li>n) Residential / Commercial Irrigation</li> <li>o) Sentinel Irrigation Products</li> <li>p) Irritrol Irrigation Products</li> <li>q) Large Commercial Rotors</li> <li>r) Rainmaster Irrigation Wholegoods</li> <li>s) Rainmaster Irrigation Parts/Accessories</li> <li>t) Golf Irrigation</li> <li>u) Snow &amp; Ice Removal Equipment</li> <li>v) Synthetic Turf Maintenance Equipment</li> </ul>

**Table 14B: Depth and Breadth of Offered Equipment Products and Services**

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments
66	Lawn and garden equipment, tools, attachments, and accessories	<input checked="" type="radio"/> Yes <input type="radio"/> No	As described in section 14A, Toro provides a wide variety of lawn and garden equipment, attachments, and accessories. Including, but not limited to lawnmowers, utility tractors, utility vehicles, snow removal equipment, and golf course maintenance equipment.
67	Irrigation systems, equipment, parts, and related installation and maintenance services	<input checked="" type="radio"/> Yes <input type="radio"/> No	As described in section 14A, Toro provides a wide variety of Residential, Commercial, and Golf Course Maintenance equipment, parts, repair, and installation services for both new and renovation projects.
68	Beach and waterfront maintenance equipment and accessories	<input checked="" type="radio"/> Yes <input type="radio"/> No	As described in section 14A, Toro provides a wide variety of beach and waterfront maintenance equipment and accessories that include, but are not limited to infield groomers, utility tractors, utility vehicles, and Debris Management Equipment.
69	Accessories, parts, and services related to the solutions described above, including maintenance or repair, and warranty programs	<input checked="" type="radio"/> Yes <input type="radio"/> No	Toro provides a wide variety of Original Equipment Manufacturer (OEM) accessories and parts for unique configurations, and to increase the life of reliability of our equipment. Toro and our distributor/dealer network provide the latest technology to support the maintenance, repair, and warranty of Toro equipment.

**Table 15: Industry Specific Questions**

Line Item	Question	Response *
70	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Through Toro's Partners in Excellence (PIE) program, Toro measures specific areas of the business, year after year, and provides tangible ways for both Toro, and our distributor/dealer partners to see what we're doing well and what areas need improvement. Scores are based on things such as customer satisfaction, parts and product availability, service, and growth. These, along with contract utilization metrics will be used to measure the success of the Sourcewell contract.
71	Describe the serviceability of the products included in your proposal (parts availability, warranty and technical support, etc.).	<p>myTurf Pro is a powerful and easy-to-use, application that seamlessly connects your assets and your maintenance program, regardless of brand. Provide your team with the tools to become more efficient by automating routine tasks, easily ordering parts, managing maintenance assignments, and tracking task completion. "At a glance" overviews keep you informed of asset status.</p> <p>Toro Genuine Parts Reliability – Most local distributors deliver parts within 24 hours. Toro backs this promise with 48-hour delivery support</p> <p>Toro MVP kits - Toro provides Maintenance Value Performance (MVP) Kits for many common maintenance jobs, including filter change kits, hydraulic hose replacement kits, cutting unit overhaul kits, roller rebuild kits, and more. All the required parts are included in a single package to make ordering and completing the job easier and less expensive. Whether you are rebuilding rollers, replacing hydraulic hoses, or overhauling your cutting units, Toro MVP Kits make it simple to order all the necessary parts for the job.</p> <p>Also, see our response to question 25 for additional details on the serviceability of products (parts availability, warranty, and technical support).</p>
72	Describe advancements reflected in the equipment or products offered in your proposal, such as safety, longevity or life cycle cost measures.	<p>Toro exclusive PX Hydraulic Fluid is another great innovation from Toro. This new premium hydraulic fluid performs better and lasts longer than conventional fluids. This means your equipment will run more smoothly and require fewer hydraulic fluid changes saving you time and money – up to 71%. Most 2019 and newer Toro commercial equipment come factory filled with Toro PX Hydraulic Fluid and have change intervals twice as long as previously...up to 2000 hours!</p> <p>EdgeSeries Reels+™ replacement reels take performance to the next level with bearings and seals already installed on the reel. Available for Toro riding and walk Greensmaster® and Reelmaster® mowers, EdgeSeries Reels+ are designed for longer life with less maintenance —all while delivering a phenomenal quality of cut.</p> <p>DPA Cutting Units with all-new EdgeSeries™ Reels for Improved Greens &amp; Fairways - EdgeSeries innovations include – longer-lasting - materials, even more precise manufacturing techniques, and well-researched design changes to both the reel and bedknife geometry that come together to provide an outstanding quality of cut with less maintenance.</p>

**Exceptions to Terms, Conditions, or Specifications Form**

Only those proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

## Proposer's Affidavit

### PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.
2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.
3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.
4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.
5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.
6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.
7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.
8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.
9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.
11. Proposer its employees, agents, and subcontractors are not:
  - a. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: <https://www.treasury.gov/ofac/downloads/sdnlist.pdf>;
  - b. Included on the government-wide exclusions lists in the United States System for Award Management found at: <https://sam.gov/SAM/>; or

- c. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Brad Hamilton, Group Vice President, The Toro Company

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

Yes  No

If the Applicant declares an actual or potential Conflict of Interest by marking the box below, the Applicant must set out below details of the actual or potential Conflict of Interest:

Toro does not believe we have an actual or potential Conflict of Interest. However, for the purpose of full transparency, The Toro Company has been in communication with Venture Products, Inc. (i.e. Ventrac) during the solicitation process, who we believe will be responding to this solicitation. The Toro Company acquired Venture Products, Inc. in March of 2020 and is one of several brands under the Toro Family of Brands.

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
<b>Addendum_11_Grounds_Maintenance_Equipment_RFP_031121</b> Thu March 4 2021 06:08 PM	<input checked="" type="checkbox"/>	2
<b>Addendum_10_Grounds_Maintenance_Equipment_RFP_031121</b> Thu February 25 2021 01:00 PM	<input checked="" type="checkbox"/>	1
<b>Addendum_9_Grounds_Maintenance_Equipment_RFP_031121</b> Tue February 23 2021 10:33 AM	<input checked="" type="checkbox"/>	1
<b>Addendum_8_Grounds_Maintenance_Equipment_RFP_031121</b> Mon February 22 2021 10:21 AM	<input checked="" type="checkbox"/>	2
<b>Addendum_7_Grounds_Maintenance_Equipment_RFP_031121_CDR_Suggests</b> Wed February 17 2021 09:01 AM	<input checked="" type="checkbox"/>	1
<b>Addendum_6_Grounds_Maintenance_Equipment_RFP_031121</b> Tue February 16 2021 11:03 AM	<input checked="" type="checkbox"/>	1
<b>Addendum_5_Grounds_Maintenance_Equipment_RFP_031121</b> Fri February 12 2021 03:14 PM	<input checked="" type="checkbox"/>	1
<b>Addendum_4_Grounds_Maintenance_Equipment_RFP_031121</b> Tue February 2 2021 02:12 PM	<input checked="" type="checkbox"/>	1
<b>Addendum_3_Grounds_Maintenance_Equipment_RFP_031121</b> Thu January 21 2021 03:47 PM	<input checked="" type="checkbox"/>	2
<b>Addendum_2_Grounds_Maintenance_Equipment_RFP_031121</b> Wed January 20 2021 02:02 PM	<input checked="" type="checkbox"/>	1
<b>Addendum_1_Grounds_Maintenance_Equipment_RFP_031121</b> Tue January 19 2021 03:36 PM	<input checked="" type="checkbox"/>	1

**AMENDMENT #1  
TO  
CONTRACT # 031121-TTC**

THIS AMENDMENT is by and between **Sourcewell** and **The Toro Company** (Vendor).

Sourcewell awarded a contract to Vendor to provide Grounds Maintenance Equipment, Attachments, and Accessories with Related Services to Sourcewell and its Participating Entities, effective April 29, 2021, through April 30, 2025 (Contract).

The parties wish to amend the following terms within the Contract.

1. This Amendment is effective upon the date of the last signature below.
2. Vendor wishes to modify its pricing model to offer Product-category discounts off of current MSRP will apply as described in items 54-60. In Canada, the pricing model will be US MSRP multiplied by the exchange rate at the time of order (exchange rate based on the monthly average published rate at the time of order, according to the Bank of Canada – Monthly Exchange Rate). This creates a new MSRP for Canada and then the discount off that price is applied. Bank of Canada – Monthly Exchange Rate: <https://www.bankofcanada.ca/rates/exchange/monthly-exchange-rates/>
3. Vendor will offer a “Smart Value” volume discount that includes the following incentive for individual large orders.

Toro Commercial Purchases	Customer Goods	Toro Commercial Purchases	Customer Goods
\$ 150K - \$ 199K	\$ 4,500	\$ 550K - \$ 599K	\$ 22,000
\$ 200K - \$ 249K	\$ 6,000	\$ 600K - \$ 649K	\$ 24,000
\$ 250K - \$ 299K	\$ 10,000	\$ 650K - \$ 699K	\$ 26,000
\$ 300K - \$ 349K	\$ 12,000	\$ 700K - \$ 749K	\$ 28,000
\$ 350K - \$ 399K	\$ 14,000	\$ 750K - \$ 799K	\$ 30,000
\$ 400K - \$ 449K	\$ 16,000	\$ 800K - \$ 849K	\$ 32,000
\$ 450K - \$ 499K	\$ 18,000	\$ 850K - \$ 899K	\$ 34,000
\$ 500K - \$ 549K	\$ 20,000	\$ 900K*	\$ 36,000

Only single Purchase Orders (POs) on Toro Commercial Equipment qualify. Multiple POs may not be combined to qualify.

Vendor-authorized distributors/dealers understand these are ceiling prices and may choose to provide additional discounts based on unit quantity or total purchase volume.

- 4. Vendor-authorized distributors/dealers may provide third-part equipment that attach to, or are used in, the configuration with any of Toro’s products. These products will be priced no higher than the products List Price.

Freight and setup fees may apply.

Vendor-authorized distributors/dealers may include setup fees – not to exceed 2% of the total Product cost, plus up to an additional 6% for cab-unit setups. Setup fees must be identified as a separate line- item on the quotation.

For the contiguous United States, delivery fees may be included at the distributor/dealer discretion – not to exceed 2% of the total product cost. Delivery fees must be identified as a separate line-item on the quotation.

For Alaska, Hawaii, US Islands, and Canada, freight and delivery fees may be included at distributor/dealer discretion – delivery fees not to exceed 2% of the total product cost; freight not to exceed actual pass-through costs. Freight and deliver fees must be identified as a separate line-item on the quotation.

- 5. Vendor will encourage and incent its authorized dealers to provide contract terms to Sourcewell members consistent with the terms of this Amendment; however, participation in the program described in the Amendment will be at the discretion of each Toro dealer.

Except as amended by this Amendment, the Contract remains in full force and effect.

**Sourcewell**

DocuSigned by:  
 By: Jeremy Schwartz  
 Jeremy Schwartz, Chief Procurement Officer

Date: 10/29/2021 | 3:14 PM CDT

Approved:

DocuSigned by:  
 By: Chad Coquette  
 Chad Coquette, Executive Director/CEO

Date: 10/29/2021 | 3:28 PM CDT

**The Toro Company**

DocuSigned by:  
 By: Brad Hamilton  
 Brad Hamilton

Title: Group Vice President

Date: 10/29/2021 | 3:00 PM CDT



July 21, 2023

**Mr. Brian Materne**

City of American Canyon

Landscape Supervisor

205 Wetlands Edge

American Canyon, CA 94503

(707) 647-4550

[bmaterne@cityofamericancanyon.org](mailto:bmaterne@cityofamericancanyon.org)

Mr. Materne,

In order to maintain the highest level of service for Toro® and Rain Master® central control products, Rain Master has appointed SiteOne® Green Tech (S1GT) as the exclusive, sole provider of DXi™, DX3™ and Evolution™ DX2 central control products and accessories in the State of California. This includes:

- All DXi sub-master and satellite controllers
- All LAGUNA™ software packages
- All DXi, DX3 and Evolution DX2 related accessories and service parts

Due to the technical nature of central control components, field service and support may be necessary. The S1GT commitment to provide testing and service for the system would not be possible with open distribution. S1GT is also qualified to perform installations and upgrades as your organization sees fit.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

**Sergio Ramos**

Product Marketing Manager | Irrigation Business

(O) 951-785-3453 | [sergio.ramos@toro.com](mailto:sergio.ramos@toro.com)



## **TITLE**

Uniform Services Agreement with the Cintas Corporation

## **RECOMMENDATION**

Adopt a Resolution authorizing the City Manager to enter into a five-year Agreement with Cintas Corporation No. 2 for a cumulative amount not to exceed \$205,000.

## **CONTACT**

Erica Ahmann Smithies, P.E., Public Works Director  
Brian Materne, Maintenance and Utilities Superintendent

## **BACKGROUND & ANALYSIS**

The City provides uniforms to certain employees per the terms of its employment agreements. In addition to uniforms, Cintas also provides floor mats, shop rags, locker room supplies and the services necessary to clean repair and replace items provided. In an effort to provide the most efficient uniform services, Cintas Corporation No. 2 (Cintas) was selected in March of 2018.

The services provided by Cintas are available through the Omnia Partners Program, which allows the City to “piggyback” on the contract for uniform services that have been put out to bid in accordance with public bidding requirements. This process saves the City the effort of having to put this service out to bid on its own and allows access to beneficial terms of contracts previously entered by public entities. In accordance with the City of American Canyon Municipal Code Title 3, Chapter 3.12.270 D. Exceptions to competitive bidding requirement, Council may authorize the execution of contracts for contractual services without observing the bidding procedures where the amount of the contract exceeds the value of five thousand dollars. Omnia Partners Contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/providence, municipal, K-12 and higher education, tribal government, and other public entities.

Staff is pleased with the level of service that Cintas has provided since 2018. Cintas has proven to consistently provide quality items and service.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Not applicable.

## **FISCAL IMPACT**

Sufficient funds exist in the FY 2023/24 budget for the first contract year in the amount of \$36,400. It is anticipated that Cintas's services will increase annually 3-5% therefore staff has calculated that by the end of year 5, cumulative contract expenditures will total approximately \$205,000.

The annual services contract amount will be split between the General Fund, Wastewater Fund, and Water Fund based on the number of employees associated with each fund. The departments have budgeted for this service under miscellaneous contractual services (42190).

## **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:**

1. [Resolution Cintas](#)
2. [Omnia Partners/Cintas Proposal](#)

RESOLUTION NO. 2023-\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIVE-YEAR AGREEMENT WITH CINTAS NO. 2 FOR A TOTAL AMOUNT NOT TO EXCEED \$205,000 FOR UNIFORM SERVICES**

**WHEREAS**, the City utilizes contract services for provision of employee uniforms and uniform services; and

**WHEREAS**, Cintas Corporation No. 2 (Cintas) is a full-service provider of uniforms and related services; and

**WHEREAS**, Cintas services are available under a contract through Omnia Partners, which has bid these services utilizing appropriate public bidding procedures; and

**WHEREAS**, the City of American Canyon Municipal Code Title 3, Chapter 3.12, allows for the City Council to award a contract to Cintas in reliance on Omnia Partners award schedule; and

**WHEREAS**, the departments that utilize this service have sufficient funds in the FY 23/24 budget and will continue to budget these services in subsequent fiscal years.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby authorizes the City Manager to enter into a five-year Agreement with Cintas Corporation No. 2 in the amount not to exceed \$205,000.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 15<sup>th</sup> day of August, 2023, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Leon Garcia, Mayor

ATTEST:

APPROVE AS TO FORM:

\_\_\_\_\_  
Taresa Geilfuss, CMC, City Clerk

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

# Facilities Solutions Agreement



Location #: 038K  
 Contract #: 210582673  
 Customer #: 1446824

Main Corporate Code → **New CC 13218**

Date: 07/18/2023

Customer/Participating Agency: City of American Canyon

Phone: 707-647-5324

Address: 205 Wetlands Edge Rd

City: American Canyon

State: CA

Zip: 94503-1138

## UNIFORM PRODUCT RENTAL PRICING:

ITEM #	DESCRIPTION	UNIT PRICE
	Please See Attached - Exhibit A	

Space for additional entries provided on page 4

This agreement is effective as of the date of execution for a term of 60 months from the date of installation or renewal.					
Standard Name Emblem	\$ N/A	ea	Standard Agency Emblem	\$ N/A	ea
Custom Agency Emblem	\$ N/A	ea	Embroidery	\$ N/A	ea
Uniform Advantage	Item: 0002			\$ 0.09	ea per week
Premium Uniform Advantage	Item: 0014			\$ 0.19	ea per week
Emblem Advantage	Item: 0013			\$ 0.05	ea per week
Prep Advantage	Item: 07074			\$ 0.04	ea per week
Minimum Charge	\$35 per delivery				
Make-up Charge	\$ N/A	per garment			
Non-Standard/Special Cut Garment (i.e., non-standard, non-stocked unusually small or large sizes, unusually short or long sleeve or length, etc.) premium			\$ 0.167	per garment	
Seasonal Sleeve Change	\$ 10.00	per garment			
Under no circumstances will the Company accept textiles bearing free liquid. Shop towels may not be used to clean up oil or solvent spills.					
Artwork Charge for Logo Mat	\$ N/A				
Payment Terms: 2% Discount Net 15, Standard terms are Net 30					
Size Change	Customer agrees to have employees measured by a Cintas representative using garment "size samples". A charge of \$ 5.00 per garment will be assessed for employee's size changed within 4 weeks of installation.				
Other	Agreement piggy-backs off #R-BB-19002, to include Cust # 14468241, 14468451, 14468270				

## FACILITY SERVICES PRODUCT PRICING:

ITEM #	DESCRIPTION	RENTAL FREQ.	INVENTORY	UNIT PRICE
	Please See Attached - Exhibit B			

Space for additional entries provided on page 4

Automatic Lost Replacement Charge	Item: N/A	% of inventory	\$	ea
Automatic Lost Replacement Charge	Item: N/A	% of inventory	\$	ea

	CHECKBOX	INITIALS	DATE
Initial and check box if Unilease. All Garments will be cleaned by customer.	<input type="checkbox"/>		
Initial and check box if receiving Linen Service. Company will take periodic physical inventories of items in possession or under control.	<input checked="" type="checkbox"/>		
Initial and check box if receiving direct embroidery. If service is discontinued for any employee or Customer deletes any of the garments direct embroidery for any reason, or terminates this agreement for any reason or fails to renew this agreement, Customer will purchase all direct embroidered garments at the time they are removed from service at the then current replacement values.	<input type="checkbox"/>		

Cintas Representative Initials: NPA      Customer Initials: \_\_\_\_\_

## OMNIA PARTICIPATING PUBLIC AGENCIES TERMS

1. Participating Public Agencies: Supplier agrees to extend the same terms, covenants agreed to under the Master Agreement with Lead Public Agency Prince William County Public Schools to other government agencies ("Participating Public Agencies") that, in their discretion, desire to access the Master Agreement in accordance with all terms and conditions contained herein or attached hereto. Each participating Public Agency will be exclusively responsible and deal directly with Supplier on matters relating to length of agreement, ordering, delivery, inspection, acceptance, invoicing, and payment for products and services in accordance with the terms and conditions of the Master Agreement. Any disputes between a Participating Public Agency and Supplier will be resolved directly between them in accordance with and governed by the laws of the State in which the Participating Public Agency exists.
2. Master Agreement available at <https://www.omniapartners.com/publicsector>

## SUPPLIER GENERAL SERVICE TERMS SECTION

3. **Prices.** Customer agrees to rent from Company, and Company agrees to provide to Customer, the Merchandise, inventory and services described on Exhibit A, "Merchandise & Pricing" at the prices set forth in Exhibit A. There will be a minimum charge of thirty-five dollars (\$35.00) per week for each Customer location required to purchase its rental services from Company as set forth in this Agreement.
4. **Buyback of Non-Standard Garments.** Customer has ordered from Company a garment rental service requiring embroidered garments that may not be standard to Company's normal rental product line. Those non-standard products will be designated as such under Garment Description in Exhibit C. In the event Customer deletes a non-standard product, alters the design of the non-standard product, fails to renew the Agreement, or terminates the Agreement for any reason other than documented quality of service reasons which are not cured, Customer agrees to buy back all remaining non-standard products allocated to Customer that the Company has in service and out of service at the then current Loss/Damage Replacement Values.
5. **Logo Mats.** In the event that Customer decides to delete any mat bearing the Customer's logo (Logo Mat) from the rental program, changes the design of the Logo Mats, terminates this agreement for any reason or fails to renew this Agreement, the Customer will purchase at the time of deletion, design change or termination, all remaining Logo mats that the Company has in service and out of service held in inventory at the then current Loss/Damage Replacement Value.
6. **Adding Employees.** Additional employees and Merchandise may be added to this Agreement at any time upon written or oral request by the Customer to the Company. Any such additional employees or Merchandise shall automatically become a part of and subject to the terms of this Agreement. If such employees are employed at a Customer location that is then participating under this Agreement, the Customer shall pay Company the one time preparation fee indicated on Exhibit A. Customer shall not pay Company any one time preparation fee for garments for employees included in the initial installation of a Customer location. There will be a one-time charge for name and/or company emblems when employees are added to the program in garments requiring emblems.
7. **Emblem Guarantee.** Customer has requested that Company supply emblems designed exclusively for Customer featuring Customer's logo or other specific identification (hereinafter "Customer Emblems"). Company will maintain a sufficient quantity of Customer Emblems in inventory to provide for Customer's needs and maintain a low cost per emblem through quantity purchases.
8. **FRC Warranty.** Customer agrees it bears sole responsibility for selecting the flame resistant clothing and fabrics ("FRC") under this Agreement determining whether such items are appropriate for use by its employees and agents in their applicable work environment(s). CUSTOMER ACKNOWLEDGES THAT COMPANY HAS MADE NO REPRESENTATION, WARRANTY, OR COVENANT WITH RESPECT TO THE FLAME-RESISTANT QUALITIES OR OTHER CHARACTERISTICS OF THE FRC OR WITH RESPECT TO THEIR FITNESS OR SUITABILITY FOR THIS OR ANY OTHER PURPOSE. COMPANY MAKES NO REPRESENTATION WHETHER THE FRC CONSTITUTES APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT FOR THE ENVIRONMENT(S) TO WHICH CUSTOMER'S EMPLOYEES OR AGENTS MAY BE EXPOSED OR AS TO THE FRC'S ABILITY TO PROTECT USERS FROM INJURY OR DEATH. Customer agrees to notify all employees and other agents of Customer who may wear or will be wearing the FRC that it is not designed for substantial heat exposure or for use around open flames. Customer acknowledges that compliance with any and all OSHA or other similar regulations or requirements relating to personal protective equipment is the sole responsibility of Customer. Further, Customer releases Company from any and all liability that results or may result from the use of the garments, including but not limited to any alleged failure of the FRC to function as flame-resistant or provide protection against fire and/or heat. Customer hereby agrees to defend, indemnify and hold harmless Company from any claims and damages arising out of or associated with this Agreement or resulting from Customer's or its employees' use of the FRC.
9. **High Visibility Garments.** For high visibility garments, Customer bears sole responsibility for: (a) determining the level of visibility needed by wearers of the garments for their specific work conditions or uses; (b) identifying and selecting which garments meet the required level of visibility for any particular work conditions or uses; and (c) determining when garments require repair or replacement to meet the required level of visibility. If garment needs to be replaced outside of normal wear and tear, the customer will be charged the then current replacement value. Customer acknowledges and understands that the garments alone do not ensure visibility of the wearer. Customer further acknowledges that Company is relying upon Customer to determine whether any garments need repair or replacement to maintain the required level of visibility. Company represents only that the garments supplied satisfy certain ANSI/ISEA standards to the extent the garments are so labeled. Customer acknowledges that Company has made no other representations, covenants or warranties whether express or implied, related to the garments.
10. In the event Customer decides to discontinue the use of Customer Emblems, changes the design of the Customer Emblems, terminates this Agreement for any reason or fails to renew this Agreement, the Customer will purchase at the time of deletion, design change, termination or expiration, all remaining Customer Emblems that the Company allocated to Customer at the price indicated on Exhibit A of this Agreement. In no event shall the number of Customer Emblems allocated to Customer exceed the greater of (a) twelve (12) months' volume for each unique Customer Emblem or (b) a quantity agreed to by Company and Customer and noted on Exhibit A.
11. **Terminating Employees.** Subject to the provisions of this Agreement, the weekly rental charge attributable to any individual leaving the employ of the Customer, or on a temporary leave of absence of three (3) weeks or more, shall be terminated upon oral or written notice by the Customer to the Company but only after all garments issued to that individual, or value of same at the then current Loss/Damage Replacement Values, are returned to Company.
12. **Replacement.** In the event any Merchandise is lost, stolen or is not returned to Company, or is destroyed or damaged by fire, welding damage, acid, paint, ink, chemicals, neglect or otherwise, the Customer agrees to pay for said Merchandise at the then current Loss/Damage Replacement Values.
13. **Indemnification.** To the fullest extent permitted by law, Company agrees to defend, indemnify, pay on behalf of and save harmless the Participating Public Agency, its elected and appointed officials, agents, employees and authorized volunteers against any and all claims, injury, demands, suits or loss, including reasonable attorneys' fees and all other costs connected therewith, arising out of or connected to the services provided by Company under this Contract, but only to the extent of Company's negligence.
14. **Additional Items.** Additional customer employees, products and services may be added to this agreement and shall automatically become a part of and subject to the terms hereof and all of its provisions. If this agreement is terminated early for convenience, the parties agree that the damages sustained by Company will be substantial and difficult to ascertain. Therefore, if this agreement is terminated by Customer prior to the applicable expiration date for any reason other than documented quality of service reasons which are not cured, or terminated by Company for non-payment by Customer at any time Customer will pay to Company, as termination charges and not as a penalty based upon the following schedule:  
 If this agreement is cancelled for convenience in the first twelve months of the term, Customer shall pay as termination charges equal to 50 weeks of rental service.  
 If this agreement is cancelled for convenience in months thirteen (13) through eighteen (18) of the term, Customer shall pay as termination charges equal to 36 weeks of rental service.  
 If this agreement is cancelled for convenience in months nineteen (19) through twenty-four (24) of the term, Customer shall pay as termination charges equal to 23 weeks of rental service.  
 If this agreement is cancelled for convenience after 24 months of service, Customer shall pay as termination charges of 10 weeks of rental service.  
 Customer shall also be responsible to return all of the Merchandise allocated to such Customer locations terminating this Agreement at the then current Loss/Damage Replacement Values and for any unpaid charges on Customer's account prior to termination.
15. I authorize Cintas to verify my credit on Credit.net and/or by contacting the parties provided. I am authorized to sign on behalf of this company. In addition, I authorize Cintas to open a new account on behalf of the company and deliver the products or services listed above at the agreed upon pricing and delivery terms.

Cintas Location #: 038K - Pittsburg

By: Nicolas Armstrong

Title: Key Account Manager

Accepted-GM:

Cintas Enterprise Account  Yes  No

Cintas MAM Partners:

Customer Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

Email: \_\_\_\_\_

Customer Contact: \_\_\_\_\_

Customer Contact Email: \_\_\_\_\_

Cintas Representative Initials: NPA

Customer Initials: \_\_\_\_\_

**MERCHANDISE & PRICING EXHIBIT A**

# R-BB-19002

<b>Item #</b>	<b>Description</b>	<b>Rental Price</b>	<b>LR Price</b>	<b>Lease Price</b>
X270	CARGO PANT	\$0.386	\$31.575	\$0.292
X912	COVERALL	\$0.292	\$35.083	\$0.222
X382	CARHARTT CARP JN	\$0.433	\$35.083	\$0.327
X82367	INDUSTRIAL WK SHIRT	\$0.562	\$10.683	\$0.562
X381	CARHARTT 5 PKT JN	\$0.433	\$31.575	\$0.327
X268	T SHIRT PRO KNIT	\$0.199	\$18.712	\$0.152
X259	PERFORMANCE POLO N/C COLLAR	\$0.269	\$23.389	\$0.199
X384	CARHARTT SHIRT	\$0.386	\$29.236	\$0.292
X391	CARHARTT FR CVRL	\$1.030	\$98.234	\$1.030
X945	COMFORT PANT	\$0.222	\$21.050	\$0.187
X275	HI PERFORMANCE POLO	\$0.397	\$32.745	\$0.292
X390	WOMENS PANT SUSAN	\$0.316	\$24.559	\$0.234
X59925	LAB COAT/POPLIN	\$0.556	\$27.486	\$0.556
X66275	POLO WMNS POLY SS	\$0.397	\$32.745	\$0.292
X935	COMFORT SHIRT	\$0.199	\$17.542	\$0.176
X383	CARHARTT PANT	\$0.491	\$29.236	\$0.374

**MERCHANDISE & PRICING EXHIBIT B**

# R-BB-19002

<b>Item #</b>	<b>Description</b>	<b>Weekly Rental Price</b>	<b>EOW Rental Price</b>	<b>Monthly Rental Price</b>	<b>LR Price</b>
X2160	SM SHOP TWL-RED	\$0.140	\$0.250	\$0.375	\$0.465
X10198	3X10 TRAFFIC MAT	\$10.152	\$15.228	\$22.842	\$135.000
X1953	LOCKER 6 CMP.	\$1.753	\$2.630	\$3.944	\$270.000
X2477	3X5 SCRAPER MAT	\$3.672	\$5.508	\$8.262	\$85.500
X2478	4X6 SCRAPER MAT	\$4.536	\$6.804	\$10.206	\$112.500
X10184	3X5 ACTIVE SCRAPER	\$4.320	\$6.480	\$9.720	\$90.000
X10196	3X5 TRAFFIC MAT	\$2.339	\$3.509	\$5.262	\$53.795
X10197	4X6 TRAFFIC MAT	\$8.856	\$13.284	\$19.926	\$99.000
X1917	3X5 WELLNESS AF MAT ONYX	\$3.600	\$7.200	\$14.400	\$260.991
X1919	2X3 WELLNESS AF MAT ONYX	\$2.475	\$4.950	\$9.900	\$125.955
X1918	2X3 WELLNESS AF MAT BRN	\$2.475	\$4.950	\$9.900	\$125.955
X9207	SANIS BOWL CLIP SVC	\$1.418	\$2.835	\$5.670	\$0.000
X2719	REGULAR BATH TOWEL	\$1.348	\$2.021	\$3.033	\$4.500
X2921	STRIPE GLASS TOWEL	\$0.293	\$0.439	\$0.659	\$2.475



## **TITLE**

City Travel Policy

## **RECOMMENDATION**

Adopt a Resolution Approving the Revised City Travel Policy.

## **CONTACT**

Juan Gomez, Finance Director

## **BACKGROUND & ANALYSIS**

The current City Travel Policy (Policy) for all City employees including elected and appointed officials has been in place since 2009 and staff is recommending updates to the policy. The updated policy incorporates a per diem meal and incidentals reimbursement, clarifies when overnight lodging is allowed, specifies that the most economical and efficient mode of transportation will only be reimbursed, and clarifies post travel documentation requirements. Also included are new modes of transportation which exist today that did not in 2009, for example rideshare (Uber, Lyft), are now included in allowable reimbursable travel expenses. The updated policy (Exhibit A) also includes new travel authorization and reimbursement forms (Exhibit B).

Meals- Employee reimbursement for meals during travel has been on actual receipts for those meals, the new policy moves to a more standard and efficient reimbursement rate structure using the U.S. General Services Administration (GSA) per diem rates for meals and incidentals. These rates are reviewed annually by the GSA and dependent on travel location. Locations with higher costs of living are allocated higher per diem rates than lower cost of living areas and the first and last day of travel is calculated at 75% of the per diem rate. The GSA's per diem rates are recognized by the IRS and reimbursements that fall under the federal per diem rate are non-taxable.

Lodging- Overnight accommodations are allowable for out-of-town meetings and conferences based on travel distance and location. Due to the frequent selection of Sacramento, CA as a conference location for many statewide professional and government organizations, Sacramento, CA is an approved destination for overnight lodging regardless of commute time.

Transportation - The updated policy includes clarifying language on the form of transportation used by employees and reimbursement. The most economical mode of transportation, reasonably

consistent with scheduling and cargo space requirements should be used, using the most direct and time-efficient route. Rail, bus, taxi, ridesharing, and airfare will be reimbursed at actual cost. Only the most economic form of travel will be authorized. If any employee opts to drive instead of fly, the reimbursement shall be computed for the lesser, round-trip airfare or the actual mileage.

Other significant changes to the policy include when post travel documentation is required to be submitted to Finance for reimbursement. Elected officials will not need City Council approval for travel expenses where council members are voting delegates of organizations, otherwise City Council approval is required for travel exceeding \$500. The use of a City issued Cal-Card shall not be allowed for meals while on travel as meals are reimbursed via per diem rate reimbursement.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Organizational Effectiveness: "Deliver exemplary government services."

## **FISCAL IMPACT**

Costs associated with employee travel are included in each department's FY2023/24 adopted budget. There is no anticipated significant fiscal impact as a result of the updated travel policy.

## **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:**

- 1 - [Resolution City Travel Policy](#)
2. [Exhibit A - City of American Canyon Travel Policy](#)
3. [Exhibit B - Travel Authorization Forms](#)

**RESOLUTION NO. 2023-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON  
ADOPTING A REVISED TRAVEL POLICY FOR ELECTED AND APPOINTED OFFICIALS  
AND CITY EMPLOYEES**

**WHEREAS**, the City American Canyon takes it stewardship over the use of its limited public resources seriously; and

**WHEREAS**, public resources should only be used when there is a substantial benefit to the City; and

**WHEREAS**, career development and maintenance of professional knowledge and skills are valuable to employees and of benefit to the city; and

**WHEREAS**, attendance and events of legislative, regional, state and federal organizations are an integral part of service as a Councilmember or appointed official, or employee for representing the City's interest; and

**WHEREAS**, this policy provides guidance to City elected and appointed officials, and employees on the use of City resources.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby adopts the revised Travel Policy as shown in Exhibit A.

**BE IT FURTHER RESOLVED** that section 14.2 and 14.3 of the current City Council Governance Protocol be revised to conform with the revised travel policy as shown in Exhibit A.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 15<sup>th</sup> day of August, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
Leon Garcia, Mayor

\_\_\_\_\_  
Taresa Geilfuss, City Clerk

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

# CITY OF AMERICAN CANYON

## TRAVEL POLICY

### PURPOSE

To establish a uniform policy for City employees, City elected officials, City appointed officials, and City commissioners hereafter known as “employees” for travel and business expenses. This policy establishes procedures for pre-travel authorization and reimbursement of expenses incurred by employees when traveling on official City business or attending approved training programs. The governing rule for all City travel expenses shall be budget, availability, economy, convenience, and propriety.

### GENERAL PROVISIONS

It is the policy of the City of American Canyon that all travel expenses and business expenses incurred meet the following criteria:

1. The expense incurred is of direct benefit to the City.
2. The amount of the expense is reasonable in terms of the event or activity involved.
3. The expenses incurred are within the department’s budget and are approved by the department head. The department heads have approval authority for employees traveling within the state.
4. The City Manager or designee will approve travel and business expenses incurred by employees for all out of state and international travel, regardless of funding source or reimbursement by an outside agency. City Manger travel shall be approved by Mayor or designee.
5. Elected Officials must have approval of the City Council for travel expenses expected to exceed \$500 per trip for meetings/conferences, unless Council members are voting delegates of organizations (i.e., Cal-Cities), in which case no prior City Council approval is required regardless of amount.

### RESPONSIBILITY

Every employee who travels on official business on behalf of the City is responsible for knowing and complying with the Travel Policy. Department heads are responsible for reviewing and approving or denying all travel requests for compliance within this policy.

### PROCEDURAL GUIDELINES

All employees must complete and have approved the *Advanced Travel Authorization Form* before traveling or incurring any expenses. Event brochures/agendas (if available) must accompany the form along with all anticipated expenses outlined in it. **No expenses should be incurred without prior approval via the *Advanced Travel Authorization Form*.**

After travel is completed, employees must fill out the *Travel Expense Claim Form* to accompany the *Advanced Travel Authorization Form*, with actual costs incurred. These forms must be included with every request for payment, including Cal Card receipts and Payment Requests (to vendors or employees). Detailed, itemized receipts for expenses shall be attached to the Travel Expense Claim Form for all reimbursement purposes. Receipts that are not itemized are not acceptable. Receipts are not required

for per diem meals and incidental expenses.

## **TRAVEL POLICY**

This policy is based upon the following policies, guidelines, and protocols:

- a) Human Resources Policies and Practices Manual, Section 6.1(f), Travel Time.
- b) Human Resources Policies and Practices Manual, Section 9.5, Reimbursement of Expenses.
- c) Human Resources Policies and Practices Manual, Section 9.6, Travel.
- d) City/Fire District Governance Handbook, Section 14.2, Authorized Expenses.

Except in the case of MOU language, or specific employment agreement language, the language in this policy shall take precedence when there is any conflict between this policy and any other City policy, guidelines, and/or protocols.

The City shall provide reimbursement for expenses directly related to attendance of approved conferences, seminars, meetings, and other official functions/purposes.

Official travel should be planned, approved, budgeted, and controlled at the department level. Elected officials are subject to the guideline established in the Governance Protocol Handbook.

Generally, the number of staff attendees should be limited to the minimum necessary to accomplish the travel's purpose. However, this will not preclude any travel or other expenses associated with required or recommended training for any City employees. Such training is subject to availability of funds and approval by the appropriate department head and/or City Manager.

In the event a scheduled trip is canceled, it is the employee's responsibility to make sure all necessary arrangements have been made to cancel reservations and receive all available refunds. Failure to do so may result in directly charging the employee for the expenses incurred by the City. The City does not pay for travel insurance.

### **Travel Expense Categories:**

#### **Meals**

1. Meals and Incidentals are combined into one rate hereby referred to as per diem. The term "incidental expenses" typically includes fees and tips given to people such as porters, baggage carriers, bellhops, hotel housekeepers, waiters, or other food service.
2. During travel, meal and incidental expenses are paid on a per diem basis. The City's rate for Meals and Incidental Expenses (M&IE) shall be equal to the U.S. General Services Administration's (GSA) M&IE rates (<https://www.gsa.gov/travel/plan-book/per-diem-rates>) based on the location of travel. For international travel, M&IE rates are set by the U.S. Department of State [https://aoprals.state.gov/web920/per\\_diem.asp](https://aoprals.state.gov/web920/per_diem.asp)
3. For days that are exclusive to travel, employees are paid 75% of the applicable per diem rate.
4. Meals and/or Incidental Expenses **shall not** be purchased using the Cal Card.

## Lodging

1. Lodging is allowed for out-of-town conferences and meetings. Out-of-town is defined as a location greater than one and one half (1.5) hours' drive in addition to normal commute time. Due to the frequent selection of Sacramento, CA as a conference location for many statewide organizations, Sacramento, CA is an approved destination for lodging regardless of commute time. It is the City policy to provide adequate lodging for its employees while they are out of town on approved travel. Lodging is an allowable expense for the evening preceding or following a training, meeting, or conference, when necessary, as determined by the department head. Employees must submit an itemized hotel check-out receipt to obtain reimbursement or as supporting documentation if paid with a Cal Card.
2. Lodging charges are based on standard single occupancy rates. Reimbursement will not be provided for additional lodging expenses incurred by family members when an employee's family accompanies them, or for any charges above the single occupancy rate if the hotel charges more for additional guests in the same room.
3. If lodging is in connection with a conference, lodging expenses must not exceed the group rate published by the conference sponsor for the event, or the rate for government employees on official business. If the group or government rate is not available, lodging at comparable rates to the group rate, which do not substantially increase transportation costs or interfere with an employee's duties, are presumed to be reasonable and reimbursable.
4. If an employee extends their stay for personal reasons, they are responsible for all associated costs that exceed approved business travel. These extended travel expenses may not be charged to the Cal Card. Documentation shall be maintained to separate the business and personal travel expenses.

## Transportation

1. The most economical mode of transportation, reasonably consistent with scheduling and cargo space requirements should be used, using the most direct and time-efficient route. Rail, bus, taxi, ridesharing, and airfare will be reimbursed at actual cost. Only the most economic form of travel will be authorized. All travel arrangements should be made in advance. If any employee chooses to drive instead of fly, the reimbursement shall be computed for the lesser, round-trip airfare or the actual mileage.
  - a. Airfare: Only economy and coach airfare will be authorized. Reasonable baggage fees may be reimbursed. Airline early check-in fees, seat upgrades, travel insurance and other premium fees are not reimbursable. If the employee extends or modifies their travel for personal reasons, such as staying over a weekend before or after, and the cost of the airfare is greater than the necessary travel airfare, the employee is responsible for paying the difference.
  - b. Rental Vehicles: Rental vehicles will only be allowed for business reasons in a situation where the hotel location is not within walking distance of the event location and a shuttle service or other means of ground transportation are not available, impractical, or too costly. Rental vehicles are only allowed as a business necessity, not for personal convenience. Rental vehicle agreements should be limited to economy, compact or

subcompact cars. Rental Car insurance must be purchased, and at the minimum level. If a portion of the trip includes personal use, such as staying over a weekend, then the employee shall pay the pro-rata cost of the rental car. Vans and other large vehicles may be rented if there is a group of employees traveling together.

- c. Automobiles: Mileage expenses will be reimbursed at the actual miles traveled times the federal mileage rate when an employee uses their own vehicle for travel. The federal mileage rates are designed to compensate the driver for gasoline, insurance, maintenance, and other expenses associated with operating a vehicle. For employees who receive an auto allowance, mileage reimbursement will only be made in excess of 50 miles, each way of a trip.
2. When an employee operates a motor vehicle for authorized travel purposes, minimum insurance limits must be on file with Human Resources prior to travel. The driver of the vehicle is required to have the following amounts and types of insurance:
  - \$100,000 Bodily Injury
  - \$300,000 Each Occurrence
  - \$50,000 Property Damage
3. Local/Short Distance Travel

For local/short distance travel, City vehicles shall be used whenever practical. However, the following are instances where it is not appropriate to use a City vehicle:

  - a) For trips that are in close mileage of an employee's normal commute. If the travel is more than an employee normal home-to-work commute, then the reimbursement will be for mileage that exceeds that at the IRS rate in effect at the time of travel. An exception would be if the employee is reporting to/from the work location.
  - b) For those employees/officials who receive an auto allowance, if the trip is 50 miles or less each way.
  - c) For trips that will take the City vehicle out of commission/use by others for more than one full day. The exception is for employees serving on standby duty and preapproved to keep a City vehicle overnight and/or emergency vehicles on official assignments.
  - d) To park at an airport while the employee uses air travel to a destination.

### **Other Expenses**

Personal expenses, including entertainment and travel insurance, are examples of items not eligible for reimbursement. All necessary expenses should be anticipated and detailed on the *Advanced Travel Authorization Form*. The following types of additional expenses are reimbursable, provided they are necessary for official business and detailed receipts are obtained:

- Baggage Charges
- Telecommunications Expenses (i.e., hotel internet)
- Toll
- Parking or Garage Fees (airport parking should be equal or less than long term rates)
- Taxis, Rideshare, or Shuttles, including a maximum 15 percent gratuity

### **PRE-PAID TRAVEL EXPENSES**

100% of confirmed airfare, lodging, registration expense shall be paid in advance using the Cal Card or by check after the *Advanced Travel Authorization Form* has been approved. In no case shall petty cash be used for any travel advance.

### **POST TRAVEL REIMBURSEMENT**

Employees are required to complete the Travel Expense Claim Form within 45 days of travel with detailed receipts. After 120 days, expenses paid by the City/District where receipts have not been provided shall be reported on the employee's W-2 at the end of the year, per [IRS Publication 463](#).

### **TRAVEL TIME**

Employees are compensated at their normal hourly rate for time committed to work-related travel, which is called travel time, as defined further in Human Resources Policies and Procedures Manual Section 6.1(f). Travel time in this policy is only applicable to employees covered by the Fair Labor Standards Act (FLSA).

For all FLSA non-exempt employees, common travel time situations are described with the following scenarios:

- Travel to and from different work or job sites.
- Travel for single day training or other activities that do not require an overnight stay.
- Time spent in meetings and/or training during approved conferences and events are considered active work time.
- If the employee is expected to work before, during or after travel, all time is compensable.
- If travel time falls on a non-working day, holiday or weekend, only travel time to and from the destination is compensated.
- Personal time spent taking breaks from travel to eat, sleep or engage in personal activities, such as sightseeing, must be excluded from travel time.
- If travel occurs on a normal scheduled workday and is less than the regular work shift, compensation is provided at a minimum of a regular work shift. Employees are expected to be available to work once settled in.
- Employees who decline to use public transportation and request permission to drive their personal vehicle instead will only be compensated for hours that would have been used for the public transportation method.

Employees who are FLSA exempt should coordinate their time appropriately with their Department Head; however, they are not eligible for compensatory time or overtime.

### **CITY MANAGER DISCRETIONARY EXCEPTIONS**

The City Manager can make exceptions to this policy on a case-by-case basis as recommended by the department head for unusual or extenuating circumstances. Exceptions must be explained on the Advance Travel Authorization Form and signed by the City Manager.



## CITY OF AMERICAN CANYON ADVANCE TRAVEL AUTHORIZATION

*To be used in all official business travel that includes at least one night stay*

Employee Name: _____	Today's Date: _____	
Travel Dates: _____	GL Account Code: _____	
Destination: _____	GL Account Code: _____	
Travel Purpose: _____	GL Account Code: _____	
(Use multiple codes if you wish to split)		

**Pre-Travel Authorization and Anticipated Costs**

Description	Vendor	Amount to be paid by City CC or Check	Amount to be reimbursed to Employee
Registration or Enrollment Fee		\$ -	\$ -
Lodging		\$ -	\$ -
Airfare		\$ -	\$ -
Ground Transportation (Taxi, Rideshare, Shuttle)		\$ -	\$ -
Parking (Airport, Hotel, Parking Structure)		\$ -	\$ -
<a href="#">Mileage (GSA Rate)</a>		\$ 0.655	-
<a href="#">Per Diem (GSA Rate)</a>		-	-
Other (List)		-	-
		\$ -	\$ -

**Employee and Department Manager Agreement on Responsibilities, Regular Work Duties & Time**

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**Request for Employee Travel Advance - Per Diem Only**

Per Diem Full Day Rate	\$ -	\$ -
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*Employee travel advance can be requested for financial hardships, no earlier than thirty days prior to travel.*

**Employee Certification**

*I have read and understand the City's Travel Policy. I also understand I will be personally responsible for all costs incurred and advances issued if City Policy and criteria are not met. I further understand that I must submit a post-travel claim form to reconcile any advances and expenses, accompanied by original receipts, within 45 calendar days of the conclusion of travel.*

*I hereby certify the above is a true and correct statement and my expenses are strictly for official business.*

*I also certify that if I am driving my personal vehicle I will carry the required automobile insurance coverage:  
\$100,000 Bodily Injury, \$300,000 Each Occurance; \$50,000 Property Damage*

*Date Signed*

Employee Signature	
Manager Signature (if necessary)	
Department Director Signature	
City Manager Signature (if necessary)	

**Please send the completed form to [accountspayable@cityofamericancanyon.org](mailto:accountspayable@cityofamericancanyon.org)**

**CITY OF AMERICAN CANYON**  
**Travel Expense Claim Form**

*To be used in all reimbursement claims related to travel*



Employee Name:	_____	Today's Date:	_____
Travel Dates:	_____	Department/Division:	_____
Destination:	_____	GL Account Code:	_____
Travel Purpose:	_____		
	_____		
	_____		

**Post-Travel Reconciliation of Costs**

Description	Vendor	Amount of Anticipated Cost (from Travel Authorization)	Actual Cost (Receipts Attached)
Registration or Enrollment Fee		\$ -	\$ -
Lodging		\$ -	\$ -
Airfare		\$ -	\$ -
Ground Transportation		\$ -	\$ -
Parking		\$ -	\$ -
<a href="#">Mileage (GSA Rate)</a>		\$ 0.655	\$ -
<a href="#">Per Diem (GSA Rate)</a>		\$ -	\$ -
Other (List)		\$ -	\$ -
		\$ -	\$ -

\*Attach copies of all receipts, conference or training flyers.

Total Amounts Paid by City/District Cal Card or Check	\$ -
Total Amounts Advanced to Employee	\$ -
Total Advance and City/District Paid	\$ -

**Amount Due to Employee \$ -**

Notes, explanations: \_\_\_\_\_

*Date Signed*

Employee Signature \_\_\_\_\_  
 Department Director Signature \_\_\_\_\_

Please send the completed form to [accountspayable@cityofamericancanyon.org](mailto:accountspayable@cityofamericancanyon.org)



## **TITLE**

City Investment Policy

## **RECOMMENDATION**

Adopt a Resolution amending the City's Investment Policy.

## **CONTACT**

Juan Gomez, Finance Director/Treasurer

## **BACKGROUND & ANALYSIS**

The City's Investment Policy requires the Treasurer/Finance Director to submit a written allowable policy to the City Council annually. The Policy defines the scope and authority for investment activities, objectives, strategies, allowable investments, and reporting requirements.

The City contracts with Chandler Asset Management to assist in the management of this City's pooled cash investment portfolio. The City also maintains investments with the California Local Agency Investment Fund (LAIF). The revised Policy replaces "Treasurer" with "Finance Director", since the City does not have an elected Treasurer. The Finance Director for the purpose of managing the investment program outlined in the policy is the Treasurer. Update to Section 11 to include language prohibiting the purchase of Private Placement Securities for non-Qualified Institutional Buyers and prohibiting a future settlement date exceeding 45 days.

The updated policy (Exhibit A) also specifically lists the CalTrust - California Asset Management Program (CAMP) as an allowable investment, under our current policy CAMP is an allowable investment under Section 14, Local Government Investment Pools. CAMP is an alternative investment to LAIF, is 'AAA' rated by Standard & Poor's, investing in U.S. Government treasuries and agencies and in high-quality short-term debt obligations of U.S. companies and financial institutions.

Staff reviewed the amended investment policy with the Finance Committee on August 10, 2023.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Organizational Effectiveness: "Deliver exemplary government services."

## **FISCAL IMPACT**

The Recommended Action will have no direct fiscal impact.

## **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:**

1. [Resolution Investment Policy](#)
2. [Exhibit A - Investment Policy](#)
3. [Investment Policy Presentation](#)

RESOLUTION NO. 2023- \_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN  
CANYON ADOPTING AMENDMENTS TO  
THE CITY OF AMERICAN CANYON'S INVESTMENT POLICY**

**WHEREAS**, the City's Investment Policy requires annual review by the City Council; and

**WHEREAS**, staff proposed amending the City's Investment Policy to reflect the addition of Section 11.8 regarding the prohibition of Private Placement Securities for agencies that are not Qualified Institutional Buyers as defined by the Securities and Exchange Commission and addition of Section 11.9 regarding the prohibition of the purchase of securities with a forward settlement date exceeding 45 days; and

**WHEREAS**, at the Finance Committee Meeting held on August 10, 2023 the Finance Committee reviewed staff recommendation to revise the Investment Policy.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby adopts the Investment Policy as set forth in Exhibit A attached hereto and incorporated by reference.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of American Canyon held on the 15th day of August, 2023 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Taresa Geilfuss, City Clerk

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

# CITY OF AMERICAN CANYON INVESTMENT POLICY

## Section One: Introduction

- 1.1 The purpose of this policy is to establish a prudent and systematic investment policy, and to organize and formalize investment-related activities. This policy is written to incorporate industry best practices and recommendations from sources such as the Government Finance Officers Association (GFOA), California Municipal Treasurers Association (CMTA), California Debt and Investment Advisory Commission (CDIAC) and the Association of Public Treasurers (APT).
- 1.2 The City's Investment Policy is authorized under the California Government Code, section 53600, et, seq. as it applies to the investment of public funds, and the American Canyon Municipal Code, Section 2.16.030.

## Section Two: Scope

- 2.2 This policy covers all funds and investment activities under the direct authority of the City, as set forth in the State Government Code, Sections 53600 *et seq.*, with the following exceptions:
  - Proceeds of debt issuance shall be invested in accordance with the City's general investment philosophy as set forth in this policy; however, such proceeds are to be invested pursuant to the permitted investment provisions of their specific bond indentures.
  - Any other funds specifically exempted by the City Council.
- 2.3 Pooling of Funds: Apart from fiduciary funds with additional investment restrictions, and any other funds directed by City Council, the City will consolidate cash and reserve balances from all funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

## Section Three: Prudence

- 3.1 Pursuant to California Government Code, Section 53600.3, all persons authorized to make investment decisions on behalf of the City are trustees and therefore fiduciaries subject to the Prudent Investor Standard:

“...all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies investing public funds pursuant to this chapter are trustees and therefore fiduciaries subject to the

prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law.”

- 3.2 The Finance Director and other authorized persons responsible for managing City funds acting in accordance with written procedures and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security’s credit risk or market price changes provided that the Finance Director or other authorized persons acted in good faith. Deviations from expectations of a security’s credit or market risk should be reported to the City Council in a timely fashion and appropriate action should be taken to control adverse developments.

#### **Section Four: Objectives**

- 4.1 The City’s overall investment program shall be designed and managed with a degree of professionalism worthy of the public trust. The overriding objectives of the program are to preserve principal, provide sufficient liquidity, and manage investment risks, while seeking a market-rate of return.
- 4.2 Safety - It is the primary duty and responsibility of the Finance Director to protect, preserve and maintain cash and investments placed in his/her trust on behalf of the citizens of American Canyon. Investments will be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City will diversify its investments by investing funds among a variety of securities with independent returns.
- 4.3 Liquidity - The investment portfolio will remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. An adequate percentage of the City's investment portfolio should be maintained in liquid short-term securities which can be converted to cash if necessary, to meet disbursement requirements. Since all cash requirements cannot be anticipated, investments in securities with active secondary or resale markets is highly recommended. Emphasis should be on marketable securities with low sensitivity to market risk.
- 4.4 Return on Investments – Yield and return should become a consideration only after the basic requirements of safety and liquidity have been met. The portfolio should be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City's risk constraints, the cash flow characteristics of the portfolio, and State and local laws, ordinances or resolutions that restrict investments.

## **Section Five: Delegation of Authority**

- 5.1 Authority to manage the City's investment program is derived from California Government Code, Sections 41006 and 53600 *et seq.*
- 5.2 The City Council is responsible for the management of the City's funds, including the administration of this investment policy. Management responsibility for the cash management of the City's funds is hereby delegated to the Finance Director.
- 5.3 The Finance Director will be responsible for all transactions undertaken and will establish a system of procedures and controls to regulate the activities of subordinate officials and employees. Such procedures will include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Finance Director.
- 5.4 The City may engage the services of one or more external investment advisers, who are registered under the Investment Advisers Act of 1940, to assist in the management of the City's investment portfolio in a manner consistent with the City's objectives. External investment advisers may be granted discretion to purchase and sell investment securities in accordance with this investment policy.
- 5.5 The City's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City recognizes that in a diversified portfolio, occasional measured losses may be inevitable and must be considered within the context of the overall portfolio's return and the cash flow requirements of the City.

## **Section Six: Ethics and Conflicts of Interest**

- 6.1 All participants in the investment process shall act as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. Thus, employees and officials involved in the investment process shall refrain from personal business activity that could create a conflict of interest or the appearance of a conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.
- 6.2 Employees and investment officials shall disclose to the Chief Executive Officer any material interests in financial institutions with which they conduct business, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking any personal investment transactions with the same individual with whom business is conducted on behalf of the City.

## **Section Seven: Internal Controls**

7.1 A system of internal control shall be established and documented in writing. The controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation of third parties, unanticipated changes in financial markets, or imprudent actions by employees and officers of the City.

7.2 Controls deemed most important include:

- a. The control of collusion and separation of duties;
- b. Custodial safekeeping of funds invested or on deposit;
- c. Minimizing the number of authorized Investment Officers; and
- d. Written documentation of procedures and transactions.

7.3 In selecting financial institutions for the deposit or investment of City funds, the Finance Director shall consider the credit-worthiness of the institution. Such credit-worthiness shall be monitored on a regular basis throughout the period in which City funds are deposited or invested.

- a. Any deposit or investment of funds shall be in writing, signed by the Finance Director and the authorized representative of the institution.
- b. All transfers must be made by authorized personnel and properly logged and documented.

7.4 The Finance Director shall encourage peer review of the Finance Director's investments and investment practices. In addition, the City's cash management and investment practices shall be included in any outside financial audit of the City.

7.5 An annual Cash Flow Forecast may be prepared by the Finance Director and would be used to assist in the development of the annual operating budget for the City.

### **Section Eight: Authorized Financial Institutions, Depositories, and Broker/Dealers**

8.1 To the extent practicable, the Finance Director shall endeavor to complete investment transactions using a competitive bid process whenever possible. The City's Finance Director will determine which financial institutions are authorized to provide investment services to the City. It shall be the City's policy to purchase securities only from authorized institutions and firms.

8.2 The Finance Director shall maintain procedures for establishing a list of authorized broker/dealers and financial institutions which are approved for investment purposes that are selected through a process of due diligence. Due diligence shall determine whether such authorized broker/dealers, and the individuals covering the City are reputable and trustworthy, knowledgeable and experienced in Public Agency investing and able to meet all of their financial obligations. These institutions may include "primary" dealers or regional dealers that qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (uniform net capital rule).

8.3 In accordance with Section 53601.5, institutions eligible to transact investment business with the City include:

- Institutions licensed by the state as a broker-dealer;
- Institutions that are members of a federally regulated securities exchange;
- Primary government dealers as designated by the Federal Reserve Bank and non-primary government dealers;
- Nationally or state-chartered banks;
- The Federal Reserve Bank; or
- Direct issuers of securities eligible for purchase.

8.4 Selection of financial institutions and broker/dealers authorized to engage in transactions will be at the sole discretion of the City, except where the City utilizes an external investment adviser in which case the City may rely on the adviser for selection.

8.5 All financial institutions which desire to become qualified bidders for investment transactions (and which are not dealing only with the investment adviser) must supply the Finance Director with audited financials and a statement certifying that the institution has reviewed the California Government Code, Section 53600 *et seq.* and the City's investment policy. The Finance Director will conduct an annual review of the financial condition and registrations of such qualified bidders.

8.6 Public deposits will be made only in qualified public depositories as established by State law. Deposits will be insured by the Federal Deposit Insurance Corporation, or, to the extent the amount exceeds the insured maximum, will be collateralized in accordance with State law.

8.7 Selection of broker/dealers used by an external investment adviser retained by the City will be at the sole discretion of the adviser. Where possible, transactions with broker/dealers shall be selected on a competitive basis and their bid or offering prices shall be recorded. If there is no other readily available competitive offering, best efforts will be made to document quotations for comparable or alternative securities. When purchasing original issue instrumentality securities, no competitive offerings will be required as all dealers in the selling group offer those securities at the same original issue price.

## **Section Nine: City's Investment Strategy**

9.1 The most effective method of increasing investment yields without sacrificing safety is to extend the investment horizon commensurate with the City's cash requirements. To that end, improved cash forecasting and management is the preferred investment strategy for the City.

- a) Cash management activities include accurate cash projections, the expeditious collection of revenue, the control of disbursements, cost-effective banking

relations, and a short-term borrowing program, when needed, that coordinates working capital requirements and investment opportunity.

## **Section Ten: Allowable Investment Instruments**

10.1 The City investments are governed by California Government Code, Sections 53600 *et seq.* Within the investments permitted by the Code, the City seeks to further restrict eligible investments to the guidelines listed below. In the event a discrepancy is found between this policy and the Code, the more restrictive parameters will take precedence. Percentage holding limits and minimum credit quality requirements listed in this section apply at the time the security is purchased. Any investment currently held at the time the policy is adopted which does not meet the new policy guidelines can be held until maturity and shall be exempt from the current policy. At the time of the investment's maturity or liquidation, such funds shall be reinvested only as provided in the current policy.

10.2 All investments of City funds shall be made in accordance with California Government Code Sections 53600, *et seq.*, or in accordance with California Government Code 16429.1 authorizing investments into the State Local Agency Investment Fund (LAIF). Investments will be authorized by the City Finance Director. An appropriate risk level shall be maintained by primarily purchasing securities that are of high quality, liquid, and marketable. The portfolio shall be diversified by security type and institution to avoid incurring unreasonable and avoidable risks regarding specific security types or individual issuers:

**1. Municipal Securities** include obligations of the City, the State of California and any local agency within the State of California, provided that:

- The securities are rated in a rating category of "A" or its equivalent or better by at least one Nationally Recognized Statistical Rating Organization ("NRSRO").
- No more than 5% of the portfolio may be invested in any single issuer.
- No more than 30% of the portfolio may be in Municipal Securities.
- The maximum maturity does not exceed five (5) years.

**2. Municipal Securities (Registered treasury notes or bonds)** of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.

- The securities are rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
- No more than 5% of the portfolio may be invested in any single issuer.
- No more than 30% of the portfolio may be in Municipal Securities.
- The maximum maturity does not exceed five (5) years.

**3. U.S. Treasuries** and other government obligations for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no limits on the dollar amount or percentage that the City may invest in U.S. Treasuries, provided that:

- The maximum maturity is five (5) years.

**4. Federal Agencies** or United States Government-Sponsored Enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no limits on the dollar amount or percentage that the City may invest in Federal Agency or Government-Sponsored Enterprises (GSEs), provided that:

- No more than 30% of the portfolio may be invested in any single Agency/GSE issuer.
- The maximum maturity does not exceed five (5) years.
- The maximum percent of callable agency securities in the portfolio will be 20%.

**5. Banker's Acceptances**, provided that:

- They are issued by institutions which have short-term debt obligations rated "A-1" or its equivalent or better by at least one NRSRO; or long-term debt obligations which are rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
- No more than 40% of the portfolio may be invested in Banker's Acceptances.
- No more than 5% of the portfolio may be invested in any single issuer.
- The maximum maturity does not exceed 180 days.

**6. Commercial Paper**, provided that the securities are issued by an entity that meets all of the following conditions in either paragraph (a) or (b) and other requirements specified below:

a. Securities issued by corporations:

1. A corporation organized and operating in the United States with assets more than \$500 million.
2. The securities are rated "A-1" or its equivalent or better by at least one NRSRO.
3. If the issuer has other debt obligations, they must be rated in a rating category of "A" or its equivalent or better by at least one NRSRO.

b. Securities issued by other entities:

1. The issuer is organized within the United States as a special purpose corporation, trust, or limited liability company.
2. The securities must have program-wide credit enhancements including, but not limited to, overcollateralization, letters of credit, or a surety bond.
3. The securities are rated “A-1” or its equivalent or better by at least one NRSRO.

- No more than 25% of the portfolio may be invested in Commercial Paper.
- The City may not own more than 10% of the outstanding commercial paper of any single issuer.
- No more than 5% of the portfolio may be invested in any single issuer.
- The maximum maturity does not exceed 270 days.

**7. Negotiable Certificates of Deposit (NCDs)**, issued by a nationally or state-chartered bank, a savings association or a federal association, a state or federal credit union, or by a federally licensed or state-licensed branch of a foreign bank, provided that:

- The amount of the NCD insured up to the FDIC limit does not require any credit ratings.
- Any amount above the FDIC insured limit must be issued by institutions which have short-term debt obligations rated “A-1” or its equivalent or better by at least one NRSRO; or long-term obligations rated in a rating category of “A” or its equivalent or better by at least one NRSRO.
- No more than 30% of the total portfolio may be invested in NCDs (combined with CDARS).
- No more than 5% of the portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

**8. Federally Insured Time Deposits (Non-Negotiable Certificates of Deposit)** in state or federally chartered banks, savings and loans, or credit unions, provided that:

- The amount per institution is limited to the maximum covered under federal insurance.
- No more than 20% of the portfolio will be invested in a combination of federally insured and collateralized time deposits.
- The maximum maturity does not exceed five (5) years.

**9. Collateralized Time Deposits (Non-Negotiable Certificates of Deposit)** in state or federally chartered banks, savings and loans, or credit unions in excess of insured amounts which are fully collateralized with securities in accordance with California law, provided that:

- No more than 20% of the portfolio will be invested in a combination of

- federally insured and collateralized time deposits.
- The maximum maturity does not exceed five (5) years.

**10. Certificate of Deposit Placement Service (CDARS), provided that:**

- No more than 30% of the total portfolio may be invested in a combination of Certificates of Deposit, including CDARS.
- The maximum maturity does not exceed five (5) years.

**11. Collateralized Bank Deposits.** City's deposits with financial institutions will be collateralized with pledged securities per California Government Code, Section 53651. There are no limits on the dollar amount or percentage that the City may invest in collateralized bank deposits.

**12. Repurchase Agreements** collateralized with securities authorized under California Government Code, maintained at a level of at least 102% of the market value of the Repurchase Agreement. There are no limits on the dollar amount or percentage that the City may invest, provided that:

- Securities used as collateral for Repurchase Agreements will be delivered to an acceptable third party custodian.
- Repurchase Agreements are subject to a Master Repurchase Agreement between the City and the provider of the repurchase agreement. The Master Repurchase Agreement will be substantially in the form developed by the Securities Industry and Financial Markets Association (SIFMA).
- The maximum maturity does not exceed one (1) year.

**13. State of California Local Agency Investment Fund (LAIF), provided that:**

- The City may invest up to the maximum amount permitted by LAIF.
- LAIF's investments in instruments prohibited by or not specified in the City's policy do not exclude the investment in LAIF itself from the City's list of allowable investments, provided LAIF's reports allow the Finance Director to adequately judge the risk inherent in LAIF's portfolio.

**14. Local Government Investment Pools**

- CalTrust/ California Asset Management Program (CAMP)
- Other LGIPs permitted by the City.
- There is no issuer limitation for Local Government Investment Pools

**15. Corporate Medium-Term Notes (MTNs), provided that:**

- The issuer is a corporation organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States.

- The securities are rated in a rating category of “A” or its equivalent or better by at least one NRSRO.
- No more than 30% of the total portfolio may be invested in MTNs.
- No more than 5% of the portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

**16. Asset-Backed, Mortgage-Backed, Mortgage Pass-Through Securities, and Collateralized Mortgage Obligations** from issuers not defined in sections 3 and 4 of the Allowable Investment Instruments section of this policy, provided that:

- The securities are rated in a rating category of “AA” or its equivalent or better by a NRSRO.
- No more than 20% of the total portfolio may be invested in these securities.
- No more than 5% of the portfolio may be invested in any single Asset-Backed or Commercial Mortgage security issuer.
- The maximum legal final maturity does not exceed five (5) years.

**17. Mutual Funds and Money Market Mutual Funds** that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940, provided that:

a. **Mutual Funds** that invest in the securities and obligations as authorized under California Government Code, Section 53601 (a) to (k) and (m) to (q) inclusive and that meet either of the following criteria:

- (i) Attained the highest ranking or the highest letter and numerical rating provided by not less than two (2) NRSROs; or
- (ii) Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years’ experience investing in the securities and obligations authorized by California Government Code, Section 53601 and with assets under management in excess of \$500 million.

- No more than 10% of the total portfolio may be invested in shares of any one mutual fund.

b. **Money Market Mutual Funds** registered with the Securities and Exchange Commission under the Investment Company Act of 1940 and issued by diversified management companies and meet either of the following criteria:

- (i) Have attained the highest ranking or the highest letter and numerical rating provided by not less than two (2) NRSROs; or
- (ii) Have retained an investment adviser registered or exempt from

registration with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds with assets under management in excess of \$500 million.

- No more than 20% of the total portfolio may be invested in the shares of any one Money Market Mutual Fund.
- c. No more than 20% of the total portfolio may be invested in these securities.

**18. Supranationals, provided that:**

- Issues are US dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank.
- The securities are rated in a rating category of "AA" or its equivalent or better by a NRSRO.
- No more than 30% of the total portfolio may be invested in these securities.
- No more than 10% of the portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

**Section Eleven: Prohibited Investment Vehicles and Practices**

- 11.1 State law notwithstanding, any investments not specifically described herein are prohibited, including, but not limited to futures and options.
- 11.2 In accordance with Government Code, Section 53601.6, investment in inverse floaters, range notes, or mortgage derived interest-only strips is prohibited.
- 11.3 Investment in any security that could result in a zero interest accrual if held to maturity is prohibited. Under a provision sunseting on January 1, 2026, securities backed by the U.S. Government that could result in a zero- or negative-interest accrual if held to maturity are permitted.
- 11.4 Trading securities for the sole purpose of speculating on the future direction of interest rates is prohibited.
- 11.5 Purchasing or selling securities on margin is prohibited.
- 11.6 The use of reverse repurchase agreements, securities lending or any other form of borrowing or leverage is prohibited.
- 11.7 The purchase of foreign currency denominated securities is prohibited.
- 11.8 Agencies that are not Qualified Institutional Buyers (QIB) as defined by the

Securities and Exchange Commission are prohibited from purchasing Private Placement Securities. The SEC defines a QIB as having at least \$100,000,000 in securities owned and invested.

11.9 The purchase of a security with a forward settlement date exceeding 45 days from the time of the investment is prohibited.

## **Section Twelve: Investment Pools/Mutual Funds**

12.1 The City shall conduct a thorough investigation of any pool or mutual fund prior to making an investment, and on a continual basis thereafter. The Finance Director shall develop a questionnaire which will answer the following general questions:

- A description of eligible investment securities, and a written statement of investment policy and objectives.
- A description of interest calculations and how it is distributed, and how gains and losses are treated.
- A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced and the program audited.
- A description of who may invest in the program, how often, what size deposit and withdrawal are allowed.
- A schedule for receiving statements and portfolio listings.
- Are reserves, retained earnings, etc. utilized by the pool/fund?
- A fee schedule, and when and how is it assessed.
- Is the pool/fund eligible for bond proceeds and/or will it accept such proceeds?

## **Section Thirteen: Collateralization**

13.1 **Collateralization of Certificates of Deposit (CD):** The City shall require any commercial bank or savings and loan association to deposit eligible securities with an agency of a depository approved by the State Banking Department to secure any uninsured portion of a Non-Negotiable Certificate of Deposit. The value of eligible securities as defined pursuant to California Government Code, Section 53651, pledged against a Certificate of Deposit shall be equal to 150% of the face value of the CD if the securities are classified as mortgages and 110% of the face value of the CD for all other classes of security.

13.2 **Collateralization of Bank Deposits:** This is the process by which a bank or financial institution pledges securities, or other deposits for the purpose of securing repayment of deposited funds. The City shall require any bank or financial institution to comply with the collateralization criteria defined in California Government Code, Section 53651.

13.3 **Repurchase Agreements:** The City requires that Repurchase Agreements be collateralized only by securities authorized in accordance with California Government Code:

- The securities which collateralize the repurchase agreement shall be priced at Market Value, including any Accrued Interest plus a margin. The Market Value of the securities that underlie a repurchase agreement shall be valued at 102% or greater of the funds borrowed against those securities.
- Financial institutions shall mark the value of the collateral to market at least monthly and increase or decrease the collateral to satisfy the ratio requirement described above.
- The City shall receive monthly statements of collateral.

#### **Section Fourteen: Delivery, Safekeeping and Custody**

- 14.1 Delivery-versus-Payment (DVP). All investment transactions shall be conducted on a delivery-versus-payment basis.
- 14.2 **Safekeeping and Custody.** To protect against potential losses due to failure of individual securities dealers, and to enhance access to securities, interest payments and maturity proceeds, all cash and securities in the City's portfolio shall be held in safekeeping in the City's name by a third party custodian, acting as agent for the City under the terms of a custody agreement executed by the bank and the City. All investment transactions will require a safekeeping receipt or acknowledgment generated from the trade. A monthly report will be received by the City from the custodian listing all securities held in safekeeping with current market data and other information.
- 14.3 The only exceptions to the foregoing shall be depository accounts and securities purchases made with: (i) local government investment pools; (ii) time certificates of deposit, and, (iii) mutual funds and money market mutual funds, since the purchased securities are not deliverable.

#### **Section Fifteen: Maximum Maturity**

- 15.1 To the extent possible, investments shall be matched with anticipated cash flow requirements and known future liabilities.
- 15.2 The City will not invest in securities maturing more than five (5) years from the date of trade settlement, unless the City Council has by resolution granted authority to make such an investment.

#### **Section Sixteen: Risk Management and Diversification**

- 16.1 **Mitigating Credit Risk in the Portfolio**  
Credit risk is the risk that a security or a portfolio will lose some or all its value due

to a real or perceived change in the ability of the issuer to repay its debt. The City will mitigate credit risk by adopting the following strategies:

- The diversification requirements included in the “Allowable Investment Instruments” section of this policy are designed to mitigate credit risk in the portfolio.
- No more than 5% of the total portfolio may be deposited with or invested in securities issued by any single issuer unless otherwise specified in this policy.
- The City may elect to sell a security prior to its maturity and record a capital gain or loss in order to manage the quality, liquidity or yield of the portfolio in response to market conditions or City’s risk preferences.
- If the credit ratings of any security owned by the City are downgraded to a level below the quality required by this investment policy, the following steps will be taken.
  - If a security is downgraded to a level below the quality required by this investment policy, the Finance Director will use discretion in determining whether to sell or hold the security based on its current maturity, the economic outlook for the issuer, and other relevant factors.
    - Any actions taken related to the downgrade by the City’s professional investment manager will be communicated to the Finance Director in a timely manner.
    - If a decision is made to retain a security downgraded to a level below the quality required by this investment policy in the portfolio, its presence in the portfolio will be monitored and reported monthly to the City Council.

## 16.2 Mitigating Market Risk in the Portfolio

Market risk is the risk that the portfolio value will fluctuate due to changes in the general level of interest rates. The City recognizes that, over time, longer-term portfolios have the potential to achieve higher returns. On the other hand, longer-term portfolios have higher volatility of return. The City will mitigate market risk by providing adequate liquidity for short-term cash needs, and by making longer-term investments only with funds that are not needed for current cash flow purposes.

16.3 The City further recognizes that certain types of securities, including variable rate securities, securities with principal paydowns prior to maturity, and securities with embedded options, will affect the market risk profile of the portfolio differently in different interest rate environments. The City, therefore, adopts the following strategies to control and mitigate its exposure to market risk:

- The City will maintain a minimum of six months of budgeted operating

expenditures in short term investments to provide sufficient liquidity for expected disbursements.

- The maximum stated final maturity of individual securities in the portfolio will be five (5) years, except as otherwise stated in this policy.
- The duration of the portfolio will generally be approximately equal to the duration (typically, plus or minus 20%) of a Market Benchmark, an index selected by the City based on the City's investment objectives, constraints and risk tolerances.

### **Section Seventeen: Review of Investment Portfolio**

17.1 The Finance Director shall periodically, but no less than quarterly, review the portfolio to identify investments that do not comply with this investment policy and establish protocols for reporting major and critical incidences of noncompliance to the City Council.

### **Section Eighteen: Performance Evaluation**

- 18.1 The investment portfolio shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City's risk constraints, the cash flow characteristics of the portfolio, and state and local laws, ordinances or resolutions that restrict investments.
- 18.2 The Finance Director shall monitor and evaluate the portfolio's performance relative to the chosen market benchmark(s), which will be included in the Finance Director's quarterly report. The Finance Director shall select an appropriate, readily available index to use as a market benchmark.

### **Section Nineteen: Reporting Requirements**

- 19.1 The Finance Director shall submit annually a written investment policy to the City Council. The Council shall consider the investment policy at a public meeting.
- 19.2 The Finance Director shall submit a quarterly investment report to the City Council. The report must be submitted within 45 days following the end of the month covered by the report. Such report shall include at least the following information:
- Types of investments;
  - Name of the institution in which funds are invested or deposited;
  - Date of maturity, if applicable;
  - Par and dollar amount investment on all securities;
  - Percent distribution of each type of investment or deposit;
  - Current market value as of the date of the report, including source of the valuation except those under LAIF;

- Rate of interest;
- Average weighted yield of all investments;
- The accrued interest earnings fiscal year-to-date for each investment;
- A statement relating the report to the City's Investment Policy; and
- A statement that there are sufficient funds to meet the City's next six months' financial obligations.

The Finance Director shall also submit the above information annually to the external auditors.

19.3 Periodic reports shall be prepared as required by circumstances or as directed by City Council. Such circumstances include, but are not limited to, notification that any City investment may be in jeopardy, or a sudden and significant drop in the current market value of any City investment.

### **Section Twenty: Review of Investment Policy**

20.1 The investment policy will be reviewed and adopted at least annually within 120 days of the end of the fiscal year, to ensure its consistency with the overall objectives of preservation of principal, liquidity and return, and its relevance to current law and financial and economic trends.

20.2 Any recommended modifications or amendments shall be presented by Staff to the City Council for their consideration and adoption.

### **Section Twenty-One: Glossary of Investment Terms**

**Agencies.** Shorthand market terminology for any obligation issued by a *government-sponsored entity (GSE)*, or a *federally related institution*. Most obligations of GSEs are not guaranteed by the full faith and credit of the US government. Examples are:

**FFCB.** The Federal Farm Credit Bank System provides credit and liquidity in the agricultural industry. FFCB issues discount notes and bonds.

**FHLB.** The Federal Home Loan Bank provides credit and liquidity in the housing market. FHLB issues discount notes and bonds.

**FHLMC.** Like FHLB, the Federal Home Loan Mortgage Corporation provides credit and liquidity in the housing market. FHLMC, also called "FreddieMac" issues discount notes, bonds and mortgage pass-through securities.

**FNMA.** Like FHLB and FreddieMac, the Federal National Mortgage Association was established to provide credit and liquidity in the housing market. FNMA, also known as "FannieMae," issues discount notes, bonds and mortgage pass-through securities.

**GNMA.** The Government National Mortgage Association, known as "GinnieMae," issues mortgage pass-through securities, which are guaranteed by the full faith and credit of the US Government.

- PEFCO.** The Private Export Funding Corporation assists exporters. Obligations of PEFCO are not guaranteed by the full faith and credit of the US government.
- TVA.** The Tennessee Valley Authority provides flood control and power and promotes development in portions of the Tennessee, Ohio, and Mississippi River valleys. TVA currently issues discount notes and bonds.
- Asset Backed Securities.** Securities supported by pools of installment loans or leases or by pools of revolving lines of credit.
- Average Life.** In mortgage-related investments, including CMOs, the average time to expected receipt of principal payments, weighted by the amount of principal expected.
- Banker's Acceptance.** A money market instrument created to facilitate international trade transactions. It is highly liquid and safe because the risk of the trade transaction is transferred to the bank which "accepts" the obligation to pay the investor.
- Benchmark.** A comparison security or portfolio. A performance benchmark is a partial market index, which reflects the mix of securities allowed under a specific investment policy.
- Broker.** A broker brings buyers and sellers together for a transaction for which the broker receives a commission. A broker does not sell securities from his own position.
- California Asset Management Program. (CAMP)** A California Joint Powers Authority (JPA) established in 1989 to provide California public agencies with investment services. The CAMP Pool is a fully liquid, stable net asset value (NAV) investment option with a AAA rating from Standard and Poor's, that stresses daily liquidity and safety of principle as the two primary objectives.
- Callable.** A callable security gives the issuer the option to call it from the investor prior to its maturity. The main cause of a call is a decline in interest rates. If interest rates decline, the issuer will likely call its current securities and reissue them at a lower rate of interest.
- Certificate of Deposit (CD).** A time deposit with a specific maturity evidenced by a certificate.
- Certificate of Deposit Account Registry SYSTEM (CDARS).** A private placement service that allows local agencies to purchase more than \$250,000 in CDs from a single financial institution (must be a participating institution of CDARS) while still maintaining FDIC insurance coverage. CDARS is currently the only entity providing this service. CDARS facilitates the trading of deposits between the California institution and other participating institutions in amounts that are less than \$250,000 each, so that FDIC coverage is maintained.
- Collateral.** Securities or cash pledged by a borrower to secure repayment of a loan or repurchase agreement. Also, securities pledged by a financial institution to secure deposits of public monies.

**Collateralized Bank Deposit.** A bank deposit that is collateralized at least 100% (principal plus interest to maturity). The deposit is collateralized using assets set aside by the issuer such as Treasury securities or other qualified collateral to secure the deposit in excess of the limit covered by the Federal Deposit Insurance Corporation.

**Collateralized Mortgage Obligations (CMO).** Classes of bonds that redistribute the cash flows of mortgage securities (and whole loans) to create securities that have different levels of prepayment risk, as compared to the underlying mortgage securities.

**Collateralized Time Deposit.** Time deposits that are collateralized at least 100% (principal plus interest to maturity). These instruments are collateralized using assets set aside by the issuer such as Treasury securities or other qualified collateral to secure the deposit in excess of the limit covered by the Federal Deposit Insurance Corporation.

**Commercial Paper.** The short-term unsecured debt of corporations.

**Coupon.** The rate of return at which interest is paid on a bond.

**Credit Risk.** The risk that principal and/or interest on an investment will not be paid in a timely manner due to changes in the condition of the issuer.

**Dealer.** A dealer acts as a principal in security transactions, selling securities from and buying securities for his own position.

**Debenture.** A bond secured only by the general credit of the issuer.

**Delivery vs. Payment (DVP).** A securities industry procedure whereby payment for a security must be made at the time the security is delivered to the purchaser's agent.

**Derivative.** Any security that has principal and/or interest payments which are subject to uncertainty (but not for reasons of default or credit risk) as to timing and/or amount, or any security which represents a component of another security which has been separated from other components ("Stripped" coupons and principal). A derivative is also defined as a financial instrument the value of which is totally or partially derived from the value of another instrument, interest rate, or index.

**Discount.** The difference between the par value of a bond and the cost of the bond, when the cost is below par. Some short-term securities, such as T-bills and banker's acceptances, are known as discount securities. They sell at a discount from par and return the par value to the investor at maturity without additional interest. Other securities, which have fixed coupons, trade at a discount when the coupon rate is lower than the current market rate for securities of that maturity and/or quality.

**Diversification.** Dividing investment funds among a variety of investments to avoid excessive exposure to any one source of risk.

**Duration.** The weighted average time to maturity of a bond where the weights are the present values of the future cash flows. Duration measures the price sensitivity of a security to changes interest rates.

**Federal Deposit Insurance Corporation (FDIC).** The Federal Deposit Insurance Corporation (FDIC) is an independent federal agency insuring deposits in U.S. banks and thrifts in the event of bank failures. The FDIC was created in 1933 to maintain public confidence and encourage stability in the financial system through the promotion of sound banking practices.

**Federally Insured Time Deposit.** A time deposit is an interest-bearing bank deposit account that has a specified date of maturity, such as a certificate of deposit (CD). These deposits are limited to funds insured in accordance with FDIC insurance deposit limits.

**Leverage.** Borrowing funds in order to invest in securities that have the potential to pay earnings at a rate higher than the cost of borrowing.

**Liquidity.** The speed and ease with which an asset can be converted to cash.

**Local Agency Investment Fund (LAIF).** A voluntary investment fund open to government entities and certain non-profit organizations in California that is managed by the State Treasurer's Office.

**Local Government Investment Pool.** Investment pools that range from the State Treasurer's Office Local Agency Investment Fund (LAIF) to county pools, to Joint Powers Authorities (JPAs). These funds are not subject to the same SEC rules applicable to money market mutual funds.

**Make Whole Call.** A type of call provision on a bond that allows the issuer to pay off the remaining [debt](#) early. Unlike a call option, with a make whole call provision, the issuer makes a lump sum payment that equals the net present value (NPV) of future coupon payments that will not be paid because of the call. With this type of call, an investor is compensated, or "made whole."

**Margin.** The difference between the market value of a security and the loan a broker makes using that security as collateral.

**Market Risk.** The risk that the value of securities will fluctuate with changes in overall market conditions or interest rates.

**Market Value.** The price at which a security can be traded.

**Maturity.** The final date upon which the principal of a security becomes due and payable.

**Medium Term Notes.** Unsecured, investment-grade senior debt securities of major corporations which are sold in relatively small amounts on either a continuous or an intermittent basis. MTNs are highly flexible debt instruments that can be structured to respond to market opportunities or to investor preferences.

**Modified Duration.** The percent change in price for a 100-basis point change in yields. Modified duration is the best single measure of a portfolio's or security's exposure to market risk.

**Money Market.** The market in which short-term debt instruments (T-bills, discount notes, commercial paper, and banker's acceptances) are issued and traded.

**Money Market Mutual Fund.** A mutual fund that invests exclusively in short-term securities. Examples of investments in money market funds are certificates of deposit and U.S. Treasury securities. Money market funds attempt to keep their net asset values at \$1 per share.

**Mortgage Pass-Through Securities.** A securitized participation in the interest and principal cash flows from a specified pool of mortgages. Principal and interest payments made on the mortgages are passed through to the holder of the security.

**Municipal Securities.** Securities issued by state and local agencies to finance capital and operating expenses.

**Mutual Fund.** An entity which pools the funds of investors and invests those funds in a set of securities which is specifically defined in the fund's prospectus. Mutual funds can be invested in various types of domestic and/or international stocks, bonds, and money market instruments, as set forth in the individual fund's prospectus. For most large, institutional investors, the costs associated with investing in mutual funds are higher than the investor can obtain through an individually managed portfolio.

**Nationally Recognized Statistical Rating Organization (NRSRO).**

A credit rating agency that the Securities and Exchange Commission in the United States uses for regulatory purposes. Credit rating agencies provide assessments of an investment's risk. The issuers of investments, especially debt securities, pay credit rating agencies to provide them with ratings. The three most prominent NRSROs are Fitch, S&P, and Moody's.

**Negotiable Certificate of Deposit (CD).** A short-term debt instrument that pays interest and is issued by a bank, savings or federal association, state or federal credit union, or state-licensed branch of a foreign bank. Negotiable CDs are traded in a secondary market and are payable upon order to the bearer or initial depositor (investor).

**Primary Dealer.** A financial institution (1) that is a trading counterparty with the Federal Reserve in its execution of market operations to carry out U.S. monetary policy, and (2) that participates for statistical reporting purposes in compiling data on activity in the U.S. Government securities market.

**Prudent Person (Prudent Investor) Rule.** A standard of responsibility which applies to fiduciaries. In California, the rule is stated as "Investments shall be managed with the care, skill, prudence and diligence, under the circumstances then prevailing, that a prudent person, acting in a like capacity and familiar with such matters, would use in the conduct of an enterprise of like character and with like aims to accomplish similar purposes."

**Repurchase Agreement.** Short-term purchases of securities with a simultaneous agreement to sell the securities back at a higher price. From the seller's point of view, the same transaction is a reverse repurchase agreement.

**Safekeeping.** A service to bank customers whereby securities are held by the bank in the customer's name.

**Securities and Exchange Commission (SEC).** The U.S. Securities and Exchange Commission (SEC) is an independent federal government agency responsible for protecting investors, maintaining fair and orderly functioning of securities markets and facilitating capital formation. It was created by Congress in 1934 as the first federal regulator of securities markets. The SEC promotes full public disclosure, protects investors against fraudulent and manipulative practices in the market, and monitors corporate takeover actions in the United States.

**Securities and Exchange Commission (SEC) Rule 15c3-1.** An SEC rule setting capital requirement for brokers and dealers. Under Rule 15c3-1, a broker or dealer must have sufficient liquidity in order to cover the most pressing obligations. This is defined as having a certain amount of liquidity as a percentage of the broker/dealer's total obligations. If the percentage falls below a certain point, the broker or dealer may not be allowed to take on new clients and may have restrictions placed on dealings with current client.

**Structured Note.** A complex, fixed income instrument, which pays interest, based on a formula tied to other interest rates, commodities or indices. Examples include inverse floating rate notes which have coupons that increase when other interest rates are falling, and which fall when other interest rates are rising, and "dual index floaters," which pay interest based on the relationship between two other interest rates - for example, the yield on the ten-year Treasury note minus the Libor rate. Issuers of such notes lock in a reduced cost of borrowing by purchasing interest rate swap agreements.

**Supranational.** A Supranational is a multi-national organization whereby member states transcend national boundaries or interests to share in the decision making to promote economic development in the member countries.

**Total Rate of Return.** A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains, and losses in the portfolio.

**U.S. Treasury Obligations.** Securities issued by the U.S. Treasury and backed by the full faith and credit of the United States. Treasuries are considered to have no credit risk and are the benchmark for interest rates on all other securities in the US and overseas. The Treasury issues both discounted securities and fixed coupon notes and bonds.

**Treasury Bills.** All securities issued with initial maturities of one year or less are issued as discounted instruments and are called Treasury bills. The Treasury currently issues three- and six-month T-bills at regular weekly auctions. It also issues "cash management" bills as needed to smooth out cash flows.

**Treasury Notes.** All securities issued with initial maturities of two to ten years are called Treasury notes and pay interest semi-annually.

**Treasury Bonds.** All securities issued with initial maturities greater than ten years are called Treasury bonds. Like Treasury notes, they pay interest semi-annually.

**Yield to Maturity.** The annualized internal rate of return on an investment which equates the expected cash flows from the investment to its cost.



CITY OF  
AMERICAN  
CANYON



# City Investment Policy

City Council  
August 15, 2023

# City Investment Policy

- Must be adopted annually by City Council
- Local Agencies must comply with State of California Code, Sections 53600 et seq.

53600 defines a “local agency” as any:

- County
- City
- City and County
- Public District
- Public or Municipal Corporation
- School District
- Community College District
- County Board of Education
- County Superintendent of Schools

} Typically required to invest through County Treasury

# City Investment Policy



## Why does Governing Body need to adopt an Annual Investment Policy?

- Section 53607 – only delegates authority to Treasurer for a period of one-year
- Policy must be current (compliant) with Section 53600 et seq of California Government Code
  - Incorporate best practices from GFOA, CMTA, CDIAC, APT
- Any change in the Policy shall be considered by the Council at a public meeting

# City Investment Policy

- Objectives (53600.5)

1

Safeguard  
Principal



2

Meet Liquidity  
Needs



3

Achieve  
a Return



# City Investment Policy



- **Allowable Investments**

- U.S. Treasuries, Federal Agencies, Public Agency Bonds, Corporate Notes, Local Gov't Investment Pools (LGIP's), State of California Local Agency Investment Fund (LAIF)
- Maximum maturity & maximum percentages

- **Prohibited Investments**

- Domestic/International Equities
  - EFT's
  - High-Yield Bonds
  - Commodities
  - Private Equity
  - Futures/Options
- 

Securities	1 Day	180 Days	270 Days	1 Year	5 Years	Over 5 Years
U.S. Treasuries		✓ Permitted				Requires Approval
Federal Agencies		✓ Permitted				Requires Approval
Municipal Securities		✓ Permitted				Requires Approval
Negotiable Certificates of Deposit		✓ Permitted				Requires Approval
Commercial Paper		✓ Permitted			X Prohibited	
Bankers' Acceptances		✓ Permitted			X Prohibited	
Medium-Term Corporate Notes		✓ Permitted				X Prohibited
Asset-Backed Securities (ABS)		✓ Permitted				X Prohibited
Supranationals		✓ Permitted				X Prohibited
Repurchase Agreements		✓ Permitted			X Prohibited	
Money Market Funds/Bond Mutual Funds	✓ Permitted				X Prohibited	
Local Government Investment Pools	✓ Permitted				X Prohibited	
Foreign Sovereign						X Prohibited
Fixed-Income ETFs						X Prohibited
High-Yield Bonds						X Prohibited
Private Placements						X Prohibited
Convertibles						X Prohibited
Non-U.S. Dollar Investment Grade						X Prohibited
Emerging Markets Debt						X Prohibited
Bank Loans						X Prohibited
Domestic Equities (Large, Mid, Small Cap)						X Prohibited
International Equities (Large, Mid, Small Cap)						X Prohibited
Emerging Markets						X Prohibited
Preferred Stock						X Prohibited
Equity Mutual Funds and ETFs						X Prohibited
Commodities						X Prohibited
Real Estate						X Prohibited
Hedge Funds						X Prohibited
Private Equity						X Prohibited
Venture Capital						X Prohibited
Tangible Assets						X Prohibited
Complex Derivatives, Futures and Options						X Prohibited

# City of American Canyon

As of June 30, 2023



<u>Operating and Capital Funds</u>	<u>Book Value</u>	<u>Market Value</u>	<u>Book Yield</u> <u>(1)</u>	<u>% of Portfolio</u>
Cash - Petty	\$ 2,300	\$ 2,300		0.00%
Cash - Westamerica Bank	1,561,929	1,561,929	0.30%	2.08%
Local Agency Investment Fund	49,383,083	48,633,868	3.17%	65.69%
Asset Backed Securities	2,317,305	2,257,210	2.56%	3.08%
Federal Agency Securities	4,089,123	3,839,345	1.38%	5.44%
Collateral Mortgage Obligations	606,103	591,037	3.65%	0.81%
Corporate Notes	6,271,095	5,903,842	2.28%	8.34%
Money Market Fund	249,026	249,026	4.70%	0.33%
Supranational	974,494	912,864	1.03%	1.30%
U.S. Treasury Notes	9,715,795	9,149,066	2.06%	12.93%
<b>TOTAL OPERATING CASH</b>	<b>75,170,252</b>	<b>73,100,486</b>		<b>100.00%</b>
 <u>Debt Reserves and Proceeds</u>				
Debt Service Reserves				
602 - American Canyon Road	349,380	349,380		
603 - CFD	3,172,229	3,172,229		
Capital Reserve				
601 - 2004 Reassessment	323,057	323,057		
360 - AmCyn Road East	299,535	299,535		
<b>TOTAL DEBT &amp; CAPITAL RESERVES</b>	<b>4,144,200</b>	<b>4,144,200</b>		
 <b>TOTAL CASH AND INVESTMENTS - CITY</b>	 <b>\$ 79,314,452</b>	 <b>\$ 77,244,686</b>		

(1) The weighted average yield as operating and capital funds for the month ended 6/30/2023 was 2.73%.

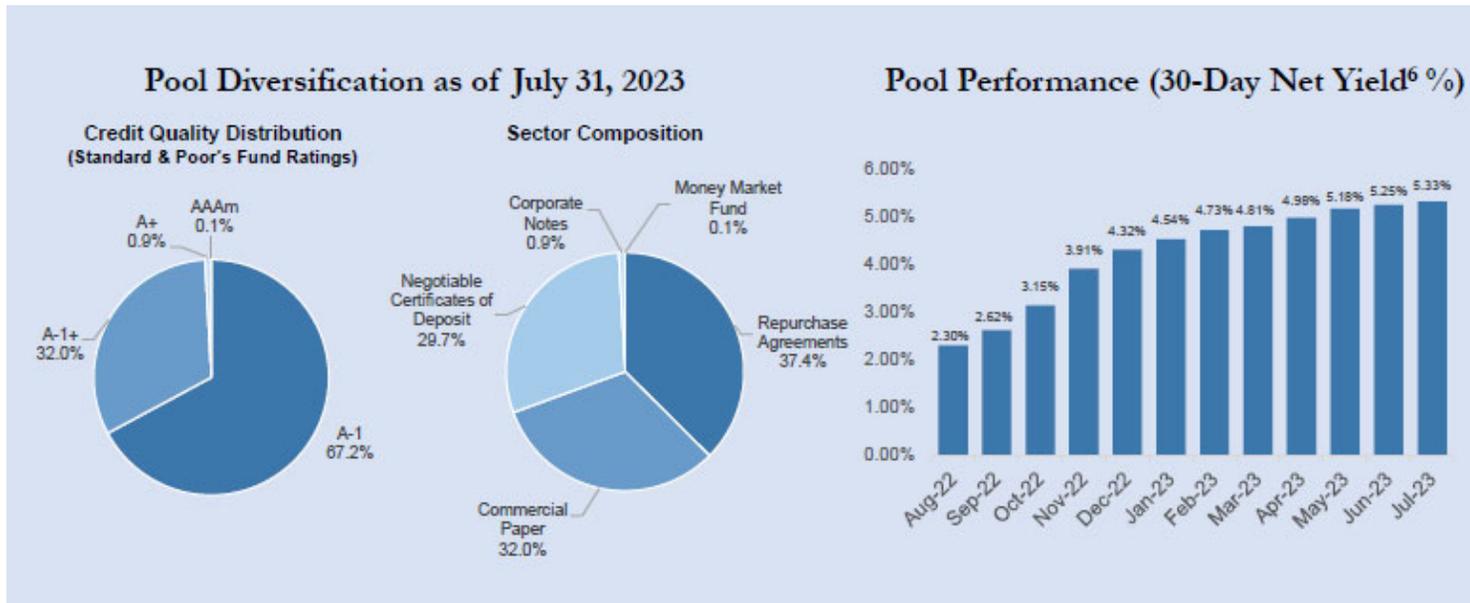
# City Investment Policy

- Changes to the current Policy

1. **Section 11.8** - Agencies that are not Qualified Institutional Buyers (QIB) as defined by the Securities and Exchange Commission are prohibited from purchasing Private Placement Securities. The SEC defines a QIB as having at least \$100,000,000 in securities owned and invested.
2. **Section 11.9** - The purchase of a security with a forward settlement date exceeding 45 days from the time of the investment is prohibited.
3. Replace “Treasurer” with “Finance Director” throughout the Policy.
4. **Section 10.14** – Local Government Investment Pools  
Specify the CalTrust/California Asset Management Program (CAMP) in Policy.

# California Asset Management Program (CAMP)

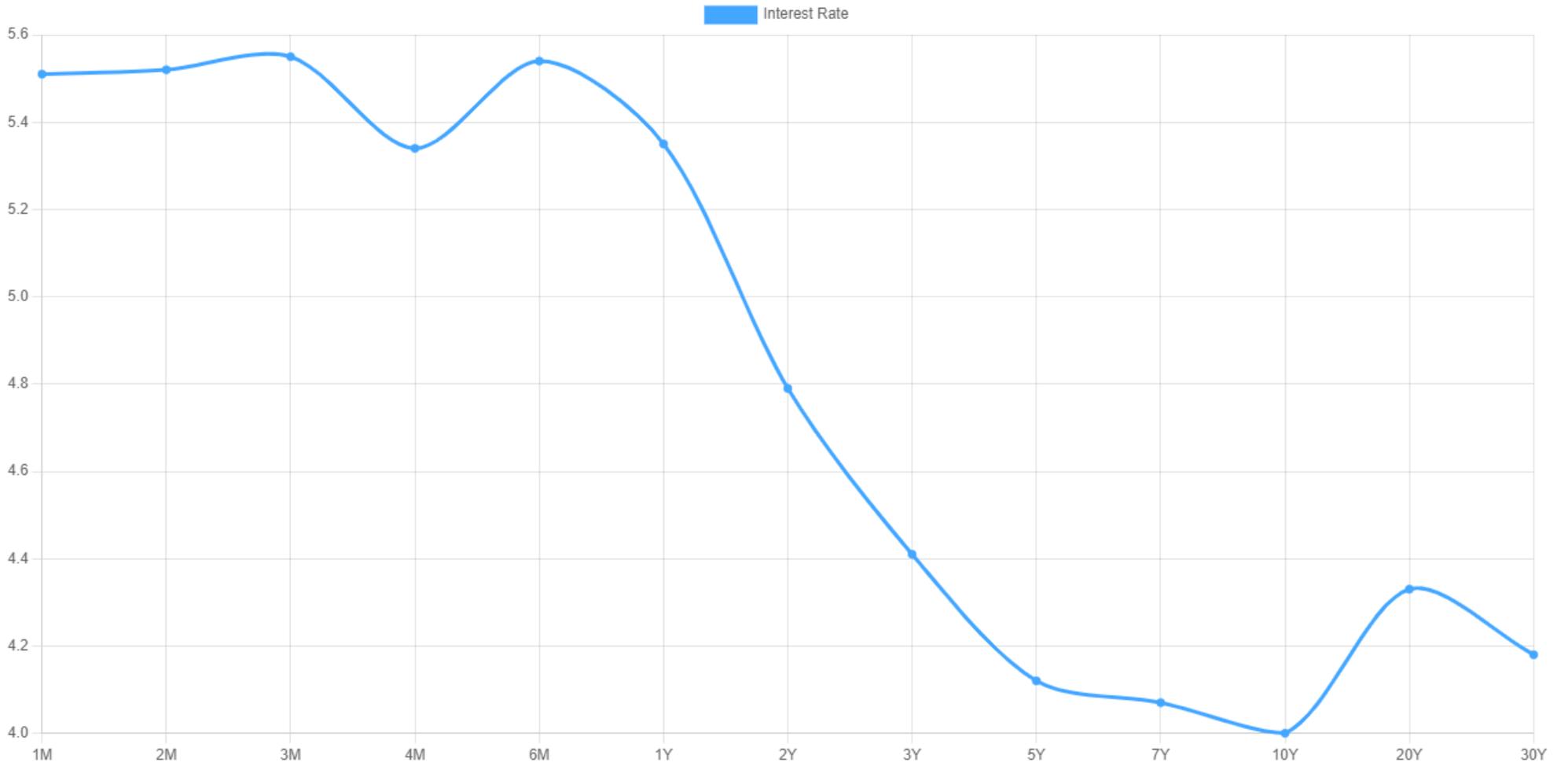
- JPA Established in 1989, allowable by CA Gov't Code 53601
- 300 CA agencies participate, including 90 cities.
- Governed by Board made up of six public agency officials
- 'AAA' rated by S&P



# US Treasuries Yield Curve

An app for exploring historical interest rates

◀ 8/9/2023 ▶ ↗





Questions?





## **TITLE**

Acceptance of Completion of Deferred Improvement Agreement/Release of Lien: 1111 Green Island Road

## **RECOMMENDATION**

Approve Resolution accepting the satisfaction of the Deferred Improvement Agreement and release of the lien thereto for the Deferred Improvement Agreement associated with 1111 Green Island Road.

## **CONTACT**

William D. Ross, City Attorney  
Erica Smithies, Public Works Director

## **BACKGROUND & ANALYSIS**

On May 25, 2006, the Planning Commission approved Tentative Parcel Map (the "Map") (Resolution No. 2006-03, Attachment 2) to subdivide a 12 acre site into three lots was filed by the Napa Mill Development Company ("Developer") for property located west of the junction of Green Island Road and Jim Oswalt Way with APNs 058-030-042 & 058-330-001 (the, "Property"). Approval of the Map was conditioned on Developer fulfilling certain conditions of approval.

Among the Conditions, Condition of Approval for Map approval 16 required Developer to waive the right of any protest and consent to the formation of, or annexation to, a City Assessment District, Landscape and Lighting District or other mechanism used to construct water, storm drainage and street system improvements and the under-grounding of utility lines. Condition of Approval for Map approval 17 required Developer to design and construct public street improvements along the south side and west side of Green Island Road along the property frontage, said improvements consisting of widening and half-street improvements of one through lane, parking lane, curb, gutter, sidewalk, drainage facilities, under-grounding of overhead utilities, streetlights, and parkway to the satisfaction of the City Engineer (the "Improvements").

On September 7, 2006, the City of American Canyon and the Developer entered into a Deferred Improvement Agreement (the "Agreement") (Attachment 3) to defer the satisfaction of Condition of Approval 17 until the formation of a Green Island Road Assessment District in the future. Under the Agreement, if the improvements were not completed by Developer, the Developer's obligation to reimburse the City for the improvements with interest were to be a lien on the Property.

Subsequently, BREF2 1111 Green Island Road, LLC the current owner, ("Current Owner") subsequently acquired the Property through foreclosure and succeeded to the obligations to satisfy the referenced conditions of approval and to the obligations of the Agreement. On May 7, 2023, the City and the Current Owner agreed that \$270,494 was the current sum (including interest) to satisfy the obligations of the Agreement. Then on July 14, 2023, the Current Owner submitted payment totaling \$270,494 to satisfy the obligations of the Agreement (Attachment 4).

Staff has determined that remaining obligations associated with the Agreement have been completed to the City's satisfaction. Therefore, it is appropriate to confirm completion of the Agreement and release the lien on the Property.

### **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

### **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:**

1. [Resolution Accepting 1111 GIR Deferred Improvement Agreement Satisfaction](#)
2. [PC Reso 2006-03](#)
3. [Deferred Improvement Agreement](#)
4. [Proof of payment](#)

**RESOLUTION NO. 2023-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ACCEPTANCE OF THE SATISFACTION OF THE DEFERRED IMPROVEMENT AGREEMENT AND RELEASE OF LIEN THERETO ASSOCIATED WITH THE PROPERTY LOCATED AT 1111 GREEN ISLAND ROAD**

**WHEREAS**, on May 25, 2006, the Planning Commission approved Tentative Parcel Map (Resolution No. 2006-03) (the “Map”) to subdivide a 12 acre site into three lots was filed by the Napa Mill Development Company (“Developer”) for property located west of the junction of Green Island Road and Jim Oswalt Way with APNs 058-030-042 & 058-330-001 (the, “Property”); and

**WHEREAS**, Condition of Approval for Map approval 16 required Developer to waive the right of any protest and consent to the formation of, or annexation to, a City Assessment District, Landscape and Lighting District or other mechanism used to construct water, storm drainage and street system improvements and the under-grounding of utility lines; and

**WHEREAS**, Condition of Approval for Map approval 17 required Developer to design and construct public street improvements along the south side and west side of Green Island Road along the Property frontage, said improvements consisting of widening and half-street improvements of one through lane, parking lane, curb, gutter, sidewalk, drainage facilities, under-grounding of overhead utilities, streetlights, and parkway (the “Improvements”) to the satisfaction of the City Engineer; and

**WHEREAS**, on September 7, 2006, the City of American Canyon and the Developer, entered into a Deferred Improvement Agreement (“Agreement”) to defer the satisfaction of Condition of Approval 17 until the formation of a Green Island Road Assessment District; and

**WHEREAS**, under the Agreement, if the Improvements were not completed by Developer, the Developer’s obligation to reimburse the City for the Improvements with interest were to be a lien on the Property; and

**WHEREAS**, BREF2 1111 Green Island Road, LLC (the “Current Owner”) subsequently acquired the Property through foreclosure and succeeded to the obligations to satisfy the referenced conditions of approval and to perform the obligations of the Agreement; and

**WHEREAS**, on May 7, 2023, the City and the Current Owner agreed that \$270,494 was the current sum (including interest) to satisfy the obligations of the Agreement and the remaining Map conditions; and

**WHEREAS**, on July 14, 2023, the Current Owner submitted payment totaling \$270,494 to satisfy the obligations of the Agreement; and

**WHEREAS**, the remaining obligations associated with the Agreement have been completed to the City’s satisfaction. Therefore, it is appropriate to confirm completion of the Agreement and release the lien on the Property.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby confirms the Current Owner’s obligations under the Agreement are completed.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of American Canyon hereby releases the lien and directs the City Clerk to record this Resolution in the Records of the County of Napa.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 15<sup>th</sup> day of August, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Taresa Geilfuss, CMC, City Clerk

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



## City of American Canyon

### PC RESOLUTION NO. 2006-03

#### APPROVING TENTATIVE PARCEL MAP TM 06-01 FOR NAPA MILL DEVELOPMENT COMPANY

1111 Green Island Road  
APNs 058-030-042 & 058-330-001

**WHEREAS**, an application for a Tentative Parcel Map to subdivide a 12 acre site into three lots was filed by the Napa Mill Development Company for property located west of the junction of Green Island Road and Jim Oswalt Way with APNs 058-030-042 & 058-330-001; and

**WHEREAS**, pursuant to the California Environmental Quality Act, the proposed parcel map is exempt per Section 15315 (Minor Land Divisions), and

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on May 25, 2006 on the subject application, at which time all those in attendance were given the opportunity to speak; and

**WHEREAS**, based on the evidence in the record, the Planning Commission has determined that the Napa Mill Tentative Map will not conflict with the adopted goals and policies of the General Plan and meets the requirements of the City Subdivision Ordinance,

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of American Canyon does hereby approve the Napa Mill Tentative Parcel Map (TM 06-01), based on the following findings and subject to the Conditions of Approval set forth in the attached Exhibit A and incorporated herein by reference.

1. The proposed map is consistent with the General Plan and any applicable specific plan.  
*The proposed creation of three lots in the Industrial Designation is consistent with the General Plan in terms of land use and density. There is no applicable specific plan.*
2. The design and improvement of the proposed subdivision is consistent with the General Plan and any applicable specific plan.  
*There are no General Plan or specific plan policies or standards that apply to the subdividing of the property. Future development will be subject to development standards.*
3. The site is physically suitable for the type of development.  
*The site has sufficient level land to support three industrial buildings/sites, has minimal environmental constraints and has direct access to streets and a major highway. It adjoins other industrial development.*
4. The site is physically suitable for the proposed density of development.  
*Improvements on the site can be accommodated on the site without the approval of any variances or exceptions.*
5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.  
*The proposed subdivision design is not expected to cause environmental damage or injure fish or wildlife.*

6. The design of the subdivision and the type of improvements is not likely to cause serious public health problems.

*The subdivision and all improvements will be designed and constructed to not cause public health problems*

7. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

*The project is conditioned to provide for and avoid conflicts with any relevant easements.*

8. The discharge of waste water, including sewage and stormwater runoff, from the proposed subdivision will meet all applicable water quality requirements of the Regional Water Quality Control Board.

*The discharge of all waste water will meet all applicable RWQCB requirements, guaranteed by the Conditions of Approval.*

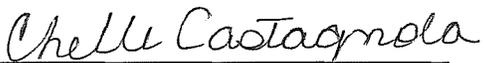
**PASSED, APPROVED AND ADOPTED** at a regular meeting of the American Canyon Planning Commission on May 25, 2006, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**



**Chelle Castagnola, Chairman**

**ATTEST:**



**Sherri Burgess  
Administrative Assistant**

**APPROVED AS TO FORM:**



**William Ross  
City Attorney**

**Exhibit A**

**CONDITIONS OF APPROVAL**

**Napa Mill Development Company  
Tentative Parcel Map TM 06-01**

**1111 Green Island Road  
APNs 058-030-042 & 058-330-001**

**Planning Department**

Sandra Cleisz, Senior Planner – (707) 647-4337

1. Approval is granted for Tentative Parcel Map TM 06-01 to subdivide a 12-acre site into 3 lots, which shall be substantially as shown on the map labeled Exhibit A, except as modified by these conditions.
2. All future development on the site shall be subject to Design Review permits (at a minimum), and require Initial Study or Studies and the appropriate environmental document(s) consistent with the California Environmental Quality Act (CEQA). The CEQA document shall study at a minimum the issue areas of biology, traffic, geology and faults, water availability (utilities) and aesthetics. No grading or site disturbance shall occur prior to CEQA studies have been adopted by decisionmakers (Planning Commission or City Council).

**Public Works Department**

Armando Mora, Associate Civil Engineer – (707) 647-4585

3. Tentative Map PM 03-01 shall be valid for a 24-month period from the effective date of the tentative parcel map approval by the City Council. Should the Final Map not be filed prior to the expiration date, the Tentative Map shall become null and void unless the applicant files a timely request for an extension.

Parcel Map

4. The Final Map shall be prepared in accordance with the City of American Canyon Subdivision Ordinance, the State Subdivision Map Act, the approved tentative map, and these conditions of approval.
5. A current title report (within the past 30 days) shall be submitted with the Final Map.
6. Closure calculations shall be provided at the time of initial Final Map check submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation printout. The points of beginning shall be clearly defined. All lot acreages shall be shown and shall be verifiable from information shown on the closure calculation printout.
7. The developer shall enter into a deferment agreement for the public improvements with the City and pay all applicable fees, which are required, prior to or concurrent with the City's approval of the agreement unless otherwise approved by the City Engineer and/or City Council. Deferment agreement shall be executed prior to the recordation of the map.
8. If the subdivision improvements are required to be completed at a later time, the developer shall enter into a subdivision agreement with the City and pay all applicable fees and post all sureties, which are required, prior to or concurrent with the City's approval of the agreement unless otherwise approved by the City Engineer and/or City Council.

9. The developer shall pay all applicable City fees and charges at the rate and amount in effect at the time such fees and charges become due and payable. Prior to final action by the City Council on this application, the applicant will be provided a detailed list of all of all required fees and when they are due and payable.

#### Dedications, Easements, and Access

10. The developer shall make a 15-foot wide Irrevocable Offer of Dedication (IOD) for right-of-way along the project frontage of Green Island Road.
11. The developer shall grant a 20-foot wide, public storm water easement as shown on the tentative parcel map from Green Island Road to Oswalt Way.
12. The developer shall dedicate a 5-foot public utility easement (PUE) along Green Island Road and Oswalt Way adjacent to the public right-of-way.
13. The developer shall grant a 10-foot wide public easement for an existing public sanitary sewer adjacent to the existing public utility easement as shown on the tentative parcel map.
14. The developer shall reserve a private, 20-foot wide storm water easement as shown on the tentative parcel map.
15. The developer shall reserve a private, 15-foot wide sanitary sewer service lateral for the benefit of Parcel 1 on Parcel 2 to the public sanitary sewer as shown on the tentative parcel map.
16. The developer waives the right of any protest and consents to the formation of, or annexation to, an City Assessment District, Landscape and Lighting District or other mechanism used to construct water, storm drainage and street system improvements and the under-grounding of utility lines.

#### Street Improvements

17. The developer shall design and construct public street improvements along the south side and west side of Green Island Road along the property frontage. The improvements shall consist of widening and half-street improvements of one through lane, parking lane, curb, gutter, sidewalk, drainage facilities, under-grounding of overhead utilities, streetlights, and parkway to the satisfaction of the City Engineer. Said improvements are deferred until the formation of an assessment district or mechanism is created or deemed necessary by the City Engineer.
18. The design and construction of street improvements shall conform to the City of American Canyon Public Works Department Engineering Standard Plans and Specifications for Public Improvements (latest edition) and local ordinances.
19. Any pavement structural section constructed for both public streets and private streets shall be based on the geotechnical report prepared for the project.

#### Water System Improvements

20. The design and construction of water system improvements shall conform to the City of American Canyon Public Works Department Engineering Standard Plans and Specifications for Public Improvements (latest edition) and local ordinances.
21. The location and the number fire hydrants shall be installed in compliance with American Canyon Fire District Protection Regulations.

22. Domestic water services shall be provided by the applicant for all parcels within the subdivision. The applicant shall pay the water charge fees for a building permit prior to its issuance.
23. The developers shall submit final hydraulic calculations to the City Engineer to prove adequacy, size, and location of all proposed water lines based on the approved tentative map. Final sizing of water lines shall be reviewed by the City Engineer during the plan check process and shall be revised at the direction of the City Engineer.

#### Sanitary Sewer Improvements

24. The design and construction of sanitary sewer improvements shall conform to the City of American Canyon Public Works Department Engineering Standard Plans and Specifications for Public Improvements (latest edition) and local ordinances.
25. All proposed public sewer improvements including connections to the existing or proposed sewer system shall be shown on the improvement plans and constructed as part the of site development.
26. Sanitary sewer services shall be provided by the developer for all parcels within the subdivision. The developer shall pay the sewer connection fee for a building permit prior to its issuance.
27. The developer shall submit sanitary sewer calculations to the City Engineer to prove adequacy, size, and location of all proposed sewer lines based on the approved tentative map. Final design of sanitary sewer lines shall be reviewed by the City Engineer during the plan check process and shall be revised at the direction of the City Engineer.

#### Recycled Water Improvements

28. The developer shall design and construct recycled water facilities for landscaping within the public right-of-way.
29. The design and construction of recycled water system improvements shall conform to the City of American Canyon Public Works Department Engineering Standard Plans and Specifications for Public Improvements (latest edition) and local ordinances.

#### Drainage Improvements

30. The design and construction of all storm drainage improvements shall conform to the City of American Canyon Public Works Department Engineering Standard Plans and Specifications.
31. A final drainage study with calculations required to be submitted with the site development plans. Final sizing of storm drain conduits and location of drainage facilities shall be determined prior to approval of the plans and shall be based on the approved tentative map.
32. The site shall detain 90% of the increased post-construction storm water run-off based on a 10 year/2-hour storm event. The facilities may be either on-site or off-site, subject to the discretion of the City Engineer.

#### Utilities

33. Overhead utilities along the project frontage shall be placed underground. Said improvements are deferred until the formation of an assessment district. .

### Grading

34. No grading shall occur on any portion of the site prior to a Design Review permit being approved, and all necessary CEQA review having occurred. A grading plan prepared by a registered civil engineer and geotechnical report shall be submitted to the City prior to issuance of a grading permit.
35. If grading extends into the rainy season (between October 1 and April 15), an erosion control plan shall be included as a part of the improvement plans unless otherwise waived by the City Engineer. Plans shall show any effect on adjacent properties.
36. Upon completion of grading, the developer shall submit a compaction report from geotechnical and certification from a civil engineer or surveyor that the pads are at the correct elevation.
37. The developer shall be responsible for obtaining all necessary permits from all applicable agencies before grading, unless otherwise approved by the City Engineer.

### General

38. Existing public and private facilities damaged during the course of construction shall be repaired by the applicant, at his sole expense, to the satisfaction of the Public Works Director. Services will be maintained throughout construction.
39. Reasonable measures shall be provided for and practiced to minimize any nuisance from dust during grading and construction.
40. The developer shall be responsible for obtaining the necessary Regional Water Quality Control Broad storm water pollution permit for grading and construction.
41. Any fence or structure within public right-of-way shall be relocated outside of the public right-of-way within 60 days after the recordation of the map.
42. Construction and grading activities on the site shall occur between 7:00 am and 6:00 pm Monday through Friday. Work on weekends and holidays require written approval from the City Engineer. If approved, weekend and holiday work shall occur only between 8:00 am and 6:00 on Saturdays, and 10:00 am and 6:00 pm on Sundays and state and federal holidays.
43. Prior to issuing a building permit, the developer shall pay a fee to mitigate potentially significant traffic impacts to SR29, in order to improve the entire corridor through American Canyon.
44. In the event any historic or cultural resources are discovered during the grading, all activities shall cease. A qualified archaeologist shall be retained to preserve, protect, or remove any significant historic or cultural resources.

### **Fire Department**

Keith Caldwell, Fire Chief – (707) 642-2747

45. All Fire Department regulations and requirements shall be implemented prior to Final Map approval.

Recorded		REC FEE	0.00
Official Records			
County of		CC1 ONE CONFORME	1.00
Napa			
JOHN TUTEUR			
Assessor-Recorder-Cou			
		LS	
02:53PM 26-Oct-2006		Page 1 of 13	

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of American Canyon  
300 Crawford Way  
American Canyon, CA 94503

A.P No. 058-030-042, 058-330-001

Location: Jim Oswalt Way

EXEMPT from recording fee pursuant to  
Government Code Section 27383



**AGREEMENT**

THIS DEFERRED IMPROVEMENT AGREEMENT is made by and between City of American Canyon ("City") and Napa Mill Development Company, a California Limited partnership, Nicholas Investments, a California General Partnership, and George S. Nielson and Diann M. Nielson, as Trustees of the Nielson Family Trust dated February 23, 2005, collectively referred to hereafter as ("Developer") and is effective September 7, 2006 ("effective date").

WHEREAS, Developer desires to create three parcels from one parcel of real property, the Napa Mills; located on approximately 12 acres of property on the north side of Jim Oswalt Way and west of Green Island Road (hereinafter described as the "subject property"), located in the City of American Canyon, State of California, at Napa County Assessor's Parcel Numbers 058-030-042 and 058-330-001; and

WHEREAS, the City of American Canyon Planning Commission, by its approval of Resolution No. 2006-03 on May 25, 2006, has approved Developer's project consisting of a Parcel Map (the "Project"), subject to certain conditions which have not been completed for the division of three industrial lots; and

WHEREAS, the Conditions of Approval for Napa Mills Tentative Parcel Map PM 0601-001 (APN 058-030-042 and 058-330-001) required Developer to waive the right of any protest and consent to the formation of, or annexation to, a City Assessment District, Landscape and Lighting District or other mechanism used to construct water, storm drainage and street system improvements and the under-grounding of utility lines; and

## Deferred Improvement Agreement

### Page 2

WHEREAS, the Conditions of Approval for Napa Mills Tentative Parcel Map required Developer to design and construct public street improvements along the south side and west side of Green Island Road along the property frontage, said improvements consisting of widening and half-street improvements of one through lane, parking lane, curb, gutter, sidewalk, drainage facilities, under-grounding of overhead utilities, streetlights, and parkway to the satisfaction of the City Engineer.

WHEREAS, the City has conditioned Santa Clara Warehouse Project to research the feasibility of assessment district for the improvement of Green Island Road; and environs.

WHEREAS, the City agrees to defer the construction of the frontage improvements formation of a Green Island Road Assessment District for a limited period of time pending the;

NOW, THEREFORE, City and Developer agree as follows:

Developer shall satisfy all conditions described below:

1. The improvement shall be deferred until the establishment of the Green Island Road Assessment project, **three** years from the date of execution of this agreement, or site development. Said improvements shall consist of road widening, curb, gutter, sewer, water, storm improvements and under-grounding of overhead utilities on Green Island Road along the subdivision frontage.
2. The developer shall post a surety of 110% of the Engineer's Estimate prepared by Robert A. Karn & Associates, dated March 3, 2006, to ensure the construction of the said improvements.
3. Upon formation of an assessment district or any other mechanism to construct improvements, the developer waives the right of any protest and consents to the formation and annexation to the said district or other mechanism used to construct improvements.
  - a. Cost of design and construction of the Green Island Road improvements will be funded by the Assessment District or other mechanism, such costs to be based on bid prices received by the Assessment District for the Green Island Road Improvement Project. The frontage improvements required under the Conditions of Approvals listed in Resolution No. 2006-03 shall be constructed by the Assessment District as part of the Green Island Road Improvement Project.

4. If the Green Island Road Assessment is not established in the period of three years, the developer shall design and construct as required under the Conditions of Approvals listed in Resolution No. 2006-03 at his own cost, at such time as the City determines it to be necessary to provide access from the project to Green Island Road or to fully provide continuous improvements along a segment of Green Island Road. At that time, the Developer shall execute a subdivision agreement and post the necessary sureties for the construction.

Satisfaction of said conditions is deferred in accordance with the provisions of this Agreement.

1.
  - A. If Developer designs and constructs the improvements, the Developer has the responsibility of completing the above identified conditions in a workmanlike and professional manner and in accordance with the applicable provisions of the standard specifications of the City of American Canyon, as the same may be revised from time to time, and the American Canyon Municipal Code.
  - B. Developer understands that work in the public right-of-way may not be commenced until an encroachment permit is obtained and the required insurance submitted.
  - C. Developer, upon notification for improvements required under paragraph No. 4 above, agrees to submit detailed plans and specifications for the work of improvements necessary to complete the condition(s) set forth in paragraph 1. Such plans and specifications shall be completed and submitted to the City for its review within 60 days after notification and after approval of same construction shall commence in accordance with the notice specified in paragraph 3(A). At the time plans are submitted to City, Developer shall pay all the required inspection fees then in effect. The Department of Public Works, Engineering Division shall be the responsible department for review and approval of such plans and any revisions as well as for inspection of the work. However, City has not and will not make an independent investigation of the job site, soils conditions and other conditions which might affect the design and construction of any improvements to be made to satisfy the conditions of Developer's Project. It is the responsibility of the Developer to design and construct all required improvements in such a manner as to ensure reasonable accomplishment of their purposes. In the event that job conditions require changes in the approved plans, a request for such deviation must be submitted in writing by Developer along with checking and inspection costs for prior approval by the City; no deviation will be allowed without such approval.

## Deferred Improvement Agreement

### Page 4

2. A. If the City of American Canyon determines that there is no further reason to defer construction for the improvements because their construction is necessary for orderly development of the surrounding area, the City shall notify the developer in writing to commence their design, installation and construction. The notice shall be mailed to the current owner or owners of the subject property shown on the latest adopted County Assessment roll. The notice shall describe the work to be done by the Developer/Owner, the time within which the work shall commence and the time within which the work shall be completed (as specified in Paragraph 4, below). Each Owner shall participate on a pro-rata share of a cost of a facility provided by others, the notice shall include the amount to be paid and the time when payments must be made.
  - B. If the Developer/Owner disagrees with the requirements set forth in any notice to commence design and installation of improvements s/he shall, within 20 days of the date the notice was mailed, request a review of the requirements by the City Council of American Canyon. The decision of the City Council shall be binding upon both City and the Developer/Owner.
3. Developer shall, in accordance with the plans cited in Paragraph 2, including all details and notes shown thereon, promptly complete or cause to be completed the required work to the satisfaction of City on or before one year from the expiration date listed in the notice listed in the above Section 2.A. The completion of date may be extended by the Public Works Director on a yearly basis up to a maximum of five years without City Council action. At the option of the City, the Developer's surety shall be made a party to any such written extension. Nor other delay caused by the City shall constitute a waiver of any of the obligations of the Developer or Developer's surety as contained herein.
4. Developer shall allow City's duly authorized representatives access to the work at all times and shall furnish them with every reasonable facility for asserting that the methods, materials and workmanship comply with the requirements and intent of the approved plans. The Developer is required to give at least one day's advance notice of the date upon which work is to commence and the date upon which the work is to be completed. City may reject defective work and require its repair, replacement or removal by Developer, all at no expense to City.
5. The estimated cost of completing the condition(s) described in Paragraph 1 is **\$159,400**, and shall be adjusted annually for inflation per the Engineering News Review commencing one year from the date of this agreement.
6. Developer shall, prior to City's issuance of any necessary permits for the proposal, including building permits, deliver to City a security in a form satisfactory to the City Attorney; either a cash deposit, a corporate surety

bond in the form attached hereto, or an instrument of credit equivalent to 50 percent of the estimate set forth in Paragraph 5 and sufficient to assure City that the condition(s) described in Paragraph 1 will be satisfactorily completed and that all laborers and material suppliers shall be paid. The surety for such security shall be currently admitted to transact surety insurance by the California Department of Insurance and shall carry a Best's rating of no less than A+. The content and manner of posting bonds, instruments of credit or cash shall be done to the satisfaction of the City. Certificates of deposit shall not be deemed to be satisfactory security unless such certificates provide that the City is the owner of record of such funds. City shall be the sole obligee named on any instrument required by this agreement.

7. City shall not be required to exonerate any surety or release any security relating to satisfactory completion of the condition(s) until acceptance of the improvements by the City or, in the case of improvements which will not be dedicated and accepted by City, until the improvements have passed final inspection by City. In addition, release of security and exoneration of sureties will be predicated upon the receipt of required maintenance and/or warranty agreements and security therefore. No improvement shall be accepted by the City unless and until it is free of all liens and encumbrances, free of all material defects and conditions which may create a hazard to the public health, safety or welfare, and until City has received a full set of photo Mylar-reproduced "as-built" plans.
8. In event that the condition(s) are not completed to the satisfaction of the City within the time specified by this agreement, City, in addition to any other remedy at law or equity, may complete such work with its own forces or by contract. By execution of this Agreement, Developer grants City permission to enter onto the subject property as may be necessary or convenient to construct such improvements. In the event of such default by Developer, the surety and any person, firm, partnership, entity, corporate or association claiming any interest in the real property hereinabove described and each of them shall totally reimburse City for the entire cost and from the date of notification of such costs and expenses until paid. Such obligation of reimbursement shall be unlimited by the amount of the estimates hereinabove set forth or by such security as may have been provided to City in connection with this agreement. Such amounts and interest accrued thereon shall constitute a lien on the subject property.
9. It is the intention of the parties hereto that this agreement bind themselves, their heirs, assigns and successors in interest and for the obligations to run with the land. In addition, the parties agree that this agreement shall be recorded by the Developer and by recordation of this agreement; it is the intention of parties to give notice to all future purchasers of this intent to bind as described above. Upon sale or division of the subject property, the terms hereof shall apply separately to each parcel, and the owner of each

## Deferred Improvement Agreement

### Page 6

parcel shall succeed to the obligations imposed on Developer by this agreement.

10. Developer warrants that it is the owner of the real property, or that the owner of the real property consents to the conditions, work of improvements and terms hereof by the execution of this agreement. Developer shall bear the cost of recordation of this agreement or a sufficient memorandum hereof, and no permit shall be issued until proof of recordation is provided to the City.
11. Developer hereby warrants that the design and construction of any improvements required by the condition(s) will not adversely affect any portion of adjacent properties and that all work will be performed in a proper manner and in accordance with all applicable laws and regulations. To the full extent permitted by law, Developer agrees to indemnify, defend, release and save harmless City, its elected officials, officers, employees, and agents from and against any and all claims, suits, liabilities, actions, damages, failure to comply with any current or prospective laws, penalties or causes of actions by any person including Developer, owner, their employees and agents for any personal injury, death or damage to property from any cause whatsoever arising out of or in connection with this agreement or the actions and obligations hereunder or approval of Developer's project. Developer shall so indemnify City its elected officials, officers, employees and agents, regardless of: their passive negligence, their approval of plans or inspection, approval or acceptance of improvement or any limitation on the amount or type of damages or compensation payable by or for development under Workers' Compensation, Disability or other employee benefit acts, or acceptance of insurance certificates required under this agreement, or the terms, applicability or limitations of any insurance held by Developer.
12. In the event any party to this agreement brings an action to enforce or interpret the provision of this agreement, which may only be brought in the State of California Superior Court for the Napa County or in the Northern District of the United States District Court for the State of California, the prevailing party in such action shall be entitled to recover reasonable attorney's fees from the other party. This provision shall be in addition to any provision regarding attorney's fees set forth in the bonds securing the obligations of this agreement.

**Deferred Improvement Agreement  
Page 7**

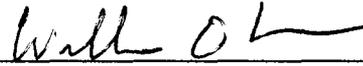
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Dated this 7<sup>th</sup> day of September, 2006.

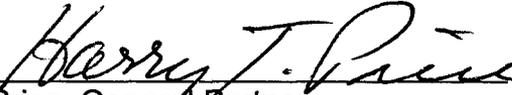
**CITY OF AMERICAN CANYON,**  
a Municipal Corporation

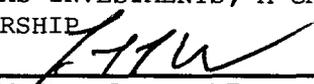
By:   
Richard Ramirez  
City Manager

**APPROVED AS TO FORM:**

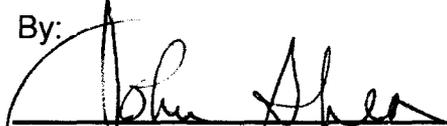
  
William D. Ross  
City Attorney

**NAPA MILL DEVELOPMENT COMPANY  
A CALIFORNIA LIMITED PARTNERSHIP**

By:   
Harry Price, General Partner

NICHOLAS INVESTMENTS, A CALIFORNIA GENERAL  
PARTNERSHIP  
By:   
Todd Walker, General Partner

By:   
Pat Clay, General Partner

By:   
John Shea, General Partner

By:   
George Nielson, Trustee of the Nielson  
Family Trust Dated February 23, 2005

By:   
Dianne M. Nielson, Trustee of the Nielson  
Family Trust Dated February 23, 2005

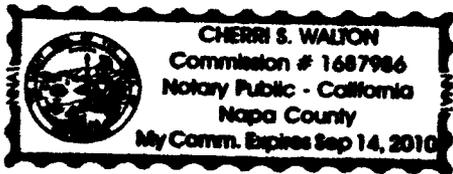
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Napa } ss.

On October 16, 2006 before me, Cherri S. Walton  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Richard Ramirez  
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Deferred Improvement Agreement

Document Date: September 7, 2006 Number of Pages: 8

Signer(s) Other Than Named Above: George & Diann Nielson

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer -- Title(s): \_\_\_\_\_
- Partner --  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

ILLEGIBLE NOTARY SEAL DECLARATION  
(GC 27361.7 and CCP 2015.5)

The notary seal on the document to which this statement is attached reads as follows:

Name of Notary Cherri S. Walton

Date Commission Expires September 14, 2010

County of Commission Napa

Commission Number 1687986

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct."

Today's Date 10/20/06



Signature of Declarant:

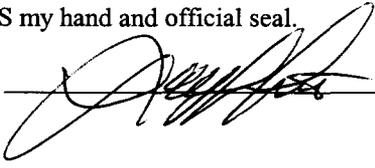
Cherri S. Walton

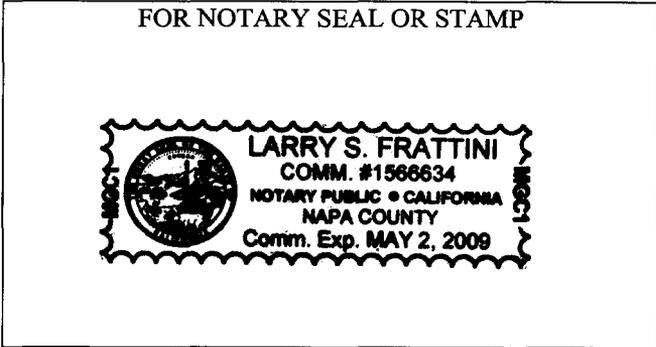
Printed Name

STATE OF CALIFORNIA  
COUNTY OF NAPA

} SS:

On 9/29/06, before me, **Larry S. Frattini**, Notary Public, personally appeared **Harry T. Price**, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature 

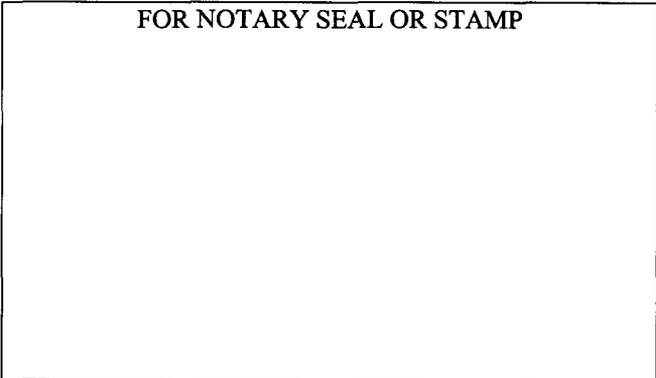


STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

} SS:

On \_\_\_\_\_, before me,  
\_\_\_\_\_, Notary Public  
personally appeared \_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature \_\_\_\_\_



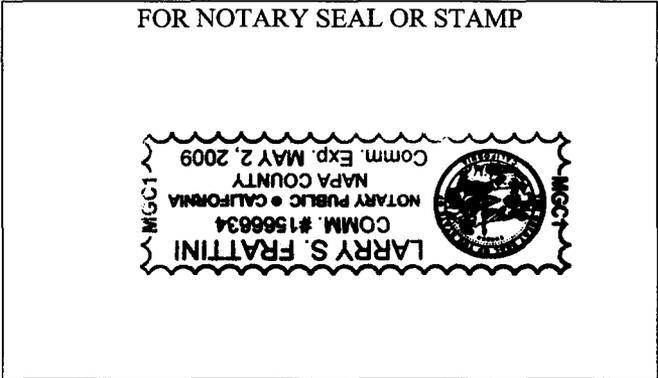
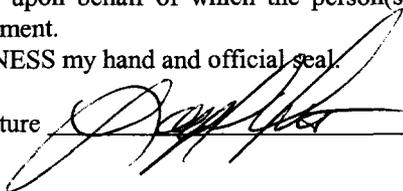
STATE OF CALIFORNIA  
COUNTY OF NAPA

} SS:

On 10/2/06, before me, **Larry S. Frattini** Notary Public, personally appeared **Todd Walker, Pat Clay and John Shea**, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

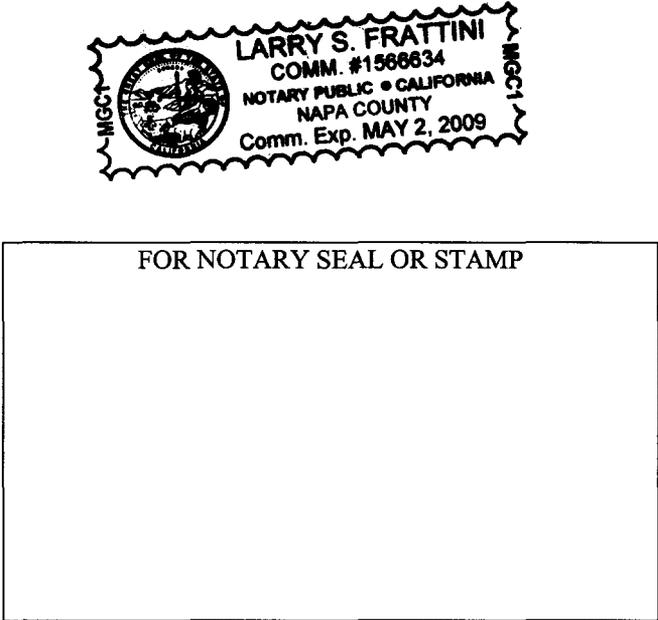


STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

} SS:

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public personally appeared \_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature \_\_\_\_\_





**APPROVED AS TO CONTENT:**



---

Robert C. Weil  
Public Works Director

Entity ID 1111GI	Name 1111 Green Island LLC	Acct No 1600-000	Invoice 0276519	Date 6/30/2023	P.O. Num	Reference 2006 Deferred Improver	Amount 270,494.00
Payor: BREF2 1111 Green Island LLC Payee: CITY OF AMERICAN CANYON							Check No. 001133 Check Amount 270,494.00

Retain this statement for your records

www.cityofamericancanyon.org  
City of American Canyon  
4381 Broadway, Suite 201  
American Canyon, CA 94503  
(707)647-4364

07/14/2023 9:10 AM  
Receipt No. 00869952  
Account Number(s) and Payment  
AR 023862 - 2003130 270,494.00

Payment Detail:  
1111 Green Island Rd 200  
6 Deferred Improvement A  
greement 270,494.00

Svc Add:

Total 270,494.00  
Check 1133 270,494.00  
Check Number: 1133  
Change 0.00

Account Balance:  
\$0.00

Customer Number:023862  
Transwestern  
2175 N California Blvd

Thank you for your payment!  
Gracias!

Cashier: sryan  
Station: AMC-CH-DT05  
00714-07-2023  
Printed: 07/14/2023 09:10



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## **TITLE**

Watson Ranch Specific Plan and General Plan Technical Amendment

## **RECOMMENDATION**

Take the following actions related to the General Plan and Watson Ranch Specific Plan:

1. Adopt a Resolution of the City Council of the City of American Canyon amending the General Plan to ensure consistency with and between the General Plan and the Watson Ranch Specific Plan.
2. Waive first reading, read by title only, and adopt an Ordinance by the City Council of the City of American Canyon amending the Watson Ranch Specific Plan.

## **CONTACT**

Brent Cooper, AICP, Community Development Director

## **BACKGROUND & ANALYSIS**

The Watson Ranch Specific Plan (WRSP) is a comprehensive planning document that encompasses 309-acres and will contribute significantly to the identity of American Canyon with its unique draw of new residential neighborhoods and the Napa Valley Ruins & Gardens (NVRG). The WRSP area is located north of Vintage Ranch; east of the Union Pacific Rail Line; west of the City limits, and generally south of Watson Lane. On January 31, 2023, the City Council approved the WRSP, amended the General Plan to maintain consistency with the WRSP, and certified the Final Environmental Impact Report (State Clearinghouse Number 2015022030). A Project setting map is included as Attachment 0.1.

Land ownership within the WRSP is shared by two property owners - American Canyon 1, LLC (AC-1, LLC) and the Newell Family. AC-1, LLC owns approximately 252 acres and the Newell Family owns approximately 57 acres. A map depicting the WRSP ownership is included as Attachment 0.2.

The WRSP project development program includes 1,253 market rate dwelling units allocated among Medium and High residential densities. Required inclusionary (affordable) housing is not subject to the 1,253 market rate dwelling unit limit. The project also includes a 200-room hotel, amphitheatres, and 234,000 square feet of commercial development, parks, trails, and a school site. The current WRSP Land Use Map is included as Attachment 0.3.

As a policy framework, the WRSP by necessity will require amendment from time-to-time to provide appropriate modifications to address current needs and improved ideas. For example, on June 4, 2019, the City Council amended the General Plan to accommodate technical revisions to the Watson Ranch Specific Plan (Resolution 2019-40) and approved the first amendment to the WRSP (Ordinance 2019-05).

Today, the community is taking shape. Since 2019, the City has approved numerous discretionary applications that have resulted in a Development Agreement; Large Lot Vesting Tentative Map; Street and Park Dedications; Design Permits for the Lemos Pointe Apartments, Artisan and Harvest single-family homes; Tentative and Final Maps for single family subdivisions; the NVRG Hotel and Condominiums; two NVRG Amphitheaters; and approval of ministerial construction permits.

In 2022, the applicant, American Canyon 1-LLC, proposed a General Plan Amendment and WRSP amendment to implement improved ideas for a more efficient roadway circulation, park locations, public school needs, and clarification of narrative language and policy descriptions throughout the Specific Plan document (File No. PL22-0023). There is no proposed change to the number of allowable market rate residential dwelling units, and only refinements to commercial development intensity assumptions. Notable changes to the WRSP include the following:

- Amendment to the General Plan Land Use Element map (See Attachment 1.1);
- Amendment to the General Plan Circulation Element map (See Attachment 1.2);
- Development Phasing revised from a geographical approach to market-based at the Developer’s discretion;
- Replace the elementary school site with a larger Park and Medium Density Residential (MDR-16) zoning;
- Relocate a 2-acre community plaza with an approximately 20,000 square foot community center from the NVRG site to an alternate park location;
- Rename “Loop Road” to “Marcus Road”;
- Revise Newell Drive south of Rio Del Mar East from a 4-lane arterial to a 2-lane Collector;
- Add a local road segment “Mallen Way” between Rio Del Mar East and Newell Drive;
- Delete Implementation Plan WRSP Section 9.3.5.8 regarding Newell Drive extension north of the Project site to SR-29 at Green Island Road; and
- Various clerical and word clarification amendments throughout the document

A “clean” (non-redline) copy of the WRSP with proposed changes is included as Attachment 2.1. A redline copy depicting changes to the WRSP is included as Attachment 3.

On May 25, 2023, the Planning Commission conducted a public hearing on the project and unanimously recommended City Council approval of the proposed General Plan Amendment and Specific Plan Amendment.

On June 7, 2023, the Open Space, Active Transportation, and Sustainability (OSATS) Commission

reviewed amendments to the bicycle trail plan.

On August 10, 2023, the Parks & Community Services (PCS) Commission reviewed amendments to the park plan.

#### *School Site Redesignation*

The WRSP designates 10.1 acres for a proposed Elementary School. This property was designated in compliance with a private 2016 agreement (School Agreement) between the WRSP Property Owners and the Napa Valley Unified School District (NVUSD). The WRSP Applicant informed staff that they are in discussions with the NVUSD on changes to the school district agreement that is expected to result in the school site no longer being needed.

In anticipation of the School Agreement modification, the elementary school site has been designated to a park site, and a portion allocated to a proposed 25 single family lot extension of the Harvest Single Family neighborhood.

#### *Newell Family Property*

The WRSP amendment, proposed by American Canyon 1, LLC includes land use changes on the Newell Family property. Subsequent to the WRSP amendment application submittal, the Newell Family submitted the Promontory project which encompasses the entire Newell Family property. Fortunately, the Promontory project can be accommodated with the existing and proposed WRSP policy framework. On May 22, 2023, staff received a letter from the Newell Family representative, Steve Reilly of 330 Land Company LLC. A copy of the 330 Land Company letter and staff response is included as Attachment 4.

#### *Traffic Impacts*

Fehr & Peers, a Registered Traffic Engineering firm, prepared the original traffic analysis for the 2018 WRSP Environmental Impact Report. To evaluate the proposed WRSP amendment, Fehr & Peers prepared a May 5, 2023 trip generation memorandum that compares the revised WRSP land use with the certified WRSP EIR land use.

Changes from the 2018 EIR Land Use Assumptions include:

- Deletes traffic from the 600-student Elementary School (replaced by park acreage)
- Deletes 24,780 square foot Office Use (replaced with newer uses at NVRG)
- Deletes a proposed 20,000 square foot Community Center (the Center is unfunded with no scheduled construction timeframe)

Refined Commercial use assumptions at NVRG include:

- 200-room Hotel
- 19,580 sf Artisan Shops (NVRG 9)
- 3,000 sf Fine Dining Restaurant (NVRG 11)
- 5,710 sf Pizza Service (NVRG 2)

- 5,510 sf Brewery Tap Room (NVRG 12 + 13)
- 4,630 sf Wine Tasting Room (NVRG 7)
- 12,195 sf Distillery (NVRG 3 + 18)
- 0.67-acre Open Space Uses (NVRG 21 + 22 + 23)
- 4,240 sf Catering Kitchen (NVRG 10)
- 1,380 sf Takeout Food Service (NVRG 6)
- 30,000 sf Event Space Buildings (NVRG 4 + 5 + 15)
- 12,000 sf Derail Skate Park (NVRG 26)
- 0.6-acre Farmer's Market (NVRG 24)
- 10,000 sf Food Truck Venue (NVRG 25)
- 3,250-seat Quarry Amphitheater (NVRG 19)
- 750-seat Fig Tree Amphitheater (NVRG 16)

Based on the refined trip generation assumptions, the potential net new weekday vehicle trips generated by the revised WRSP Build-out would be less than or similar to the certified WRSP EIR.

For this reason, the proposed WRSP amendment is covered by the certified WRSP EIR. No additional analysis or mitigation measures are necessary. A copy of the May 5, 2023 Fehr & Peers traffic memorandum is included as Attachment 5.

*Public Comments:* Prior to the Planning Commission meeting, the project was announced through the City's GovDelivery system on May 10, 2023 which has a subscriber list of approximately 3,800 email addresses. A public hearing notice was sent by GovDelivery on May 12, 2023. The project was also published in the Vallejo Times Herald on May 13, 2023. A public hearing reminder was sent by GovDelivery on May 24, 2023. Staff received one comment in response to outreach. A copy of the letter and staff's response is included as Attachment 6.

Prior to the City Council meeting, a public hearing notice was sent by GovDelivery on June 9, 2023 and the project was published in the Vallejo Times Herald on June 10, 2023. A project public hearing reminder was sent by GovDelivery on June 15, 2023.

#### *Napa Airport Land Use Compatibility*

According to the California Airport Land Use Handbook, Article 3.5 of the SAA (PUC Section 21676(a)), a Specific Plan amendment must be referred to the local Airport Land Use Commission (ALUC) for a determination whether the proposed action is consistent with the airport land use compatibility plan. The Napa County ALUC staff has previously stated that they prefer the ALUC to review projects after the Planning Commission has made its recommendation, and before City Council action.

Since the WRSP amendment is proposed by a private developer, the applicant will communicate with the ALUC staff and submit applicable correspondence to the City prior to final City Council action on the project.

## **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**

A Fiscal Impact Analysis (FIA) was prepared for the WRSP at the time of the original approval. This FIA concluded that the proposed development will create a positive overall fiscal impact on the City's General Fund.

## **ENVIRONMENTAL REVIEW**

The proposed Watson Ranch General Plan Amendment and Specific Plan changes are consistent with the Project FEIR (SCH# 2015022030) and the Watson Ranch Specific Plan Development Agreement (Ordinance 2019-06, Agreement 2019-A107). In accordance with CEQA, the Watson Ranch Specific Plan Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines § 15168. There is no substantial evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approvals sought are contemplated under the Project FEIR analysis.

## **ATTACHMENTS:**

[01. Project Setting Map](#)

[0.2. WRSP Ownership Map](#)

[0.3. Existing WRSP Land Use Map](#)

[1. CC Reso WRSP GPA](#)

[1.1. Exhibit A Revised WRSP SP Land Use Amendment - Final Draft \(4-11-2023\)](#)

[1.2. Exhibit B Revised Circulation Element Map WRSP](#)

[2. CC WRSP Ordinance](#)

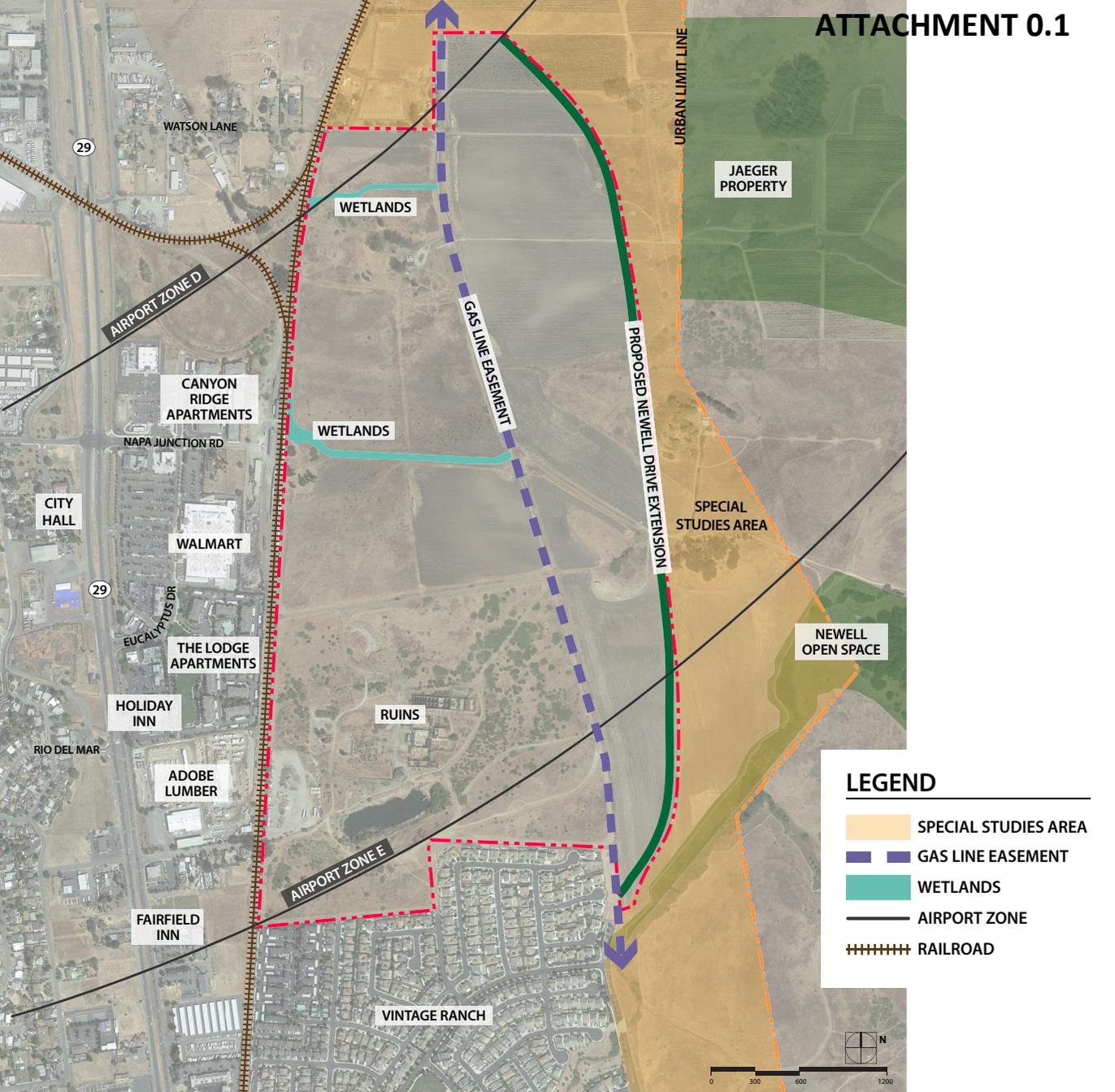
[2.1. Exhibit A WRSP Amendment - Final Draft May2023](#)

[3. REDLINE WRSP-Amendment\\_May 2023](#)

[4. 330 Land Company LLC Letter and Staff Response](#)

[5. Fehr & Peers Trip Generation Memo](#)

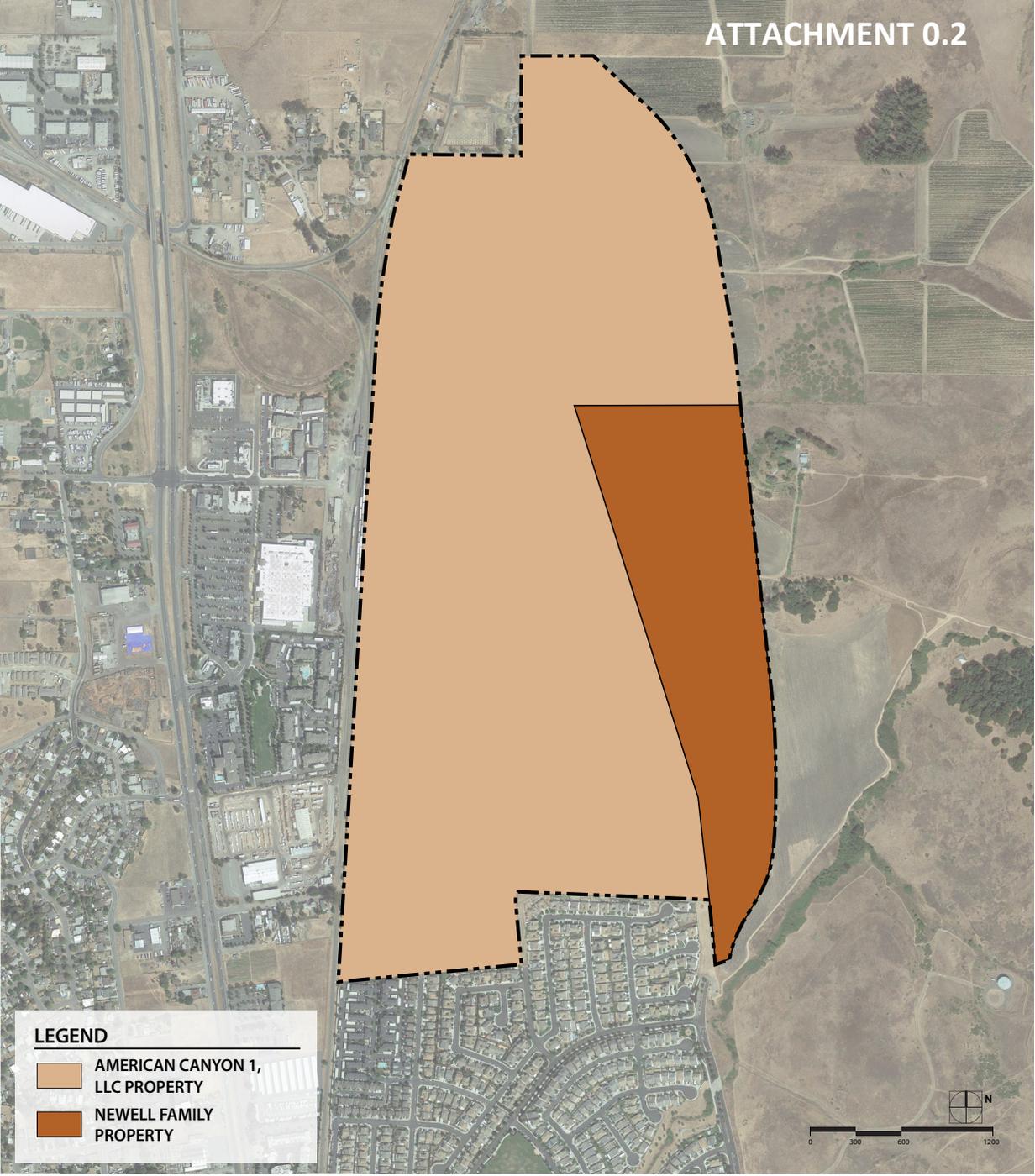
[6. Watson Ranch Specific Plan Amendment Project Comments](#)



**LEGEND**

-  SPECIAL STUDIES AREA
-  GAS LINE EASEMENT
-  WETLANDS
-  AIRPORT ZONE
-  RAILROAD





**LEGEND**

-  AMERICAN CANYON 1, LLC PROPERTY
-  NEWELL FAMILY PROPERTY



Existing (2019) Watson Ranch Specific Plan Land Use Map

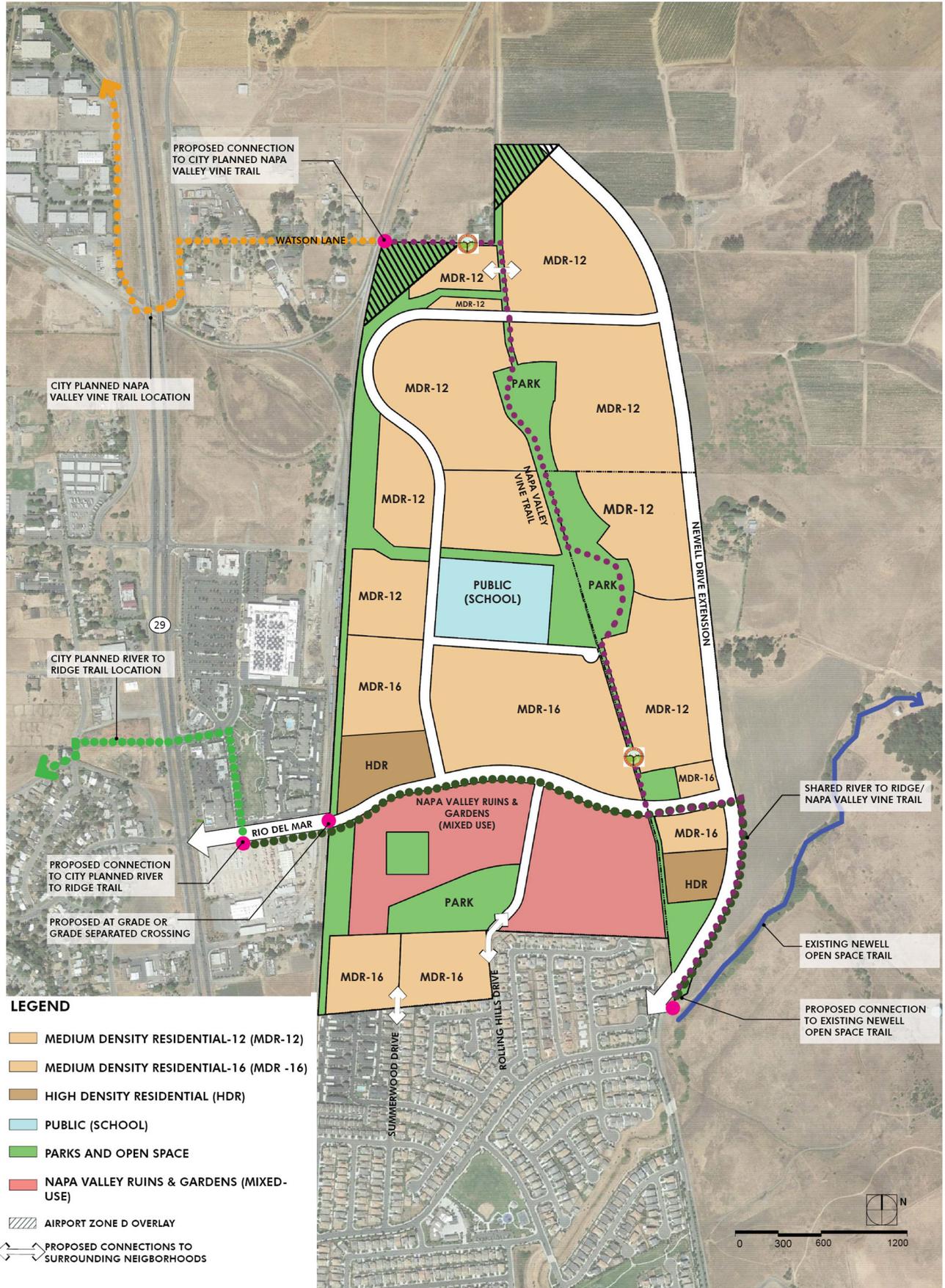


Figure 4.2: Specific Plan Land Use Map

**RESOLUTION NO. 2023-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING THE GENERAL PLAN TO ENSURE CONSISTENCY WITH AND BETWEEN THE GENERAL PLAN AND THE WATSON RANCH SPECIFIC PLAN; AND AMEND THE WATSON RANCH SPECIFIC PLAN (PL22-0023)**

**WHEREAS**, pursuant to Section 65300 of the State Planning and Zoning Law (Gov. Code§ 65000 *et seq.*), 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**, Section 65358 of the State Planning and Zoning Law provides that the City Council may amend all or part of the General Plan if it deems the amendment to be in the public interest; and

**WHEREAS**, the Watson Ranch Specific Plan (WRSP) is a comprehensive planning document that encompasses 309-acres and will contribute significantly to the identity of American Canyon with its unique draw of new residential neighborhoods and the Napa Valley Ruins & Gardens (NVRG); and

**WHEREAS**, the WRSP area is located within north of Vintage Ranch; east of the Union Pacific Rail Line; west of the City limits, and generally south of Watson Lane; and

**WHEREAS**, on October 16, 2018, the City Council of the City of American Canyon amended the General Plan to recognize and ensure consistency with and between the City of American Canyon General Plan and the Watson Ranch Specific Plan; and

**WHEREAS**, on October 16, 2018, the City Council certified the Watson Ranch Specific Plan Draft and Final Environmental Impact Report (collectively, the "WRSP Final EIR") pursuant to the California Environmental Quality Act (Pub. Res. Code§ 21000 *et seq.*, ("CEQA")); and

**WHEREAS**, on November 6, 2018, the City Council of the City of American Canyon adopted the Watson Ranch Specific Plan by Ordinance pursuant to Municipal Code Chapter 19.12.020, establishing it as the regulating document for the development of the Watson Ranch Specific Plan site; and

**WHEREAS**, the Watson Ranch Specific Plan (WRSP) is a detailed planning document which provides a land use and policy framework for future development of approximately 309 acres within the City of American Canyon; and

**WHEREAS**, as a policy framework for development of 309 acres, the WRSP by necessity will require amendment from time-to-time to provide appropriate modifications to address current needs and improved ideas; and

**WHEREAS**, on June 4, 2019, the City Council of the City of American Canyon amended the General Plan to accommodate technical revisions to the Watson Ranch Specific Plan (Resolution 2019-40); and

**WHEREAS**, on June 18, 2019, the City Council of the City of American Canyon approved the first amendment to the WRSP (Ordinance 2019-05); and

**WHEREAS**, subsequent to June 18, 2019, the City of American Canyon has approved numerous implementing discretionary applications that have resulted in a Development Agreement; Large Lot Vesting Tentative Map; Street and Park Dedications; Lemos Pointe Apartments, Artisan and Harvest single-family homes; Tentative and Final Maps for single family subdivisions; the NVRG Hotel and Condominiums; two NVRG Amphitheaters; and approval of ministerial construction permits; and

**WHEREAS**, without changing the approved residential and commercial development intensity, the applicant, AC1-LLC, proposed a General Plan Amendment and Watson Ranch Specific Plan Amendment to implement improved ideas for a more efficient roadway circulation, park locations, public school needs, and clarification of narrative language and policy descriptions throughout the Specific Plan document (PL22-0023); and

**WHEREAS**, the proposed General Plan Circulation Element amendment is the first of four permissible Calendar Year 2023 Land Use Element amendments in accordance with California Government Code Section 65358; and

**WHEREAS**, the proposed General Plan Land Use Element amendment is the second of four permissible Calendar Year 2023 amendments in accordance with California Government Code Section [65358](#); and

**WHEREAS**, the WRSP amendments may be adopted under the authority of the Specific Plan Statutes (Gov. Code §§ 65450-65457) of the Planning and Zoning Law (Gov. Code§ 65000 et seq.) and the City Specific Plan District standards (American Canyon Municipal Code Title 19, Chapter 19.17); and

**WHEREAS**, on May 25, 2023, the City of American Canyon Planning Commission conducted a public hearing and unanimously recommended approval of the Watson Ranch General Plan Amendment; and

**WHEREAS**, on August 15, 2023, the City of American Canyon City Council conducted a public hearing, at which time all those in attendance were given the opportunity to speak on the Watson Ranch General Plan Amendment.

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

**SECTION 1.** Find, based on the following evidence and as required by State Law on General Plan Amendments:

- a. The proposed amendment is deemed to be in the public interest.

*The General Plan Amendment is in keeping with General Plan policies to ensure development of a Town Center physically and functionally serves as the symbolic and identifiable focus of community activities for the City of American Canyon, includes a mix of uses such as commercial, visitor serving facilities, event centers, housing, parks and other amenities, provides for the extension of both Newell Drive northward and Rio Del Mar or S. Napa Junction Road from Newell to SR 29; and improves roadway circulation by straightening out and renaming "Loop Road" to "Marcus Road"; adding a minor collector "Mallen Way" between Rio Del Mar East and Newell Drive; realigning Rio del Mar East between the Union Pacific rail line and Newell Drive; and revising Newell Drive south of Rio Del Mar East from a 4-lane arterial to a major collector.*

- b. The proposed amendment is consistent and compatible with the rest of the General Plan

and any implementation programs that may be affected.

*The amendment is consistent with the Policies 1.19.8 and 1.19.9 requiring the determination of residential densities. The Circulation Element amendments are consistent with Circulation Element Guiding Policy 1.1 to provide safe and convenient access to activities in the community with a well-designed local roadway system that include a hierarchy of roadways to encourage and foster a strong sense of community and safety, as well as the “home town” feeling by creation of a town center through land use and circulation planning; and improve a hierarchy of roadway networks to achieve and maintain acceptable traffic LOS and provide a Citywide system of bicycle lanes and recreational trails that improve accessibility without the use of an automobile.*

- c. The potential impacts of the proposed amendment in the land use designation have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.

*The proposed General Plan Amendment maintains the current residential and commercial building intensity and provides an improved roadway circulation system. Thus, the General Plan Amendment will not adversely affect the public health, safety, and welfare in that it conforms with remaining portions of the City, representing growth anticipated in the General Plan and places higher density housing closer to commercial services.*

- d. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

*The amendment modifies the alignment of Rio Del Mar East and Marcus Road; adds Mallen Way to improve access within Watson Ranch and the new Hotel and condominiums; and revises Newell Drive south of Rio Del Mar to a Major Collector, which is consistent with the Newell Drive designation north of Rio Del Mar. Without making any change to the resident and commercial building intensity within Watson Ranch, the proposed land use amendments increase park acreage and reflect the lack of need to designate an elementary school site within the Specific Plan. The proposed building intensity was thoroughly analyzed under the certified WRSP Final EIR. The certified WRSP Final EIR includes mitigation measures, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program.*

**SECTION 2:** Based on findings described above, recommend the City Council of the City of American Canyon amends the General Plan as follows:

1. Land Use Element

- a. Amend the General Plan Map (Land Use Map) Figure 1-1 to incorporate the revised Land Use Plan set forth in the amended WRSP (Figure 4.1) and incorporated into this resolution as Exhibit A.
- b. Amend the Land Use Element Policy 1.19.5 to read as follows: Require that the Town Center Residential Neighborhoods provide sites for public parks, with the size of facilities corresponding to the future population of the Town Center and which may allow community facilities that support residences.

2. Circulation Element

- a. Amend Figure 3 (Major Circulation Improvements) of the Circulation Element to incorporate the revised Circulation Plan set forth in this amended WRSP (Figure 7.1) and incorporated into this resolution as Exhibit B. Amendments consist of:
  - Adding Marcus Road (formerly Loop Road) between Rio Del Mar East and Newell Drive as a “Minor Collector” roadway classification.
  - Changing the roadway classification of Newell Drive between Rio Del Mar East and the south project boundary to “Major Collector.”
  - Realigning Rio Del Mar between the Union Pacific rail line and Newell Drive.

The above amendments to the Land Use Element and Circulation Element are consistent with the Goals, Objectives, and Policies of the General Plan, which remain otherwise unchanged.

**SECTION 3: CEQA FINDINGS: Regarding Environmental Review pursuant to the California Environmental Quality Act (CEQA)**

1. This Amendment does not increase the total number of dwelling units and commercial square footage established by the WRSP. Therefore, the environmental impacts of the WRSP Project which included the Specific Plan were adequately considered in the certified Final EIR for the Watson Ranch Specific Plan Project (SCN. 2015022030) which includes findings, a Statement of Overriding Considerations for the Project, and a Mitigation Monitoring and Reporting Program.
2. Approval of the Specific Plan Amendment based on the Final EIR, the Statement of Overriding Considerations for the Project, and the Mitigation Monitoring and Reporting Program complies with CEQA.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 15<sup>th</sup> day of August, 2023, by the following vote:

AYES:  
 NOES:  
 ABSTAIN:  
 ABSENT:

\_\_\_\_\_  
 Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
 Taresa Geilfuss, CMC, City Clerk

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

- Exhibits
- A. Revised WRSP General Plan Land Use Plan
  - B. Revised Circulation Element Map

EXHIBIT A

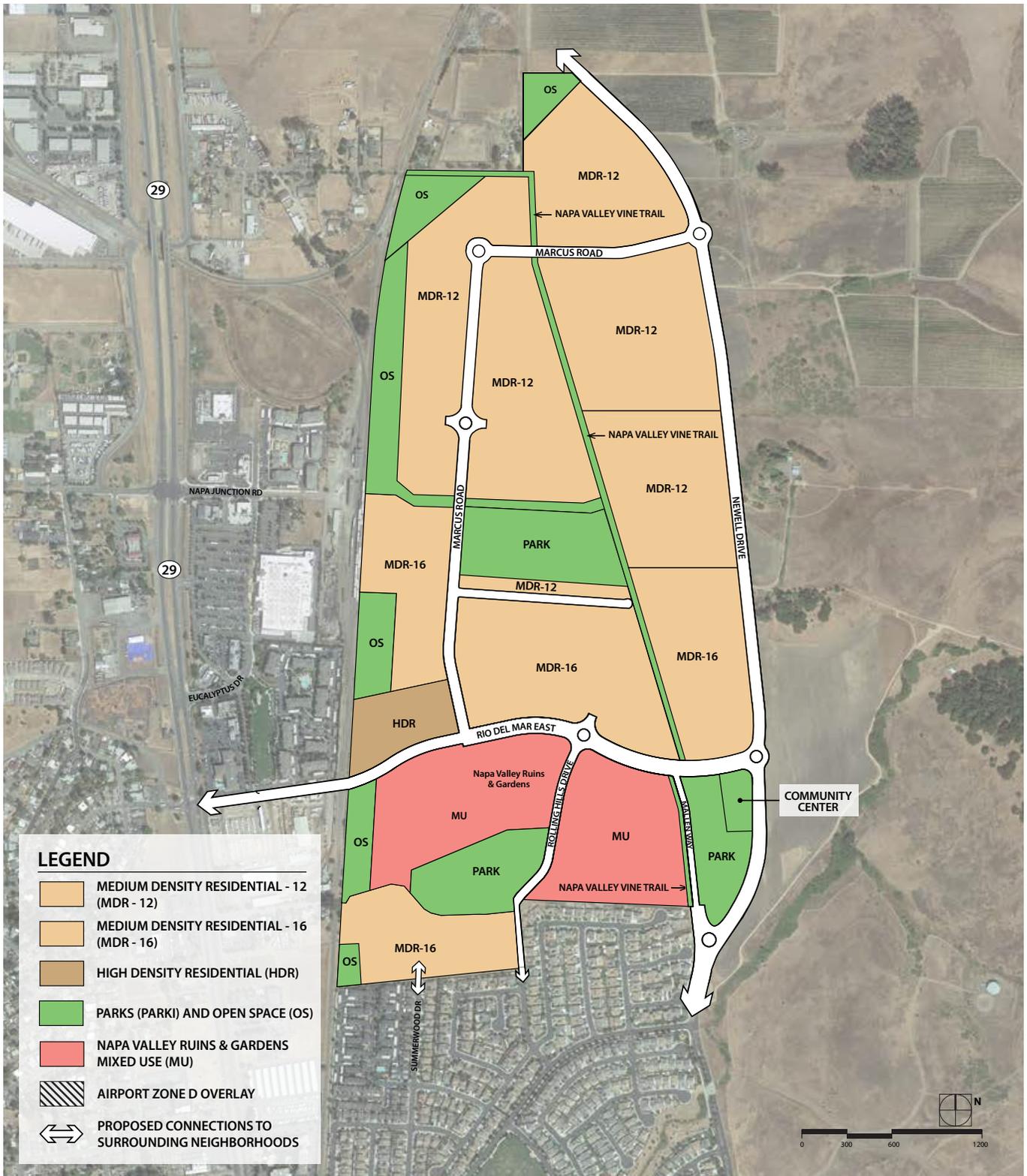
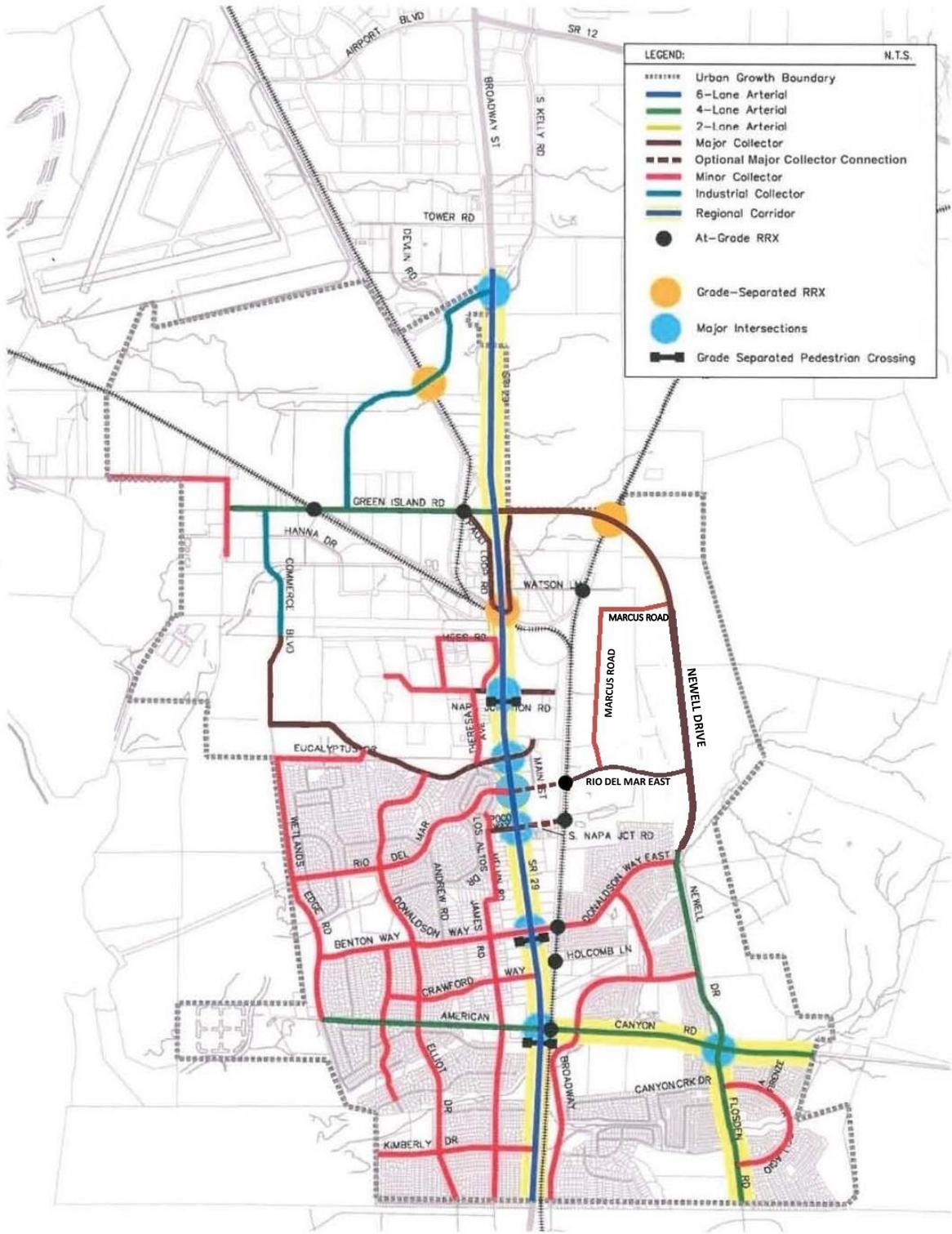


Figure 4.2: Specific Plan Land Use Map

EXHIBIT B

ATTACHMENT 1.2

FIGURE 3:  
CIRCULATION MAP



**ORDINANCE NO. 2023-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING THE WATSON RANCH SPECIFIC PLAN (PL22-0023)**

**WHEREAS**, pursuant to Section 65300 of the State Planning and Zoning Law (Gov. Code § 65000 *et seq.*), 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**, Section 65358 of the State Planning and Zoning Law provides that the City Council may amend all or part of the General Plan if it deems the amendment to be in the public interest; and

**WHEREAS**, the Watson Ranch Specific Plan (WRSP) is a comprehensive planning document that encompasses 309-acres and will contribute significantly to the identity of American Canyon with its unique draw of new residential neighborhoods and the Napa Valley Ruins & Gardens (NVRG); and

**WHEREAS**, the WRSP area is located within north of Vintage Ranch; east of the Union Pacific Rail Line; west of the City limits, and generally south of Watson Lane; and

**WHEREAS**, on October 16, 2018, the City Council of the City of American Canyon amended the General Plan to recognize and ensure consistency with and between the City of American Canyon General Plan and the Watson Ranch Specific Plan; and

**WHEREAS**, on October 16, 2018, the City Council certified the Watson Ranch Specific Plan Draft and Final Environmental Impact Report (collectively, the "WRSP Final EIR") pursuant to the California Environmental Quality Act (Pub. Res. Code § 21000 *et seq.*, "CEQA"); and

**WHEREAS**, on November 6, 2018, the City Council of the City of American Canyon adopted the Watson Ranch Specific Plan by Ordinance pursuant to Municipal Code Chapter 19.12.020, establishing it as the regulating document for the development of the Watson Ranch Specific Plan site; and

**WHEREAS**, the Watson Ranch Specific Plan (WRSP) is a detailed planning document which provides a land use and policy framework for future development of approximately 309 acres within the City of American Canyon; and

**WHEREAS**, as a policy framework for development of 309 acres, the WRSP by necessity will require amendment from time-to-time to provide appropriate modifications to address current needs and improved ideas; and

**WHEREAS**, on June 4, 2019, the City Council of the City of American Canyon amended the General Plan to accommodate technical revisions to the Watson Ranch Specific Plan (Resolution 2019-40); and

**WHEREAS**, on June 18, 2019, the City Council of the City of American Canyon approved the first amendment to the WRSP (Ordinance 2019-05); and

**WHEREAS**, subsequent to June 18, 2019, the City of American Canyon has approved numerous implementing discretionary applications that have resulted in a Development Agreement; Large Lot Vesting Tentative Map; Street and Park Dedications; Lemos Pointe Apartments, Artisan and Harvest single-family homes; Tentative and Final Maps for single family subdivisions; the NVRG Hotel and Condominiums; two NVRG Amphitheaters; and approval of ministerial construction permits; and

**WHEREAS**, without changing the approved residential and commercial development intensity, the applicant, AC1-LLC, proposed a General Plan Amendment and Watson Ranch Specific Plan Amendment to implement improved ideas for a more efficient roadway circulation, park locations, public school needs, and clarification of narrative language and policy descriptions throughout the Specific Plan document (PL22-0023); and

**WHEREAS**, on May 25, 2023, the City of American Canyon Planning Commission conducted a public hearing and unanimously recommended approval of the Watson Ranch General Plan Amendment and Watson Ranch Specific Plan Amendment; and

**WHEREAS**, on August 15, 2023, the City of American Canyon City Council conducted a public hearing and approved the Watson Ranch Specific Plan General Plan Amendment; and

**WHEREAS**, on August 15, 2023, the City of American Canyon City Council conducted a public hearing, at which time all those in attendance were given the opportunity to speak on this Watson Ranch Specific Plan Amendment.

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

**SECTION 1. Findings to Approve the Specific Plan Amendment in accordance with American Canyon Municipal Code Section 19.17.080**

- A. The distribution, location and extent of land uses, including open space, as depicted in the specific plan is consistent with the general plan.

*The Watson Ranch Specific Plan sets forth the land uses, residential densities, non-residential intensities, permitted and conditional uses, development standards, and design guidelines for the WRSP Area and further implements the Policies set forth for the Town Center land use designation. The Watson Ranch Specific Plan is consistent with the General Plan. This Amendment has a corresponding amendment to the General Plan and is therefore consistent.*

- B. The specific plan provides for public infrastructure and services needed to support the land uses described in the plan, including adequate distribution, location, extent and intensity of transportation, sewage, water, drainage, solid waste disposal, energy, parks, community facilities and other essential facilities.

*The Specific Plan does set forth the design for roadways, water, wastewater, recycled water, storm drainage systems, parks and other community facilities necessary to support the land*

*uses described in the plan. Specifically, Chapters 4, 5, 7 and 8 of the WRSP address these facilities. This Amendment is consistent with the provision of these facilities.*

- C. The standards and development criteria, including requirements for resource utilization, will ensure that development proceeds in an orderly fashion and maintains a high level of quality.

*Chapter 6 of the WRSP sets forth development standards which are supplemented by Design Guidelines in Appendix A. The development standards and design guidelines together promote efficient resource utilization, best practices, and sustainability to ensure a high level of quality. Further Chapter 9, Implementation, sets forth the phasing program to ensure the development proceeds in an orderly fashion. This Amendment does not alter the standards and development criteria set forth in the Specific Plan and is therefore consistent.*

- D. The specific plan contains implementation measures, including financing programs, to ensure that development is supported by adequate infrastructure as it occurs.

*WRSP Chapter 9, Implementation, sets forth the financing principles and policies, identifies different financing mechanisms, and sets forth phasing of supporting infrastructure. This Amendment supports the provisions of the Development Agreement which, consistent with the Specific plan, provides further clarity on financing and phasing of infrastructure. Therefore, this Amendment does not materially alter the implementation plan set forth in the Specific Plan and is therefore consistent.*

- E. The site is suitable for the type and intensity of development proposed.

*As determined through the initial existing conditions analysis and the preparation of the WRSP Final EIR, the WRSP site is suitable for the type and intensity of the proposed development associated with this Amendment. The Amendment does not alter the type and intensity of development proposal and is therefore consistent.*

- F. The flexibility in development standards afforded by the specific plan process has resulted in a project providing more superior design and amenities than would occur under more traditional zoning practices, and the project provides clear and substantial benefit to the city.

*The WRSP Project implements the General Plan for the Town Center land use designation, consistent with Objective 1.19 of the General Plan: "Provide for the development of a Town Center that physically and functionally serves as the symbolic and identifiable focus of community activities and events for the City of American Canyon and which is a regional destination within Napa Valley." General Plan Policy 1.19.7 designated that the land uses in this area be developed pursuant to one or more specific plans. The WRSP includes Development Standards and Design Guidelines that promote diverse neighborhood design and integrated housing types. It further provides for the creation of a "Town Center" through the renovation of the cement factory ruins while preserving the unique character of this site feature. This Amendment does not alter the flexibility in development standards, the superior design or amenities of the Specific Plan and is therefore consistent.*

**SECTION 2:** Based on the findings described above, the City Council of the City of American Canyon hereby amends the Watson Ranch Specific Plan as depicted in Exhibit A to this Ordinance.

**SECTION 3: CEQA FINDINGS: Regarding Environmental Review pursuant to the California Environmental Quality Act (CEQA)**

1. This Specific Plan Amendment does not change the total number of dwelling units and commercial square footage established by the WRSP. Therefore, the environmental impacts of the WRSP Project which included the Specific Plan were adequately considered in the certified Final EIR for the Watson Ranch Specific Plan Project (SCN. 2015022030) which includes findings, a Statement of Overriding Considerations for the Project, and a Mitigation Monitoring and Reporting Program.
2. Approval of the Specific Plan Amendment based on the Final EIR, the Statement of Overriding Considerations for the Project, and the Mitigation Monitoring and Reporting Program complies with CEQA.

**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 15<sup>TH</sup> day of August, 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

ATTEST:

---

Taresa Geilfuss, CMC, City Clerk

---

Leon Garcia, Mayor  
APPROVED AS TO FORM:

---

William D. Ross, City Attorney

Exhibits

A. Revised Watson Ranch Specific Plan

EXHIBIT A

# WATSON RANCH SPECIFIC PLAN

**SPECIFIC PLAN AMENDMENT  
APRIL 2023**



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# ACKNOWLEDGEMENTS

## City of American Canyon

### City Council

Leon Garcia, Mayor

Pierre Washington, Council Member

Mariam Aboudamous, Council Member

Mark Joseph, Council Member

David Oro, Council Member

Kenneth Leary, Council Member\*

### Planning Commission

Crystal Dispo Mallare, Chair

Eric Altman, Commissioner

Brando Cruz, Commissioner

Andrew Goff, Commissioner

David Mohammed, Commissioner

Tyrone Navarro, Commissioner\*

Tammy Wong, Commissioner\*

Bernie Zipay, Commissioner\*

### Parks and Community Services Commission

Clarence Mamaril, Chair

Cathy Margolati, Commissioner

David Garcia, Commissioner

Charlie Plummer, Commissioner

Gina Griggs, Commissioner

Selah Hmun, Honorary Commissioner

Kristin Einberger, Commissioner\*

Karina Servente, Commissioner\*

Janelle Sellick, Commissioner\*

### Open Space, Active Transportation, and Sustainability (OSATS) Commission (Formerly Open Space Advisory Committee)

Nance Matson, Chair

Barry Christian, Commissioner

Tara Clinton-Horner, Commissioner

Scott Artis, Commissioner

Kim Hester Williams, Committee Member\*

Todd Novak, Committee Member\*

*\*Active during original adoption (2018)*

## **Steering Committee**

Leon Garcia, Mayor  
Mark Joseph, Councilmember  
Barry Christian, Open Space Advisory Committee Representative  
Don Evans, NVUSD Representative  
Vanessa Kearns, Vintage Ranch Resident  
Sanjay Mishra, Vintage Ranch Resident  
Elizabeth Putnam, Planning Commission Representative  
Janelle Sellick, Parks and Community Services Commission Representative

## **Staff**

Jason Holley, City Manager  
William Ross, City Attorney  
John Wilbanks, Contract Planner  
Brent Cooper, Community Development Director  
Erica Ahmann Smithies, Public Works Director  
Alexandra Ikeda, Parks and Recreation Director  
Steve Hartwig, Public Works Director\*  
Creighton Wright, Parks and Community Services Director\*

*\*Active during original adoption (2018)*

## **Applicants**

American Canyon I, LLC  
Newell Family

### **Adopted by Ordinance (Ordinance 2018-08)**

October 16, 2018  
Second Reading November 6, 2018

### **Amended by Ordinance (Ordinance 2019-06)**

June 4, 2019  
Second Reading June 18, 2019

### **Amended by Ordinance (Ordinance 2023-\_\_\_\_\_)**

\_\_\_\_\_, 2023  
Second Reading \_\_\_\_\_

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# EXECUTIVE SUMMARY

The Watson Ranch Specific Plan (WRSP) Area is located within the city limits of American Canyon, in Napa County, California. The WRSP is a comprehensive planning document that will guide development of the approximately 309-acre WRSP Area. The WRSP Area is an important part of the City's General Plan and is intended to contribute significantly to the identity of American Canyon with its unique draw of new residential neighborhoods and the Napa Valley Ruins & Gardens (NVRG). The adaptive re-use of the NVRG will support community and private gatherings in a setting that is unlike anything else in the region. The WRSP completes the fabric of American Canyon by linking the community through roadways and regional trails and by creating a "Town Center" with community gathering places. New residential neighborhoods will provide a wide range of housing options. The WRSP development program includes the following elements:

amphitheater(s)

1. A mix of commercial, recreational, and community uses in and around the NVRG that will consist of:
  - a. An adaptive reuse of the NVRG area to include a variety of commercial uses, including a combination of indoor and outdoor spaces for an amphitheater, restaurants, pubs, distillery, wine tasting, breweries, food trucks, farmers' market, weddings, and corporate/public/private events. Uses not listed in the NVRG may be allowed through the City development review process (e.g., Conditional Use Permit).
  - b. A boutique hotel with approximately 200 rooms and 30 private residences as part of the hotel.
  - c. The Quarry Lake, with park, trail and open space uses.
  - d. Mixed-use and/or live-work housing of up to 10% of total units (included in residential project total).
2. Residential development consisting of varying housing types and densities to accommodate the current and future demographic trends. The summary of residential uses proposed in the plan are:
  - a. Approximately 102 acres (623 units) of medium density residential (MDR-12).
  - b. Approximately 65 acres (630 units) of medium density residential (MDR-16).
  - c. Approximately 6 acres (186 units) of high density residential (HDR) affordable housing.
3. Community amenities consisting of:
  - a. Approximately 63 acres of parks and open space.
  - b. A community trail system that includes connecting portions of the Napa Valley Vine Trail and the River to Ridge Trail.
  - c. A community plaza and site for an approximately 20,000 square foot community center that will serve as a gathering place for American Canyon visitors and residents.
4. Infrastructure improvements that include:
  - a. The extension of Newell Drive along the WRSP Area's eastern boundary.
  - b. The extension of Rio Del Mar from SR 29 to the Newell Drive Extension, to be named "Rio Del Mar East."
  - c. A new rail crossing at the Union Pacific rail line at Rio Del Mar East or South Napa Junction Road.
  - d. Internal circulation for the WRSP Area.
  - e. The water distribution system, sanitary sewer system, storm water drainage system and dry utilities to service the WRSP Area.

Finally, the WRSP sets forth a conceptual phasing plan and a financing program to address the timing of build out and the funding of the infrastructure associated with the WRSP.

# General Plan Amendment

The General Plan Land Use and Circulation Elements were amended in October 2018 as specified in the WRSP and concurrent with adoption of the WRSP. A General Plan Amendment will be required as specified in this amended WRSP, as described below and in subsequent chapters.

## PURPOSE

The purpose of the General Plan Amendment is to recognize, and ensure consistency with and between, the City of American Canyon General Plan and the Watson Ranch Specific Plan, as required by controlling law, by amending the Land Use Element and by amending the Circulation Element to provide for the optimally feasible access and circulation connection between SR 29 and Newell Drive through the WRSP Area.

In concert with the General Plan Amendment, which requires the adoption of this amended WRSP, the WRSP will be the document regulating development of the WRSP Area. Specifically, this General Plan Amendment revises the General Plan Land Use Element to reflect the WRSP and the Land Uses set forth therein, and revises the General Plan Circulation Element to reflect the roadways set forth therein and summarized below.

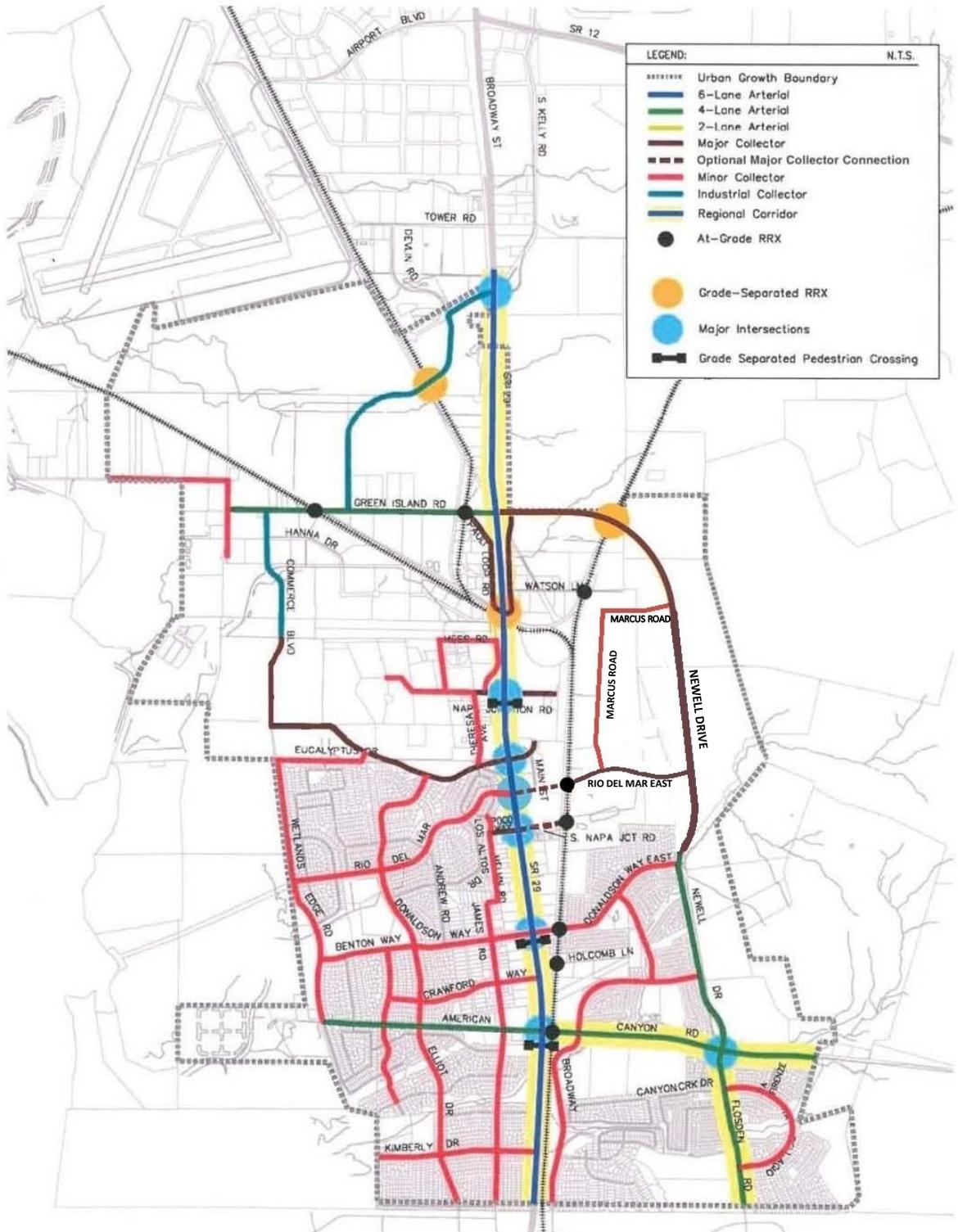
## PROPOSED AMENDMENT

The General Plan amendment will be consistent with this amended WRSP, and will require the following changes:

5. Land Use Element
  - a. Amend the General Plan Map (Land Use Map) Figure 1-1 to incorporate the revised Land Use Plan set forth in the amended WRSP (Figure 4.1).
  - b. Amend the Land Use Element Policy 1.19.5 to read as follows: Require that the Town Center Residential Neighborhoods provide sites for public parks, with the size of facilities corresponding to the future population of the Town Center and which may allow community facilities that support residences.
6. Circulation Element
  - a. Amend Figure 3 (Major Circulation Improvements) of the Circulation Element to incorporate the revised Circulation Plan set forth in this amended WRSP (Figure 7.1). Amendments consist of:
    - Adding Marcus Road (formerly Loop Road) between Rio Del Mar East and Newell Drive as a “Minor Collector” roadway classification.
    - Changing the roadway classification of Newell Drive between Rio Del Mar East and the south project boundary to “Major Collector.”
    - Realigning Rio Del Mar East between the Union Pacific rail line and Newell Drive.

The above amendments to the Land Use Element and Circulation Element are consistent with the Goals, Objectives and Policies of the General Plan, which remain otherwise unchanged.

FIGURE 3:  
CIRCULATION MAP



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# CHAPTER 1 - INTRODUCTION

## 1.1 Purpose

The Watson Ranch Specific Plan (WRSP) is a detailed planning document which provides the land use and policy framework for the future development of approximately 309 acres within the City of American Canyon. The WRSP Area is located toward the northeastern side of American Canyon and to the east of Lincoln Highway, which is also designated as California State Highway 29. It is generally bound by open space to the north and the Vintage Ranch residential neighborhood to the south. It is further framed by Union Pacific railroad tracks and existing development to the west, and the City limit line, grassland, and open space to the east. Within the City of American Canyon General Plan, the WRSP Area is designated as Town Center (TC). The City's objective for the WRSP Area as stated by its General Plan is to:

**“Provide for the development of a Town Center that physically and functionally serves as the symbolic and identifiable focus of community activities and events for the City of American Canyon, and which is a regional destination within the Napa Valley (GP Objective 1.19)”**

An extensive public outreach process, demographic and market research, and the physical characteristics of the land have molded the WRSP to foster a premier mixed-use community with a strong sense of place. The development in accordance with the WRSP will provide an array of new residential homes and services for both residents and visitors. The WRSP is consistent with the community vision of American Canyon, as a community with a small-town character and feel, socially and ethnically diverse, and ideally located in Napa County in close proximity to the Bay Area. The proposed mix of housing, retail, commercial, entertainment, and parks will further strengthen the existing community ties while also providing a community gathering place. The purpose of the WRSP is to provide a comprehensive set of goals, objectives, policies, development standards, and design guidelines for the development of the WRSP Area. The implemented WRSP will result in a unique and appealing new community which provides a variety of new amenities and infrastructure improvements necessary to implement the development. The organization of this document reflects the progression of the planning process that helped shape the WRSP, moving from an explanation of the over-arching goals to specific chapters that deal with certain topics such as land use, and circulation which have policies that implement those goals.

The WRSP details the following elements:

- A range of new housing types and densities including High Density Residential (HDR) and Medium Density Residential (MDR-12 and MDR-16) neighborhoods.
- The Napa Valley Ruins & Gardens (NVRG) area consisting of civic, retail, entertainment, commercial, visitor serving, and residential uses focused in and around NVRG.
- Community amenities, including parks, trails and open space areas.
- Necessary public and private infrastructure improvements, including streets, pedestrian circulation, water distribution system, sanitary sewer system, storm water drainage system, and dry utilities for the WRSP Area.



## 1.2 Specific Plan Authority

Pursuant to the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457), the WRSP is both a regulatory and policy document that will encourage and guide development within the WRSP Area over the coming years.

The WRSP provides a strong vision, a mix of land uses, development regulations, design guidelines, infrastructure improvements and an implementation plan for the creation of a cohesive community.

California Government Code (Section 65450) states that planning agencies may prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan. A specific plan shall include text and diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of the land within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, domestic water, recycled water, storm drainage, solid waste disposal, dry utilities, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, including development standards, design guidelines and a phasing program.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the plan.
- A statement of the relationship of the specific plan to the General Plan.

The WRSP has been prepared in accordance with the requirements of the California Government Code, Sections 65450-65457. These sections establish the WRSP as a legal mechanism by which future development within the WRSP Area is regulated.

## 1.3 Relevant Documents and Policies

This section examines several existing documents, policies and programs that have bearing on or otherwise provide direction for the WRSP. These relevant documents and policies are summarized below:

### 1.3.1 AMERICAN CANYON GENERAL PLAN

The WRSP is consistent with the American Canyon General Plan, which directs that a specific plan be prepared for the area identified as Town Center. The General Plan directs this area to be a mixed-use development with a mix of commercial, residential, parks and open space. State law states that specific plans can only be adopted or amended if they are consistent with the General Plan. The WRSP implements this policy direction and provides more specific detail and implementation policies. Appendix B contains a discussion of WRSP compliance with the City's General Plan.

The City of American Canyon Land Use Element, updated in 2010 and amended through October 2018, is an integrative element containing policy to guide development consistent with all elements of the general plan, addressing the retention of existing uses and open spaces, re-use of obsolete uses, and development of vacant lands. It also outlines opportunities and constraints, most notably the City's lack of a cohesive identity and structure within neighborhood districts and the need for a "symbolic and functional "downtown" for American Canyon. Additionally, the NVRG presented a uniquely identifiable asset to create a regionally significant project. The Land Use Element was amended in October 2018, as specified by the 2018 WRSP, to incorporate an amended General Plan Map (Land Use Map) and amended Policy 1.19.6.

The City of American Canyon Circulation Element, updated in 2013 and amended through October 2018, identifies a core value "to provide safe and easy travel within and through the City for pedestrians, bicyclists, and motor vehicles correlated with the Land Use Element". The City has adopted a "Complete Streets" policy which further reinforces the City's intention to ensure safe, comfortable, and attractive access and promoting connectivity between uses and areas of the City. The WRSP incorporates the City's core value for circulation and the complete streets policy.

The WRSP provides the community vision, land use plan, circulation plan, development regulations, design guidelines, and implementation measures to ensure development in a manner that is consistent with the goals, objectives, principles, and policies of the City of American Canyon General Plan.

### **1.3.2 AMERICAN CANYON MUNICIPAL CODE**

The City of American Canyon Municipal Code, Title 19 (Zoning Ordinance) provides standards for site-specific development and land use regulations that govern the size, shape, and type of use for development in the City of American Canyon. In any instance where the WRSP regulations and development standards may vary from the Zoning Ordinance, the WRSP will take precedence. Where the WRSP is silent on a topic, the City of American Canyon Zoning Ordinance requirements will remain in force.

The WRSP will be adopted by ordinance and become the controlling zoning for the WRSP property pursuant to City of American Canyon Municipal Code Title 19, Chapter 19.12. Town Center Zoning District.

### **1.3.3 NAPA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN**

The Napa County Airport Land Use Commission (ALUC) has the responsibility of preparing an Airport Land Use Compatibility Plan ensuring that land uses in the area surrounding the airport are compatible with airport operations. A very small portion of the WRSP Area is partially subject to airport restrictions for Airport Zone D in the northwestern corner of the WRSP Area. Under the Napa Airport Land Use Compatibility Plan, this zone restricts residential development. The proposed plan is compatible with this requirement. A majority of the WRSP Area is within Zone E where there are no land use restrictions.

### **1.3.4 RELATIONSHIP TO OTHER PLANS**

The WRSP Area is located adjacent to the SR 29 Priority Development Area (PDA) designated by Association of Bay Area Governments and Metropolitan Transportation Commission. The goal of the PDA is to relieve congestion and adopt a complete streets concept for the section of Highway 29 through American Canyon, while promoting a healthy mix of uses surrounding the highway that support the various modes of transportation.

The Broadway District Specific Plan (BDSP) was adopted by City Council in 2019 and updated September 1, 2020. The WRSP and the BDSP represent parallel planning efforts that work together to meet regional housing requirements and provide the opportunity for improved transit and walkability

consistent with the City's General Plan. The Broadway District is a Priority Development Area (PDA) as designated by the Association of Bay Area Governments (ABAG) and Bay Area communities. PDAs are areas specifically designated for new housing and job growth with some incentives to encourage investment. PDAs are considered foundational for sustainable regional growth and Plan Bay Area. PDAs emphasize housing at higher densities near transit or transit corridors.

Both the WRSP and the BDSP are coordinated with one another, especially on the Rio Del Mar extension which connects Highway 29 to Newell Drive. The overall goal of both projects is to create a complete street concept with mixed use walkable neighborhoods that is consistent with the vision of the American Canyon General Plan within both project boundaries. The WRSP has planned connections to and segments of the Napa Valley Vine and River to Ridge Trails. The WRSP Area is a key part of these future trail extensions, and will provide an important part of the overall regional trail system. The Napa Valley Vine Trail is expected to link 47 miles of dedicated multi-use trails from Calistoga south to Vallejo Ferry Terminal crossing through the WRSP Area from the north and intersecting the River to Ridge Trail (running east/west) as it makes its way south. The Circulation Element was amended in October 2018, as specified by the 2018 WRSP, to incorporate an amended Circulation Map and amended Table 3 (Major Circulation Improvements).

## **1.4 Public Outreach**

### **1.4.1 STEERING COMMITTEE**

For development of the 2018 WRSP, the City appointed an eight person Steering Committee made up of two Council members, one Planning Commissioner, one member each from the Parks and Community Services Commission (PCSC) and the Open Space Advisory Committee (OSAC), a representative of the Napa Valley Unified School District and two residents at large. City Department Heads also attended the Steering Committee meetings. Over several meetings early in the WRSP preparation process, the Steering Committee identified the Planning Principles which defined the vision for the WRSP Area. These Principles have been restated in Section 1.5 below,

### **1.4.2 COMMUNITY INPUT**

The City values public involvement in the planning process. So, in addition to the involvement of the Steering Committee throughout the WRSP process, an extensive Community Outreach Program was implemented including community workshops and opportunities to participate and comment online.

# 1.5 Planning Principles

The WRSP Steering Committee (a group of citizens, City staff members, and elected officials) identified key issues and desired outcomes for the WRSP. After a review of General Plan goals, policies, and a visual character exercise, the Steering Committee identified a series of Watson Ranch Planning Principles that frame the vision for the WRSP Area. The following Principles have been restated and are intended to guide the WRSP Area towards a residential, commercial, and recreational destination that will serve as a centerpiece for the City and home to future residents. Planning principles are defined as vision-oriented statements developed by the Steering Committee during the community outreach process.

## 1.5.1 WATSON RANCH PLANNING PRINCIPLES

Principle 1 - Create an active, vibrant town center.

Principle 2 - Deliver an access and circulation plan that sufficiently addresses traffic.

Principle 3 - Advance an economically viable project that is compatible with existing American Canyon businesses.

Principle 4 - Provide a mix of retail, commercial, hospitality, and residential land uses.

Principle 5 - Protect and integrate the NVRG as a central feature/place.

Principle 6 - Provide a variety of public spaces and amenities.

Principle 7 - Reinforce the distinctive character of American Canyon and reflect the comfortable, and nostalgic small-town charm.

Principle 8 - Provide a blend of visitor and local serving uses.

Principle 9 - Provide gathering places for locals.

Principle 10 - Prioritize the restoration of the NVRG into the Town Center.

Principle 11 - Ensure a sustainable project – economic, social and environmental.

Principle 12 - Connect and integrate neighborhoods with vehicular, bicycle, and pedestrian connections throughout the WRSP Area.

Principle 13 - Ensure a range of housing opportunities to meet physical, economic and social needs of the population.

Principle 14 - Create traditional neighborhoods with strong architectural character and tree-lined streets.

Principle 15 - Reflect a historic small-town character in the residential neighborhoods adjacent to the NVRG

Principle 16 - Create a unique place that is the “gem” of American Canyon.



# CHAPTER 2 - EXISTING CONDITIONS

## 2.1 Project Location

The City of American Canyon is situated along the southern tip of Napa County. Located on Highway 29, American Canyon is approximately eight miles south of the City of Napa and thirty-five miles northeast of San Francisco. The Watson Ranch Specific Plan (WRSP) Area occupies a

portion of the eastern edge of American Canyon within the City's urban limit line.

Figures 2.1 and 2.2 show the location of the WRSP Area in context with the surroundings, both regional and citywide.

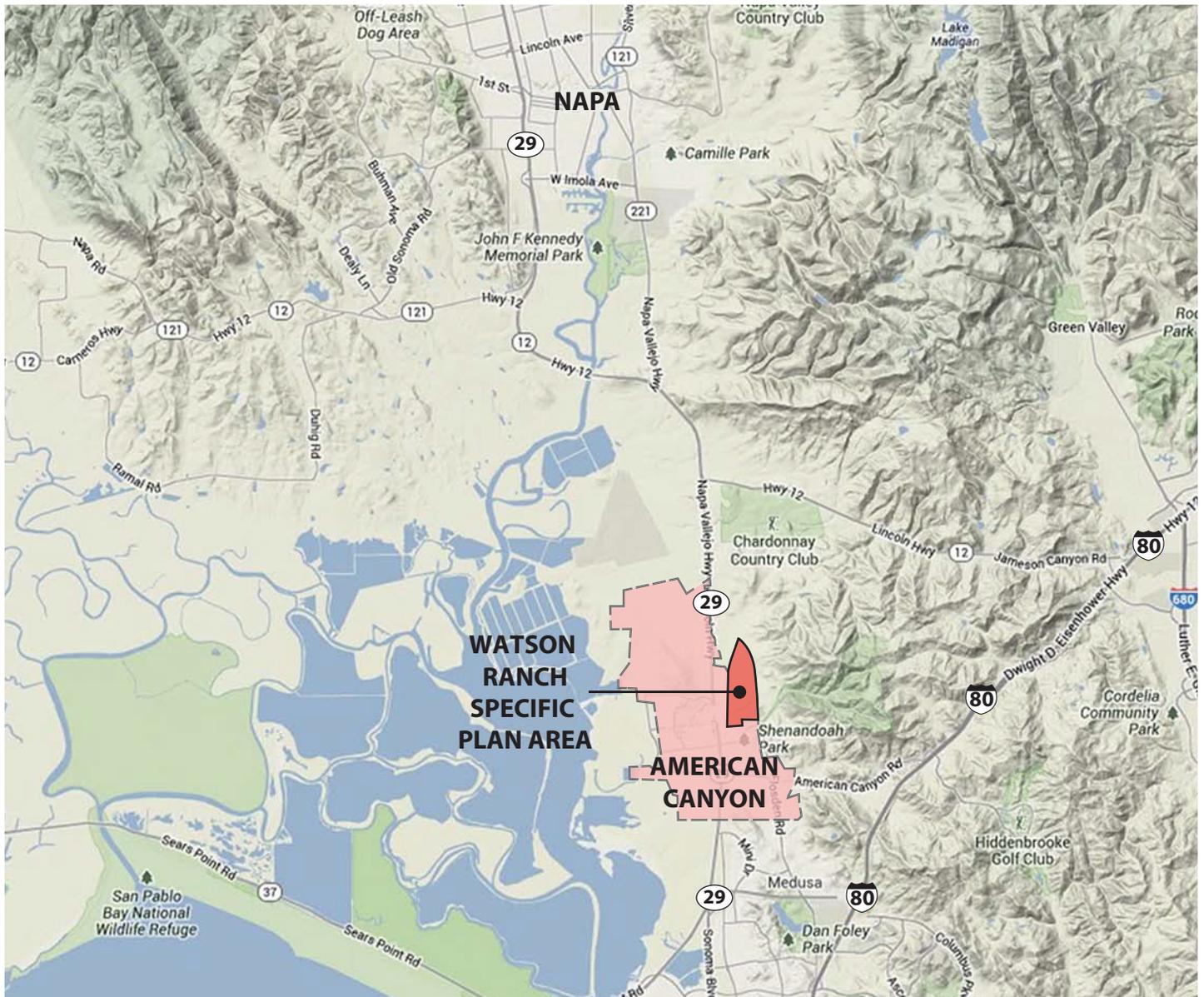


Figure 2.1: Regional Site Context

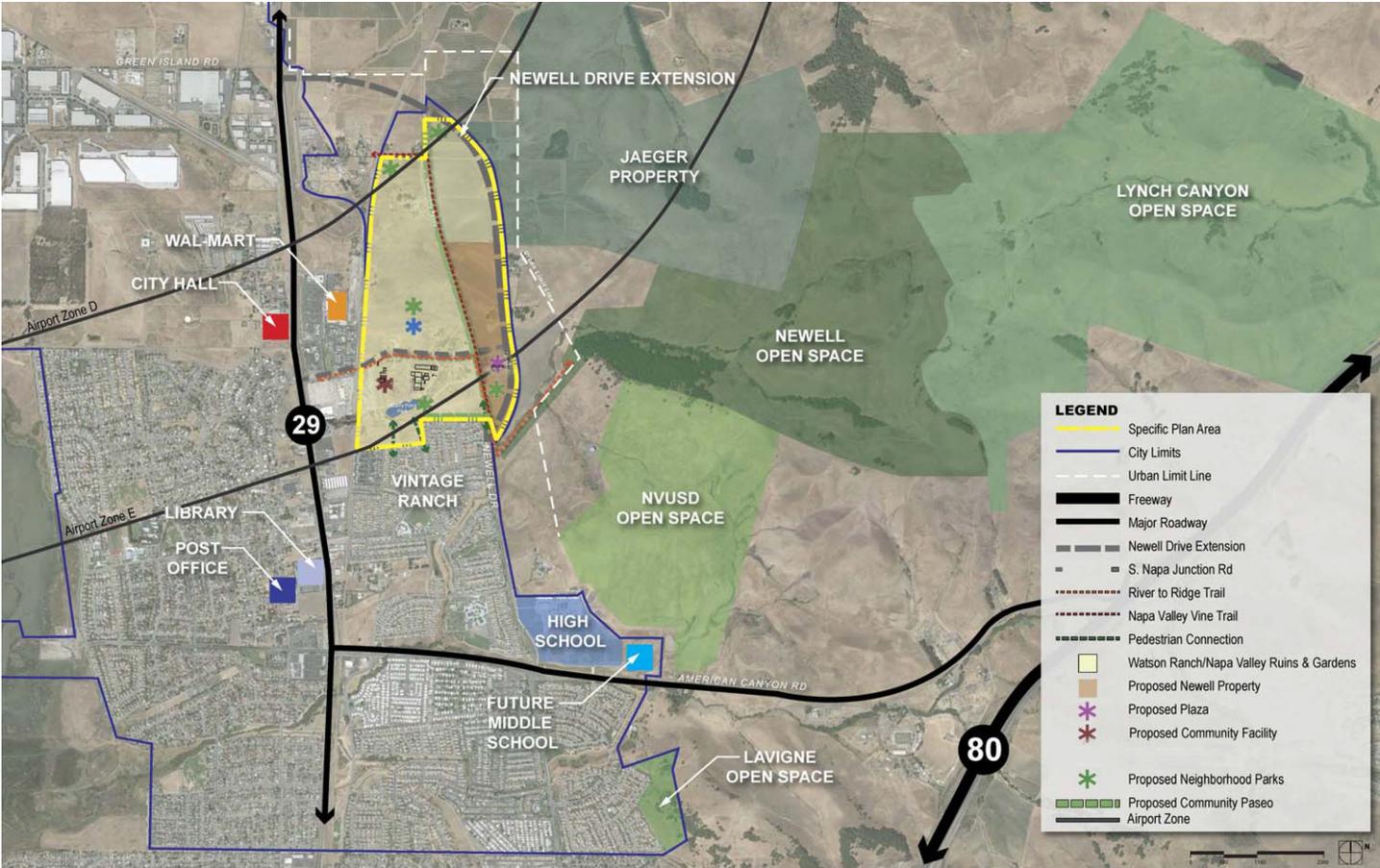


Figure 2.2: Local Context

## 2.2 Ownership

The WRSP Area is approximately 309 acres of which approximately 252 acres is owned by American Canyon 1, LLC (and its successor interests), while the remaining 57 acres is owned by the Newell Family interests. Figure 2.3

indicates the location of each individual ownership within the WRSP Area. American Canyon 1, LLC, and the Newell Family interests are co-applicants for the WRSP.

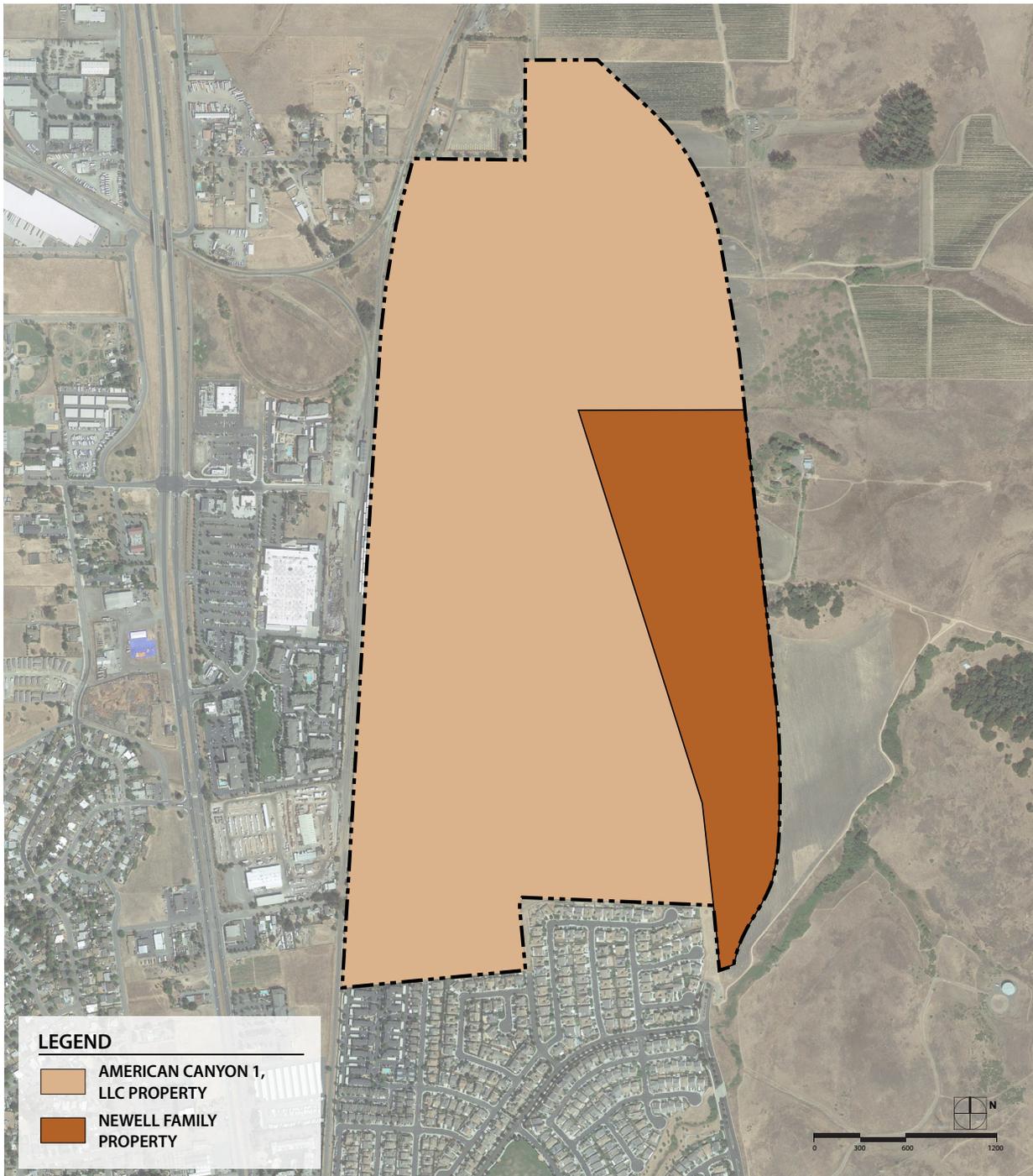


Figure 2.3: Property Ownership

## 2.3 Project Setting

The WRSP Area is bound on the west by a Union Pacific Railroad line, which is currently leased to California Northern Railroad (CFNR). CFNR has a switching yard adjacent to the western edge of the WRSP Area at Napa Junction Road. There is a permitted and unimproved private at-grade crossing at South Napa Junction Road. The rail line while active, is not heavily used. To the immediate south of the WRSP Area is the existing Vintage Ranch neighborhood

development. The eastern edge of the WRSP Area is the City limit line and will be defined by the future extension of Newell Drive. Beyond Newell Drive to the east is open space which includes the Newell Open Space Preserve. A small rural residential enclave is located outside the City limits off Watson Lane at the northwest end of the WRSP Area. (See Figure 2.4)

The existing terrain within the WRSP Area varies from relatively flat in the west, to gently rolling hills to the north

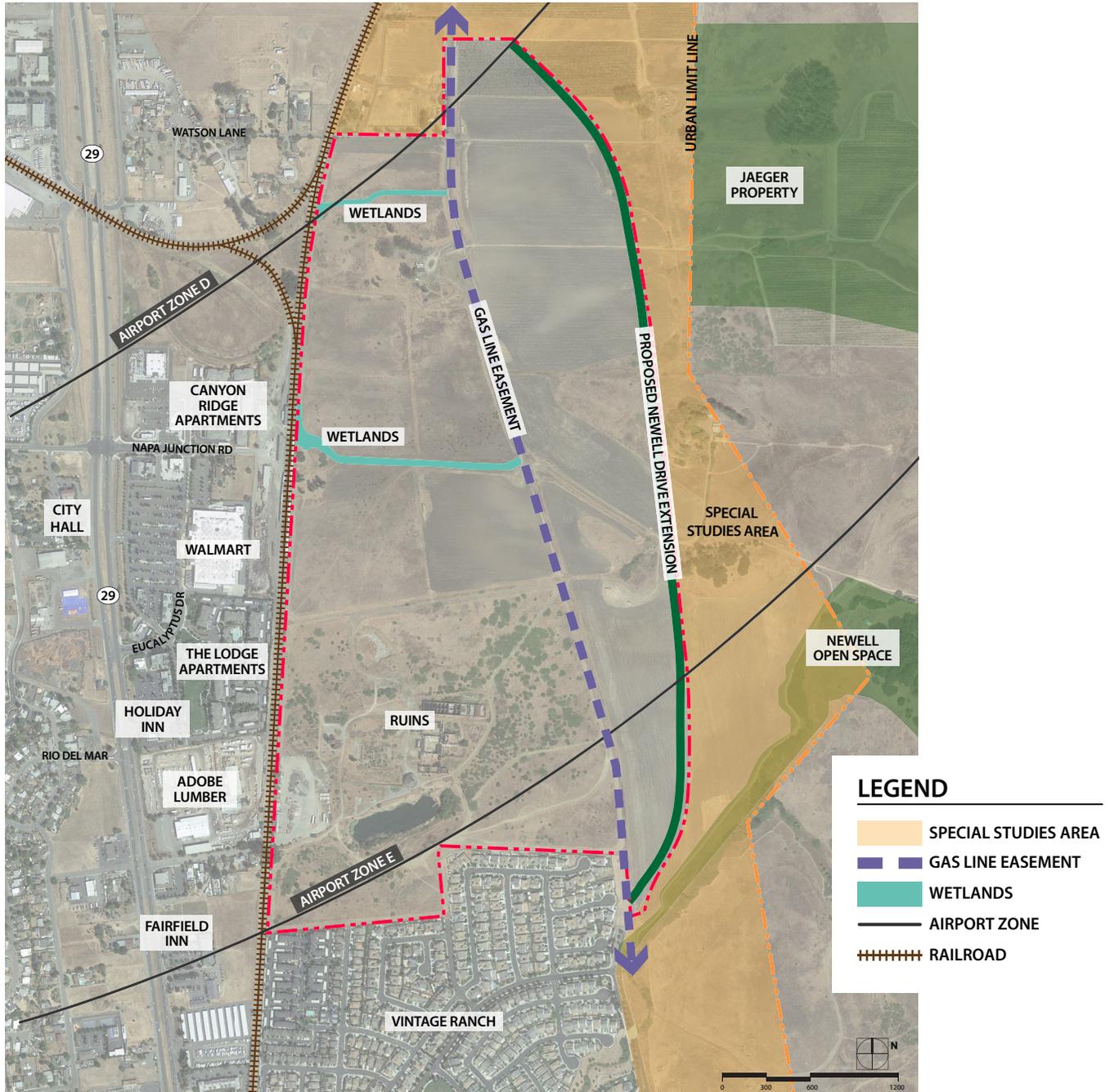


Figure 2.4: Existing Conditions Map

and east. In general, elevations drop from the east to the west. The vegetation on-site is predominantly short seasonal grasses with some limited hay production. Trees on site are limited with a cluster of eucalyptus trees on the north end of the WRSP Area.

Located in proximity to the Napa Valley Ruins & Gardens (NVRG) is an approximately two (2) acre lake referred to as the “quarry lake” or “pond”. There are two minor wetlands that generally run east to west across the site between the PG&E Gas Line and the Union Pacific Rail line. Numerous field studies were conducted for the WRSP Area. Biological features including wetlands and special status species were evaluated and preliminary results are reflected on Figure 2.4. Additional analysis and information may be found in the WRSP Environmental Impact Report (EIR).

Existing structures on site include the substantial concrete structures in the south end known as the NVRG. These are the remnants of a Portland cement plant, a turn of the century industrial use which manufactured cement. The Napa County Airport is located approximately two (2) miles northwest of the WRSP Area. As a result, the WRSP Area is subject to Napa County Airport Land Use Plan Compatibility Zones. These zones are designed to address airport noise and safety concerns by restricting certain land uses that are incompatible with airport operations. A small portion of the northwestern corner of the WRSP Area is affected by Zone D, which substantially restricts residential development. No residential uses are proposed for this area of the WRSP. A large portion of the WRSP Area is within Zone E (see Figure 2.4). Zone E has no land use restrictions but requires review by the Airport Land Use Commission for any General Plan Amendment or Specific Plan Amendment or approval. Therefore, the WRSP was referred to the Airport Land Use Commission (ALUC) in 2016, and the ALUC made a determination of consistency for the WRSP with the Airport Land Use Plan. The amended WRSP was referred to the ALUC in 2022, and the ALUC made a determination of consistency for the amended WRSP with the Airport Land Use Plan.

## 2.4 Site History

The Standard Portland Cement Company opened in 1898 to manufacture cement by excavating clay & limestone, which created seven limestone quarries in the southern portion of the site within the WRSP Area. This company, with up to 400 employees working in 12-hour shifts, produced 2,000 barrels of cement a day. This cement was vital in helping rebuild San Francisco after the 1906 earthquake and fire.

In the 1930s the cement company closed. In the 1950s, the Basalt Rock Company took over and produced lightweight aggregate used in concrete for high-rise buildings. This continued until 1978 when the Basalt Rock Company closed.

The 1898-1930 industrial uses created most of the structures known as the “ruins” that remain on the site today within the NVRG. Because of this long time frame, the walls and facilities have an amazing texture and context from weathering leaving the aggregate rough and exposed, giving it the feel of something from ancient Rome or Greece.

In 1985, Jaeger Vineyards purchased the property. After failed attempts at grape cultivation, it was determined that the soils on the site will not support vineyards and the property should be put to other uses.

American Canyon incorporated as a city in 1992. Thirty acres of the subject site, in the vicinity of the ruins, were included within the newly formed City limits. The remaining acreage stayed in the unincorporated County of Napa. Interest in the property began to grow as the future site of a new Town Center and, in 1994, the City’s General Plan designated the property as the “Town Center”. In 1999, as a result of ongoing public support for the project, American Canyon voters approved “Measure C” with more than 83% of the vote. This citizen initiative pre-zoned 70 acres of the property to “Town Center”. That same year, Napa County LAFCO added the 70-acre portion to the City’s Sphere of Influence, making it eligible for annexation.

In 2008, an Urban Limit Line (“ULL”) was approved by the City of American Canyon. The ULL governs growth boundaries for the City through the year 2030. In 2010, LAFCO approved the annexation of the WRSP Area. A lot line adjustment establishing the approved City limits was recorded in 2011.

In 2012, a concept for adaptive reuse of the ruins within the NVRG as a local and regional destination was prepared. The City of American Canyon reviewed the concept as well as the feasibility study prepared by the consulting firm Economic and Planning Systems, Inc. (EPS). In 2013 the City of American Canyon updated its Circulation Element, which assumed the land uses set forth in the WRSP. In 2018 the Circulation Element was amended to incorporate amendments set forth in the 2018 WRSP. The Circulation Element (along with the Land Use Element) will again be amended to reflect land use and circulation changes set forth therein as described in subsequent chapters. Both the Circulation Plan in Chapter 7 and the Land Use Concept in Chapter 4 respond to the policies and standards included in the Circulation Element.

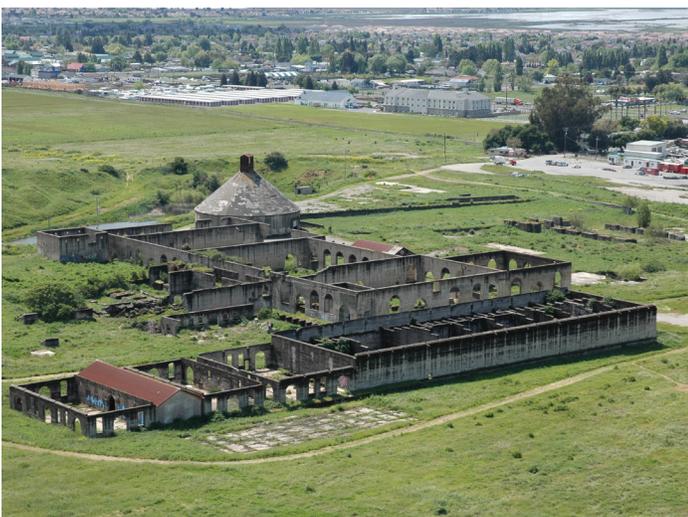
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# CHAPTER 3 - VISION AND DESIGN STRATEGY

## 3.1 Vision

The Watson Ranch Specific Plan (WRSP) promotes the development of a vibrant, progressive, and fully integrated community; one that will be recognized as a memorable place to live, work, and play for present and future generations. The overall plan will include a series of neighborhoods that integrate housing, recreation, retail, and commercial opportunities. The WRSP Area will be a vibrant, memorable place where civic, destination shopping, dining, hospitality, employment, residential, and recreational uses converge. This opportunity provides a community gathering space within the City of American Canyon serving visitors and residents while preserving American Canyon's small town feel and character. The execution of this character is governed by the Development Regulations in Chapter 6 and influenced by the Design Guidelines in Appendix A of the WRSP.

Key components to the success of this urban fabric include community threads such as pedestrian and bicycle friendly streets, open space connections, and vistas to important community monuments, such as the Napa Valley Ruins & Gardens (NVRG). These urban design features link neighborhoods into a cohesive community yet allow them to have individual character. These linkages and their focal points establish the framework and character of the new community. In addition to this community structure, strong and simple distinctive architecture and landscape themes will help to establish a unique identity.



*Standard Portland Cement Company ruins, present day*



*Community event opportunities*

# 3.2 Community Framework

Primary access points into the WRSP Area will be from Newell Drive, Rolling Hills Drive, Summerwood Drive, and Rio Del Mar East, the latter of which will provide a direct link from Highway 29 to the Newell Drive extension. Rio Del Mar East extends into the WRSP Area in an east-west alignment along the north side of the NVRG and ultimately connects to Newell Drive on the east. It provides access to various activities and establishments within the NVRG as well as residential neighborhoods to the north.

Connectivity is a key component to ensuring the WRSP Area is an integrated, walkable community that accommodates a variety of uses. Pedestrian-oriented streets form a modified grid system where neighborhoods flow together and are



*Activated street scene as could occur at the NVRG*



*Organized community events*



*Casual community gathering spaces*



*Homes activate the streetscape*



*Event at the ruins*

not developed in tracts separated by walls. The modified grid also allows the neighborhood pattern to work with the existing topography.

The majority of the residential neighborhoods lie to the north of Rio Del Mar East and are accessed from Rio Del Mar East and Newell Drive via a minor collector road (Marcus Road). This road includes on-street striped bike lanes and six-foot wide sidewalks that encourage walking and cycling within the community to trails, parks, and the NVRG.

To further strengthen community connectivity, two regional trails, the River to Ridge Trail and the Napa Valley Vine Trail are linked to a series of internal trails that loop through the WRSP Area. Parks are strategically located along the primary trail linkages with one major park creating a larger combined central open space feature. A detailed description of the parks and trails is provided in Chapter 5.

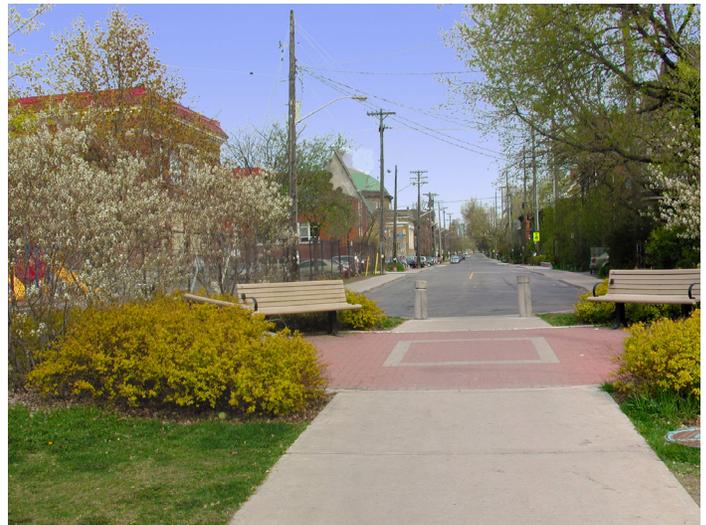
The Napa Valley Vine Trail is a major north/south pedestrian and bicycle amenity forming the backbone of the community. In order to facilitate an optimum trail experience, road crossings are minimized to only two road crossings. Pedestrian and bicycle connectivity to the adjacent neighborhoods is seamlessly integrated, while east/west vehicular connectivity is minimized. To promote pedestrian and vehicular access to the Napa Valley Vine Trail, a variety of design techniques are used, such as single loaded streets, integration of the park and trail systems, and an extensive network of secondary trails and sidewalks that connect the neighborhoods with the regional trail. Section A.3.1 in Appendix A addresses how roads and homes interact with this trail corridor.

A palette of coordinated streetscape furnishings will enhance the WRSP's urban areas. Furnishings such as bike racks, drinking fountains, newspaper racks, trash receptacles, and benches are envisioned to be provided at appropriate locations.

The NVRG will function as a mixed-use Town Center and will be the focal point of the WRSP community where uses such as festivals, wine tasting, brew pubs, distillery, dining opportunities, hospitality, and retail all converge within the central organizing element of the NVRG structures. It is anticipated that this area will develop organically over time so the standards and guidelines in this document, while being directive, are intended to allow flexibility to encourage creative uses and design solutions in the adaptive reuse of the existing NVRG structures.



*Coordinated streetscape furnishings*



*Appropriately located street furnishings; trail connections*

### 3.3 Napa Valley Ruins & Gardens Vision

A unique feature of this site is the physical remnants of the property’s former industrial history. The surviving concrete walls and partial structures from the late 1800s operations are commonly referred to as “the ruins.” These ruins form an important and highly visible feature within the WRSP Area. These building remnants, which have a unique mass and scale, will play an important role in establishing the WRSP Area as a memorable place and important community feature of the City of American Canyon. See Figure 3.1 for the location of the existing structures.

The vision for the NVRG is to ensure the return of the site to a productive use for the enjoyment of future generations as a public and private multi-use area while maintaining the significance of the historic resource and integrating the historic essence throughout the WRSP Area by reusing



Lights add ambiance to gathering spaces



Historic photo of operational industrial use



Existing structures today



Existing structures today

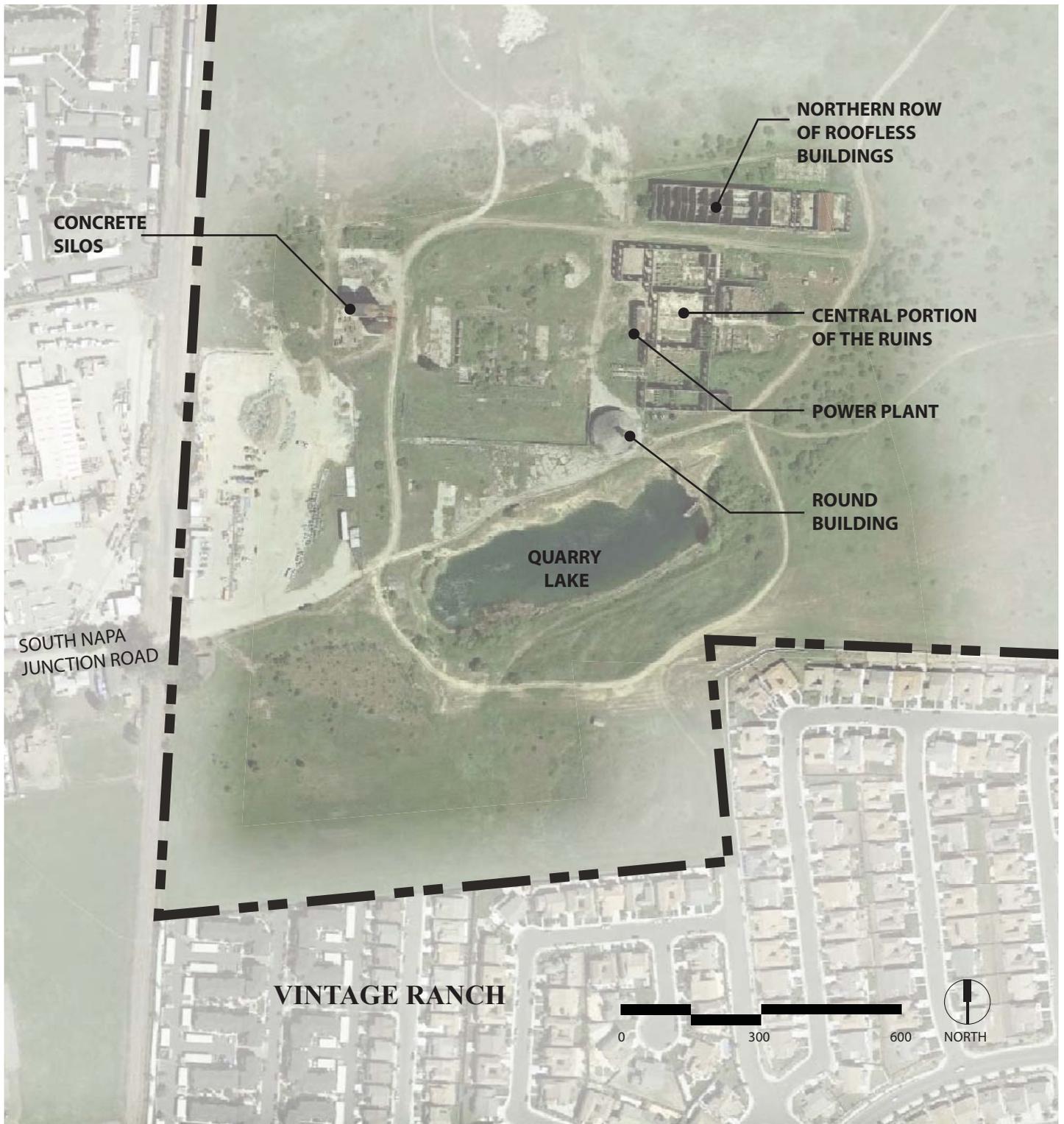


Figure 3.1: Existing Structures

some building elements such as concrete footing piers creatively on site as markers, signs or landscape elements.

With the uses intended for the NVRG, it is important to understand how the existing structures will be repurposed. This overview outlines that intent. NVRG

As structures with local historical interest, the ruins of the Standard Portland Cement Company plant, which were built between 1898 and the 1950s (including the round building & silos), are considered important to the City of American Canyon. The site includes two buildings which still have partial roofs, numerous concrete monuments, and a quarry. The site has an informal rustic and industrial yet rural character. The existing structures occupy a knoll on the east side of the City of American Canyon. The site has views of open space oak savannah and hills to the east; the City of American Canyon to the south; the City of American Canyon, Napa River, wetlands, Marin County, and Mt. Tamalpais to the west; and American Canyon, vineyards, and greenbelt to the north.

Where commercially feasible, many of the existing structures on the site will be retained for reuse. Given the property's advanced state of deterioration, a mix of preservation approaches will be used, including rehabilitation, alteration, addition, selective demolition, stabilization, and new alternative uses.

The site includes several buildings with partial roofs, numerous concrete monuments, and a quarry. The warehouses, rotary kilns, manufacturing buildings, machine shop, laboratory, and cooperage are envisioned to be stabilized and repurposed preserving the character defining arches. The silos may or may not be demolished depending on economic and market factors.

### **3.3.1 ENVISIONED FEATURES AND USES OF THE NAPA VALLEY RUINS & GARDENS**

Uses within the NVRG are envisioned to be integrated among the ruins with a blend of new structures, semi-improved ruins with and without roofs, and dedicated outdoor spaces. The envisioned uses include small-scale convenience or grocery, retail shops, micro-brew pub, distillery, wine tasting and picnic venues, amphitheater(s), restaurants and mobile food venues, hospitality, wedding event center, corporate and private event center, an area for community event activities such as farmers markets, art shows, and/or seasonal festivals, as well as other consistent uses. In addition to traditional café, restaurant, and take-out uses, a gourmet food truck parking court is proposed. Other uses such as a public market that focuses on local food and products and community gardens are intended to celebrate the agricultural heritage of the Napa region and bring food production directly into the site. Live/work and/or mixed-use residential units are also proposed to complement the surrounding commercial and hospitality uses.

The layout of the NVRG takes its cues from the existing main ruins structures. These structures create a series of "rooms" or cloisters that are distinct yet connected. While the intent is described here, the WRSP provides for flexibility of the commercial uses and locations that is needed in order to respond to market opportunities. The NVRG is intended to be a private commercial and retail facility that has the feel of public open space and serves as a central community facility offering access for both public and private events. The NVRG will be privately maintained and operated with agreement for public use defined through separate agreement with the City (see Implementation Chapter 9).

The following are some examples of potential types of uses and amenities envisioned for the NVRG.

- **Chapel / Wedding Area.** Amenities such as a small structure and gardens may be used for weddings and other similar private gatherings.
- **Main Ruins Structure.** The main structure is envisioned to contain spaces, gardens and plazas for various events such as receptions, business venues and other private gatherings. While it is not envisioned that the main ruins structures would have roofs added to them, they may incorporate permanent or temporary tensile structures or other free-standing means to provide shelter from the sun or rain.

- **Restaurants.** The NVRG is an ideal location for one or more restaurants, providing a synergy with adjacent/ nearby social uses.
- **Café.** The NVRG is well suited for a café or similar use that encourages people to spend time socializing and enjoying the NVRG.



*Ruins structures today*



*Potential use for weddings and events*



*Ruins walls form enclosed spaces or “cloisters” in the main ruins area*

- **Winery / Wine Tasting Area.** The NVRG is envisioned to house a use such as a winery and/or wine tasting venue. This is an important use that could serve somewhat as an anchor and will help establish the overall atmosphere and vibrancy of the NVRG.
- **Farmer’s Market.** A farmer’s market, craft festival, or other similar event that involves a village of individually tented vendors or exhibitors would be a popular attraction to the NVRG.
- **Picnic Area.** A suitable open area can provide passive uses such as picnicking, enjoying a glass of wine and food, and people watching. This area may include elements such as permanent chess/checker tables, benches and seat walls, bocce courts, or a fire pit. This area can also be utilized for additional space for the various festivals or events the NVRG will host.
- **Sculpture Garden.** Artisan beverages, food, and gathering venues are fundamental to the creation of a sense of place at the NVRG. A strong tie to the arts is a natural fit with this character. Space could be available to host exhibits from local artists, regional museums, private collections from wineries in Napa Valley and other sources. This will be a unique draw for American Canyon as nothing similar exists in the region.



*The Round Building at NVRG*



*Activities at NVRG*



*Activities at NVRG*



*Sculpture Garden*

- Mobile Food Truck Venue.** Mobile food trucks provide high quality, freshly prepared food and beverages and are untethered to a static location. In most cases they simply arrive at a destination such as a festival or park wherever they can because they are self-contained and are open for business. In response to this dining industry movement, an area for food trucks could be provided. This area may be supplied with power for the trucks, eliminating their need to use generators. While the location and amenity may end up being fixed to a particular area, the individual trucks will vary, thus allowing for variety and change in the offering and a dynamic food experience. Additionally, this area may serve as overflow or flex space when trucks are not present.
- Children’s Play Area.** Play structures will contain play experiences that encourage discovery of the history of American Canyon, the WRSP Area and the Basalt Plant/Portland Cement Factory ruins.
- Parking.** The manner in which parking is provided for the various uses in the NVRG is critical to creating a project that is both economically successful and a truly pedestrian oriented place. Parking will be provided on Rio Del Mar East as parallel or angled parking and in parking lots that support the various uses. Parking areas will be distributed throughout the NVRG to allow for proximity and ease of access and to reduce their scale. Parking for larger events may be provided in vineyard or orchard lots that when not in use, simply support the landscape character of the area.
- Hospitality / Hotel / Hotel Parking.** This use is proposed to be located on the north facing slope of the hill in the eastern side of the NVRG. This location provides commanding views and allows for the opportunity to provide adequate parking, and a bold landscape statement. The site terrain will be sensitively graded to provide a road to the hilltop site. The Hotel will be a “boutique hotel” of approximately 200 rooms, additional casitas, and supporting amenities. There will also be private residences located near the hotel on the south side. The use is intended to be complementary to and work in conjunction with the wedding and event center use in the NVRG.
- Overflow/Event Parking.** Large community events and private events will take place at the NVRG. As these will be scheduled events and not daily activities, the parking needed to accommodate the influx of people can be provided in the orchard. When planted, the orchard could be laid out to allow appropriate spacing and surfacing (crushed rock or other appropriate multiuse surface). This would create an area that is functionally



*Potential area for outdoor performances*



*Mobile culinary trucks*



*Example gathering space*

suitable for parking, yet when not being utilized, is simply an element of a strong landscape statement. Parking needs for very large events above and beyond what the on-street and on-site parking can accommodate could be provided through special arrangement at American Canyon High School and accessed via shuttle.

- **Additional Parking.** To minimize the visual impacts of parking lots, parking is distributed throughout the NVRG to allow for proximity and ease of access, including parking near the hotel.
- **Brewery / Brew Pub / Distillery.** Another use that is important to support the vibrancy of the NVRG is the inclusion of a brewery/ brew pub, and/or craft distillery with associated tasting rooms.
- **Retail/Commercial.** Areas in the NVRG could be envisioned as a retail, commercial, or similar space.
- **Outdoor Performance Venue / Amphitheater.** Adjacent to the east and south sides of the main ruins structures are two areas that due to its topography could be a natural place for an outdoor stage and performance venue such as an amphitheater. This performance venues would be conveniently located next to parking, as well as the overflow orchard parking.
- **Community Gardens.** With the importance of agriculture regionally and food being an important element of the NVRG uses, food production is also an important component. Community gardens (“urban agriculture”) can play an important role in the education and participation in the production of healthy food. Gardens that serve individual restaurants may also be included.



Hotel Example

Amphitheater(s)



Brewery Example

amphitheater(s)



Example children's play area



Example community gardens

- **Charcuterie.** At the southwest corner of the group of ruins structures is a small concrete structure. This structure and location may be appropriate for artisan food uses such as a charcuterie.
- **Festival Space.** The space between the Quarry Lake Park and Community Gardens could provide a gathering space, where local festivals and community events could occur.
- **Quarry Lake Park.** The former quarry lake and its surroundings can provide a unique park and recreational experience. This park facility is proposed to be privately maintained and operated, yet accessible as a public amenity. Access to the water for recreational purposes will be restricted. On the west, south, and east sides of the lake will be a trail and viewing places. Picnic opportunities will be provided, predominantly at the east end where a natural bowl occurs. Specific programming of recreational facilities in public parks will be coordinated with the City Parks and Recreation Department. The trail will connect to the NVRG and the residential neighborhoods to the south and north.
- **Artisan Building.** The “Maker” movement is gaining momentum across the Bay Area and the country. Appreciation for hand crafted items of all types is on the rise. Providing a place for artisans (“makers”) to work their craft or art is consistent with the concept of the adaptive reuse of the ruins. It may also house a market similar to the Oxbow Market in Napa that establishes a place for local crafts people and artists to sell their wares, or to enjoy local food from those who produce it.

- **Live/Work Building.** There could be an opportunity for a future live/work building located in the NVRG.
- **Mixed Use Building.** There could be an opportunity for a future mixed-use building to house residential above restaurants, retail, or a variety of other uses that complement and add vibrancy to the NVRG.
- **Potential Bus Stop / Shelter.** Vine Transit has two bus routes through the City of American Canyon. For more on transit and public services refer to Chapters 7 and 8 of the WRSP. Should a bus route be established along Rio Del Mar East, a stop at the NVRG should be considered along the Rio Del Mar East frontage. Specific siting of a stop and shelter will be coordinated with the transportation agency at tentative map stage (see Implementation Chapter 9).



Existing graffiti art at NVRG



Existing Quarry Lake



Existing graffiti art at NVRG



Artistic, unique signage



Artistic, unique signage

- **River to Ridge Trail Connection.** The River to Ridge Trail is proposed to be incorporated as a multi modal trail along the NVRG frontage at Rio Del Mar East, connecting across the WRSP Area to the Newell Open Space on the east.
- **Vineyards.** Around the edges of NVRG adjacent to Rio Del Mar East and along the southern edge along the Quarry Lake Park vineyards may be planted to act as a buffer from the road and will also provide a visual amenity that is coherent with the character of the area.

**3.3.2 WALKABILITY**

The various spaces and uses described above will be interconnected by a network of wide walks and plazas. The entire NVRG is envisioned to have a European feel, where a devotion to quality of life is evident and the rich history of the site is celebrated. It is a place where safety and service vehicles have access, but the area is a pedestrian dominated realm. The widest walks can function as promenades where



Existing community art



Landscape furnishings as community art

removable bollards allow vehicular access to different areas as needed. For example, vehicular access for drop-off could be provided at the wedding chapel. When not being used for vehicular access, the space simply feels like part of the gardens, not an asphalt street or parking area.

### 3.3.3 COMMUNITY ART & SIGNAGE

Given the unique identity established by the NVRG, community art can have a complementary role in energizing and defining the plaza and surrounding spaces. Community art may take the form of tile mosaics on the buildings, interactive fountains, sculpture, custom street furnishings such as benches, trash receptacles, and manhole covers, or seasonal items such as a playful and unique banner program. It may also include preservation of particularly creative graffiti art on the ruins themselves, or wall space dedicated to shows of street art.

Signage guidelines included in Appendix A, Design Guidelines, Section A.5.5 of the WRSP are intended to guide merchants towards unique and individual signage as this is critical in supporting this unique character.

### 3.3.4 LANDSCAPE CHARACTER

Supporting the unique architectural environment of the NVRG will be a strong landscape design concept. Plantings will be composed of drought-tolerant species. Landscaping of this area will draw heavily from classic images and include lavender, roses, grasses and flowering vines. Trees such as olives, in groves or strong linear patterns may be used to further reinforce the wine country character. Rows of vineyards create a strong geometric statement and support the wine country aesthetic. Consistent with the direction of the City's Steering Committee, the landscape and public spaces should celebrate the history of the place through thoughtful design and interpretive signage.



*Vertical landscaping*

The planting palette and design will be robust to match the strength of the existing ruins structures. Blending structure and gardens, the massive walls of the ruins could support vertical gardens that create soft yet geometric planes of plantings. The opportunity for vertical landscaping (or “green walls”) builds on the unique identity of the place. See Appendix A, Design Guidelines, Section A.5.3 for specific guidelines.

## 3.4 Neighborhood Design Concept

Residential neighborhoods within the WRSP Area will provide variety in terms of individual character. NVRG. Moving north away from the NVRG, lots may increase in size resulting in a transition to lower density moving away from the NVRG.

Neighborhoods are not walled off from each other and pedestrian connectivity between neighborhoods, amenities, and regional trails is provided. A hierarchy of streets is defined in Chapter 7 (Circulation), which shows where they occur in the community and if they provide through connections or simply serve a neighborhood of homes. The street system is based on the concept of “complete streets”. Streets are strategically located to provide the greatest access to parks and regional trails. Open-ended cul-de-sacs will be utilized extensively to minimize the conflict for vehicles and pedestrians along major trail routes and to provide both neighborhood traffic calming and visible pedestrian access to amenities.

# 3.5 Residential Design Vision

The WRSP provides for a range of residential densities with the intent of creating a dynamically diverse and integrated community of residential neighborhoods. Residential densities will generally be more intense in and around the NVRG and transition to lower densities moving northward from there. This concept is in keeping with the City General Plan Policy for the Town Center designation. Concentrating density directly adjacent to the NVRG improves compatibility of adjacent uses and supports activity within this mixed-use area. Transitioning to lower densities in neighborhoods farther away from the NVRG responds to the increasingly rolling terrain to the north and east.

Drawing on classic neighborhoods of the early twentieth century, a wide range of housing types is envisioned in the interconnected neighborhoods. The range of housing types provided in the WRSP includes town homes, live/work

units, apartments, row town homes, duet units, cottages, paseo oriented homes, small and standard lot homes. This diversity of housing types will both respond to changing lifestyles and preferences in housing as well as offer a wide variety of price levels.

By including options for homes, home buyers will have the ability to choose a home that is affordable by design. Empty nesters may choose the maintenance-free living offered by a townhome. Small business owners may choose the dynamic lifestyle of live-work home in the NVRG, and families may choose a traditional home with great pedestrian and bicycle connections to trails and parks.

While diverse in product type and architectural character, the different neighborhoods will be woven together by the consistent design of the public realm (i.e., streets, trails and parks), carefully avoiding the segmenting of separate neighborhood enclaves. Architectural styles are envisioned to provide a wine country flavor to the neighborhoods, without creating a community that is too heavily themed. The architectural palette is a contemporary interpretation



*Agrarian inspired style*



*Rustic, wine country architectural style*



*Craftsman architectural style*



*Simple forms inspired by the agrarian structures*

of Craftsman and American styles. These styles will be reinforced with a carefully selected landscape palette that creates a memorable community with a strong sense of place compatible with the small-town character of the City of American Canyon. Refer to Appendix A, Design Guidelines.

### 3.6 Parks, Recreation, Open Space, and Trails Vision

The parks and open spaces for the WRSP Area form an integrated system with a wide variety of options for people to enjoy. In an urban neighborhood, this system is intended to provide more variety than a typical suburban park that is typically dominated by organized play fields. Park components within the WRSP Area include an active park in the central WRSP area abutting the Napa Valley Vine Trail, small private pocket/mini parks, and a park on the Newell Property – called Newell Park – bordered by Newell Drive to the east and Rio Del Mar East to the north. In the southern portion of the WRSP Area is a park surrounding Quarry Lake with passive recreational opportunities. Additionally, there are natural drainage areas and basins that are part of the overall WRSP Area drainage system that will include trails that are integrated into the trail network.

An important objective of the WRSP, consistent with the General Plan goal of creating a Town Center, is to provide a place that is available for events sponsored or scheduled by the City. The location for this community gathering space is to the east of the NVRG ruins at the intersection of Rio Del Mar East and Newell Drive. A future community center building will look out onto a community plaza. The

community center and plaza are integrated with Newell Park (see Chapter 5 for further discussion).

Many of these recreational amenities can be linked together by a series of looping pedestrian trails and bikeways, providing access to the immediate neighborhoods as well as connections to the regional amenities of the Napa Valley Vine Trail and the River to Ridge Trail.

The vision for recreational amenities with the WRSP Area also includes the development of small, privately owned and maintained pocket or mini parks within the neighborhoods. These parks may be as small as a single lot and be passive in nature but provide important places of urban relief within their context.

Community gardens in the NVRG will build and support a sense of community around local food sources and stimulate events in support of health and sustainability. The community gardens may also be available for partnership with food and



Community gathering area



Large active play areas



Pedestrian and bike paths

farm-based education programs for community members and for interactive educational opportunities for youth.

The community gardens can be located near multiuse paths to allow the pedestrian and bicyclist to view the “farm” from the path, making the gardens part of the daily pedestrian/ bicyclist’s experience and providing ways for residents to access them without using a motor vehicle.

The WRSP Area provides critical links in two regional trail systems. First, the River to Ridge Trail connects from Highway 29 on the west, along Rio Del Mar East through the Plan area, to the extension of Newell Drive and the Newell Open Space beyond, providing a public connection to this open space on the east side of town. Second, the Napa Valley Vine Trail will run from north to south the length of the WRSP Area. The alignment of the Napa Valley Vine Trail correlates to an existing PG&E gas line easement that runs through the WRSP Area. These two regional trails converge at Rio Del Mar East adjacent to the NVRG, providing a great example of regional pedestrian connectivity.

Additional detail on the vision for open space, parks, and trails can be found in Chapter 5 (Parks and Open Space).



*Play area*



*Informal gathering areas*



*Dog park*



*Community gardens*

# CHAPTER 4 - LAND USE

## 4.1 Introduction

The proposed Land Use Plan for the Watson Ranch Specific Plan (WRSP) implements the City of American Canyon's General Plan land use designation of "Town Center" (see Figure 4.1), which calls for a variety of residential densities and mix of land uses. The organization of land uses responds both to the physical features of the site and the policy framework of the General Plan.

The formation of the Land Use Plan (Figure 4.2) was a response to four key factors: (1) the policies set forth in the American Canyon General Plan, (2) the incorporation of the existing Napa Valley Ruins & Gardens (NVRG) structures and quarry lake, (3) the provision of higher residential densities around the NVRG, transitioning to lower densities, and (4) the site constraints such as the PG&E gas easement and wetlands.

Any lawfully existing land use occurring at the adoption date of the WRSP may be continued, notwithstanding any omission of a particular use in the Permitted Uses Section.

## 4.2 Land Use Goals and Objectives

The following goals, objectives, and policies have been prepared to establish the implementation framework for land use oriented Planning Principles found in Chapter 1.

### **Goal 4A – Provide an integrated and diverse mix of land uses.**

Objective 4.1 – Provide integrated neighborhoods that contain both single-family and multifamily residential.

Policy 4.1.1 – Residential neighborhoods shall provide a broad range of housing types, including detached single family, attached single family, townhouses, condominiums, and apartments.

Policy 4.1.2 – The highest residential density shall be located around the NVRG with a transition to lower density in neighborhoods further away.

Policy 4.1.3 - Within the MDR-16 and/or the HDR residential categories, a diversity in the mix of residential housing types shall be achieved by including both townhome and condominium housing unit types to be constructed as determined by the market. Evaluation of the product mix will occur on a phase by phase basis to ensure adequately integrated neighborhoods with a variety of housing types.

Objective 4.2 – Create a pattern of land use development that respects the environmental setting of the WRSP Area.

Policy 4.2.1 – The environmental resources of the City shall be protected including significant wildlife habitats and vegetation, hillsides and canyons, creeks, rivers, and wetlands.

Policy 4.2.2 – For the portion of the WRSP located within Airport Overflight Zone E, aviation easements shall be required. Prior to development or with the recording of Final Maps in any given phase, whichever occurs first, aviation easements shall be recorded on all existing and proposed parcels located within the given phase.

Objective 4.3 – Provide for recreational, institutional, commercial and service uses that support resident needs within or in close proximity to residential neighborhoods.

Policy 4.3.1– Neighborhood serving retail and commercial use shall be located in the NVRG.

Policy 4.3.2 – Parks, trails and open space amenities shall be interconnected as an open space system and integrated into the fabric of the residential neighborhoods.

**Goal 4B – Establish the WRSP Area as a traditional neighborhood development.**

Objective 4.4 – Provide diverse, high-quality residential neighborhoods with a range of densities, creating neighborhood character that appears to have developed over time in conjunction with the NVRG.

Policy 4.4.1 – Neighborhoods shall include a variety of housing types.

Objective 4.5 – Provide an open network of streets with pedestrian and bicycle connections.

Policy 4.5.1 – Unique streetscape design standards, including elements such as landscape, street furniture, signage, way-finding elements, street trees and lighting shall be set forth in the development standards and design guidelines herein.

**Goal 4C – Establish a “Town Center” for the City of American Canyon.**

Objective 4.6 – Provide a diversity of retail, entertainment and service commercial uses that are oriented to the needs of both residents and visitors and positively contributes to the economic vitality of American Canyon.

Policy 4.6.1 – A range of permitted uses shall be established for the NVRG (Mixed Use Land Use Category) such as an events center, wine and wine industry-related businesses (e.g., brewery, distillery), restaurants, outdoor dining, retail, commercial, hotel and visitor serving uses, etc.

Objective 4.7 – Provide public gathering places within the NVRG.

Policy 4.7.1 – The NVRG shall include opportunities for public and quasi-public community gathering spaces such as a community plaza, event lawns, and promenades.

Objective 4.8 – Establish the NVRG as an important destination within the City of American Canyon.

Policy 4.8.1 – The ruins of the Standard Portland Cement Company (NVRG) site shall be rehabilitated as a functioning public and private multiuse complex with new businesses, gardens, performance spaces, and emerging artist spaces, while retaining the open rural setting.

Policy 4.8.2 – The historic character and significance of the NVRG ruins shall be retained as part of the adaptive reuse of the site.

Objective 4.9 – Ensure that commercial development within the NVRG (Mixed Use Category) be designed to exhibit a high quality of architectural character that reflects its historical and cultural context.

Policy 4.9.1 – Specific design standards and guidelines for architecture in the NVRG (Mixed Use Category) shall be provided in the WRSP.

## 4.3 General Plan Land Use Designation

The City of American Canyon General Plan Land Use Element was amended in June 2010 to assign a single Town Center (TC) Land Use Designation for the entire subject property. In coordination with adoption of the WRSP, the Land Use Element was amended in October 2018 to incorporate the WRSP Land Use Map in further defining specific land uses designated by the WRSP (Figure 4.1). A further General Plan Amendment is required in concurrence with the adoption of this amended WRSP, as summarized in the Executive Summary in this document.

### 4.3.1 GENERAL PLAN LAND USE DESIGNATION DEFINED

The WRSP Area, as defined by the City of American Canyon’s General Plan Section 1.19.2, is designated Town Center (TC):

**“Town Center (TC):**

A) A rich diversity of land uses which may include government and community services, retail commercial, professional offices, entertainment, restaurants, cultural facilities (museums, libraries, etc.), visitor-serving facilities (hotels, information centers), event center/conference center, wineries, transit, parking, variety of housing types including single family attached and detached, townhouses, condominiums, mixed-use and apartments, and public park and other amenities.

B) A community plaza or “town square” to facilitate community gatherings and events.”

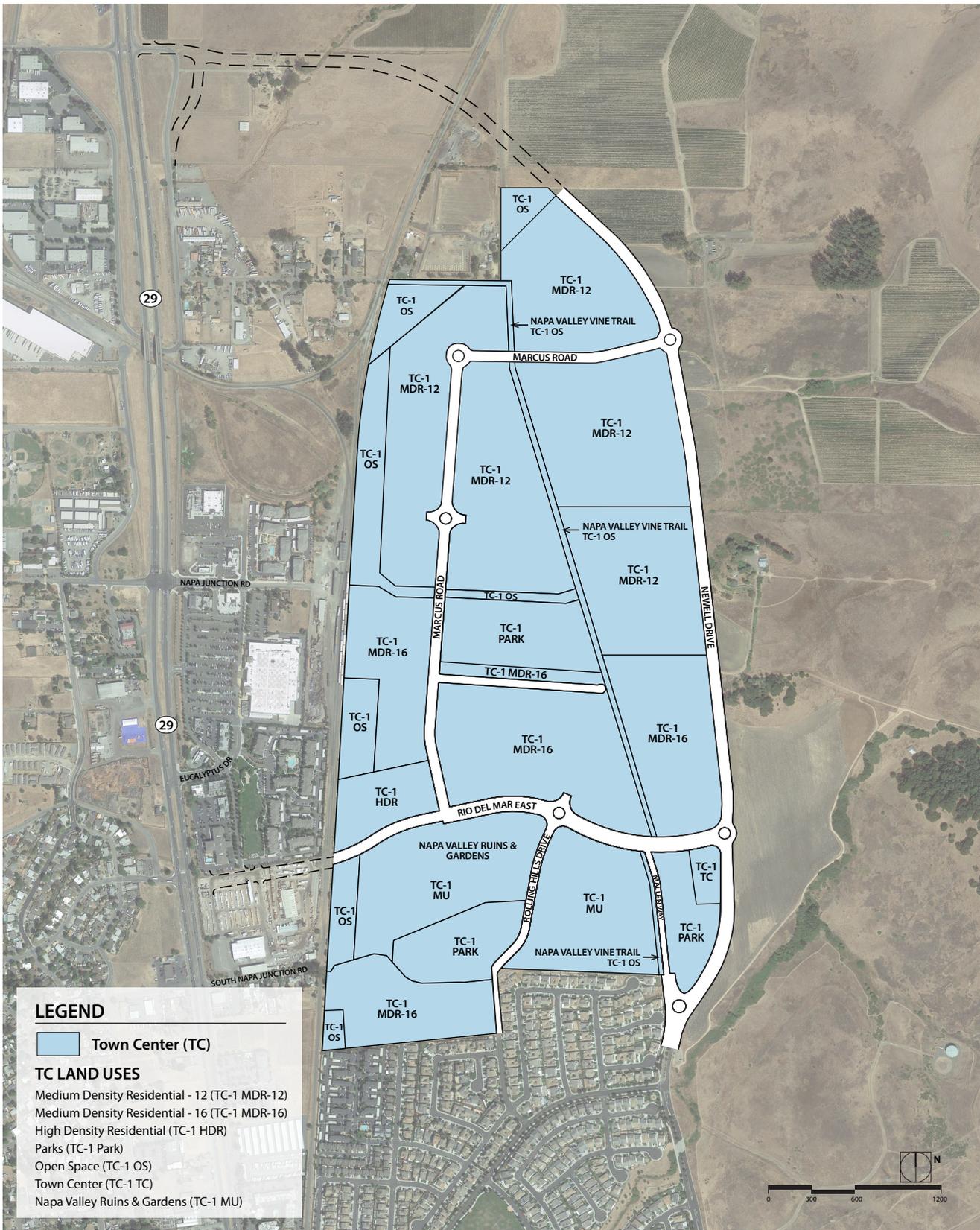


Figure 4.1: Town Center (TC-1) General Plan Land Use Map

### 4.3.2 GENERAL PLAN LAND USE MAP AMENDMENT

The Town Center designation requires the preparation and adoption of a specific plan(s) to implement the General Plan land use. As such, the WRSP includes a General Plan Amendment (see Executive Summary) that, among other things, amends the General Plan land use map to reflect the revised specific land uses set forth in the WRSP Land Use Map (Figure 4.2). This supersedes an amendment to the General Plan made in 2018. For purposes of the General Plan, these land uses are designated Town Center with the prefix TC-1 (see Figure 4.1), reflecting the first specific plan to be adopted under the Town Center Designation.

## 4.4 Specific Plan Land Use Summary

Table 4.1a and Table 4.1b summarize the various land uses proposed within the WRSP Area. This summary allows for a comparative analysis of the development and corresponds to the Land Use Plan (Figure 4.2). The amount of development reflected in the “Overall Development Program” and by individual ownership, represents the maximum allowable development intensity permitted under the WRSP.

Overall Development Program		
Watson Ranch Specific Plan		
Land Use	Area (+/- Acres)	Maximum Development Intensity
Medium Density Residential (MDR-12)	102.5	623 units
Medium Density Residential (MDR-16)	65.4	630 units
High Density Residential	6.0	186 units (Affordable)
Mixed Use	38.6	200 room hotel 176,000 SF Retail/Commercial 58,000 SF Ancillary Commercial
Parks and Open Space	63.6	
Roads	32.6	
<b>Total</b>	<b>308.7</b>	<b>1,439 units</b> <b>200 room hotel</b> <b>176,000 SF Retail/Commercial</b> <b>58,000 SF Ancillary Commercial</b>

Table 4.1a: Overall Land Use Summary Table

<b>American Canyon I, LLC Property</b>		
<b>Land Use</b>	<b>Area (+/- Acres)</b>	<b>Anticipate Development Intensity</b>
Medium Density Residential (MDR-12)	86.5	503 units
Medium Density Residential (MDR-16)	53.3	507 units
High Density Residential	6.0	186 units (Affordable)
Mixed Use	38.6	200 room hotel 176,000 SF Retail/Commercial 58,000 SF Ancillary Commercial
Parks	18.0	
Open Space and Trails	14.9	
Detention	9.4	
Wetlands	3.1	
Roads	22.0	
<b>Total</b>	<b>251.8</b>	<b>1,196 units</b> 200 room hotel 176,000 SF Retail/Commercial 58,000 SF Ancillary Commercial
<b>Newell Family Property</b>		
<b>Land Use</b>	<b>Area (+/- Acres)</b>	<b>Anticipate Development Intensity</b>
Medium Density Residential (MDR-12)	16.0	120 units
Medium Density Residential (MDR-16)	12.1	123 units
Parks	7.4	(Includes 2.0 acre Community Center)
Open Space and Trails	7.5	
Detention	3.3	
Roads	10.6	
<b>Total</b>	<b>56.9</b>	<b>243 units</b>

Table 4.1b: Land Use Summary Table by Ownership

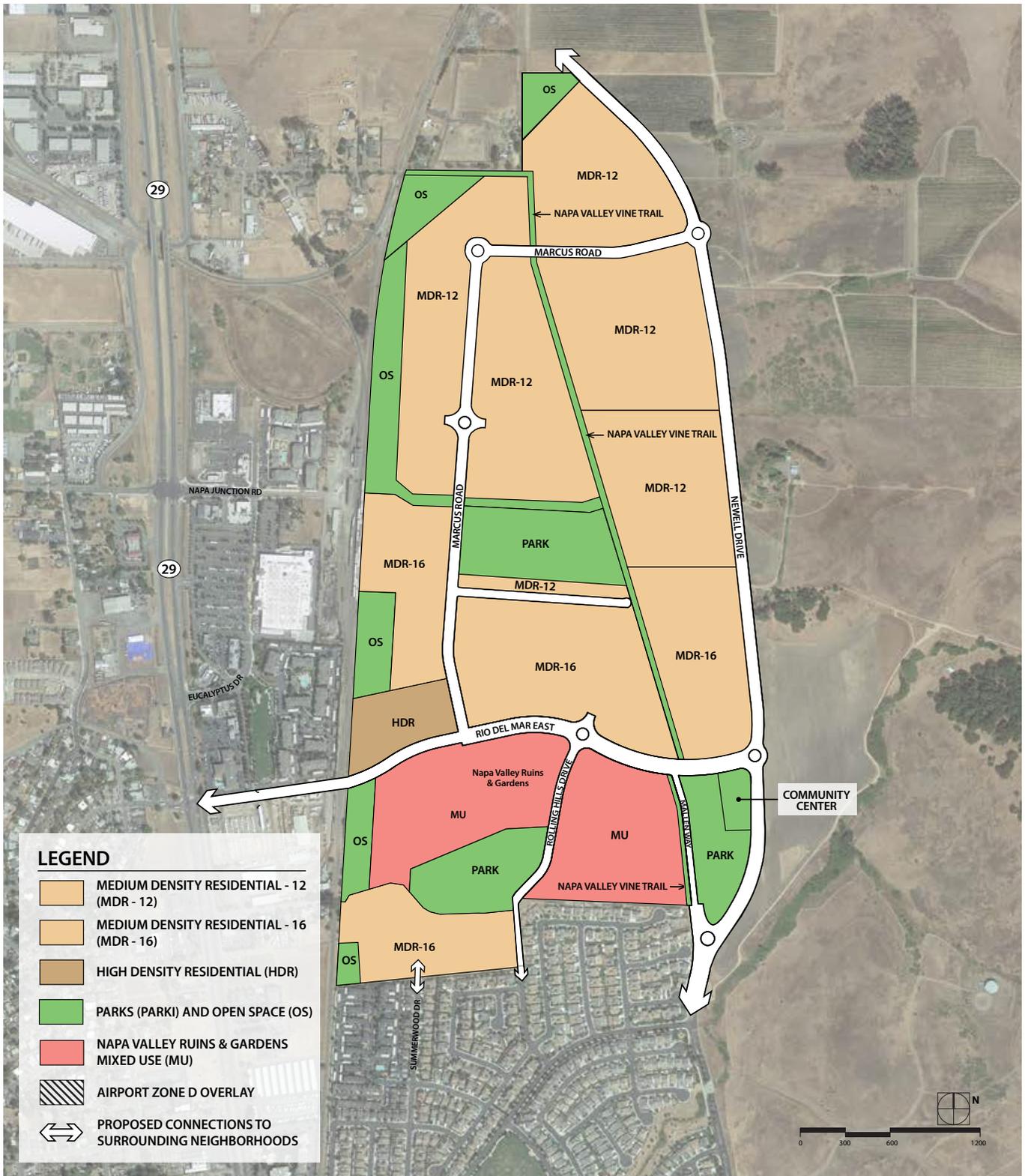


Figure 4.2: Specific Plan Land Use Map

#### 4.4.1 SPECIFIC PLAN LAND USE DESIGNATIONS

The WRSP establishes a land use and regulatory framework within the parameters of the General Plan that allows a maximum of 1,253 residential units (plus additional units allowed by density bonus and related laws), 200,000 square feet of commercial/retail uses, and a 200-room hotel in the WRSP Area. Figure 4.2 identifies the location of the land uses within the WRSP Area.

Below, each Land Use Category and the intended uses are described in more detail. These land use designations are consistent with the overall General Plan Land Use designation of “Town Center” and serve to refine the land use configuration for the WRSP Area. As described in Section 4.3.2 above, a General Plan Amendment to further define the specific land uses set forth by this specific plan under the Town Center Land Use Designation and supporting policies, amends the General Plan Land Use Map to incorporate the land uses with the prefix TC-1 thereby denoting the WRSP land uses (see Figure 4.1). This amendment recognizes and ensures the consistency between the City of American Canyon’s General Plan and the WRSP, as required by controlling law.

These land use designations also serve as the “zoning” for the WRSP in reference to the allowable uses described further in Section 4.6, the Development Regulations set forth in Chapter 6, and the Design Guidelines in Appendix A. Where the WRSP and the City zoning regulations may conflict, the WRSP standards will apply. Where the WRSP is silent, the City Zoning regulations will apply.

#### RESIDENTIAL LAND USE DESIGNATIONS

The City’s General Plan requires that the Specific Plan(s) for the Town Center land use designation establish the densities and intensities of land uses. For the residential land uses, the WRSP sets forth three residential categories with varying density ranges - Medium Density Residential (MDR-12 and MDR-16) and High Density Residential. The density ranges for the two Medium Density categories overlap slightly with the intention of encouraging a higher diversity of housing product types within single neighborhoods, allowing greater flexibility to respond to market forces and creating an opportunity to achieve what is referred to as the “Missing Middle” of housing types. The “Missing Middle” is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help to achieve workforce housing and promote vibrant walkable residential neighborhoods. At the same time, the densities transition from higher to lower away from the NVRG consistent with the General Plan Policies.

**Medium Density Residential (MDR-12):** This Medium Density Residential is intended for single-family homes

with a permitted density between 2 to 12 dwelling units per gross developable acre.

**Medium Density Residential (MDR-16):** This Medium Density Residential is intended for areas of medium density detached and attached housing such as small lot single family homes, duets, duplexes, three-plex, four-plex, townhome and condominium units. The allowable density range is 8 to 16 dwelling units per gross developable acre.

**High Density Residential (HDR):** High Density Residential is intended for areas of high-density attached housing such as, townhomes, apartments, and condominiums. Per the General Plan, this residential category density shall be provided at a minimum of 20 dwelling units per gross developable acre.

#### NON-RESIDENTIAL LAND USE DESIGNATIONS

**Napa Valley Ruins & Gardens (MU):** The MU designation includes the former site of the Standard Portland Cement Factory. It comprises approximately 39 acres. The MU designation is a mixed-use designation made up of several different uses including but not limited to commercial uses (such as retail, restaurants, personal services, dining, wineries, breweries, pubs, distillery, mobile food trucks, and farmers markets), mixed-use residential (including live/work), and office uses. It also includes visitor serving uses such as hotel, events center, entertainment, and recreation. Finally, it permits civic uses such as a community plaza, community center and parks. Development within this area may be comprised of single use buildings or buildings containing multiple uses including mixed use and/or live-work housing of up to 10% of total units (included in the residential project total).

**Parks (Park) and Open Space (OS):** The Park designation allows for a variety of recreational uses such as the lake, multipurpose trails, tot lots, playground equipment, passive and active recreational amenities such as ball fields, courts, skating ramps, and picnic facilities.

The Open Space (OS) designation includes privately or publicly owned property to be retained for open space purposes such as resource management, storm water management and environmental mitigation. Open space uses may also include passive recreation (such as hiking, walking and biking trails, and nature observation). Passive recreational uses associated with open space areas while encouraged are not eligible for parkland credit.

The Parks and Open Space land uses may also contain civic or community uses such as community gardens, vineyards, orchards, and other edible landscape elements.

**Town Center (TC):** The Town Center designation allows for community uses such as a community plaza, and community center.

# 4.5 Adjustment/Transfer/Conversion Regulations

In order to create the most desirable community possible, there is a certain amount of flexibility that needs to be provided for in the WRSP. This flexibility allows the developer to adjust for shifts in market demand. The parameters for this flexibility within the WRSP are detailed in this section. Requests for these adjustments shall be submitted to the City of American Canyon. The Community Development Director or his/her delegate shall make the determination as to their consistency with the intent of the WRSP. If the adjustment meets the definition of minor amendment (see Implementation Chapter), the Community Development

Director may approve the adjustments at the administrative level. Major amendments to the WRSP must be processed pursuant to State Law and will be subject to review and approval by the Planning Commission and City Council.

## 4.5.1 PLANNING AREA ADJUSTMENTS

While a Land Use Plan and Land Use Summary Table are contained in the WRSP, precise land use boundaries and acreages shall be established by the recording of Final Maps and with final engineering. A Tentative Map submittal may incorporate an adjustment to the boundaries and acreages on file with the City for minor amendments to the WRSP. An amendment will be considered minor if the total gross acreage of any given land use designation does not change by more than 5 acres or a 20% increase or decrease

Use Classification	Specific Plan Land Use Category					
	MU (NVRG)	MDR-12	MDR-16	HDR	PARK & OS	TC
<b>COMMERCIAL</b>						
Retail stores, shops, galleries and offices supplying commodities or performing services such as those provided by department stores, specialty shops, personal, pet and business service establishments, artists' supply stores and similar uses.	P	-	-	-	-	-
Convenience retail commercial such as a corner convenience store, grocery store and other neighborhood serving retail commercial uses.	P	C	-	-	-	-
Restaurants uses including outdoor eating areas and establishments. For the purpose of this use, a restaurant is an eating establishment which serves food to customers for consumption on or off the premises. It includes, but is not limited to, coffee shops, cafes, brew pub, pizza parlors, soda fountains and full-service dining establishments	P	-	-	-	-	-
Restaurants and pubs that may provide alcoholic beverage sales for drinking on premises.	P	-	-	-	-	-
Distilleries, wineries, Brewery establishments that may or may not include food service and may provide alcoholic beverage sales for consumption off	P	-	-	-	-	-
Entertainment such as non-amplified music in conjunction with a restaurant, coffee house or pub establishment.	P	-	-	-	-	-
Outdoor movies.	P	-	-	-	C	-
Winery and wine tasting establishments	P	-	-	-	-	-
Mixed-use buildings that contain restaurant, retail or storefront office uses on the ground floor with residential, office or educational uses on the floors above.	P	-	-	C	-	-
Artist studios and maker space	P	-	-	-	-	-
Business and technical schools, and schools and studios such as, but not limited to photography, art, music and dance.	P	-	-	-	-	-
Hospitality and visitor serving uses such as a wedding chapel, hotel, condo hotel or time-share.	P	-	-	-	-	-
Assembly, meeting or event spaces for corporate or private events either as a standalone facility or as ancillary to another use.	P	-	-	-	-	-
Parking structures.	P	-	-	P	-	-
Home occupation uses.	P	C	C	C	-	-
Retail sales in kiosks, food trucks, passive recreation, live musical or stage performances, periodic outdoor sales such as art shows, or farmer's markets, community and holiday events.	P	-	-	-	C	C
Office, medical, financial, real estate, general business and personal services.	P	-	-	-	-	-
Small-family day care facilities.	P	-	-	-	-	-
Outdoor Entertainment including amplified music or other productions as scheduled events.	C	-	-	-	P	-
Drive-thru facilities	-	-	-	-	-	-

Table 4.2: Permitted and Conditionally Permitted Uses

Use Classification	MU (NVRG)	MDR-12	MDR-16	HDR	PARK & OS	TC
<b>RESIDENTIAL</b>						
Single-family residential with a minimum density in this district is between 2 and a maximum of 12 dwelling units per gross acre and a minimum lot size of 3,200 sf. For other allowable and conditional uses refer to RS-6500 zone district in the City of American Canyon Municipal Code.	-	P	P	P	-	-
Medium Density Residential is intended for areas of medium density detached and attached housing such as small lot single-family homes, duets, duplexes, three-plex, four-plex, townhome and condominium units. The allowable density range is 8 to 16 dwelling units per gross developable acre.	P	-	P	P	-	-
High-density attached housing such as townhomes, apartments and condominiums. The allowable density range is a minimum of 20 dwelling units per gross acre. For other allowable and conditional uses refer to RH zone district in the City of American Canyon Municipal Code.	P	-	-	P	-	-
Mixed Use and Live/work residential units	P	-	C	C	-	-
Secondary living units. Secondary living units do not count as a separate unit from the primary residence.	C	C	C	C	-	-
<b>RECREATIONAL</b>						
Active and passive public recreational uses but not limited to multipurpose trails, tot lots, playground equipment, passive and active recreational amenities including, but not limited to, ball fields, courts, skating ramps, picnic facilities, and recreational use structures. Civic or community uses including but not limited to community gardens, vineyards, orchards and other edible landscape.	P	C	C	C	P	C
Active and passive recreational uses such as play areas, community gardens, swimming pools, etc. that are provided as part of an HOA and are privately maintained.	P	P	P	P	-	-
Environmental mitigation lands, drainage and detention/retention basins, drainage system appurtenances such as culverts, wetlands, and natural drainage ways. Also permitted are pedestrian and bicycle trails, viewing areas, interpretive signage, and site furnishings such as benches, and trash receptacles.	P	P	P	P	P	P
Recreation uses such as community plazas and small pocket parks.	P	P	P	P	P	P
Community gardens.	P	C	C	C	C	C
<b>PUBLIC</b>						
Civic Uses	P	-	-	-	-	C
Educational and institutional uses.	P	-	-	-	-	P

Table 4.2 (continued): Permitted and Conditionally Permitted Uses

of the original gross acreage approved under the WRSP, whichever is less. A revised Land Use Plan as well as a revised Land Use Summary Table must be submitted to the City of American Canyon for each proposed amendment or set of amendments to the land use area boundaries (see Implementation Chapter, Section 9.6.3)

#### 4.5.2 TRANSFER OF DWELLING UNITS

The transfer of dwelling units between land use areas is permitted provided that there is no net increase to the total dwelling units permitted in the WRSP. A revised Land Use Plan as well as a revised Land Use Summary Table must be submitted to City of American Canyon for each proposed transfer of dwelling units, and the phasing plan and schedule adjusted accordingly (See Implementation Chapter, Section 9.8).

## 4.6 Permitted and Conditionally Permitted Uses

Table 4.2 summarizes permitted and conditionally permitted uses within the WRSP Area. While the descriptions are fairly comprehensive, they are not intended to prohibit an omitted but related use. Any uses not specifically identified here shall be considered through subsequent approval processes as defined in the Implementation Chapter.

## 4.7 Inclusionary Housing

The City of American Canyon has an Inclusionary Housing Ordinance (Chapter 19.28 of the City's Municipal Code). The intent of the Inclusionary Housing Ordinance is to see the provision of affordable housing occur throughout the residential neighborhoods of the city. Section 19.28.040 of the ordinance requires that residential projects of "for sale" housing containing five or more parcels or units provide at least 10% of the total applicable project units at affordable prices or rents to lower income households. As of the date of this WRSP amendment, the AC-1 portion of the WRSP Area has fully complied with the City of American Canyon's Inclusionary Housing Ordinance. Compliance has been satisfied by construction of the 186-unit Lemos Pointe affordable housing project located at the intersection of Rio Del Mar East and Marcus Road.

# CHAPTER 5 - PARKS AND OPEN SPACE

## 5.1 Introduction

The proposed parks, trails, and open space plan for the Watson Ranch Specific Plan (WRSP) includes a variety of parks, trails, and open spaces for a wide number of active and passive recreational use. The integrated network of parks, trails, and open space, both local and regional, is one of the fundamental design principles for WRSP providing the residents and the larger community recreational throughout the plan area. Approximately 63 acres of recreation facilities, park land, trails, and open space areas are provided within the WRSP Area. The parks, trails, and open space system consists of a series of inter-connected parks and trail types ranging from pocket parks to community parks with linkages to larger regional facilities such as the Napa Valley Vine Trail, River to Ridge Trail, and the Newell Open Space Preserve. Parks are programmed with a variety of uses to support activities throughout all seasons of the year. A range of park and trail typologies are distributed throughout the WRSP Area in order to provide ease of access and close proximity to all residents. The character of each park is based on the use and the role it plays within the overall open space network. They are a combination of the natural and the manicured; the informal and the formal; and the active and the passive, depending upon their location and functions.

The trails system consists of a combination of paved and unpaved trails that link major destinations within the WRSP Area, such as parks and the Napa Valley Ruins & Gardens (NVRG). The internal project trail system includes segments of regional trails (the Napa Valley Vine Trail and the River to Ridge Trail) and connects to the Newell Open Space Preserve. The network forms a series of loops of differing lengths. The loops provide alternative routes and allow choices between short, medium, and long distances for recreation and exercise. The trails run through various parks and open space conditions and their design reflects these differing conditions. The trails provide for a range of user groups including bikers, runners, and pedestrians.

The parks and open space system is designed to provide easy and convenient access to all residents. Most homes within the WRSP Area are no more than ¼-mile walking distance from a park, natural open space area, or trail alignment. This public network serves to encourage walking and to provide opportunities for a convenient and healthy lifestyle choice for all residents.

## 5.2 Goals, Objectives, and Policies

**Goal 5A: Integrate Parks, Trails, and Open Space into a diverse system of active and passive recreation amenities designed to fulfill the needs of residents and support healthful, active lifestyles.**

Objective 5.1 – Provide public parks distributed throughout the WRSP Area that include a range of recreational opportunities adequate to support the future population of the WRSP Area.

Policy 5.1.1 – Parks shall meet at minimum the City wide standard of 5 acres per 1,000 residents in the WRSP Area.

Objective 5.2 – Parks, Trails and Open Space will be designed as an integrated system of recreational amenities.

Policy 5.2.1 – Parks shall be programmed and designed through cooperation with the City of American Canyon Parks and Recreation Department and the general public and shall reflect the results of the City's Parks and Recreational Needs Assessment.

Policy 5.2.2 – Parks shall be centrally located in the WRSP Area with access afforded to a majority of the area residents via trail and street access.

Policy 5.2.3 – The Napa Valley Vine Trail and the River to Ridge Trail shall be interconnected and aligned to integrate with the primary parks where feasible in the WRSP Area.

Policy 5.2.4 – Adequate open spaces shall be maintained to protect environmental resources. Where feasible, trails and recreational amenities shall be provided along and through open space as part of the larger integrated system of recreational amenities.

Policy 5.2.5 – All trails in the WRSP shall be constructed pursuant to the City design standards and as set forth in Chapter 7 of the WRSP.

## 5.3 Parkland Requirements

The City of American Canyon General Plan requires a minimum of 5 acres of credited parkland per 1,000 residents (GP Policy 7.1.1). Based on the maximum of 1,439 WRSP Area dwelling units (including 186 affordable units) at 3.49 persons per unit, a total of 25.1 acres of dedicated parkland is required. The WRSP exceeds this requirement, providing approximately 63 acres of total land designated as Parks and Open Space within the Land Use Plan. Table 5.1 summarizes the total distribution of these parks and open space.

Depending on the ultimate use and recreational value, however, only partial credit may be granted for some parks, open space land containing informal recreational facilities, open space amenities, or natural features. Approximately 33 of the 63 total acres count towards these required parkland credits. Parkland requirements and credits are compared in Table 5.2.

Table 5.3 further details the breakdown of the different parkland uses and credit calculations within the WRSP Area. The credits applied are reflective of each parcel's recreational value as a park or open space amenity. Park parcels and the Community Plaza are credited at 1:1 ratio, while trails and open space are credited at 0.5:1 ratio. Detention basins and wetlands acreage are not counted to fulfil the park requirement.

Parkland facilities are conceptually illustrated in Figure 5.1. Final sizing and location of parkland facilities will be determined during the tentative and final mapping stages.

Overall Open Space and Park Distribution	
Watson Ranch Specific Plan	
Open Space Types	AC
Parks	23.4
Community Plaza	2.0
Open Space and Trails	22.4
Detention	12.7
Wetlands	3.1
<b>Total</b>	<b>63.6</b>

Table 5.1: Open Space and Park Distribution

American Canyon I, LLC Property			
Units	Units	Population (@ 3.49 persons/unit)	Park Acreage Required @ 5 ac/1,000 people
Residential Units	1,196	4,174	20.87
Newell Family Property			
Units	Units	Population (@ 3.49 persons/unit)	Park Acreage Required @ 5 ac/1,000 people
Residential Units	243	848.1	4.24
<b>Total</b>			<b>25.11</b>

Table 5.2: Parkland Requirement and Credit Comparison

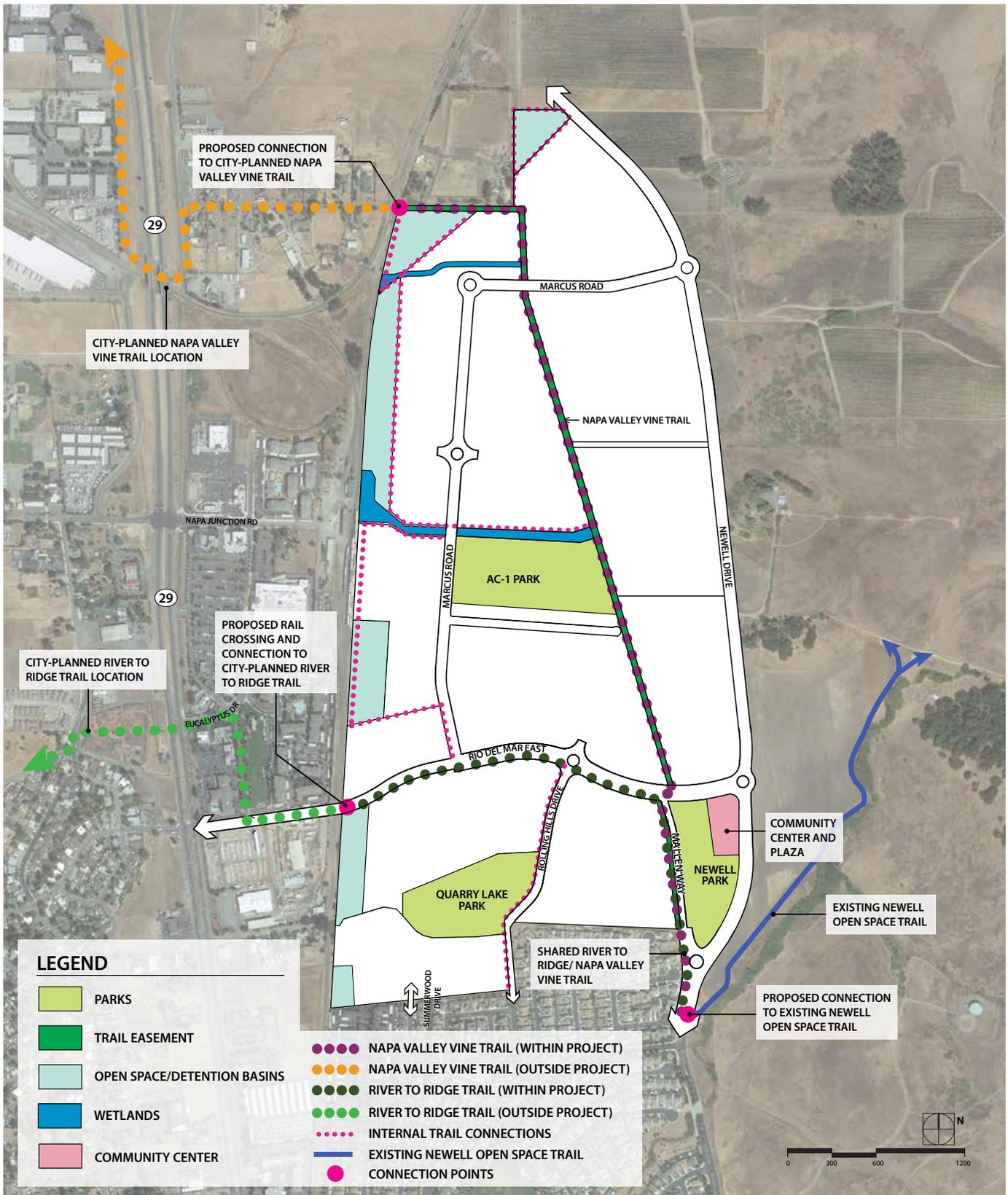


Figure 5.1: Parks Typology Map

## Watson Ranch Specific Plan: Open Space/Park Credits

### American Canyon I, LLC Property

Open Space Type/Name	Area (acres)	Park Credit	Credited Park Acreage
AC-1 Park	11.34	1	11.34
Quarry Lake Park (net)	6.67	0.5	3.33
Open Space and Trails	14.9	0.5	7.45
Detention	9.4	0.0	--
Wetlands	3.1	0.0	--
	45.41	Subtotal	22.12

### Newell Family Property

Open Space Type/Name	Area (acres)	Park Credit	Credited Park Acreage
Newell Park	5.4	1	5.40
Community Plaza	2.0	1	2.00
Open Space/Trails	7.5	0.5	3.75
Detention	3.33	0.0	--
Wetlands	0.0	0.0	--
	18.23	Subtotal	11.15
<b>Total Credited Acreage</b>			<b>33.27</b>

Table 5.3: Detailed Parkland Credit Calculations

## 5.4 Parks and Open Space Typologies

The parks and open space system is comprised of differing typologies. The sizes, functions, configurations and locations of the parks are dependent upon their surroundings, use, and social/cultural needs. The typologies are distributed across the WRSP Area to serve the various neighborhoods and provide easy and convenient access to all residents. Refer to Figure 5.2 for a map identifying the proximity of parks within the WRSP Area.

### 5.4.1 COMMUNITY PLAZA

Plazas are formal urban parks that serve as focal elements for a community. The community plaza located at the intersection of Rio Del Mar East and Newell Drive is intended to serve as a centerpiece of activity for both the WRSP community and the City of American Canyon as a whole. It should be a flexible space that is comfortable for intimate conversations or solitary people-watching but can

also accommodate larger community gatherings such as art festivals, concerts, and other celebrations.

The following program includes amenities appropriate for the plaza:

- Public art
- Hardscape surface areas
- Turf seating areas
- Seat walls
- Landscape planters
- Landscaping
- Lighting
- Trash receptacles
- Formal Tree alley
- Accommodating a community building of up to 20,000 sf.

All improvements to the Community Plaza and Community Center site and building shall be at the City's sole cost and expense.

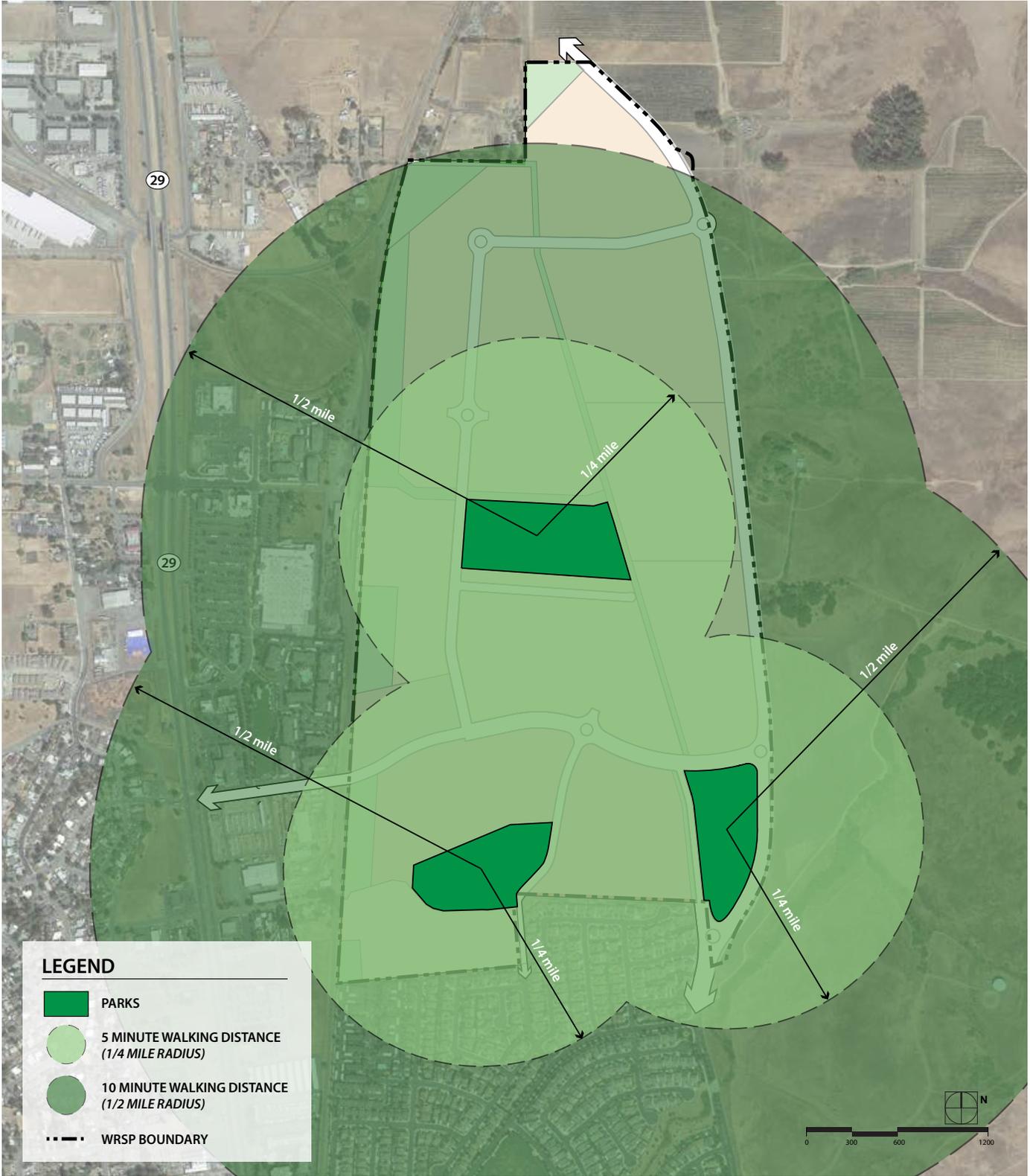


Figure 5.2: Parks Proximity Map

## 5.4.2 PARKS

Parks within the WRSP Area will provide a wide range of functions offering smaller recreational and social needs of the neighborhood to larger community wide gathering spaces. The sizes, functions, configurations and locations of the parks are dependent upon their surrounding natural features, neighborhood demographics, and social needs. Both public and private parks are included within the WRSP Area. Private parks include Quarry Lake Park and several neighborhood mini parks. There are two large public parks – “AC-1 Park” located at the neighborhood’s center and “Newell Park” located in the southeast corner of the WRSP Area adjacent to the Community Plaza and Community Center site.

### QUARRY LAKE PARK

Surrounding and including the Quarry Lake, this approximately 8.4-acre park (Figure 5.3) is privately owned and maintained and serves as an important design and community element adjacent to the NVRG. Net usable

area (not including the lake) is approximately 6.7 acres. Public access will be determined by site access agreement between the property owner and the City. It is envisioned to be used by both visitors and residents and will be designed as a passive park that provides a more “natural” experience.

While offering a water viewing amenity, Quarry Lake may also serve important environmental functions such as water cleaning, biofiltration, stormwater detention, and riparian habitat. Aeration for the lake will be provided as both a visual amenity and for water quality.

The following program elements and landscape features should be considered for Quarry Lake Park:

- Lakeside trail
- Water observation stations
- Resting spaces with seating
- Exercise par course
- Hardscape plazas or promenades
- Connections to commercial uses and community facilities



*This illustration represents a preliminary concept for the Quarry Lake area and is subject to modification*

*Figure 5.3: Conceptual Design - Quarry Lake Park*

- Drought tolerant plant species
- Informal tree clusters
- Enhanced riparian habitat plantings around lake edge
- Landscaping that appears natural vs. manicured
- Accent (manicured) planting at entries
- Limited amount of turf grass
- Low maintenance native grasses
- Downward facing pole-mounted lights and bollards for safety
- Accent lighting on special landscape elements and park features – used sparingly
- Trail connections to the neighborhoods to the south

**AC-1 PARK**

This centrally located park is approximately 11.3 acres. AC-1 Park should be programmed with both passive and active uses. Level turf areas should be provided for active uses such as soccer and ball fields as well as smaller areas for passive recreation. The park should be buffered from the street with shrubs or earth berms. Flowering accent trees can be located to provide landmark areas and focal points, while a long windscreen run of tall narrow trees along the westerly boundary can screen the adjacent uses.

The following program elements and amenities should be considered for AC-1 Park:

- Playground
- Sports fields (soccer, baseball)
- Picnic facilities
- Community gardens
- Downward facing safety lighting
- Pathways
- Benches
- Trash receptacles
- Bike racks
- Drinking fountains
- Enhanced materials at entry nodes and seating areas
- Incorporation of the Napa Valley Vine Trail
- Wayfinding and educational signage
- Public restroom
- Downward facing pole-mounted lights and bollards for safety
- Accent lighting on special landscape elements and park features – used sparingly



*Pedestrian path along water feature*

## PLANTING

The planting palette for this park should include a variety of deciduous and evergreen trees, shrubs, turf and grasses. Deciduous trees should be planted in clusters to separate active uses from passive spaces. Shade will be an important commodity in the summer months to shade users from the hot summer sun. During winter months defoliated trees will allow natural light to filter through, warming the users below. Flowering accent trees can be located at landmark features and focal points.

The following landscape features should be considered this park:

- Turf planting for open active areas
- Evergreen shrubs at key landmark or focal areas
- Boundary understory planting at western edge
- Flowering accent trees for landmark and focal areas
- Large canopy shade trees

## NEWELL PARK

Newell Park (+/- 5.4 acres – not including the community center or plaza) is located in a triangular block bounded by Rio Del Mar East to the north, Newell Drive to the east, and a new north-south roadway to the west named “Mallen Way.” The Community Center will be located adjacent to this park at the corner of Rio Del Mar East and Newell Drive.

The following program elements and amenities should be considered for Newell Park:

- Picnic areas
- Playground

- Downward facing safety lighting and bollards
- Pathways
- Benches
- Seat walls
- Trash receptacles
- Bike racks
- Drinking fountains
- Enhanced paving materials at entries and seating areas
- Active turf areas
- Dog Park

## PLANTING

Like many parks and public spaces, deciduous trees are used in clusters to provide specific functions such as shade for larger areas. Clustering trees separates passive uses from the open turf areas and active uses. Shade will be an important commodity in the summer months; trees shall be located for the purposes of shading the users from the hot summer sun. During the winter months the defoliated trees allow natural light and the limited sun exposure to filter through, warming the users below. General planting elements for this park may include:

- Turf planting for open active areas.
- Evergreen shrubs at key landmark or focal areas
- Boundary understory planting at western edge.
- Large canopy shade trees
- Flowering accent trees for landmark or focal areas.



Play Fields



Children's Play Area

### 5.4.3 POCKET PARKS AND MINI PARKS

These small passive spaces provide urban relief within a neighborhood. They will be privately owned and maintained and passive in nature. They may be as small as an individual lot and generally include: landscaping that complements the neighborhood, a play structure, turf, and benches or seat walls. While not required they are encouraged throughout the neighborhoods.

### 5.4.4 OPEN SPACE AREAS

Unprogrammed open space is located along the periphery of the WRSP Area and in transitional landscape areas. The areas comprised of level-to-moderate slopes can be planted with a simple understory mass of evergreen groundcovers and low to medium grasses: A single species of tree may be planted in rows symbolic of orchards and vineyards throughout northern California.

The Open Space Area landscape program may include, but not be limited to the following:

- Native and non-native non-invasive drought tolerant grasses.
- Native and non-native drought tolerant evergreen groundcover.
- Native and non-native trees planted in rows.
- Low maintenance landscape.

Open space areas may include:

**Seasonal Wetlands** - The seasonal wetlands and their surrounding buffer areas protect the existing sensitive

areas within the WRSP Area. They take advantage of natural systems to capture and clean storm water for the community while also providing for passive recreation. These areas will be connected to the rest of the open space system with multi-use trails.

**Detention Basins** - Detention basins are designed to be multiuse. During the dry months, when not being used for the purpose of detaining stormwater flow, they may allow for some recreational activities. The appropriate design, plant material and program elements make these a valuable component of the open space network providing both physical and visual benefits that are associated with open space.



*Naturalized Planting*



*Open Play Area*



*Children's Play Area*

## 5.5 Community Gardens and Edible Landscape

Supporting a healthy community with local food production supports establishing the WRSP Area as a contributor to all of American Canyon. To this end, the WRSP encourages the development of small and large community gardens throughout the WRSP Area. The community gardens could occur in locations such as:

- Within the mixed-use NVRG as public gardens, a garden of a particular restaurant, or on a larger urban farming scale, such as managing and harvesting groves of olive trees that occur within parking fields.
- Community gardens within the public parks.
- Edible gardens to teach where food comes from and how to grow healthy fruits and vegetables.
- Gardens established and managed by homeowners associations for use of their members.
- Individual or neighborhood yard gardens cared for by the resident or a contracted urban farmer.

In addition to community garden space dedicated to growing food, landscape throughout the community may include food bearing plants. There currently exists one significant fig tree in the NVRG that may be the catalyst for this edible landscape concept. Building on that concept, plantings may combine non-edible and edible species such as combinations of fruit and nut trees, berry bushes, vegetables, herbs, edible flowers, and ornamental plants.



*Dog Park*



*Community Garden*

## 5.6 Pedestrian and Bicycle Circulation

Pedestrian and bicycle circulation is integral to the overall open space and park network. Refer to Chapter 7 Circulation for details.



*Park Furniture*



*Bike Racks*

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# CHAPTER 6 - DEVELOPMENT REGULATIONS

## 6.1 General Provisions

### 6.1.1 PURPOSE AND INTENT

The Development Regulations set forth in the Watson Ranch Specific Plan (WRSP) provide a comprehensive set of regulations governing the use and development of the land. While including references to specific provisions of the American Canyon Zoning Ordinance, these Development Regulations replace the American Canyon Zoning Ordinance within the WRSP Area. Should there be a conflict between the WRSP and the American Canyon Zoning Ordinance, the provisions of the WRSP shall govern. Any issue not directly or specifically covered by the WRSP shall be subject to non-conflicting regulations and procedures of the American Canyon Zoning Ordinance.

### 6.1.2 SEVERABILITY CLAUSE

If any term or provision of the WRSP, or the application of any provision of the WRSP to a particular situation, shall for any reason be found to be void, invalid, illegal or unenforceable by a court of competent jurisdiction, all other terms and provisions of the WRSP or the application of the WRSP to other situations shall remain in full force or effect.

## 6.2 Residential Development Regulations

The following development regulations apply to all residential developments within the Medium Density Residential (MDR-12 and MDR-16) and High Density Residential (HDR) designations of the WRSP Area. Nonresidential development such as parks and public facilities within these land use designations shall comply with the City of American Canyon Zoning Ordinance.

The regulations for the individual residential category do not specify building prototypes but rather address the building mass, scale and urban form through setback, height, and massing regulations. This will allow for flexibility and accommodation of different product types while still meeting the overall vision of the plan.

Residential plans are shown for graphic illustrative purposes to demonstrate the application of the development regulations. They do not constitute an actual design submittal. Lot sizes shown graphically are not necessarily minimums. Setbacks are illustrated as minimums.

### 6.2.1 ARCHITECTURAL VARIETY (MDR-12 AND MDR-16)

The WRSP vision is to craft a community that has variety in the residential neighborhoods, and to prevent homogenous or mono-culture subdivisions. The following standards are intended to support the vision.

### 6.2.2 MEDIUM DENSITY RESIDENTIAL (MDR-12) AND MEDIUM DENSITY RESIDENTIAL (MDR-16) DETACHED DEVELOPMENT

In order to avoid monotony of streets lined with single family detached homes of similar width, height, and setback, the following criteria shall be applied:

- Corner lots side yard setback shall be at least 5 feet wider than interior lots.
- Each block shall include at least three different and distinct elevations. The elevations shall vary in massing, roof form, and appearance from streets or paseos. The blocks are assumed to be a maximum of 600 feet and where block sizes exceed that distance, the excess length shall be considered a new block.
- Refer to Table 6.2.1 and Table 6.2.2 for development regulations.

### 6.2.3 MEDIUM DENSITY RESIDENTIAL (MDR-12) AND MEDIUM DENSITY RESIDENTIAL (MDR-16) ATTACHED DEVELOPMENT

- When buildings are located adjacent to detached units in the same block, the closest attached building will have the same front yard setback as the detached unit.
- To avoid overly long buildings and create the appropriate scale and building wall face, buildings longer than 180 feet or 8 units, whichever is less, are prohibited.
- Refer to Table 6.2.3 for development regulations.

### 6.2.4 HIGH DENSITY RESIDENTIAL (HDR) DEVELOPMENT

- Building facades facing public rights-of-way or public open spaces exceeding a length of fifty (50) feet shall provide modulation in the building form. Modulation could occur on the horizontal and/or vertical plane and may include, but not be limited to, a change in the building plane, fenestration pattern, material and/or color.
- Blank walls at the ground floor are strongly discouraged. Additional architectural features and/or landscaping shall be provided as an alternative.
- Entries should be a prominent feature of the building and be visually distinctive from the rest of the facade.
- Refer to Table 6.2.4 for development regulations.

## 6.2.5 SETBACKS AND IRREGULAR LOTS

Setbacks are measured from the appropriate front, side, or rear lot line, or ultimate street right of way line, whichever is most restrictive. Irregular lots are defined as lots that are non-rectangular, lots with three sides, or lots with more than four sides that require specific definition of lot lines in order to achieve the purpose of the specific setbacks. Refer to Figure 6.1 for measuring setbacks on irregular lots.

**Front Lot Line:** On an interior lot, the line separating the lot from the street. On a corner lot, the shorter lot line abutting a street. On a through lot, the lot line abutting the street or lane providing the primary access to the lot. On a flag or panhandle lot, the interior lot line most parallel to and nearest the street or lane from which access is obtained.

The width of the “flag” must be a minimum of 20’ and can be no longer than 2 times the width of the lot it serves. One “flag” driveway may access a maximum of 2 lots.

**Rear Lot Line:** The lot line that is opposite and most distant from the front lot line. In the case of an irregularly shaped lot, a minimum ten-foot-long line which is within the lot and parallel to and most distant from the front lot line shall be considered the rear lot line for purposes of determining setback.

**Side Lot Line:** All lot lines, which are not front or rear lot lines, shall be considered side lot lines for setback purposes.

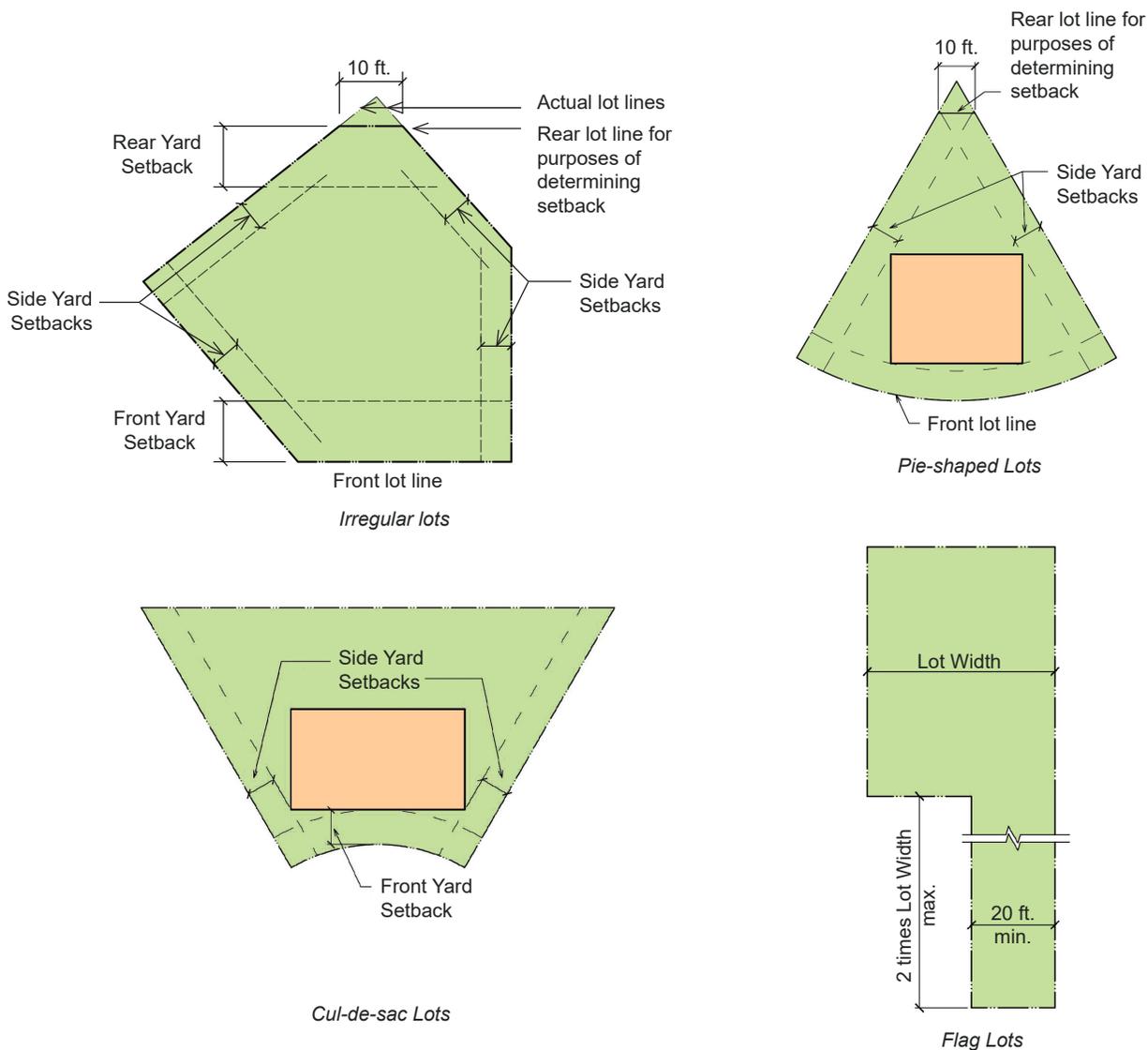


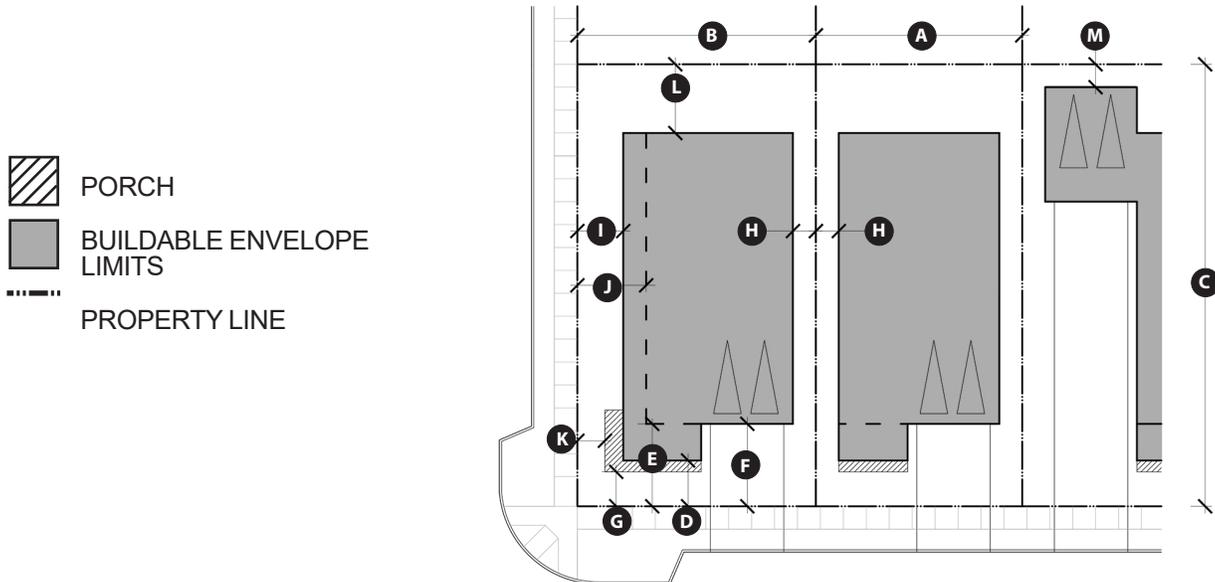
Figure 6.1: Irregular Lots: Measuring Setbacks

**Table 6.2.1: Medium Density Residential (MDR-12) Development Regulations**

Table 6.2.1: Medium Density Residential (MDR-12) Development Regulations		
<b>Minimum Lot Size</b>	<b>3,200 sf</b>	
<b>A</b> Minimum width, interior lot	40 ft.	
<b>B</b> Minimum width, corner lot	45 ft.	
<b>C</b> Minimum lot depth	55 ft.	Lot lines may extend to the center line of the alley if alleys are designed as private streets
<b>Setbacks</b> <sup>1,2</sup>		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach as per City of American Canyon zoning ordinance.
<b>D</b> Front, 1 <sup>st</sup> & 2 <sup>nd</sup> stories	15 ft.	At least 30% of homes on the same block face shall provide a minimum 18 ft. front setback
<b>E</b> Front, 3 <sup>rd</sup> story	20 ft.	
<b>F</b> Front, front-loaded garage door	20 ft.	
<b>G</b> Front, covered porch	10 ft.	
<b>H</b> Side, internal lot	5 ft.	
<b>I</b> Side, corner lot 1 <sup>st</sup> & 2 <sup>nd</sup> stories	10 ft.	
<b>J</b> Side, corner lot 3 <sup>rd</sup> story	15 ft.	
<b>K</b> Side, corner lot covered porch	6 ft.	
<b>L</b> Rear	15 ft.	Rear setbacks may be reduced to 10' for wide shallow lots if the usable yard space is provided on the side yards.
<b>M</b> Rear, garage	5 ft.	
<b>N</b> Rear, alley	4 ft.	
<b>Maximum Height</b>	35 ft.	
<b>Maximum FAR</b>	.7	FAR does not include covered garages
<b>Maximum Lot Coverage</b>	55%	Walkways, driveways, porches (covered or uncovered) are excluded from lot coverage calculations

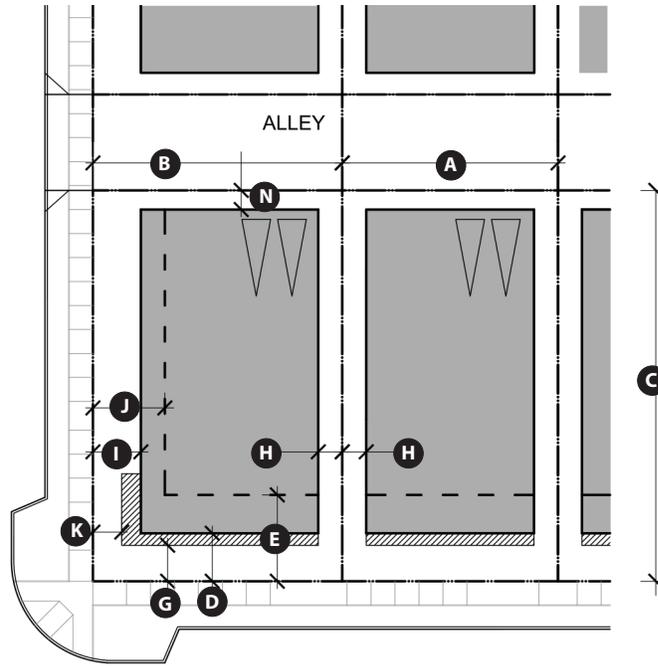
1For cluster type residential products, lot sizes required setbacks shall be determined through the review process.

2Minimum front and rear setbacks shall be 25 ft. along arterials, 15 ft. along minor collectors.

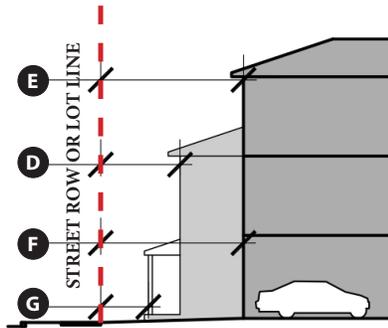


Medium Density Residential (MDR-12)

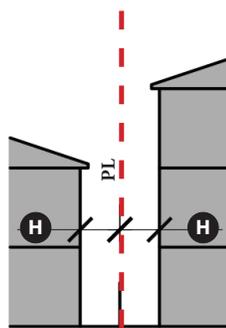
-  PORCH
-  BUILDABLE ENVELOPE LIMITS
-  PROPERTY LINE



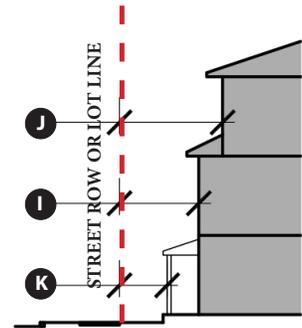
Medium Density Residential (MDR-12) - Alley Loaded



Front setbacks



Side setbacks at internal lots



Side setbacks at corner

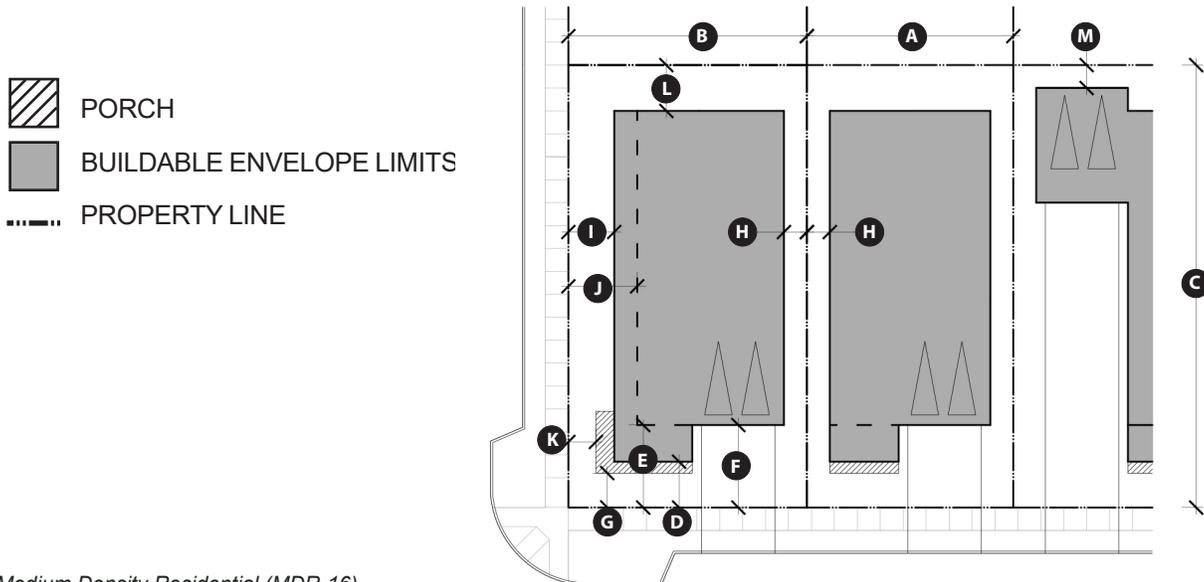


**Table 6.2.2: Medium Density Residential (MDR-16) - Development Regulations, Detached Dwellings**

Table 6.2.2: Medium Density Residential (MDR-16) - Development Regulations, Detached Dwellings		
<b>Minimum Lot Size</b>	<b>1,500 sf</b>	
<b>A</b> Minimum width, interior lot	30 ft.	
<b>B</b> Minimum width, corner lot	35 ft.	
<b>C</b> Minimum lot depth	50 ft.	Lot lines may extend to the center line of the alley if alleys are designed as private streets
<b>Setbacks<sup>1,2</sup></b>		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach as per City of American Canyon zoning ordinance.
<b>D</b> Front, 1 <sup>st</sup> & 2 <sup>nd</sup> stories	10 ft.	At least 30% of homes on the same block face shall provide a minimum 20 ft. front setback
<b>E</b> Front, 3 <sup>rd</sup> story	15 ft.	
<b>F</b> Front, front-loaded garage door	20 ft.	
<b>G</b> Front, covered porch	10 ft.	
<b>H</b> Side, internal lot	3 ft.	
<b>I</b> Side, corner lot 1 <sup>st</sup> & 2 <sup>nd</sup> stories	8 ft.	
<b>J</b> Side, corner lot 3 <sup>rd</sup> story	10 ft.	
<b>K</b> Side, corner lot covered porch	6 ft.	
<b>L</b> Rear	10 ft.	
<b>M</b> Rear, garage	5 ft.	
<b>N</b> Rear, alley	4 ft.	
<b>Maximum Height</b>	35 ft.	
<b>Maximum FAR</b>	.7	FAR does not include covered garages
<b>Maximum Lot Coverage</b>	55%	Walkways, driveways, porches (covered or uncovered) are excluded from lot coverage calculations

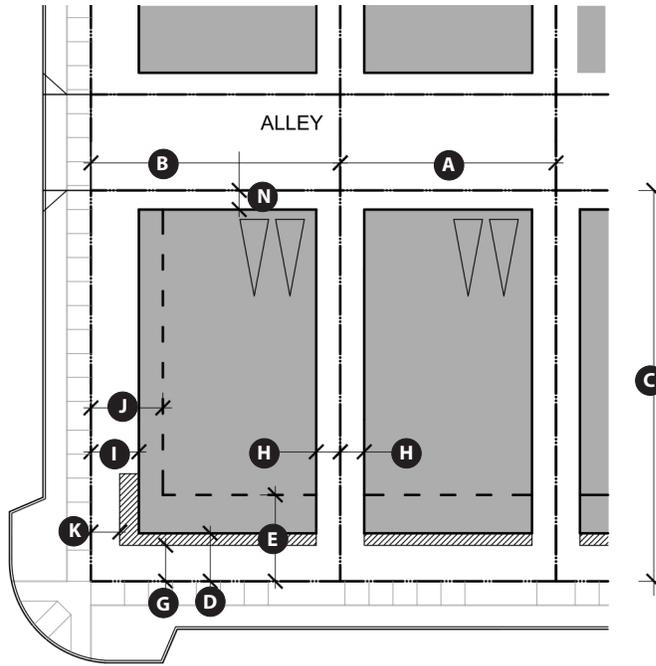
1For single family cluster type residential products, and single family bungalows designed as part of condominium project lot sizes and required setbacks shall be determined on a case by case basis through the design review process.

2Minimum front and rear setbacks shall be 25 ft. from arterials, 15 ft. from minor collectors.

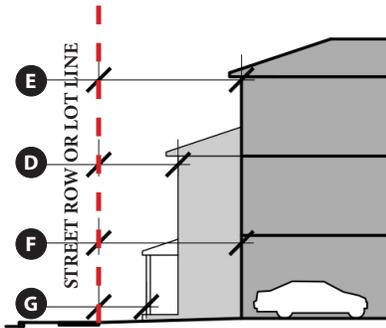


Medium Density Residential (MDR-16)

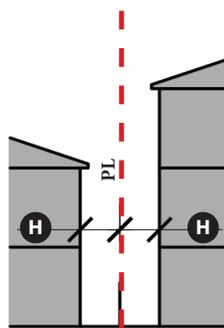
-  PORCH
-  BUILDABLE ENVELOPE LIMITS
-  PROPERTY LINE



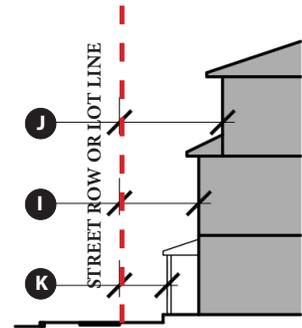
Medium Density Residential (MDR-16) - Detached, Alley Loaded



Front setbacks



Side setbacks at internal lots



Side setbacks at corner

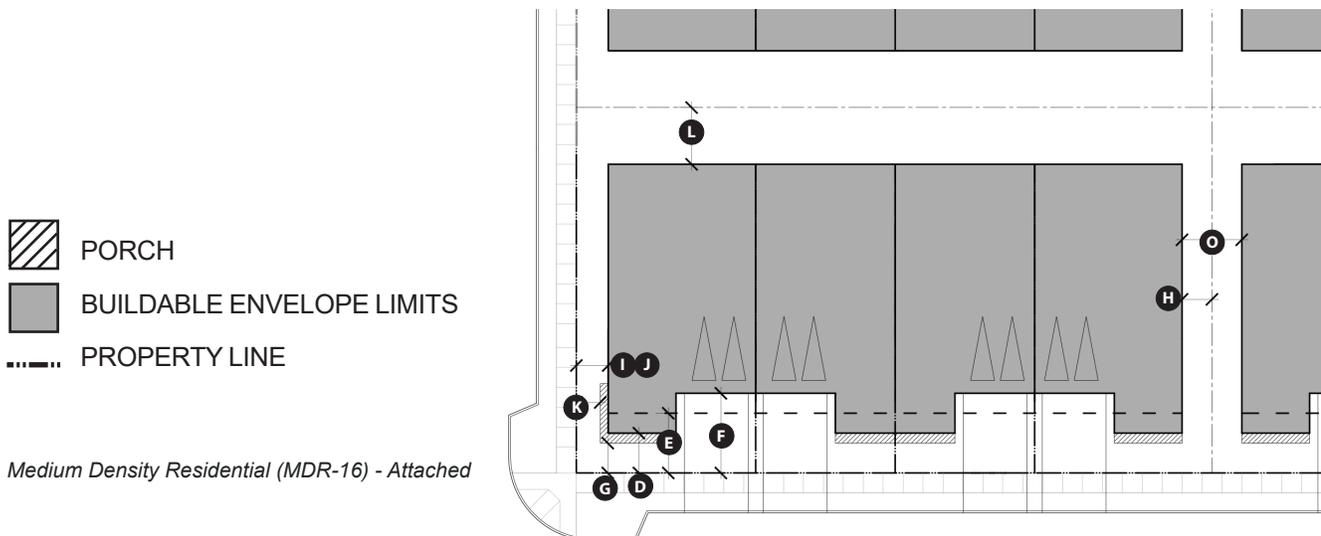


**Table 6.2.3: Medium Density Residential (MDR-16) - Development Regulations, Attached Dwellings**

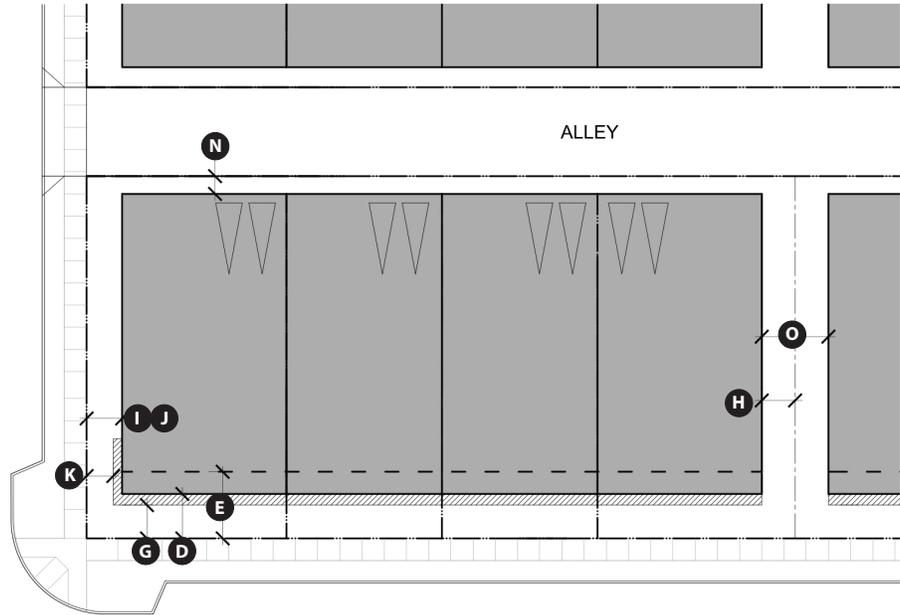
<b>Minimum Lot size<sup>1</sup></b>	<b>800 sf</b>	
Minimum lot width, interior	16 ft.	
Minimum lot width, corner	25 ft.	
Minimum lot depth	50 ft.	Lot lines may extend to the center line of the alley if alleys are designed as private streets
<b>Setbacks<sup>2</sup></b>		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach as per City of American Canyon zoning ordinance.
<b>D</b> Front, 1 <sup>st</sup> & 2 <sup>nd</sup> stories	10 ft.	
<b>E</b> Front, 3 <sup>rd</sup> story	15 ft.	Balconies and decks may encroach 5' into the required setback.
<b>F</b> Front, garage	20 ft.	
<b>G</b> Front, covered porch	10 ft.	
<b>H</b> Side, internal lot	10 ft.	Only applicable to the end of rows of attached units.
<b>I</b> Side, corner lot 1 <sup>st</sup> & 2 <sup>nd</sup> stories	10 ft.	
<b>J</b> Side, corner lot 3 <sup>rd</sup> story	10 ft.	
<b>K</b> Side, corner lot covered porch	6 ft.	
<b>L</b> Rear	10 ft.	Porches and stoops may encroach 5' into the required setback.
<b>N</b> Rear, alley	4 ft.	
<b>O</b> Minimum distance between main buildings	15 ft.	
<b>Maximum Height</b>	35 ft.	
<b>Maximum FAR</b>	1	FAR calculated over gross acreage of proposed attached development and does not include covered garages
<b>Maximum Lot Coverage</b>	55%	Walkways, driveways, porches (covered or uncovered) are excluded from lot coverage calculations
<b>Minimum Usable Open Space</b>	300 sf per unit	<ul style="list-style-type: none"> <li>Usable open space can be provided as group or private open space. Private open space shall count as usable open space and the actual measurement of an area which meets the criteria of private usable open space, shall be doubled, and the resulting figure applied toward the total usable open space requirements.</li> <li>Exterior usable group open space shall be not less than 400 square feet in area, and a rectangle inscribed within it shall have no dimension less than 20 feet.</li> <li>Exterior private open space shall be not less than 100 square feet in area, and a rectangle inscribed within it shall have no dimension less than 10 feet.</li> <li>Above-ground open space shall not be less than 60 square feet in area, and a rectangle inscribed within it shall have no dimension less than 6 feet</li> </ul>

<sup>1</sup>Minimum lot sizes are applicable where attached units are designed on individual lots as fee simple units

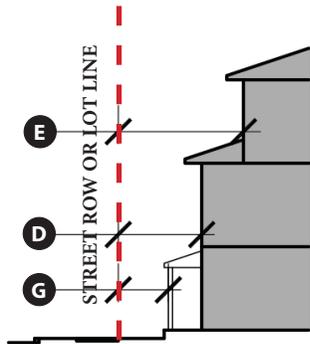
<sup>2</sup>Minimum front and rear setbacks shall be 25 ft. along arterials, 15 ft. along minor collectors.



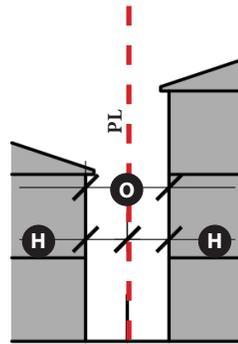
-  PORCH
-  BUILDABLE ENVELOPE LIMITS
-  PROPERTY LINE



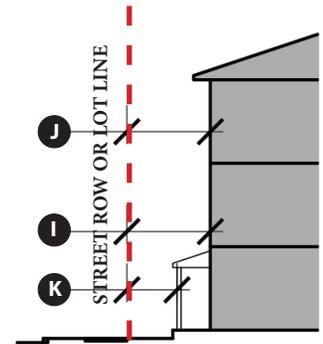
Medium Density Residential (MDR-16) - Attached, Alley Loaded



Front setbacks



Side setbacks at internal lots



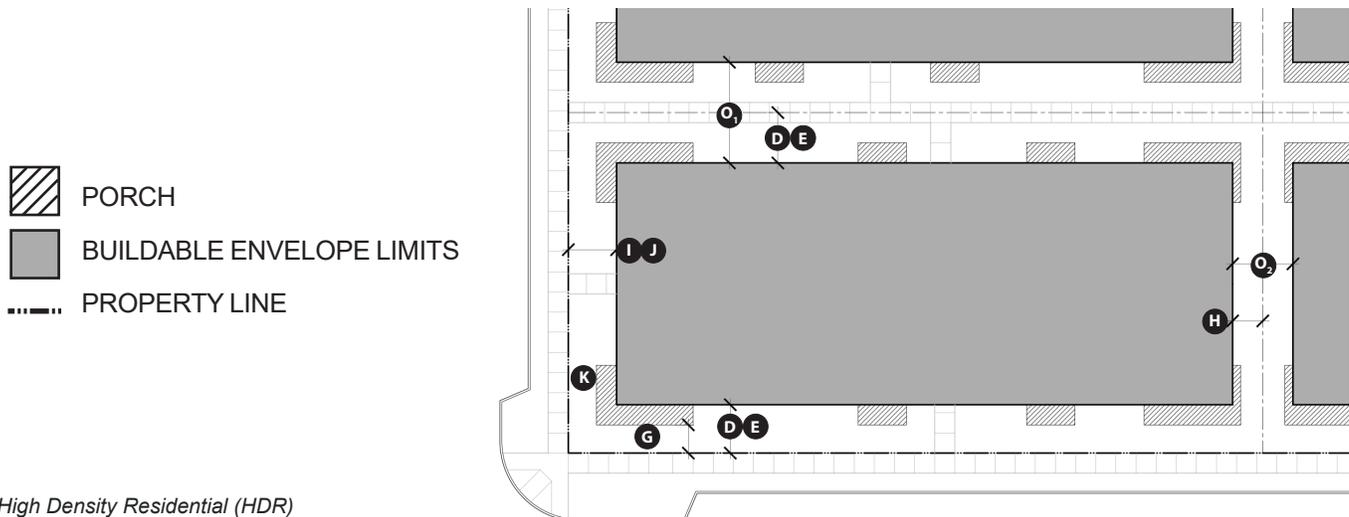
Side setbacks at corner



**Table 6.2.4: High Density Residential (HDR) Development Regulations**

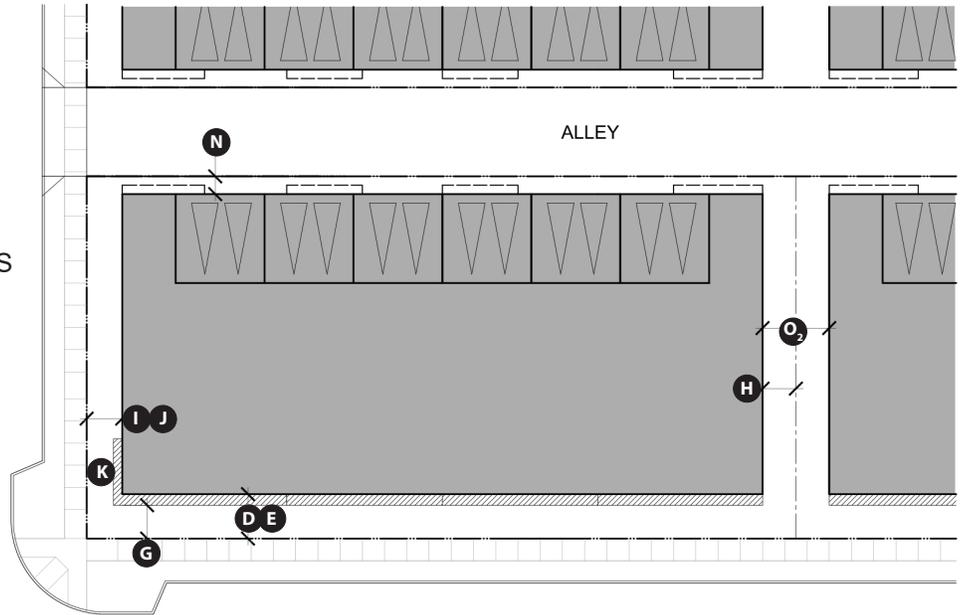
Table 6.2.4: High Density Residential (HDR) Development Regulations		
<b>Minimum Lot size</b>	<b>20,000 sf</b>	
Minimum lot width, interior	100 ft.	
Minimum lot width, corner	100 ft.	
Minimum lot depth	100 ft.	Lot lines may extend to the center line of the alley if alleys are designed as private streets
<b>Setbacks<sup>1</sup></b>		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach as per City of American Canyon zoning ordinance.
<b>D</b> Front, 1 <sup>st</sup> & 2 <sup>nd</sup> stories	15 ft.	
<b>E</b> Front, 3 <sup>rd</sup> story	15 ft.	Balconies and decks may encroach 5' into the required setback.
<b>G</b> Front, covered porch	10 ft.	
<b>H</b> Side, internal lot	10 ft.	
<b>I</b> Side, corner lot 1 <sup>st</sup> & 2 <sup>nd</sup> stories	15 ft.	
<b>J</b> Side, corner lot 3 <sup>rd</sup> story	15 ft.	
<b>K</b> Side, corner lot covered porch	10 ft.	
<b>L</b> Rear	10 ft.	Porches and stoops may encroach 5' into the required setback.
<b>N</b> Rear, alley	4 ft.	For all alley loaded units, rear setbacks are measured from the property line to the face of the garage door
<b>O</b> Minimum distance between main buildings	1. Front: 30 ft. 2. Side: 20 ft. 3. Rear: 30 ft.	
<b>Maximum Height</b>	40 ft.	Maximum height may be exceeded by 10' by tower rooms less than 200 sf, and distinctive architectural features such as towers, spires or cupolas. The total square footage of all projections that exceed the maximum height shall not exceed 15% of the roof area.
<b>Maximum FAR</b>	1	FAR does not include covered garages
<b>Maximum Lot Coverage</b>	50%	Walkways, driveways, porches (covered or uncovered) are excluded from lot coverage calculations
<b>Minimum Group Open Space</b>	300 sf per unit	<ul style="list-style-type: none"> <li>Usable open space can be provided as group or private open space. Private open space shall count as usable open space and the actual measurement of an area which meets the criteria of private usable open space, shall be doubled, and the resulting figure applied toward the total usable open space requirements.</li> <li>Exterior usable group open space shall be not less than 400 square feet in area, and a rectangle inscribed within it shall have no dimension less than 20 feet.</li> <li>Exterior private open space shall be not less than 100 square feet in area, and a rectangle inscribed within it shall have no dimension less than 10 feet.</li> <li>Above-ground open space shall not be less than 60 square feet in area, and a rectangle inscribed within it shall have no dimension less than 6 feet</li> </ul>

<sup>1</sup>Minimum front and rear setbacks shall be 25 ft. along arterials, 15 ft. along minor collectors.

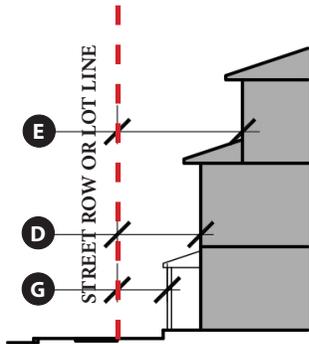


High Density Residential (HDR)

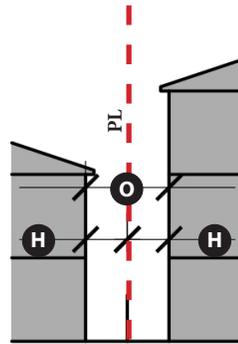
-  PORCH
-  BUILDABLE ENVELOPE LIMITS
-  PROPERTY LINE



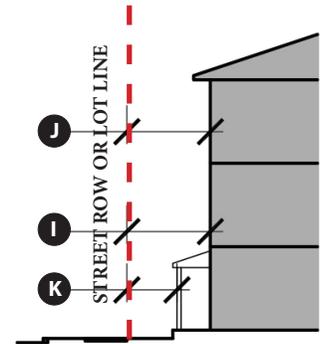
High Density Residential (HDR) - Alley Loaded



Front setbacks



Side setbacks at internal lots



Side setbacks at corner



# 6.3 Napa Valley Ruins & Gardens Development Regulations

The following development regulations apply to all non-residential development within the Napa Valley Ruins & Gardens Mixed Use (NVRGMU) land use designation.

Given the unique nature of the NVRG, development regulations need to provide flexibility while steering new development towards good design.

## 6.3.1 SETBACK AND HEIGHT REGULATIONS

### REQUIRED SETBACKS

Required setbacks are as determined through the design permit review process set forth in the Municipal Code Section 19.41.010 et. seq. The ruins within the NVRG create a mass and scale that will form the backdrop for new construction. As buildings will be worked in and around the ruins, setback requirements must be flexible to respond to this context. Refer to Table 6.3 for building setbacks.

### MAXIMUM BUILDING HEIGHT

The maximum building height for new buildings is 55 feet. Exceptions to this maximum may be considered and permitted as a means of re-establishing a landmark statement within the NVRG reflective of the historic silos on site. Refer to Table 6.3 for building heights.

## 6.3.2 SITE DESIGN REGULATIONS

### VEHICULAR ACCESS

Vehicular access to buildings within the NVRG area is intended to provide for access to parking and service uses, and provide for emergency vehicular access while in a subordinate role to the pedestrian-oriented environment. To preserve the pedestrian nature of the NVRG, vehicular access may be provided via shared pedestrian ways, or woonerfs, or via plaza hardscape, and controlled through

Requirements	NVR&G	Other Commercial
Building Setbacks	Flexible to accommodate existing ruins	Per city of American Canyon Zoning Code
Building Heights	55'	Per City of American Canyon Zoning Code

Table 6.3: Allowable Building Setbacks and Height

the use of removable bollards or other devices to control access and timing of vehicular access.

### STREET-LEVEL INTEREST

In order to support successful businesses within this area, activation and diversity of retail and commercial options are important at the street level to make them attractive as a destination for shoppers and visitors.

### GROUND FLOOR USES

In order to facilitate a vibrant, pedestrian-oriented streetscape, buildings with street or publicly oriented frontage shall provide street-level pedestrian-oriented uses on all street-facing frontages.

### NEW BUILDING DESIGN

New buildings shall be designed to complement the pedestrian orientation of their context, integrate into the adjacent ruins structures and community, and contribute to the creation of a vibrant and interesting mixed-use environment. Buildings located at street corners shall have the same level of design, detail and transparency for both frontages to maintain continuity and pedestrian interest.

### PARKING LOCATION

Off-street surface parking shall be located such that it does not interrupt pedestrian flow between various uses. Curb cuts shall be minimized and located in areas least likely to impede pedestrian circulation (see Section 6.4 for parking regulations).

### GROUND-LEVEL SERVICE FACILITIES

Loading, delivery and trash removal elements have the potential to present and impose an adverse impact on the pedestrian environment and to create hazards for



Trash enclosures shielded from public view

both people and automobiles if not given proper attention. Therefore, planning in the early stages of development must consider the placement of service facilities and their effects on the public environment so that they do not create unsightly conditions. In order to minimize the negative visual and physical impacts of service facilities, the following treatments shall be applied:

- Trash storage, loading, and truck parking shall be located to minimize visibility from streets, pedestrian ways and building entrances and minimize interference with commercial or retail activities. Service and loading areas shall not be located along important pedestrian or view corridors.
- Service entrances shall not face primary or secondary retail and commercial streets. All service entrances and associated loading docks and storage areas shall be located to the side or rear of a building.
- Loading docks and truck parking shall be screened from public view using building mass, freestanding walls, and/or landscaping. Structural screening shall be made of materials and colors consistent with that of the principal structure(s).
- Roll-up security doors at service entrances shall be detailed to conceal door housings and tracks and provide an attractive, finished appearance for all exposed components.

All exterior trash receptacles shall be screened from public view on three sides, and on the fourth shall be screened by a gate that also obscures views. The enclosure shall be made of materials and colors compatible with that of the principal structure(s).

### **BUILDING LIGHTING**

Moving, blinking, or strobe lights are prohibited.

Illuminating a franchise building as a form of advertising is prohibited.

## **6.4 Parking Regulations**

### **6.4.1 PARKING REQUIREMENTS**

#### **REQUIRED OFF-STREET PARKING SPACES**

Each land use identified below shall be provided at least the number of off-street parking spaces listed. Uses not listed are subject to the parking requirements of Chapter 19.21 of the City of American Canyon Municipal Code.

NVRG area: 1 space for 400 sf of enclosed covered area, and 1 space for 200 sf of outdoor seating area. Overflow parking in parking orchards may be counted towards fulfilling parking requirements. A Parking Management Plan (PMP) shall be submitted as part of the NVRG Master Plan/ Design Permit (see section 6.4.2.1).

Hotel: 1 parking space per room plus 1 space for every 10 rooms.

Residential: Off-street parking requirements shall be in accordance with Chapter 19.21 of the City of American Canyon municipal Code.

RV parking is not allowed in driveways, front yards, or on streets.

#### **MINIMUM DIMENSIONS, UNCOVERED PARKING**

Where parking stalls are located adjacent to landscaped areas, the paved depth of such stalls may be decreased by two feet provided a vehicle overhang area exists. The vehicle overhang area may not encroach into a public sidewalk unless that sidewalk is widened by the depth of the overhang. Parking area parking spaces and drive aisle dimensions shall be as listed below.

Standard space: 9 ft x 18 ft.

Compact space: Up to 15% of the total number of required parking spaces may be designed as compact spaces with minimum dimensions of 8.5 ft x 16 ft.

Drive aisle widths for parking lots with perpendicular parking is 24' minimum.

#### **MINIMUM DIMENSIONS, COVERED PARKING**

Garages shall be constructed to meet the following minimum dimensions:

Single car: 12 ft x 20 ft

Two car standard: 20 ft x 20 ft

Two car tandem: 12 ft x 36 ft. (Tandem parking is allowed)

for all residential types as long as both spaces are assigned to the same unit/residence, and in non-residential parking areas where they are valet parked.

Garages shall provide additional area outside the vehicle parking area to accommodate all trash, garbage, green waste, and recyclables containers. The Community Development Director may waive this requirement if an alternative location is provided on site.

### 6.4.2 NAPA VALLEY RUINS & GARDENS SHARED PARKING PROGRAM

Shared parking is permitted within the NVRG area allowing for a reduction of minimum parking requirements for individual uses, as per the City of American Canyon Municipal Code Section 19.11.060 (C) Shared Parking. On-street parking may be counted towards required off-street parking spaces.

#### POLICY 6.4.2.1 PARKING MANAGEMENT PLAN.

A Parking Management Plan (PMP) shall be prepared and submitted as part of the Master Plan/Design Permit for the NVRG area. The Parking Management Plan (PMP) will include, but not be limited to:

- Designated parking areas
- Parking circulation
- Special signage
- Parking fees



Examples of bike racks

- Parking time limits
- Ride sharing incentives
- Biking and walking options
- Shuttle service

### 6.4.3 BICYCLE FACILITIES

A comprehensive system of bicycle parking facilities shall be provided within the WRSP Area. Where bike parking and storage facilities are provided for specific uses, they shall be located at safe and easily accessible locations, in close proximity to the building entrances that they serve. The bike parking facilities shall be provided per the following minimum standards:

#### NAPA VALLEY RUINS & GARDENS:

Bike parking shall be appropriately located within the NVRG to provide easy access to the trail connections and the retail and commercial uses within the village: A minimum of 10 percent of the number of required automobile parking spaces, with a minimum of one two-bike capacity rack.

#### MULTI-FAMILY RESIDENTIAL

A minimum of 10 percent of the number of required automobile parking spaces, with a minimum of one two-bike capacity rack.

#### PARKS AND OPEN SPACE:

A minimum of 10 percent of the number of required automobile parking spaces, with a minimum of two four-bike capacity racks.



## 6.5 Signage Regulations

These regulations are intended to result in functional, attractive signage incorporating a high level of design, graphics and efficient maintenance throughout the WRSP Area. All signs shall meet the Signage Guidelines in the WRSP. A master signage plan shall be prepared for the NVRG area as part of the first Design Permit entitlement.

### 6.5.1 PROHIBITED SIGNS

In addition to the signs prohibited pursuant to Section 19.23.060, Prohibited Signs, of the American Canyon Municipal Code, the following signs are prohibited.

- Decal signage on glazing.
- Internally illuminated awnings.
- Plastic-faced monument signs.
- Conventional plastic-faced box or cabinet signs.
- Formed plastic or injection molded plastic signs.
- Signs with luminous vacuum-formed letters.
- Cloth, paper, cardboard or foam signs or decals.
- Blinking, flashing, animated or moving signs.
- Advertising displayed on vehicles to attract attention to a specific business location or sale.

### 6.5.2 COMMERCIAL TENANT IDENTIFICATION AND STOREFRONT SIGNAGE

Tenant signs shall be limited to the identification of building tenants. Tenant signage must comply with the Design Guidelines contained herein and the master signage program prepared for the NVRG Mixed Use area.

### 6.5.3 LIVE-WORK SIGNAGE

The following signs are prohibited for live/work developments:

- Franchise signage
- Internally lit acrylic or plastic signs



*Examples of creative signage appropriate at the Napa Valley Ruins & Gardens*

# 6.6 Landscape Regulations

## 6.6.1 GENERAL LANDSCAPE REGULATIONS

### LAYOUT AND DESIGN

Planting layout and design should be conducted with knowledge of plant material habits and varieties as a guide for proper spacing and combinations. The ultimate size and growth speed of plant materials should be considered to achieve an interesting, diverse landscape effect.

### LOCATION

Shrubs shall not be planted within two feet (2') of residential walks, curbs, driveways, or architectural elements.

Trees shall not be planted within two feet (2') of residential walks, curbs, driveways or architectural elements. Trees planted within five feet (5') of walks, curbs, or pavement shall require continuous root barriers.

### PLANT SELECTION

Residential Local Street trees shall be chosen from an approved Street Tree List.

Common Area landscaping (both private and public) shall comply with the City of American Canyon's water efficient landscape ordinance (see Section 6.6.3 below).

Shrubs, grasses, vines, groundcovers and perennials shall be chosen from an approved plant list and shall constitute a minimum of 30% of the plant palette.

Trees in private common areas shall consist of at least 30% from an approved plant list and shall be located appropriately for the available planting space.

### PLANT SIZE

Plants shall be of the following minimum size and spacing at the time of installation:

Shrubs: A minimum of 35% of shrubs shall be 5 gallon size.

Ground Cover: Ground cover planting shall be installed at sizes and spacing to provide complete cover within one year of installation.

Vines: Vines shall be a minimum size of five gallons.

Trees: See Section 6.6.2 below.

## 6.6.2 STREET TREES

Street trees shall be a minimum size of 15 gallons, and all street trees shall be installed with root barriers where necessary to prevent sidewalk uplift. 24-inch box trees shall be planted in areas of special interest such as key intersections, neighborhood entries, or focal points.

A minimum of three street trees shall be planted for every 100 linear feet of street frontage. Street trees shall be spaced a maximum of 30' on center and be in accordance with the following minimum setbacks:

- 30' setback from street corners for sight line visibility (greater setback may be required at specific conditions, as determined by the City Engineer)
- 10' setback from commercial driveways
- 5' setback from residential driveways
- 15' setback from streetlights and traffic control signals
- 5' setback from water, gas and fire service laterals
- 5' setback from sewer and gas laterals

## 6.6.3 MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE

In September 2009, the State adopted the Water Conservation in Landscaping Act of 2006 (AB1661). As of January 1, 2010 all local jurisdictions in California are required to implement this law, with the aim of reducing water consumption by landscaping.

The State Department of Water Resources (DWR) has prepared a Model Water Efficient Landscape Ordinance (MWELo) for use by local jurisdictions. The city of American Canyon has adopted a MWELo for all new development which is found in the Zoning Ordinance (19.22.010 - 19.22.080).

WRSP must comply with the City's MWELo requirements in all landscapes.

# 6.7 Walls and Fencing Regulations

Fences, walls, and dense hedges shall comply with the following regulations:

- Front Yards: Fences and walls within a required front yard shall not exceed 36 inches in height.
- Corner Intersections: Fences and walls at a corner intersection may not exceed 30 inches within the Public Works Standard for a Controlled Area at an intersection.
- Alleys: Fences and walls located within five feet of the edge of paving of an alley shall not exceed 36 inches in height.
- Where private side yards are adjacent to a street, privacy fencing should only enclose the area that is consolidated into usable yard space; privacy fencing to enclose minimum side setbacks adjacent to a street is not permitted.
- Sidewalks. Fences and walls within three feet of a sidewalk shall not exceed 36 inches in height.
- Continuous vandal resistant, safety fencing shall be required along the railroad right of way to prevent pedestrian and bicycle access into the railroad right of way. Fencing shall be a minimum of 6 feet in height and shall be designed to comply with the Design Guidelines in Appendix A, Section A.4.3.1 and the “view fencing” in section A.7. Where homes are located closer than 50 feet to the railroad right of way, a solid fencing design constructed of masonry or metal must be utilized.

See Figure 6.2 for an illustration of wall and fencing regulations.

# 6.8 Utility Regulations

All utility transformers and pedestals shall be located below ground in vaults to minimize their appearance in the community.

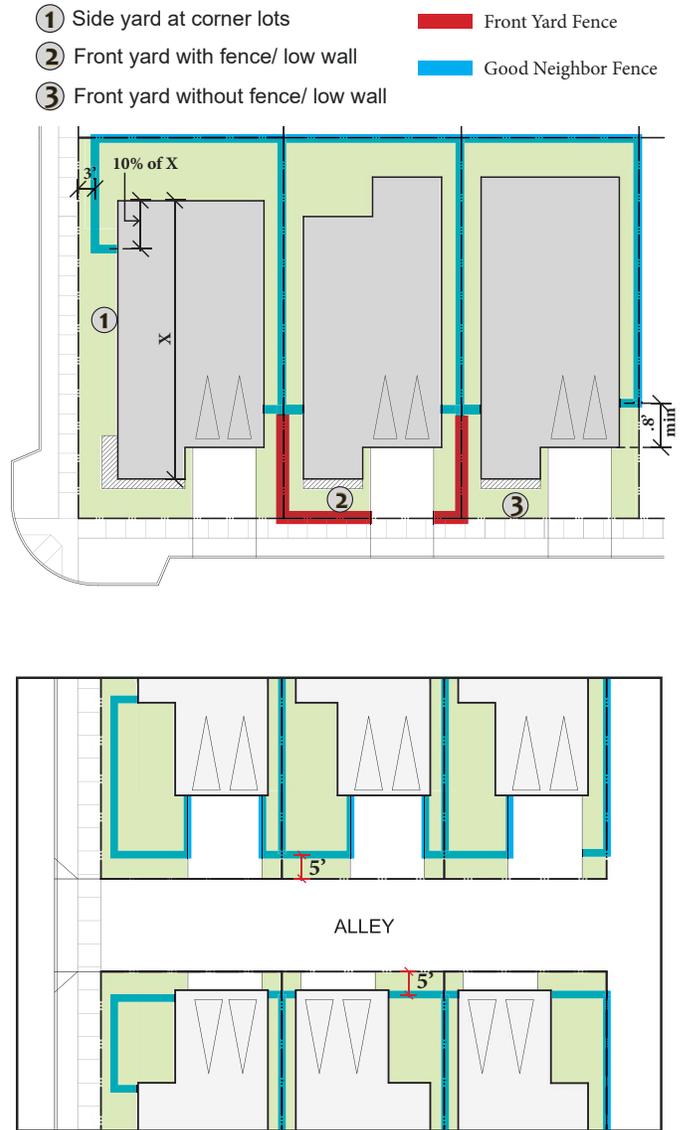


Figure 6.2: Fencing Regulations

## 6.9 Resource Management Guidelines

The sustainability of a community depends on creating and maintaining its economic and environmental health. It is important that for communities to be successful, they develop principles and a collective vision for the future that applies an integrative approach to environmental, economic, and social goals. The WRSP aims to achieve a high level of sustainability incorporating a three-tier approach to sustainability through an effective management of resources at all levels of planning, design, and construction.

### TIER 1 DESIGN GUIDELINES

The first tier involves using sustainable principles in community design and overall master planning. An integral relationship exists between how a community is planned and developed through its form, configuration, and use along with its capacity to meet its social, environmental, and economic needs. Community form, which represents the needs and priorities of the community, directly influences community capacity to sustain itself into the future. The sustainability design guidelines used in the overall planning of the WRSP Area include:

- Vehicle miles traveled should be reduced through the provision of a mixed-use community that accommodates a wide range of uses.
- A wide range of housing types should be provided that allow for varied housing opportunities.
- Non-vehicular circulation should be emphasized through the creation of compact, interconnected walkable blocks.
- A healthy lifestyle should be promoted through an integrated system of trails and pedestrian connections.
- Narrow street sections should be provided to reduce surface runoff and reduce urban heat island effect.
- Environmentally sensitive areas should be preserved where possible.
- Existing structures and materials at the NVRG should be reused where possible.
- Features such as electric charging stations and solar panels should be provided at key community destinations.

- Incorporate horizontal mixed-use into the community to create a walkable, pedestrian friendly community with less need for automobiles.
- If possible, accommodate a public transit stop centrally located near the core activity hub.

### TIER 2 DESIGN GUIDELINES

The second tier involves a commitment to using sustainable green building techniques. The technology exists to create buildings that are smarter, more energy efficient, and healthier than those of the past. Homes and commercial buildings should be built incorporating the finest building and energy saving techniques available. The sustainable green building techniques that might be used in the built form include:

- Passive energy should be used to reduce dependency on mechanized energy systems.
- Recycled, refurbished or sustainability farmed building products should be incorporated.
- A lifecycle analysis should be used when choosing building materials.
- Homes and buildings should meet strict energy performance standards by incorporating ENERGY STAR compliant products such as appliances, building, heating and cooling, and lighting products in an effort to reduce greenhouse gas emissions.
- Reduce the energy consumption in homes by the use of energy efficient design and construction methods. These could include, but are not limited to:
  - High Performance Attics
  - High Performance Walls
  - High Performance HVAC Systems
  - High Performance Windows
  - Tankless Water heaters
  - Cooling Ventilation and house fans
- Consider incorporating a “cool roof” which reduces the amount of heat conducted to the building. This can be achieved by using highly reflective or “cool color” roofing products.
- Outdoor lighting should incorporate fixtures that produce light using light-emitting diodes (LEDs) which use at least 75 percent less energy than incandescent lighting.

- Residences and public/commercial buildings should be designed to accommodate electric vehicle charging stations.
- Incorporating signage on the sustainable design features on the build environment, specifically LEED certified buildings.
- Homebuilders providing buyers with a system option for the homes to include photovoltaic (solar) and solar water-heating systems. Being solar-ready may include:
  - Having a designated solar zone
  - Adequate electric capacity
  - Designated conduit and plumbing paths
- Commercial parking incorporating photovoltaic (solar) panels over the parking, or solar turbines located on the light poles to harvest energy.
- Low impact development principles should be implemented to reduce the impact of the development on the natural environment.
- Incorporate infiltration beds, swales, and basins into the design of a project to allow water to collect and soak into the ground, as required by local agency.
- Utilize pervious or porous surfaces (permeable pavers or blocks) to minimize runoff.
- Encourage the use of rain harvesting or catchment technologies (rain gardens, canisters, etc.)

**TIER 3 DESIGN GUIDELINES**

The third tier involves a commitment to sustainable landscape techniques. Projects shall incorporate The City of American Canyon Model Water Efficient Landscape Ordinance (MWELo) into the design (See Section 6.6.3 above). The desire to create community in accordance with green building principles influences the decisions regarding the landscape design, recreational programming, and physical layout of each development area. The sustainable landscape techniques that may be used include:

- Drought tolerant plants should be selected to reduce water consumption based upon:
  - Their adaptability to the natural conditions of the site.
  - Protection and preservation of native species and natural vegetation
  - Disease and pest resistance
  - Water-conserving plant and turf species
  - Selection of plants from the East Bay Municipal Water District’s “Plants and Landscape for Summer-Dry Climates” as the primary reference.
- Plant materials should be selected that promote a diversity of flora and fauna.
- Recycled water for landscape should be considered to reduce the consumption and demand of potable water.
- Pursuant to Zoning Ordinance Chapter 19.22.040, the use of turf in new residential projects is limited to the rear yard.

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# CHAPTER 7 - CIRCULATION

## 7.1 Introduction

The Watson Ranch Specific Plan (WRSP), consistent with the City of American Canyon's General Plan Circulation Element, incorporates an array of transportation modes. This is achieved by including a network designed for pedestrians, bicyclists, and motor vehicles. Streets are not only functional systems that allow vehicles to navigate smoothly and safely within the community, but they are also an important building block in creating a rich and vital pedestrian environment. The Circulation Plan (Figure 7.1) provides access to residential, educational, commercial, and recreational destinations. In addition, the circulation plan promotes "complete streets", a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. In doing so, the circulation plan provides a safe, functional, and pedestrian-friendly environment for residents and visitors of the WRSP Area community.

The WRSP Area is connected to the city on its western edge by Rio Del Mar East, which is proposed to be extended to serve as an east-west connector between Highway 29 and Newell Drive. From the southeast corner of the WSRP Area, Newell Drive is proposed to extend along the eastern edge of the WRSP Area, enabling a future northern connection of Newell Drive to SR 29 at Green Island Road. From a "roundabout" intersection connecting to the existing Newell Drive, the Newell Drive extension will continue to the north/northeast, while a small local road (Mallen Way) heads north connecting Rio Del Mar East and providing access to the hotel site.

In keeping with the General Plan goal of creating a well-connected community, the WRSP provides connections along its southern edge to Vintage Ranch. Respecting the existing development pattern of Vintage Ranch, connections are made to both existing Summerwood Drive and Rolling Hills Drive. The Rolling Hills Drive connection provides a connection to and from Vintage Ranch to Rio Del Mar East while Summerwood Drive connects the southern residential development parcels within the WRSP Area to Vintage Ranch. Complying with the American Canyon Fire Protection District, the WRSP Area will provide for two means of access during all phases of construction and at build-out.

The main circulation network within the WRSP Area is a modified grid with Rio Del Mar East forming the southern edge of the grid. The interconnected nature of the block pattern disperses traffic so that local streets are pleasant to live on and walk or bike along.

## 7.2 Goals, Objectives, and Policies

The following goals, objectives, and policies establish a framework to create a circulation network that considers the movement of pedestrians, bicyclists, and vehicles.

### **Goal 7A – Create a balanced transportation system that moves a variety of users through the community.**

Objective 7.1 – Design pedestrian-friendly streets with appropriate traffic calming measures.

Policy 7.1.1 – Sidewalks within residential neighborhoods shall be a minimum of five feet wide.

Policy 7.1.2 – Standard crosswalks shall use accentuated markings, changes of material, pedestrian warning indicators, flashing bollards, flashing lane indicators and/or other flashing warning signs near parks, the NVRG, or major trail crossings.

Policy 7.1.3 – Bulb-outs shall be used at intersections subject to approval of the City of American Canyon and the American Canyon Fire Protection District.

Policy 7.1.4 – All streets, intersections, alleyways and other circulation improvements shall preserve public safety access throughout the WRSP Area.

Policy 7.1.5 – At-grade railroad crossings shall be subject to California Public Utility Commission (CPUC) jurisdiction.

Policy 7.1.6 – All improvements located within the SR 29 State right of way are subject to approval of an encroachment permit by the California State Department of Transportation (Caltrans).

Policy 7.1.7 – The “Tie-in” at Rio Del Mar East and SR 29 (see section 7.7 – Off-Site Improvements) is intended to be consistent with the Caltrans District 4 Bike Plan project referred to as –Nap-29-X12, which will add Class II bike lanes on SR 29 and implement signal/intersection improvements to support bicyclist left turns and movements through the intersection in general.

**Goal 7B – Create a street network that enhances the sense of community.**

Objective 7.2 – Design streets that are compatible with the character of their neighborhoods.

Policy 7.2.1 – In more-urban conditions, sidewalks may widen and become curb-adjacent. Tree wells with tree grates should be used in these situations.

Policy 7.2.2 – Use of alleyways is encouraged. Specific location of alleyways shall be reviewed and approved as a part of the tentative map and design permit entitlement process for individual neighborhoods.

Policy 7.2.3 – Modified Street sections reflected in the WRSP are approved for use; however, specific location and application will be subject to review and approval as part of subsequent tentative map and design permit entitlement processes.

**Goal 7C – Create a pedestrian and bicycle trail network.**

Objective 7.3 – Provide bicycle and pedestrian amenities throughout the WRSP Area.

Policy 7.3.1 – Short-term and long-term bicycle parking for non-residential uses shall be provided as required in the City of American Canyon Municipal Code, or as otherwise required in the WRSP.

Policy 7.3.2 – The Napa Valley Vine Trail and River to Ridge Trail segments within the WRSP Area shall incorporate street furniture, wayfinding signage, interpretive elements, high-visibility

crossing treatments, and other amenities where appropriate.

Objective 7.4 – Increase connections through a network of trails, sidewalks, and bike facilities to promote walking and bicycling.

Policy 7.4.1 – The River to Ridge Trail shall be integrated into the WRSP Area along the south side of the Rio Del Mar East alignment fronting the Napa Valley Ruins & Gardens (NVRG) mixed use area, intersecting with the Napa Valley Vine Trail, fronting Newell Park and the Community Plaza/Center, and connecting to Newell Drive.

Policy 7.4.2 – The River to Ridge Trail shall have an improved minimum width of 10 feet for the segment passing through the WRSP Area.

Policy 7.4.3 – The Napa Valley Vine Trail shall be aligned generally along the PG&E gas line easement running north to south through the WRSP Area.

Policy 7.4.4 – The Napa Valley Vine Trail shall have a minimum improved width of 12 feet for the segment within the WRSP Area.

Policy 7.4.5 - Class IV bikeways (cycle tracks) may be implemented along Newell Drive and Rio Del Mar East in lieu of class II bike lanes.

Policy 7.4.6 – An area-wide looped trail system in the WRSP Area shall be established through multiple secondary trail and sidewalk loops provided along open space areas and through neighborhoods.

Objective 7.5 – Promote safety and security on all trail networks.

Policy 7.5.1 – Posting of rules related to bicycle speed limits and trail use etiquette shall be provided along the trail system.

Policy 7.5.2 – When provided, lighting on multi-use trails shall be downward facing.

**Goal 7D – Integrate and connect to regional public transportation.**

Objective 7.6 – Provide connections to regional networks for a variety of transportation modes.

Policy 7.6.1 – Transit stops shall be provided at key destinations within the WRSP Area.

## Goal 7E – Design “Complete Streets.”

Objective 7.7 – Develop a street hierarchy and street system design that considers all potential users and establishes a Complete Streets network in the WRSP Area.

Policy 7.7.1 – Street design shall be consistent with Resolution 2012-72, “Complete Streets Policy of the City of American Canyon.”

Policy 7.7.2 – Class II bike lanes (delineated by on-street striping) shall be provided on all arterial and collector level streets throughout the WRSP Area except where Class I or Class IV bikeways are provided.

Policy 7.7.3 – Sidewalks shall be provided on at least one side of all streets.

Policy 7.7.4 – Approaches to signalized intersections should include bicycle detection devices that are operational and properly marked.

Policy 7.7.5 – Safety and access for bicyclists should be improved at at-grade railroad crossings by providing appropriate enhancements such as proper track structure, safe crossing angles, track fillers, lighting, and adequate warning and guidance information, among other features.

Policy 7.7.6 – Street design shall be consistent with the Circulation Element. Modifications not approved as part of this Specific Plan (see Section 7.3) shall be subject to review and approval through the tentative map and design permit approval process.

## Goal 7F – Provide an open street network with connectivity to adjoining neighborhoods.

Objective 7.8 – Wherever possible, local street connections to adjoining neighborhoods should be made to provide local access to the Napa Valley Ruins and Gardens (NVRG) Area.

Policy 7.8.1 – Rolling Hills Drive shall be connected as a local street to Rio Del Mar East. Where necessary, traffic calming features shall be utilized to avoid “cut-through” traffic.

Policy 7.8.2 – Preserve the potential for the City to achieve a future at-grade crossing connection at the terminus of South Napa Junction Road until such time the City has completely abandoned the option as a secondary access into the NVRG.

## 7.3 Street Sections

This section describes the range of street classifications that make up the components of the overall circulation system. The Circulation Plan (Figure 7.1) delineates the location of the backbone street layout for the WRSP Area. The backbone circulation plan shows the general alignment of the primary streets. The locations of local streets and smaller streets will be determined at time of tentative map approval. Final street layouts may vary from street configurations illustrated below in this section, and may be determined at time of tentative map approval. The street sections described below include a series of “modified” street sections that are permissible to use within the WRSP Area.

In keeping with the sustainability goals of the WRSP, Low impact Development (LID) techniques may be used to reduce impacts of development on the natural environment. To meet this goal, planting strips or landscape medians may be used to treat stormwater runoff. The use of parkway strips or medians to treat stormwater may help in meeting the City’s MS4 Permit requirements, which is the regulatory framework to address appropriate source control, site design, and stormwater treatment measures in new development and redevelopment projects to address pollutant discharges and prevent increases in runoff flows.

In the following Street Section Graphics certain text may be abbreviated to fit graphically. These are:

- FOC delineates Face of Curb Dimensions
- BOC delineates Back of Curb Dimensions
- ROW delineates the Right of Way

Street sections illustrated represent the range of proposed streets within the WRSP Area. Specific locations and dimensions may be further refined or modified through the tentative map process (See Policy 7.7.6).

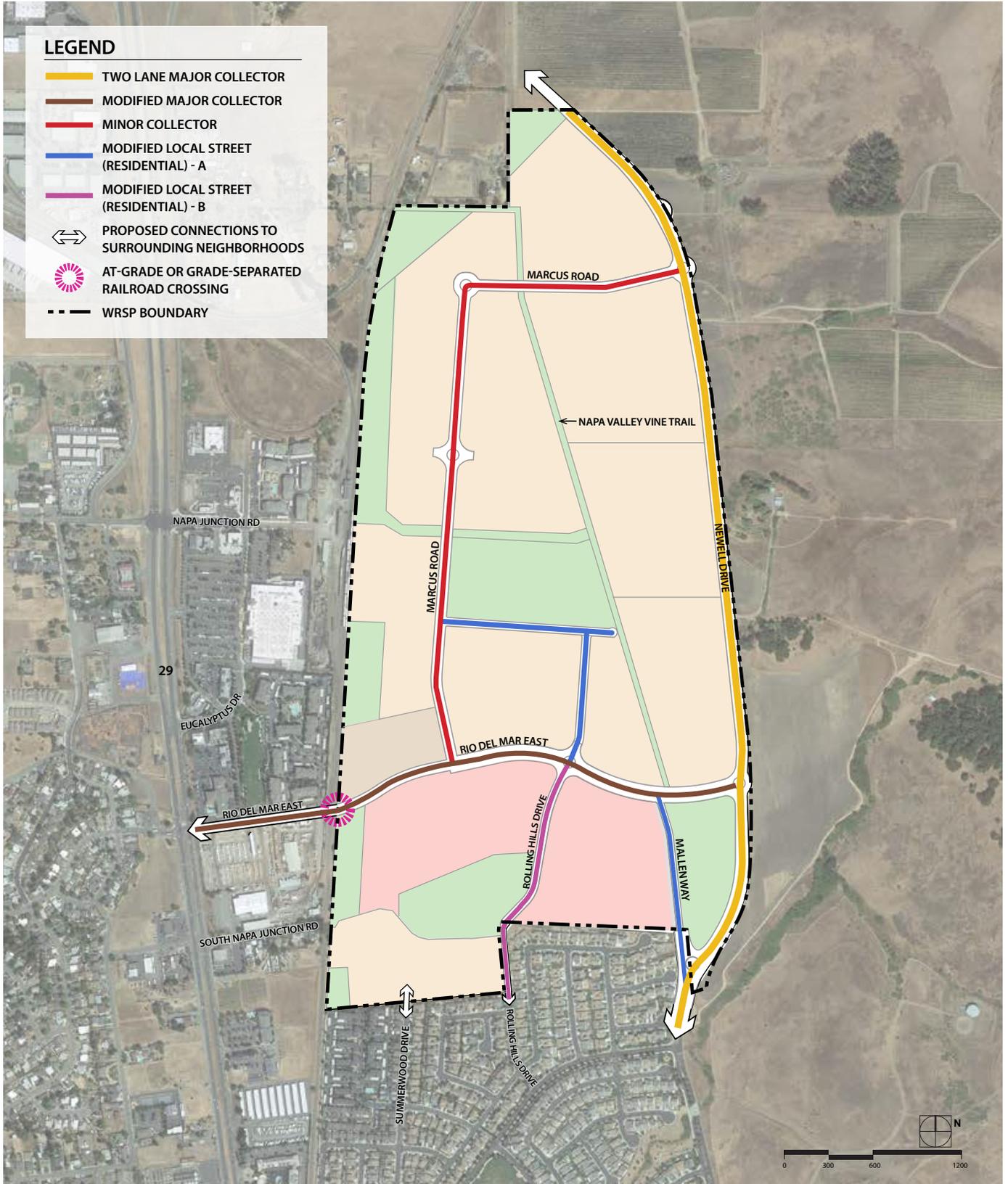


Figure 7.1: Circulation Plan

### 7.3.1 TWO LANE MAJOR COLLECTOR (NEWELL DRIVE)

This major collector consists of two 12-foot-wide lanes of travel, a 14-foot-wide median, 5-foot-wide Class II bike lanes, 8-foot-wide parkways, and 8-foot-wide sidewalks.

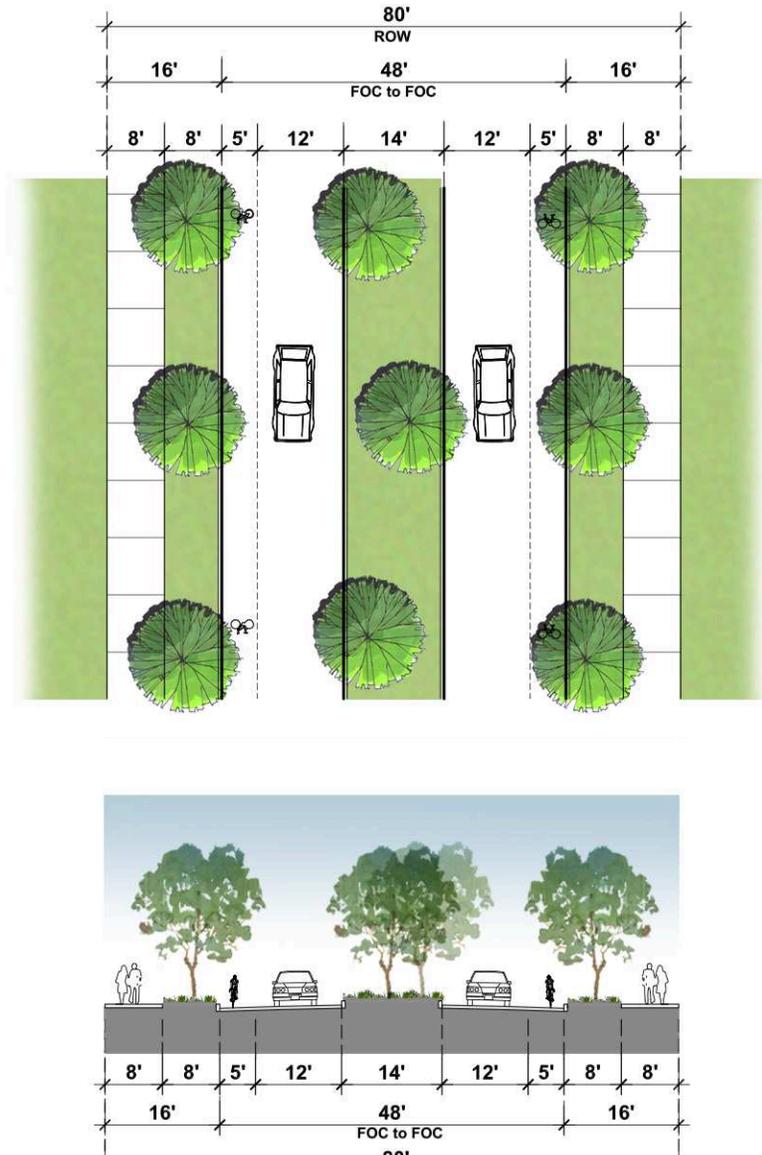


Figure 7.3.1: Two Lane Major Collector (Newell Drive)  
Subject to modification

### 7.3.2 MODIFIED MAJOR COLLECTOR

This two lane modified collector is proposed as an east-west extension from the existing Rio Del Mar linking to the extension of Newell Drive. The modified major collector street consists of a 69.5-foot-wide road section within a 108.5-foot-wide right-of-way. The paved section will accommodate two 12-foot-wide travel lanes and a 14-foot-wide median that accommodates turn lanes. The roadway has a vertical curb and gutter, and curb returns have a 20-foot radius. On the north side, there is a 5-foot-wide on-street Class II bike lane and 8-foot-wide parking bays. Diagonal parking is provided on the south side along

the frontage of the NVRG. Alternately, “back-in” diagonal parking may be considered along the NVRG frontage. An 8-foot-wide sidewalk is provided on the north side of the street and separated from the travel lanes by an 8-foot-wide parkway strip. The River to Ridge Trail runs along the south side of the road as a 12-foot-wide multi-purpose trail for pedestrians and bicycles, separated from the parking areas by a minimum 8-foot-wide parkway strip. Where this street runs along the NVRG, the paving may extend to the curb, thus eliminating the parkway strip and forming more of a promenade atmosphere with street trees in tree grates. (See Figure 7.3.2a and Figure 7.3.2b. Note that

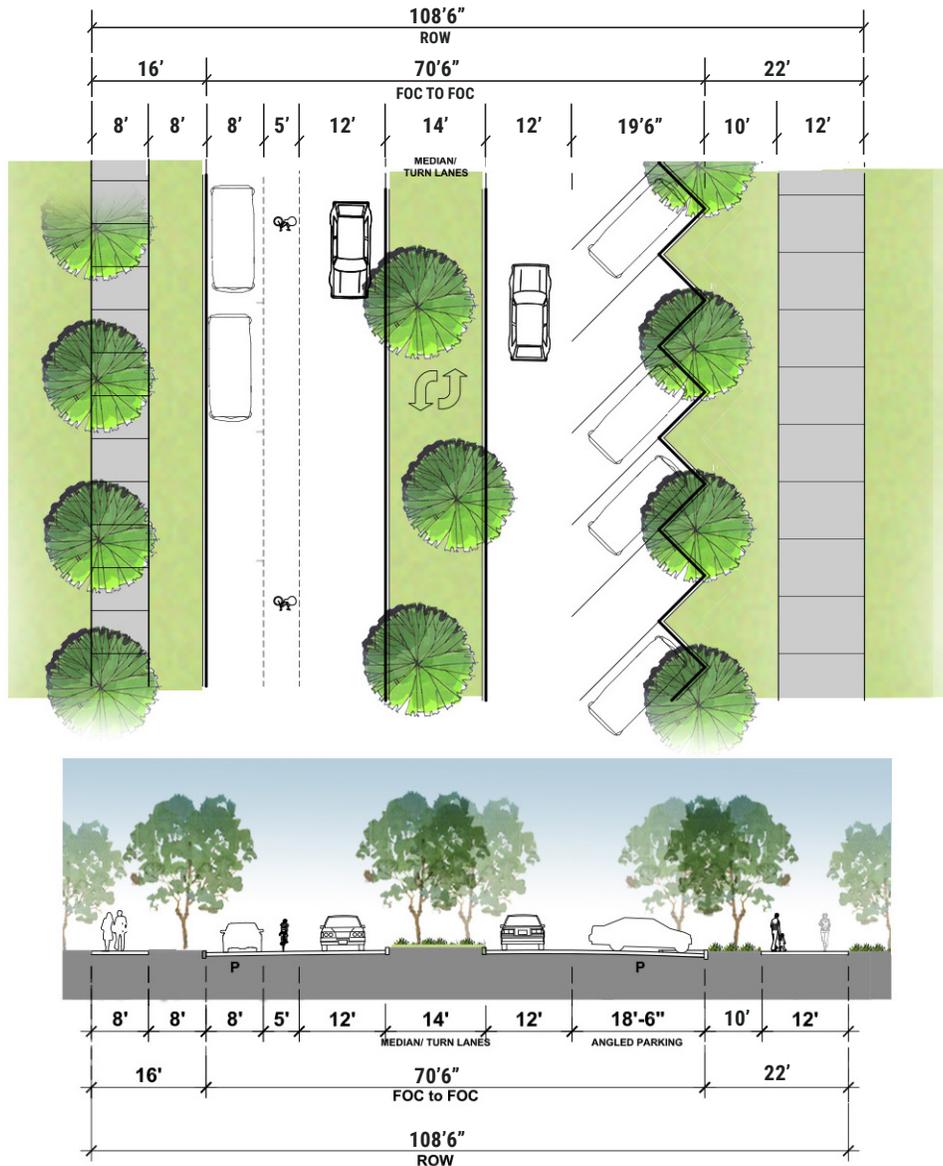


Figure 7.3.2a: Modified Collector (Rio Del Mar extension - in front of NVRG)  
Subject to modification

these figures represent typical street configurations; they are not indicative of the ultimate configuration of approved or future-approved modified major collector roadways such as Rio Del Mar East.)

Along the western edge of the site, Rio Del Mar East crosses the existing railroad. The Rio Del Mar East railroad crossing will be an at-grade or grade-separated crossing. Parking bays are eliminated for this portion of the roadway. Along the western edge of the site where not adjacent to the NVRG, the diagonal parking will become parallel spaces.

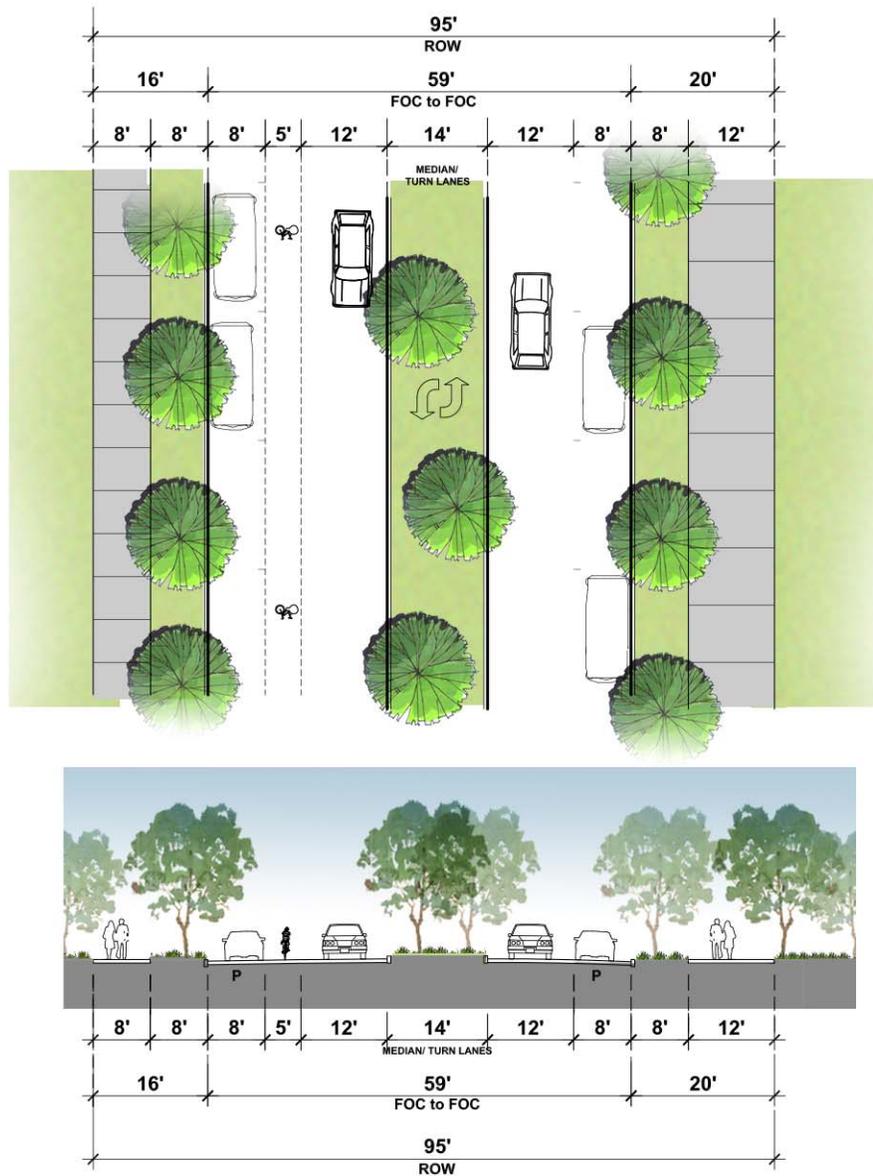


Figure 7.3.2b: Modified Collector (Rio Del Mar extension - from Napa Valley Vine Trail crossing to Newell Drive)  
 Subject to modification

Figure 7.3.2c shows the conceptual at-grade crossing for Rio Del Mar East, and Figure 7.3.2d shows the grade-separated concept. Figure 7.3.2e shows the conceptual layout for the off-site portion of Rio Del Mar East from the western property boundary to SR 29. Lane configurations and alignments are conceptual and will be refined at the time of final design.

Rio Del Mar East railroad crossing at grade or grade separated is subject to C.P.U.C. approval. Figure 7.3.2c and 7.3.2d are conceptual only and may be subject to change.

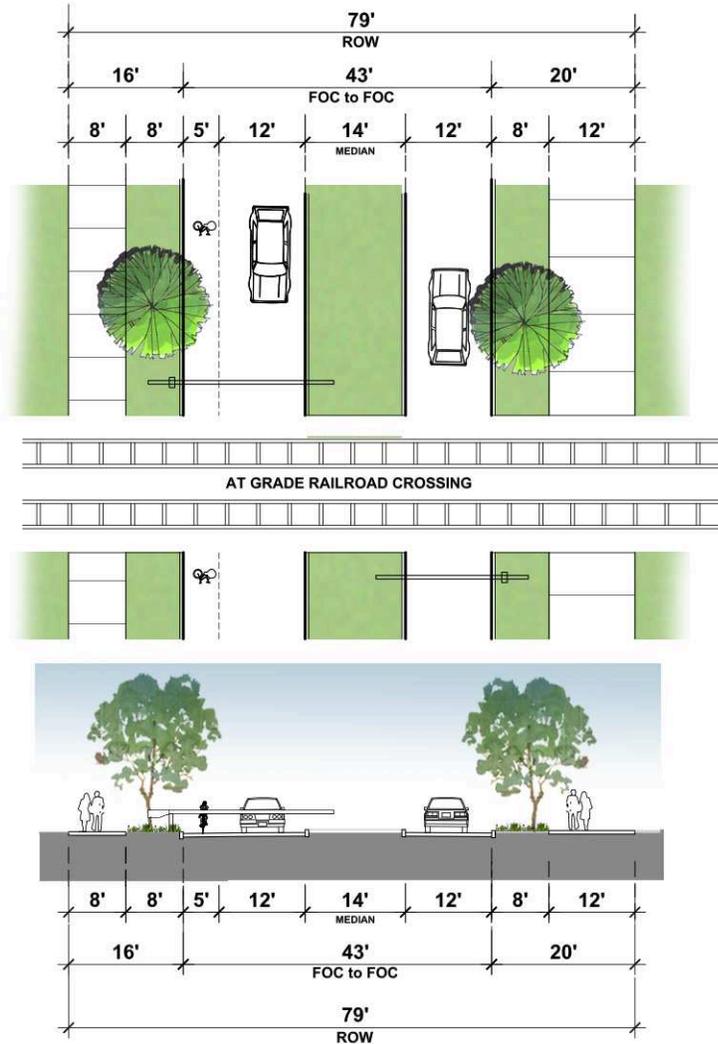


Figure 7.3.2c: Modified Collector (Rio Del Mar extension - at grade crossing)

Final grade crossing design is subject to C.P.U.C. approval and must meet C.P.U.C. regulations for vehicular, bicycle and pedestrian safety crossing features. Figure 7.3.2c is conceptual only and may be subject to change.

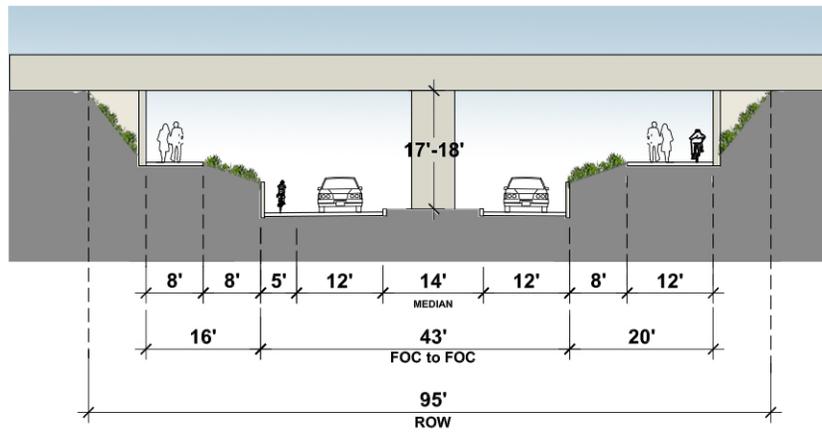
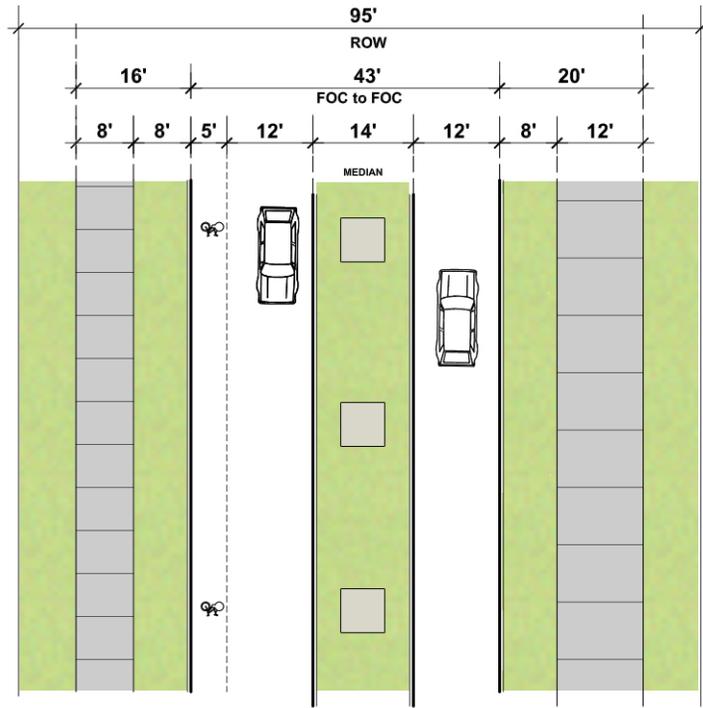


Figure 7.3.2d: Modified Collector (Rio Del Mar extension - RR underpass)

Final railroad crossing is subject to C.P.U.C. approval and must meet C.P.U.C. regulations for vehicular, bicycle and pedestrian safety crossing features. Figure 7.3.2d is conceptual only and may be subject to change.

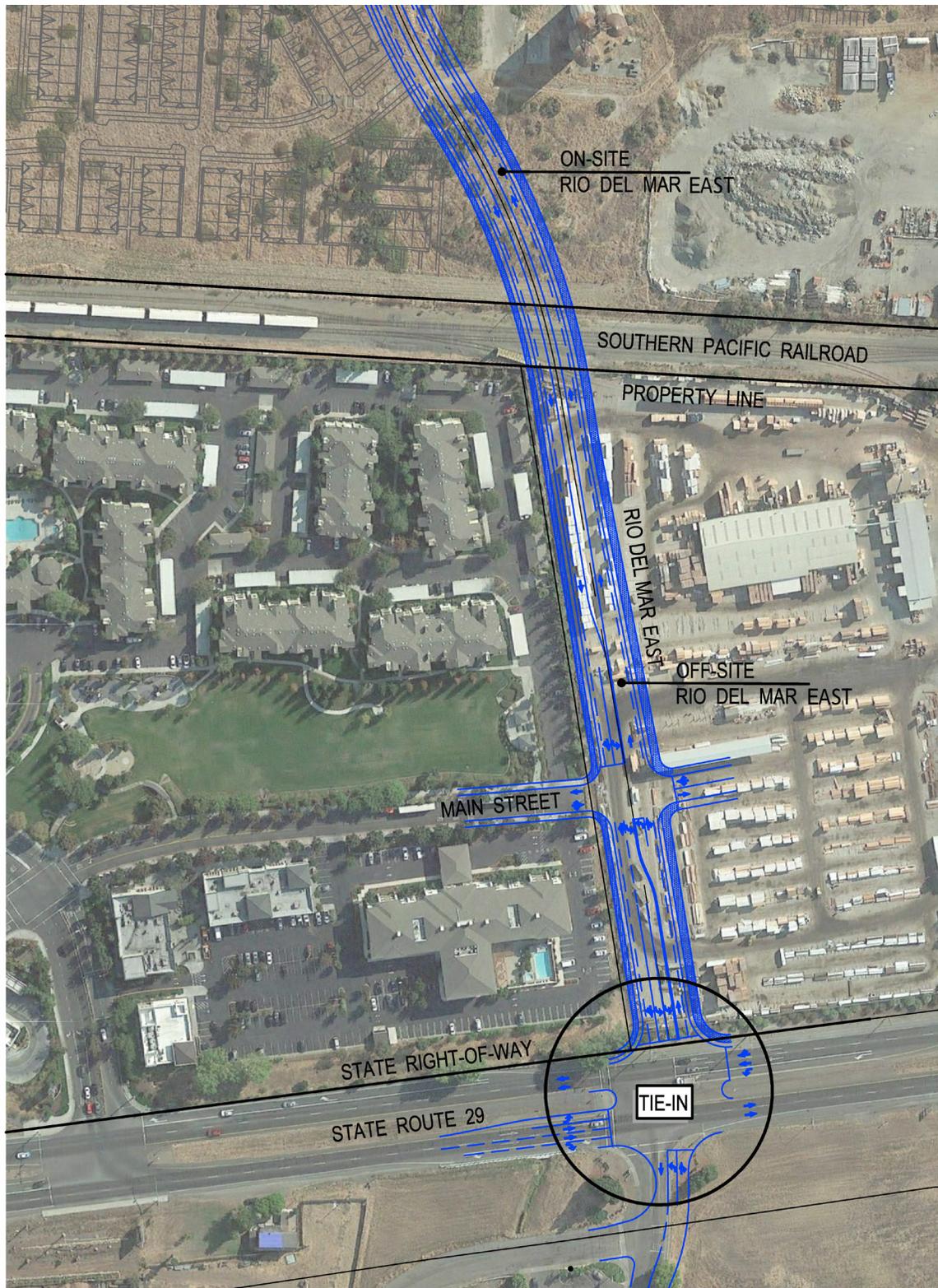


Figure 7.3.2e: Modified Collector (Rio Del Mar extension - from SR 29 to western property boundary)  
 Subject to modification

### 7.3.3 MINOR COLLECTOR

Marcus Road is a proposed two lane Minor Collector providing a primary connection through the project area. Marcus Road runs northward from Rio Del Mar East and then curves eastward to a terminus at Newell Drive.

The standard Minor Collector street section consists of a 50-foot wide road section within a 74-foot wide right-of-way. The paved section will accommodate two 12-foot-wide travel lanes, 5-foot wide on-street bike lanes, and 8-foot-wide parking bays on either side. The roadway has a vertical curb and gutter and curb returns have a 20-foot radius.

Six-foot-wide sidewalks are provided on both sides of the minor collector and are each separated from travel lanes by a 6-foot-wide parkway strip. Where the parkway strip might be utilized for stormwater treatment, an increase in width may be necessary.

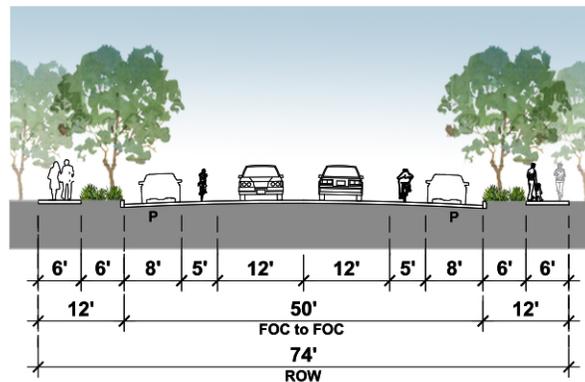
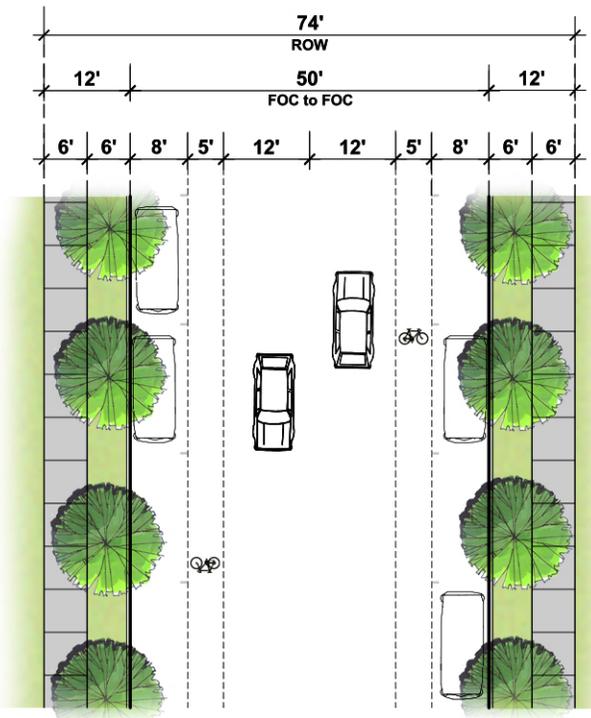


Figure 7.3.3: Minor Collector  
Subject to modification

### 7.3.4 LOCAL STREETS (RESIDENTIAL)

The Local Street (Residential) classification consists of a 40-foot-wide road section within a 64-foot-wide right-of-way. The paved section can accommodate two travel lanes and on-street parking on both sides.

The roadway has a vertical curb and gutter, and curb returns have a 20-foot radius. 6-foot-wide sidewalks provided on both sides and are separated from parking areas by a 6-foot-wide parkway strip.

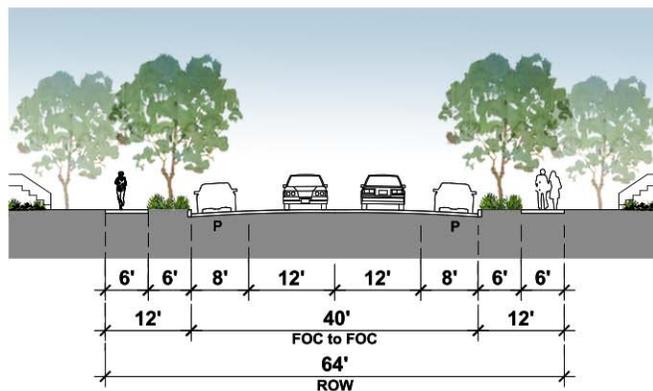
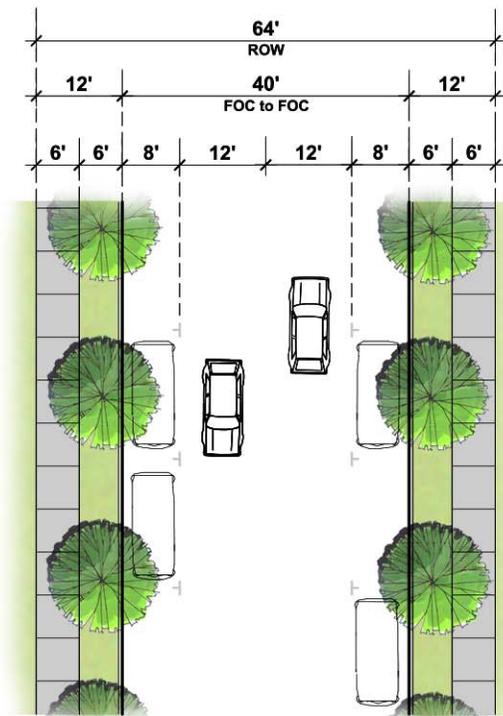


Figure 7.3.4: Local Streets (Residential)  
Subject to modification

### 7.3.5 MODIFIED LOCAL STREET (RESIDENTIAL) - A

The Modified Local Street (Residential) - A is a street that is unique to the WRSP Area and provides access within residential neighborhoods. This street has a 36-foot-wide paved section within a 58-foot-wide right-of-way. The paved section accommodates two travel lanes with on-street parking on both sides.

The roadway has a vertical curb and gutter, and curb returns have a 20-foot radius. 5-foot-wide sidewalks are provided on both sides and are separated from the parking areas by a 6-foot-wide parkway strip.

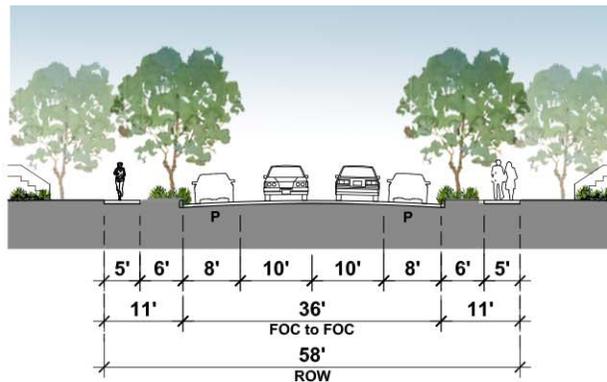
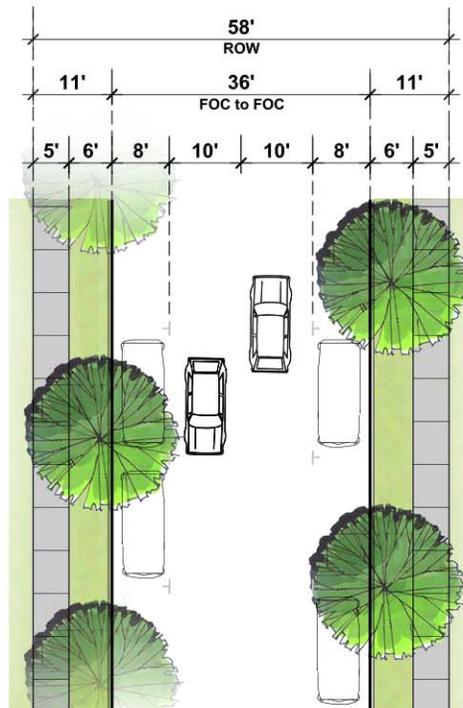


Figure 7.3.5: Modified Local Street (Residential) - A  
Subject to modification

### 7.3.6 MODIFIED LOCAL STREET (RESIDENTIAL) - B

The Modified Local Street (Residential) - B is a street that is unique to the WRSP Area and provides connection from development parcels along the Southern boundary to Vintage Ranch and from Vintage Ranch to Rio Del Mar East. The street has a 32-foot-wide paved section within a 58-foot-wide right-of-way. The paved section accommodates two travel lanes with on-street parking on one side.

A 10-foot wide sidewalk is provided on one side separated from the travel lane by a 6-foot wide parkway strip. A 10-foot wide landscape parkway is provided opposite the side containing the 10-foot sidewalk.

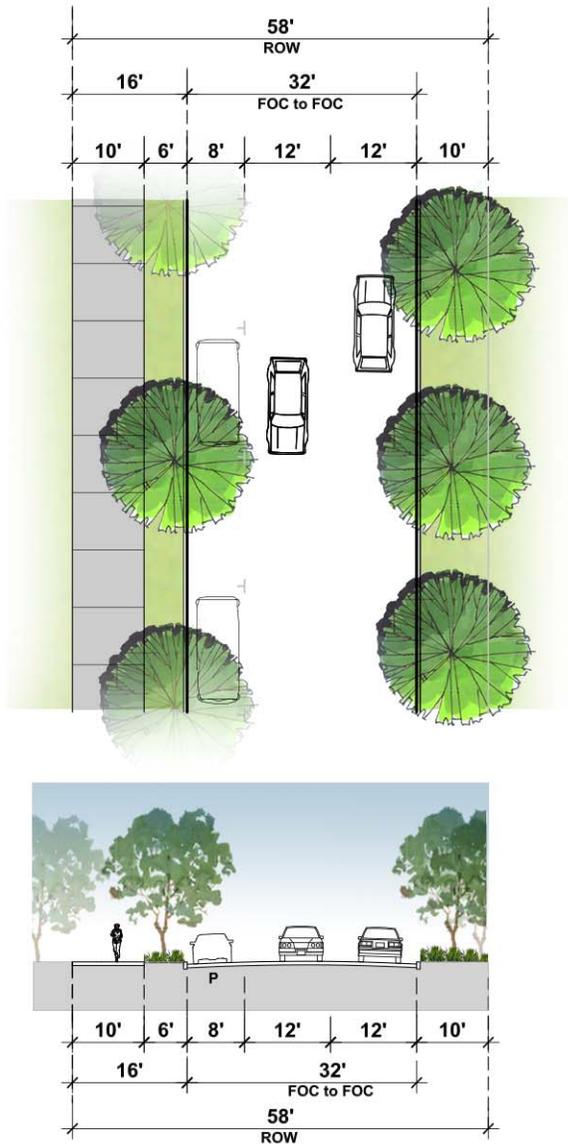


Figure 7.3.6: Modified Local Street (Residential) - B  
Subject to modification

### 7.3.7 CUL-DE-SAC

The cul-de-sac is utilized at the end of a residential street primarily to serve as a turnaround.

The bulb of the cul-de-sac is located in a right-of-way which is 114-feet wide in diameter. The paved driving surface is 90-feet wide in diameter. The curb radius to the connecting neighborhood street is 17-feet. No parking is permitted within the cul-de-sac. A 6-foot-wide sidewalk that is separated by a 6-foot-wide planting strip is provided.

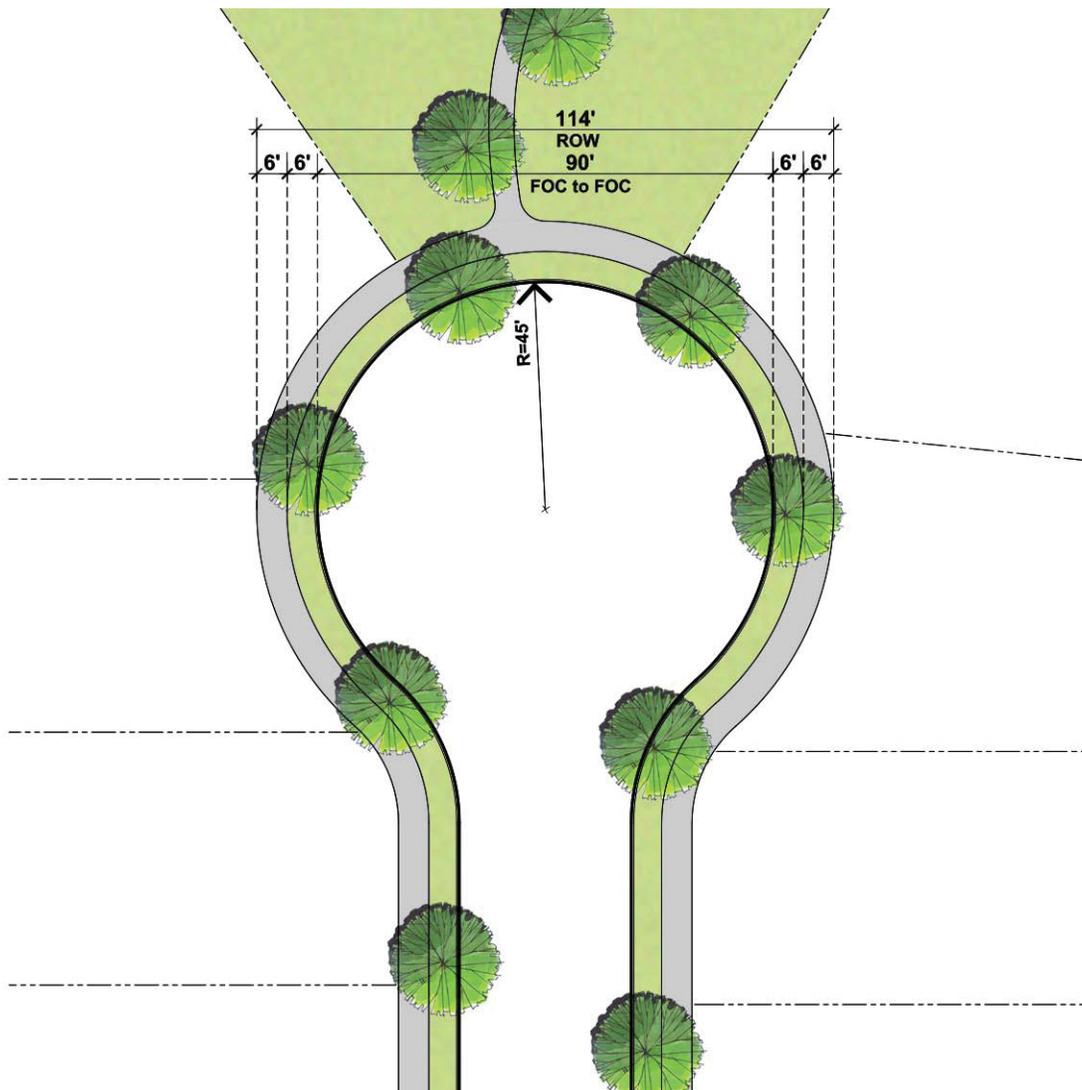


Figure 7.3.7: Cul-de-sac  
Subject to modification

### 7.3.8 RESIDENTIAL ALLEY

Alleys are generally located behind residential lots, providing service access and resident vehicular access to garages. Alleys have a minimum travel way width of 20 feet within an access easement or right-of-way. Garage doors must be set back a minimum of 14 feet from the centerline of the paved surface. No resident or guest parking is allowed within the alley except in designated parking spaces or full length driveway aprons. Alleys are encouraged to be used extensively to minimize the garage dominant streetscape and encourage pedestrian/bicycle activity.

Points of access and certain segments may vary from this minimum standard to accommodate public safety vehicles and garbage trucks.

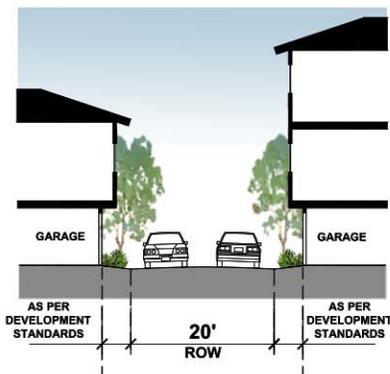
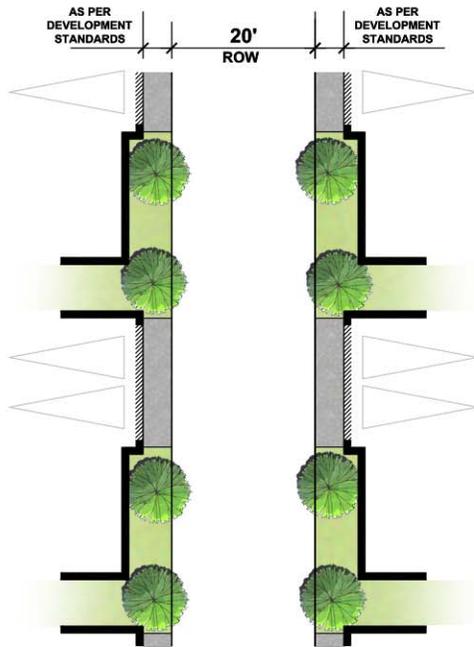


Figure 7.3.8: Residential Alley  
Subject to modification

# 7.4 Traffic Calming

The Institute of Transportation Engineers defines traffic calming as “Traffic calming involves changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and/or cut-through volumes, in the interest of street safety, livability, and other public purposes.” To promote walkability and to provide a safe pedestrian travel route within the community, various traffic calming measures could be adopted. The WRSP implements bulb-outs at intersections and narrowing at important pedestrian/vehicular intersection points, such as mid-block crossings for trail crossings, as shown in Figure 7.4.

In addition, the following traffic calming measures may also be considered, and their review and approval will be considered at tentative map review.

1. Vertical Deflection (Speed Humps; Speed Tables; Raised Intersections) Small changes in elevation can be used to slow vehicles. A speed hump is typically 12-14 feet in length and a height less than 4 inches, while a speed table is at least 22 feet in length rising up to 6 inches, with a flat central area at least 10 feet in length. Speed humps and tables work well in residential neighborhoods and are often used in series. Speed tables are sometimes used at midblock pedestrian crossings, with the crosswalk located across the flat area. Speed humps and speed tables are not used near intersections; rather, the entire intersection may be raised, with bollards to delineate sidewalks and pedestrian zones, making the entire intersection pedestrian-friendly. Special modifications must be made for drainage in the case of vertical deflections. Vertical deflections are not preferred on streets with significant (>8%) grade.
2. Horizontal Shifts (Traffic Circles; Chicanes) Traffic circles are raised islands installed at intersections of local or collector streets with one lane each direction entering the intersection; they should be adequately sized and configured to accommodate turning conditions for large vehicles such as buses or trucks. Chicanes are a series of at least three alternating curb extensions used at midblock locations only. Careful design must ensure that speeding cannot occur by drivers cutting straight paths across the center line. Chicanes can be created using on-street parking, but are often difficult to design due to driveway access. Horizontal shifts are sometimes preferred by emergency response teams over vertical deflections, and can provide opportunities for landscaping.

3. Other (Change in Material / Texture; Pedestrian Actuated Signals) Stamped asphalt, brick pavers, and rumble strips can be used to capture the attention of motorists. They are successfully used in conjunction with crosswalks or raised intersections / speed tables, and provide additional emphasis to mixed-use or commercial areas where there is also an increase in pedestrian activity. For especially dangerous geometries or high-volume / high-speed roads, pedestrian-actuated signals with flashers can be used at intersections or at mid-block locations.

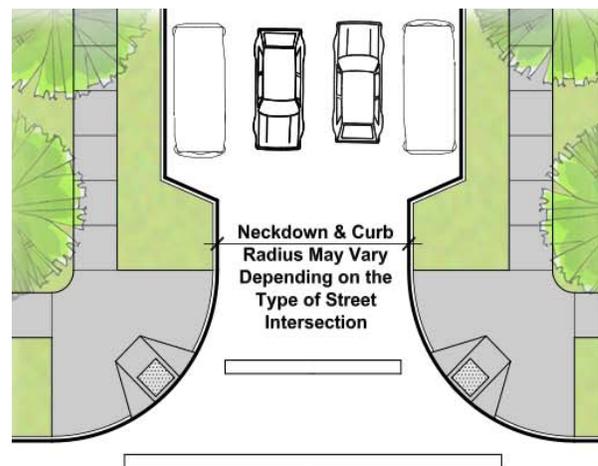


Figure 7.4: Intersection Neckdown/Bulb-out  
Subject to modification

## 7.5 Pedestrian and Bike Circulation

The pedestrian and bikeway network is an important component in ensuring connectivity and promoting non-vehicular travel within the WRSP Area. The network has been designed as a truly integral part of the community, providing easy and efficient access to the NVRG, parks, and other amenities. This network of bicycle, multi-purpose trail, sidewalk and paseo connections within the community links neighborhoods together and provides connections to surrounding areas. The WRSP Area is locally and regionally connected to the rest of the City of American Canyon by the crossing of two regional trails. Pedestrian connection opportunities are provided to adjacent uses and allow for easy access into the regional trail and bicycle network that is currently existing or planned in the City. Figure 7.5 illustrates the proposed bike and pedestrian circulation system.

### 7.5.1 SIDEWALKS

Sidewalks form day-to-day linkages throughout the community. All streets within the WRSP Area will have sidewalks on at least on one side of the street. The character of the sidewalks should reflect the adjacent land use. For example, sidewalks within residential neighborhoods will be a minimum of 5 feet wide and separated from the street by a landscaped parkway strip. In locations where a more-urban character is desired such as in front of row town homes, or adjacent to retail or commercial uses, sidewalks may widen and become curb-adjacent with street trees located in tree grates. This flexibility will create projects where the pedestrian experience responds to its context.

### 7.5.2 PEDESTRIAN PATHS AND BIKEWAYS

Pedestrian and bicycle circulation forms the backbone of the WRSP. This network creates linkages to all portions of the WRSP Area as well as connection opportunities to the regional trail system. The proposed pedestrian and bicycle network contains the following components:

**Community Trails System** – The Community Trails network system provides safe and convenient access to parks, natural open spaces, neighborhoods, the NVRG, and regional trails. The Community Trails system is comprised of a series of trails that provide different experiences within the WRSP Area. Loops provide route choices to destinations, offer differing experiences along their alignments and allow users to fit a route to the time they have available and their

recreational needs. The primary Community Trail systems within the WRSP Area are:

**Napa Valley Vine Trail** - The Napa Valley Vine Trail is a proposed major regional multi-use trail from Calistoga to Vallejo. A portion of this proposed trail route passes through the WRSP Area thus providing a valuable regional non-motorized connection. The proposed route runs north-south along the entire length of the property. Portions of the Vine Trail utilize the existing gas easement line that traverses the WRSP Area. Other local community trails will connect to the Napa Valley Vine Trail thus providing opportunities for various loops within and outside the WRSP Area. Figure 7.6 shows the Napa Valley Vine Trail section.

**River to Ridge Trail** – The River to Ridge Trail is the proposed trail connecting the western part of the City to the open space areas to the east of Newell Drive. The multi-use trail will connect to the WRSP Area at its western boundary on Rio Del Mar East and traverse east-west through the entire width of the site. The trail will provide connections to the NVRG, Newell Park, the Napa Valley Vine Trail, and local multi-use trails. Figure 7.7 shows the River to Ridge Trail alignment.

**Multi-Use Trails** – In addition to the regional trail systems the WRSP Area also has a network of multi-use trails that connect various open space and community gathering spaces. The multi-use trails run along the western edge of the WRSP Area linking dual use basins, wetlands, parks, and other destinations within the WRSP Area. Refer to Figure 7.8 and Figure 7.9 for multi-use trail alignments.

**Class II Bike Lanes** – Major streets within the WRSP Area have Class II bike lanes. Class II bike lanes are designated 5-foot-wide (minimum) on-street bike lanes demarcated with a solid white stripe, allowing for a safe and unrestricted passage for bicyclists.

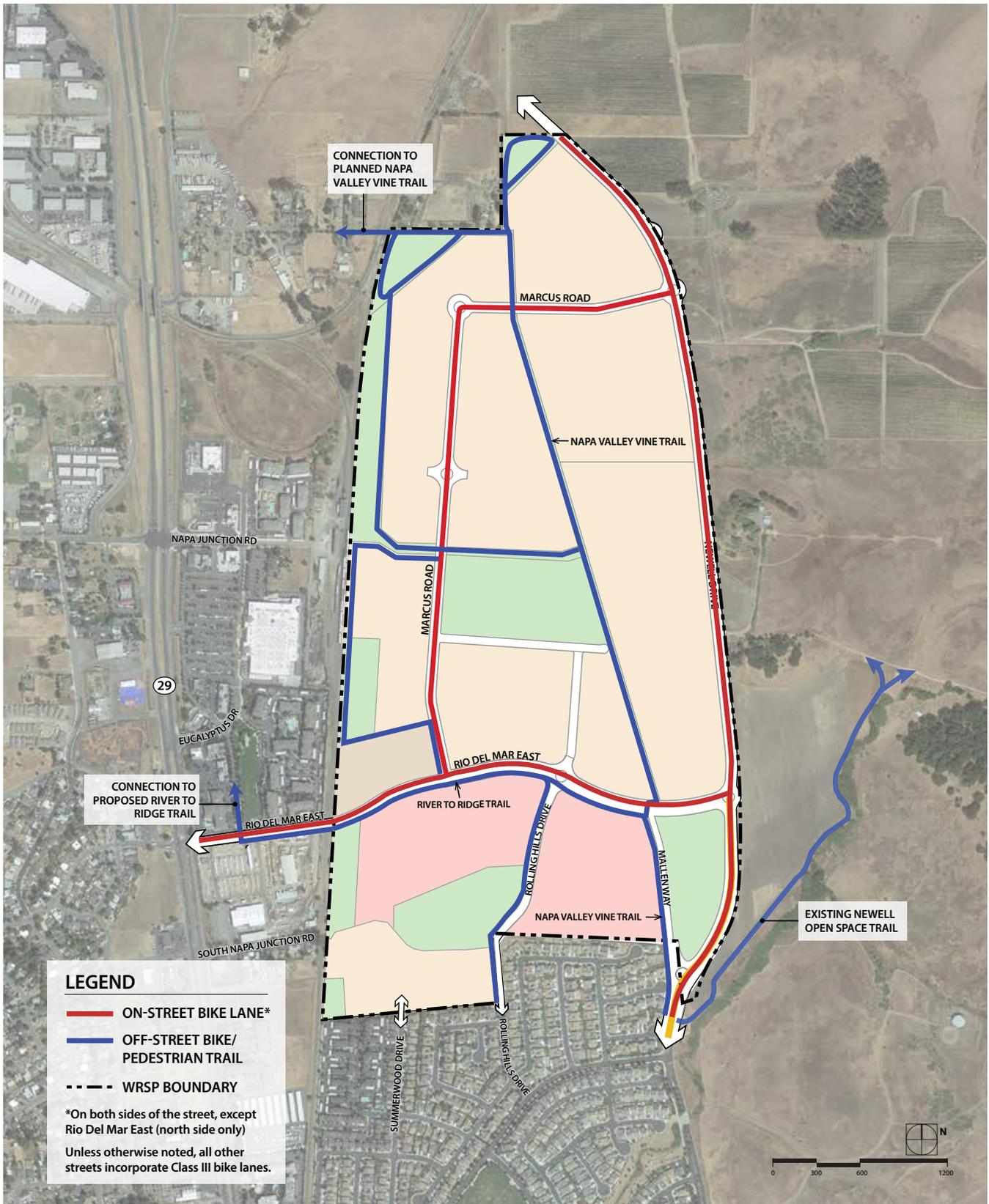


Figure 7.5: Pedestrian and Bicycle Circulation

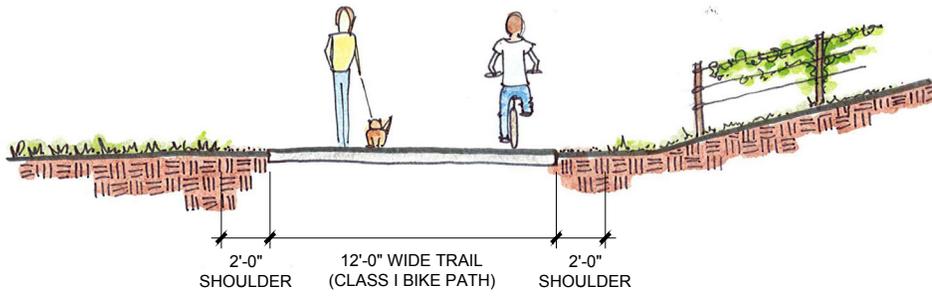


Figure 7.6: Napa Valley Vine Trail Section  
Subject to modification

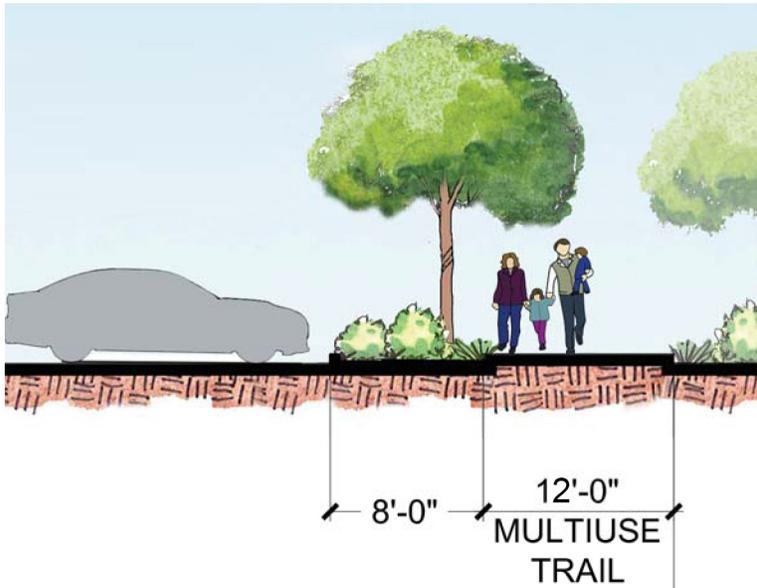


Figure 7.7: River to Ridge Trail Section  
Subject to modification

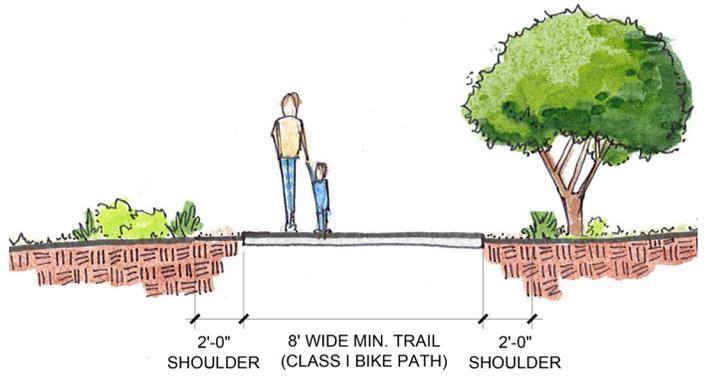


Figure 7.8: Multi-Use Trail Section  
Subject to modification

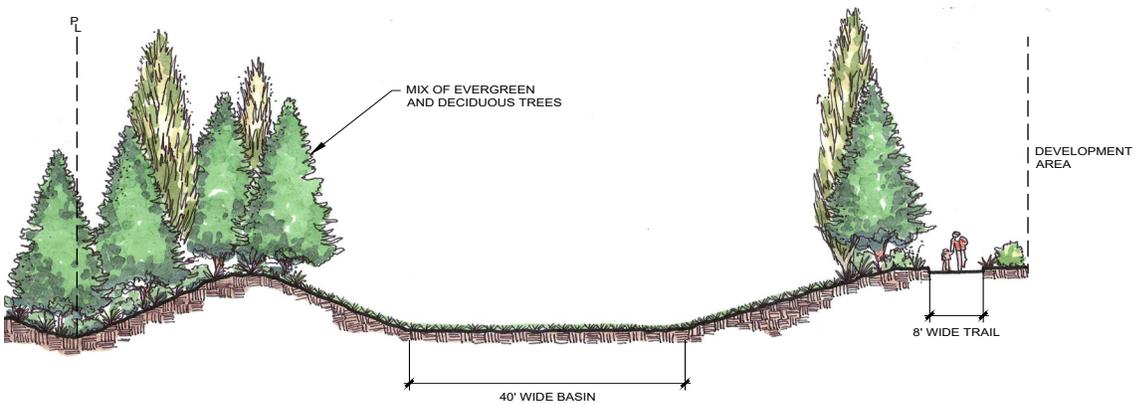


Figure 7.9: Multi-Use Trail Section along Detention Basins  
Subject to modification

## 7.6 Public Transit

American Canyon Transit (ACT) provides a deviated fixed route bus service aimed at getting local residents to shopping and healthcare facilities within American Canyon. ACT also connects to the Napa VINE Routes 11 and 29 allowing American Canyon residents and visitors to travel to Napa, Vallejo, the Vallejo Ferry and even BART in the East Bay. The VINE system serves all the cities in the Napa Valley and connects with SolTrans, Sonoma County Transit, Petaluma Transit, Lake County Transit, BART, the Vallejo Ferry, Amtrak, and Greyhound.

While the WRSP Area is not currently served by ACT, there is the potential for the extension of routes to include key destinations within the WRSP Area. Potential transit stops within the WRSP Area could be located in proximity to the NVRG, hotel site, Newell Park, and the Community Center. To preserve this potential opportunity, the major roads within the WRSP Area are based on the City of American Canyon's street standards and have sufficient lane widths and right-of-way to accommodate transit service and transit stops. Potential future routes could include extending existing bus routes or new routes through the WRSP Area on Rio Del Mar East and/or along Newell Drive. Figure 7.10 shows possible future bus routes and potential transit stop locations.

As noted in Section 1.3.4 of the WRSP, the WRSP Area is proximal to the Broadway District Specific Plan (BDSP) Area, which is a Priority Development Area (PDA) as designated by the Association of Bay Area Governments (ABAG) and Bay Area communities as areas for new growth. PDAs are considered foundational for sustainable regional growth and Plan Bay Area. PDAs emphasize housing near transit. The WRSP represents an extension of that growth being located less than a quarter mile from the SR 29 corridor. Although separated from the PDA by the Railroad line and commercial properties fronting SR 29, the WRSP provides a key point of access to the BDSP Area and SR 29 through the extension of Rio Del Mar East. This dramatically enhances connectivity to the primary transit corridor in American Canyon. Further, the potential transit stop shown at Rio Del Mar East and the NVRG frontage is a quarter mile from approximately 46% of the units (+/- 500) within the WRSP Area as well as the NVRG mixed uses and the hotel site.

## 7.7 Off-Site Improvements

Off-site improvements include major roadway connections from the WRSP Area to existing American Canyon roadways and several local street connections to enhance local connectivity. A connection to the WRSP Area at the existing Highway 29/Rio Del Mar East intersection will include surface improvements, roadway widening, and an at-grade or grade-separated railroad underpass to access the WRSP site.

The associated off-site improvements for the connection of Rio Del Mar East to SR 29/Broadway will include improvements to Rio Del Mar East from the western project boundary up to SR 29 and the intersection of Rio Del Mar East and SR 29 referred to as the "Tie-in" (see Figure 7.3.2e). Improvements at the Tie-in are intended to comply with California Department of Transportation (Caltrans) Encroachment Permit requirements, which may include the construction or financial contribution toward construction of the bicycle and pedestrian improvements at this intersection, identified in the Caltrans District 4 Bike Plan (2018) as NAP-29-X12. All improvements within the SR 29 State right-of-way requires an encroachment permit that is issued by Caltrans.

Newell Drive and Mallen Way will be connected to the south where Newell Drive currently terminates just north of Donaldson Way. Rolling Hills Drive will be connected to the south where it currently terminates just north of Terrazzo Lane.

The off-site improvements are shown on Figure 7.11.

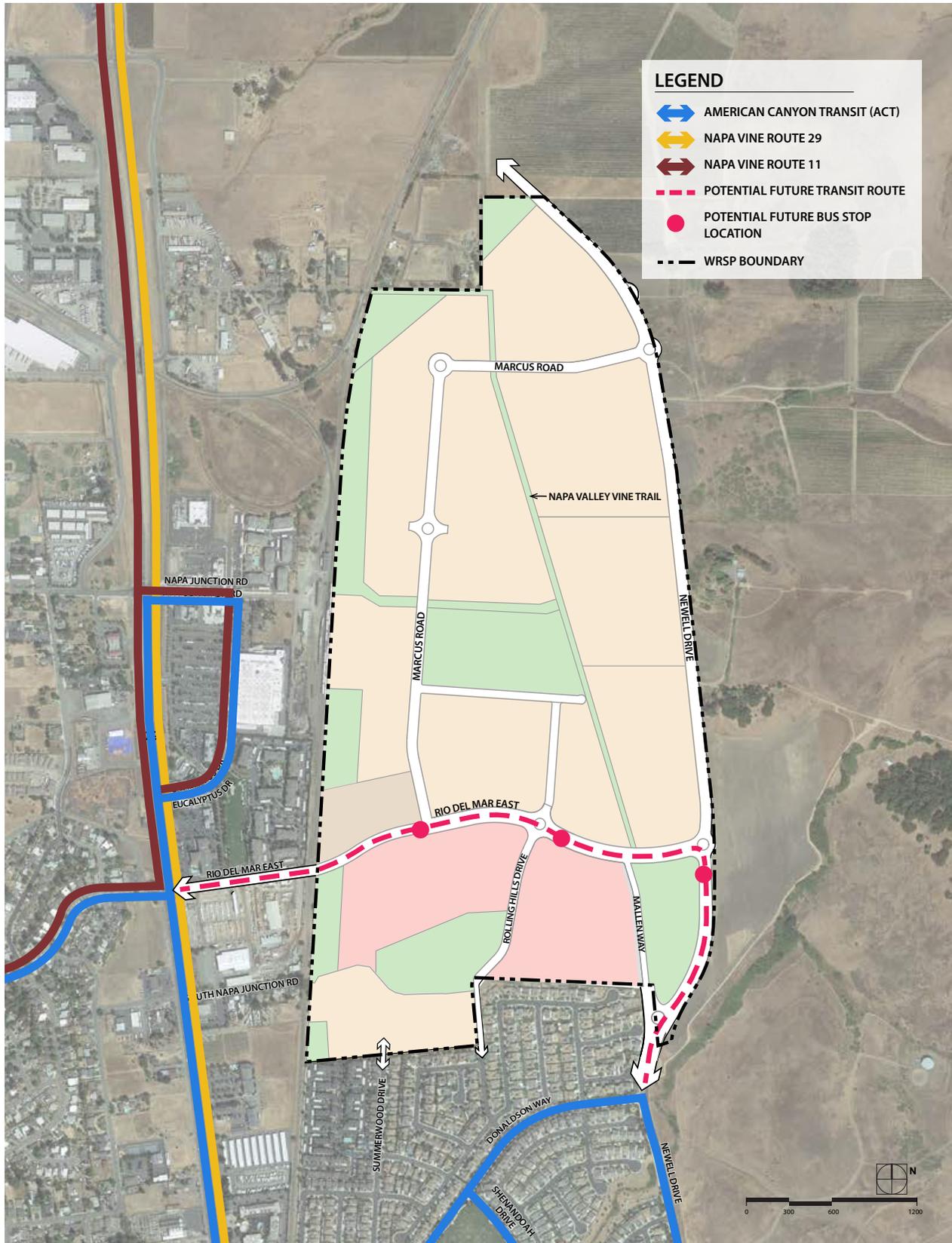


Figure 7.10: Local and Regional Transit

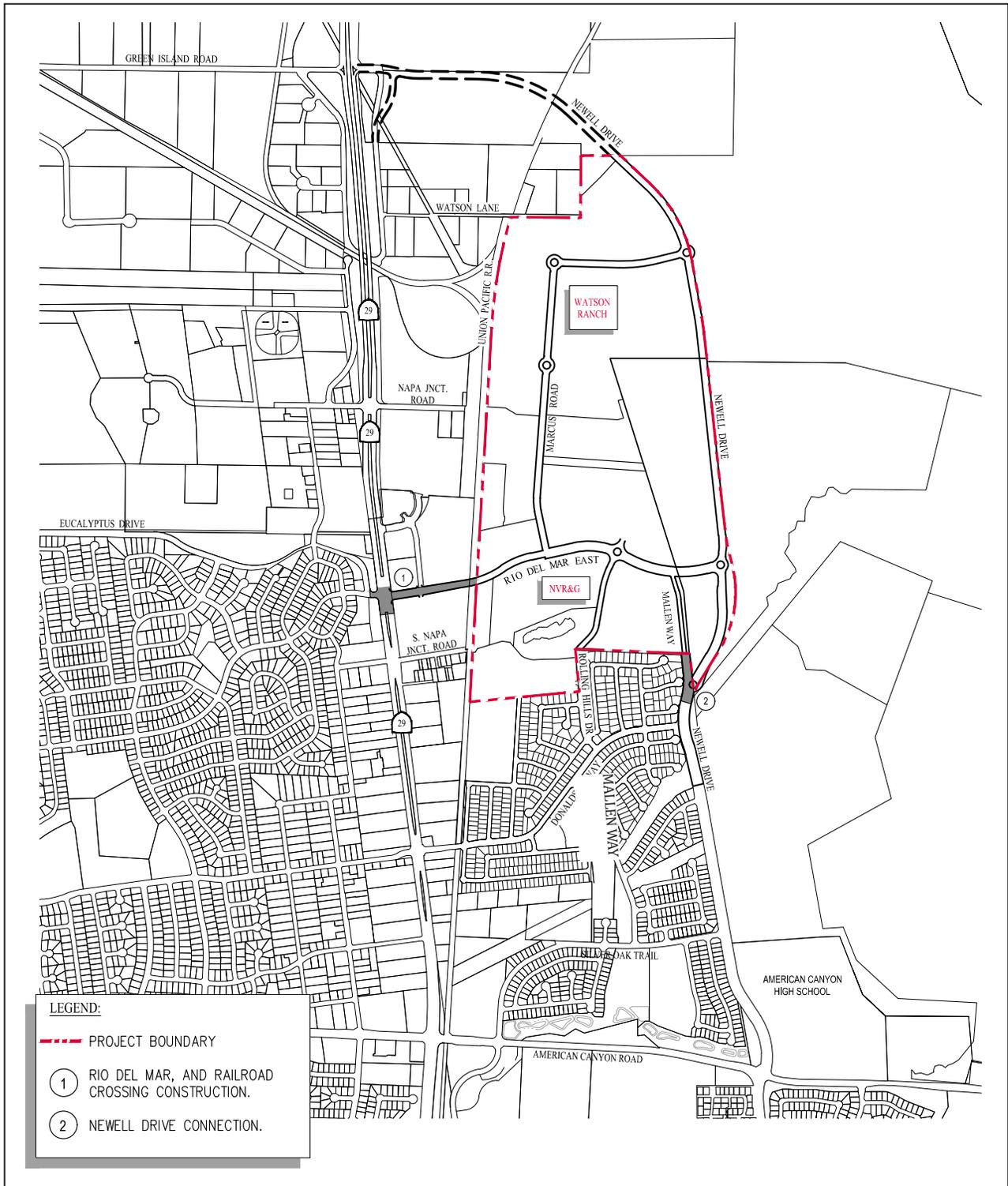


Figure 7.11: Summary of Off-Site Road Improvements

## 7.8 South Napa Junction

### PRIMARY ACCESS OPTION

The City's General Plan Circulation Element (see Figure 3, Circulation Map in General Plan) shows a Major Collector designation and Major Intersection designation connecting SR 29 to Newell Drive. It allows for one of two options to connect to SR 29 from the Watson Ranch Specific Plan Area (Rio Del Mar East or South Napa Junction Road). The final determination of which option will be used is to be as set forth in the Specific Plan (Chapter 9 - Implementation).

The Western edge of the Watson Ranch Specific Plan is bound by the Union Pacific Railroad. Primary project access from SR 29 must cross this rail line. Any crossing of the rail line is subject to review and approval by the Public Utilities Commission (PUC).

The preferred planned access to the site is the Rio Del Mar East access alignment with an at grade crossing (see Figure 7.1). An alternative to the at grade crossing at Rio Del Mar East is the grade separated crossing along the Rio Del Mar East alignment (see Figure 7.3.2d). A final option for primary access to the WRSP from SR 29 is South Napa Junction with an at-grade crossing.

The final selection of the Major Collector alignment and connection to SR 29 from the WRSP site will be determined based upon legal, technical, economic, and other factors as provided for in the AC-1 Development Agreement as set forth in Chapter 9 - Implementation (see 9.3.4 (9)). The South Napa Junction alignment is also considered consistent with both the General Plan Circulation Element and the WRSP.

# CHAPTER 8 - INFRASTRUCTURE AND PUBLIC SERVICES

## 8.1 Introduction

This chapter addresses the proposed infrastructure system and public services for the Watson Ranch Specific Plan (WRSP) Area. Infrastructure includes the water, wastewater and storm water runoff systems. The Public Services refer to public facilities and services and utilities necessary to serve the area. These include some citywide system improvements that will benefit more than the properties within the WRSP Area. The majority of infrastructure improvements will be privately funded. When warranted, reimbursement or assistance in financing may be provided when improvements exceed the project requirements and pro-rata share of responsibility for system improvements (see Implementation Chapter).

## 8.2 Goals, Objectives, and Policies

**Goal 8A - To provide the infrastructure and public services required to support the WRSP Area without negatively affecting existing neighborhoods and residents of the City of American Canyon.**

Objective 8.1 - Fully comply with the City of American Canyon “Zero Water Footprint Policy” in the development of the water supply and system for the WRSP Area.

Policy 8.1.1 - New potable water sources shall be identified, or existing water supply lines or uses shall be retrofitted to reduce water consumption so that the proposed development shall comply with the Zero Water Footprint Policy.

Policy 8.1.2 - New development shall comply with the City of American Canyon’s Model Water Efficient Landscape Ordinance and with the new water rules established on May 2015.

Objective 8.2 - Address on-site storm water drainage and retention through Low Impact Development (L.I.D.) standards and compliance with BASMAA and City of American Canyon requirements.

Policy 8.2.1 - On-site detention basins shall be efficiently sized to accommodate storm water flows from the project without adversely affecting downstream capacities.

Objective 8.3 - Provide improvements necessary to ensure sufficient downstream capacity in wastewater system.

Policy 8.3.1 - The proposed wastewater system shall be designed and sized accordingly to meet the project needs without adversely affecting downstream capacities.

Objective 8.4 - Provide solid waste recycling opportunities to reduce dependence on landfilling of solid waste.

Policy 8.4.1 - The existing solid waste collection and recycling service that exists within the City of American Canyon shall be extended to serve the project area.

Objective 8.5 - Provide state of the art telecommunication and technology infrastructure (e.g., fiber – optic cable) throughout the WRSP Area.

Policy 8.5.1 - City and developer shall work with telecommunications and cable television providers to provide the most advanced, market ready infrastructure for telecommunications and television. Necessary infrastructure shall be installed in the WRSP Area to facilitate upgrades in service as the technology becomes available.

## 8.3 Infrastructure

This section identifies the infrastructure required to serve the WRSP Area and addresses the overall infrastructure improvements for the WRSP. Each component will be designed and constructed to accommodate build out in a phased approach.

### 8.3.1 POTABLE WATER

The WRSP Area will require approximately 460 acre-feet per year of potable water. The total potable water demand will be reduced significantly by the use of recycled water for all commercial uses and public landscaping, resulting in a reduction of approximately 250 acre-feet per year of potable water. The WRSP Area is subject to the City's Zero Water Footprint policy. Studies address the policy by a combination of (1) bringing additional sources of water to the City, (2) facilitating potable water savings elsewhere in the City through water conservation improvements, and/or (3) an even more comprehensive use of recycled water. Through a Development Agreement, the AC-1 portion of the WRSP Area has satisfied the City's Zero Water Footprint policy.

The City of American Canyon obtains nearly all of its municipal water supply from the North Bay Aqueduct. This facility is managed by the Napa County Flood Control and Water Conservation District. The Sacramento River Watershed is the aqueduct's supply source. The aqueduct supply is supplemented with connections to the City of Vallejo and the City of Napa.

The WRSP Area is located within two potable water pressure zones: zone 1 and zone 3.

- Zone 1 provides service to areas within the City ranging in approximate elevation from 50 to 100 feet. This zone is supplied by a 2.5-million-gallon tank at the water treatment plant, which is also connected to the 2.0-million-gallon Oat Hill Tank #1.
- Zone 3 provides service to areas within the City ranging in approximate elevation from 100 to 160 feet. The existing Zone 3 tank is the 0.2-million-gallon Oat Hill Tank #2.

Figure 8.1 includes the preliminary water service zones for the proposed development. The service limits will be based upon final site grading and elevations.

The following facilities are adjacent to the WRSP Area:

- 6-inch water line (Zone 1) located in South Napa Junction Road.

- 18-inch water line (Zone 1) located on the west side of State Route 29.
- 18-inch water line (Zone 1) located in Newell Drive.
- 8-inch water line (Zone 1) located in Rolling Hills Drive.
- 8-inch water line (Zone 1) located in Summerwood Drive.
- 18-inch water line (Zone 3) located in Newell Drive north of the tank access road.

To provide for adequate potable water to the WRSP Area there will be off-site and on-site improvements to provide the required infrastructure.

### OFF-SITE WATER IMPROVEMENTS

Off-site improvements may include the construction of two water tanks (Zone 1 and Zone 3) to provide additional supply (Figure 8.6), which would be the responsibility of the City of American Canyon and funded by the Capital Improvement Program (C.I.P.). These tanks have approved plans from the City. The Zone 1 tank (approximately 2.5 million gallons) has been designed to be constructed adjacent to the existing recycled water tank, north of the American Canyon High School and southeast of the WRSP Area. The Zone 3 tank (2.0 million gallons) will be constructed at a higher elevation to achieve required water pressure located southeast of the existing recycled water tank and Zone 1 tank sites. Zone 1 and Zone 3 water lines were installed from Newell Drive to the Recycled and the Zone 1 potable water tank sites. An interconnecting water line will be installed between the new Zone 1 and Zone 3 water tanks and an access road of approximately 15 feet in width will be constructed to provide access to the new Zone 3 tank.

Additional off-site improvements include installing a Zone 3 water main that connects the WRSP Area to the existing 18" Zone 3 water main in Newell Drive located north of the tank access road. This Zone 3 water main will serve the upper elevations of the WRSP Area and additional properties within the City of American Canyon.

See Figure 8.6 for existing (at the time of adoption of the 2018 WRSP) and proposed off-site water improvements.

## ON-SITE WATER IMPROVEMENTS

Proposed on-site backbone improvements include water lines ranging in size from 6-inch to 12-inch in diameter. The on-site improvements connect to the following infrastructure lines:

- Existing 12-inch water line (Zone 1) within Watson Lane.
- Existing water line (Zone 1) within the east side of Highway 29, at a location approximately 480 feet south of S Napa Junction Road.
- Existing 8-inch water line (Zone 1) within Summerwood Drive.
- Existing 8-inch water line (Zone 1) within Rolling Hills Drive.
- Existing 18-inch water line (Zone 3) within Newell Drive located north of the tank access road.

All of the facilities will be designed and constructed to meet the City of American Canyon Standards.

See Figure 8.2 – Water Infrastructure – On-Site Improvements.

### 8.3.2 SANITARY SEWER

A Sewer Flow Monitoring Capacity Study was prepared for the WRSP Area in August 2014 (V&A Report). Its findings presented two methods for estimating peak sewer flow demand. Using existing City criteria, the peak flow demand is estimated to be 1.28 mgd (million gallons per day). Using criteria that recognizes the reduced sewer flow that would occur as a result of the planned use of recycled water, the sewer flow demand is estimated to be 0.86 mgd. Both sewer flow results can be accommodated in the existing sewer main in American Canyon Road, if the existing sewer main in State Route 29 is upsized. The replacement and upsizing of the old sewer main in State Route 29, could significantly reduce the existing Inflow/Infiltration burden on the existing sewer system, and would offset most of the WRSP Area's increased burden on the City's wastewater treatment plant.

The City of American Canyon provides collection and treatment of the wastewater throughout the City. Wastewater is collected and directed to the Wastewater Treatment Plant on the east side of the City for treatment.

The following facilities are adjacent to the WRSP Area:

- 15-inch sanitary sewer line running behind the southern lots on South Napa Junction Road (east of State Route 29).
- 10-inch sanitary sewer line located along the west side of State Route 29.

- 6-inch sanitary sewer line running under State Route 29 that connects the 10" sanitary sewer (west side of State Route 29) to the 15-inch sanitary sewer (east side of State Route 29).
- 6-inch sanitary sewer line in Napa Junction Road.
- 8-inch sanitary sewer line in Summerwood Drive.

The WRSP Area connects to the existing 10" sanitary sewer in State Route 29. A portion of the WRSP Area also connects to the existing 8-inch sanitary sewer in Summerwood Drive. Based on existing flow information, pipe upsizing and replacement is necessary in State Route 29, replacing the existing 10" sewer line to 15" from approximately 500 feet south of South Napa Junction Road to American Canyon Road. The segment of this line from Donaldson Way to American Canyon Road is a City C.I.P. project, the cost of which to be borne by the C.I.P. A sanitary sewer lift station will be required on-site to help maintain a gravity sewer system throughout the WRSP Area.

Backbone on-site facilities will include gravity sewer lines ranging from 8 inches to 15 inches in size. Sewer facilities will be designed and constructed in accordance with City of American Canyon Standards.

See Figure 8.3 for the backbone sanitary sewer improvements.

### 8.3.3 RECYCLED WATER

It is estimated that the WRSP Area's use of recycled water will be approximately 250 acre-feet per year. The City currently has the capacity to produce 1,000 acre-feet per year of recycled water and given the current usage, there is sufficient capacity in the existing City recycled water treatment plant.

The City of American Canyon provides recycled water service. At present, limited recycled water facilities are located throughout the City and not all portions of the City contain recycled water infrastructure. There is a 12-inch recycled water line within Newell Drive just south of the WRSP Area that was installed with the Vintage Ranch development. This 12-inch mainline is served by a one-million-gallon recycled water tank located southeast of the site. A recycled water system in the WRSP Area will be tied in to the following facilities adjacent or proximate to the WRSP Area:

- 12-inch recycled water line in Newell Drive
- Recycled Water line in State Route 29
- 6-inch recycled water line in Watson Lane

As part of the on-site improvements, a 12-inch backbone recycled water system will be extended into the WRSP

Area. Alley landscaping, median landscaping, frontage landscaping, City-owned landscape areas, and commercial landscape areas will utilize recycled water.

See Figure 8.4 for the existing and proposed recycled water improvements.

### **8.3.4 STORMWATER DRAINAGE**

The City of American Canyon is responsible for stormwater drainage facilities. The drainage pattern within American Canyon is generally in a western direction originating in the hills of the Sulfur Spring Mountains. The WRSP Area is located within two of the five primary watershed areas within the city: North Slough (northern portion of the site) and Rio Del Mar (southern portion of the site). Currently, the Union Pacific Railroad track embankment acts to detain the drainage coming off the eastern hills. The drainage is discharged under the railroad tracks through several culverts and box culverts.

Within the WRSP Area, the site is divided into drainage areas, each with a detention storage basin. On-Site storm drain facilities will collect site drainage and direct it to a specific detention basin. These detention areas will provide storage capacity to allow flows leaving the site to mimic the existing conditions. The detention areas will also incorporate storm water quality features to maximize their benefit. Storm water quality features will conform to the City of American Canyon, and Bay Area Storm Water Management Agencies (BASMAA) quality requirements.

The southern portion of the site is within the Rio Del Mar watershed. Downstream of the site, the existing City storm drain infrastructure has documented existing capacity constraints. All stormwater will be directed to detention basins on-site, which are primarily located downslope at the western edge of the WRSP Area. To help provide relief to this watershed, the existing quarry lake will also be utilized as a detention component of the WRSP storm drain system, helping to minimize the ultimate drainage volumes in the downstream stormwater system.

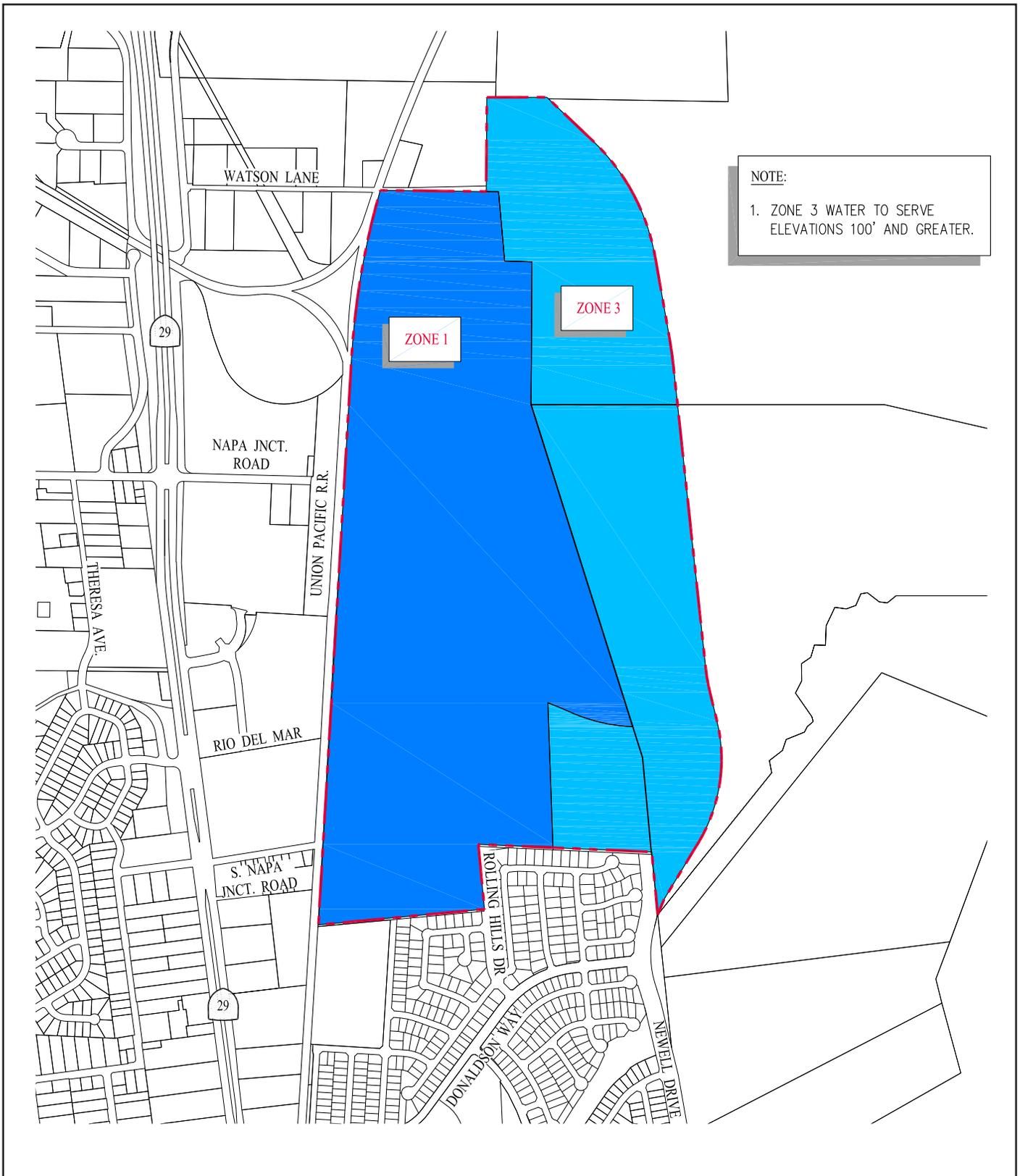


Figure 8.1: Water Service Zones

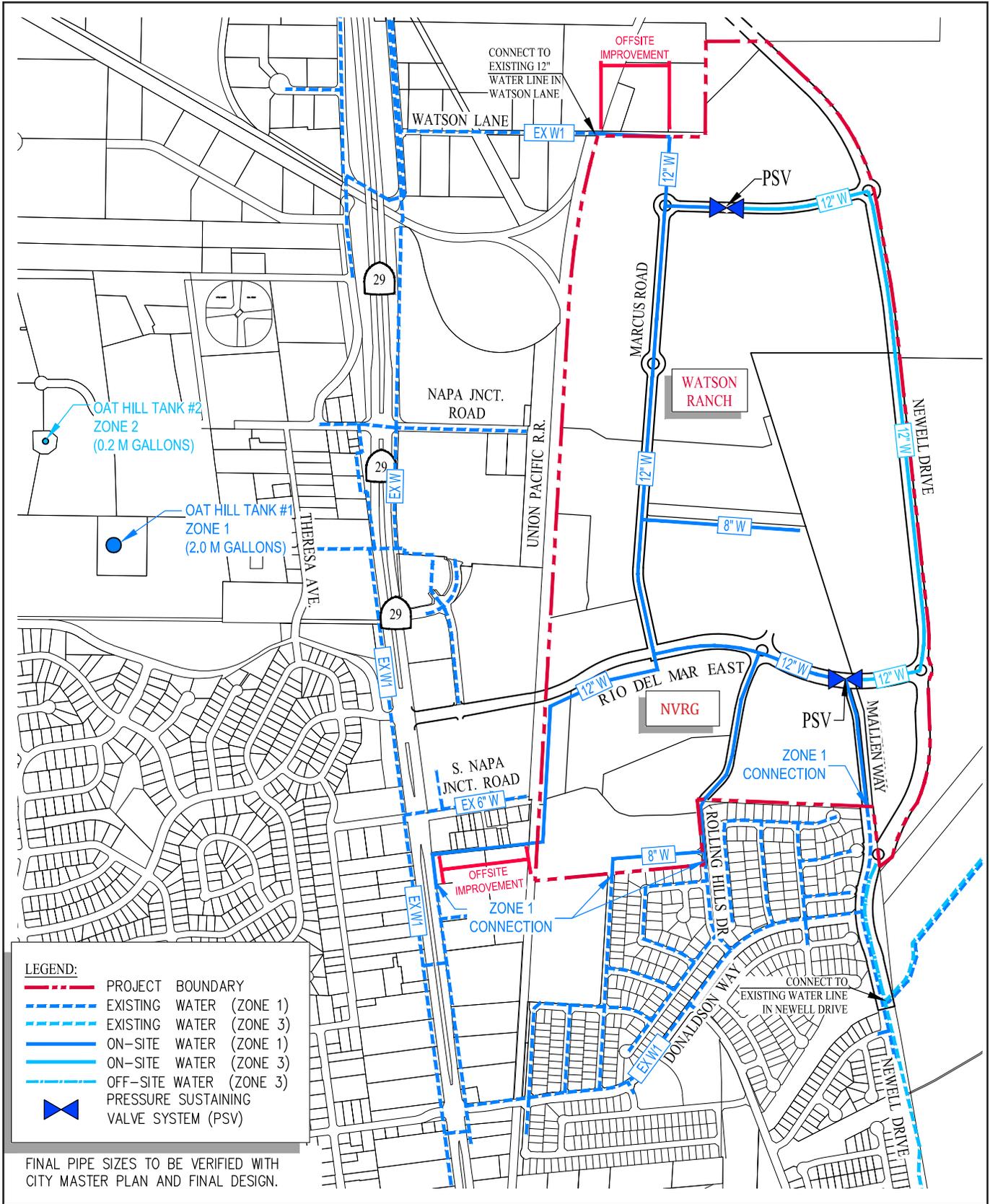


Figure 8.2: Water Infrastructure - On-Site Improvements

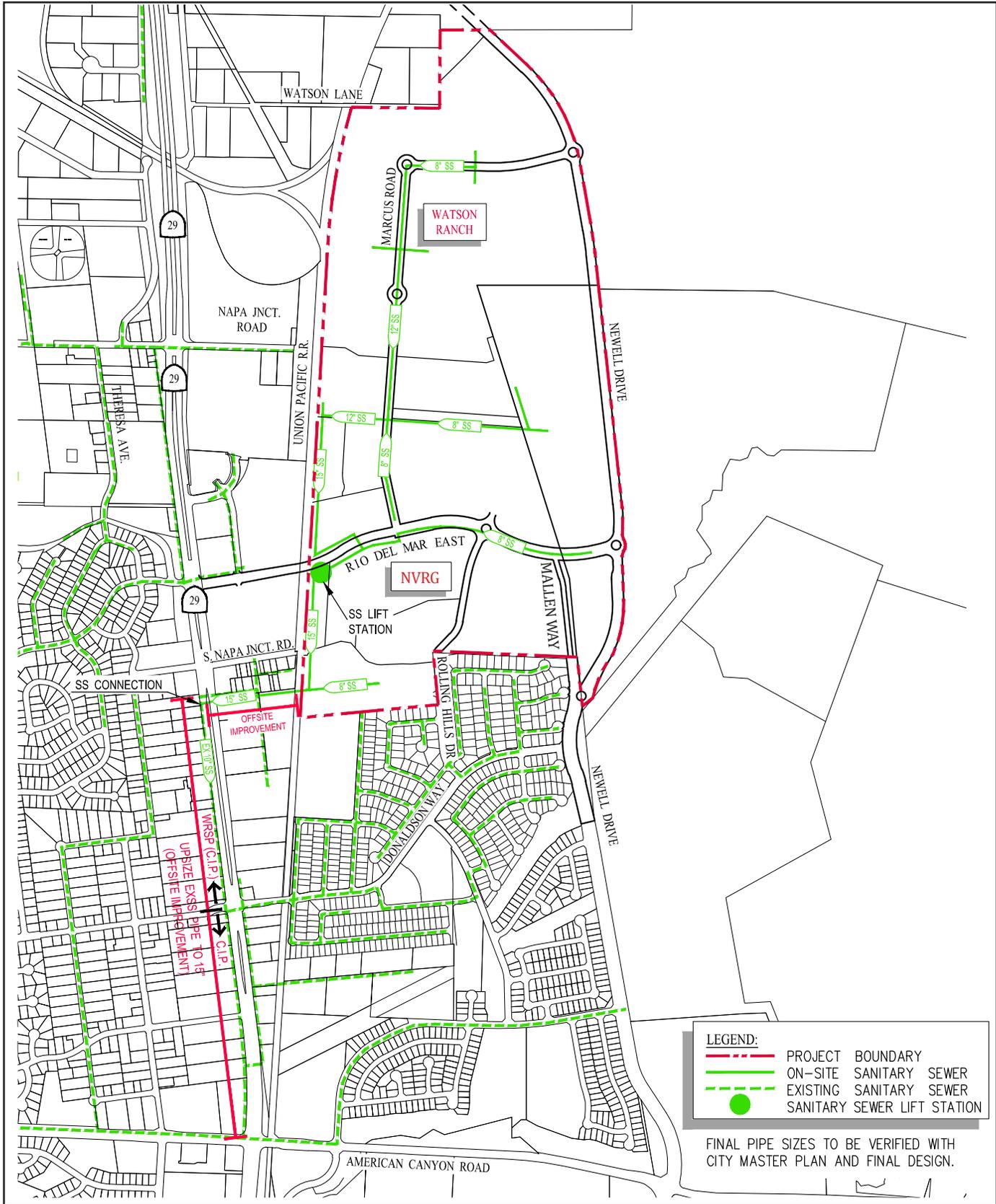
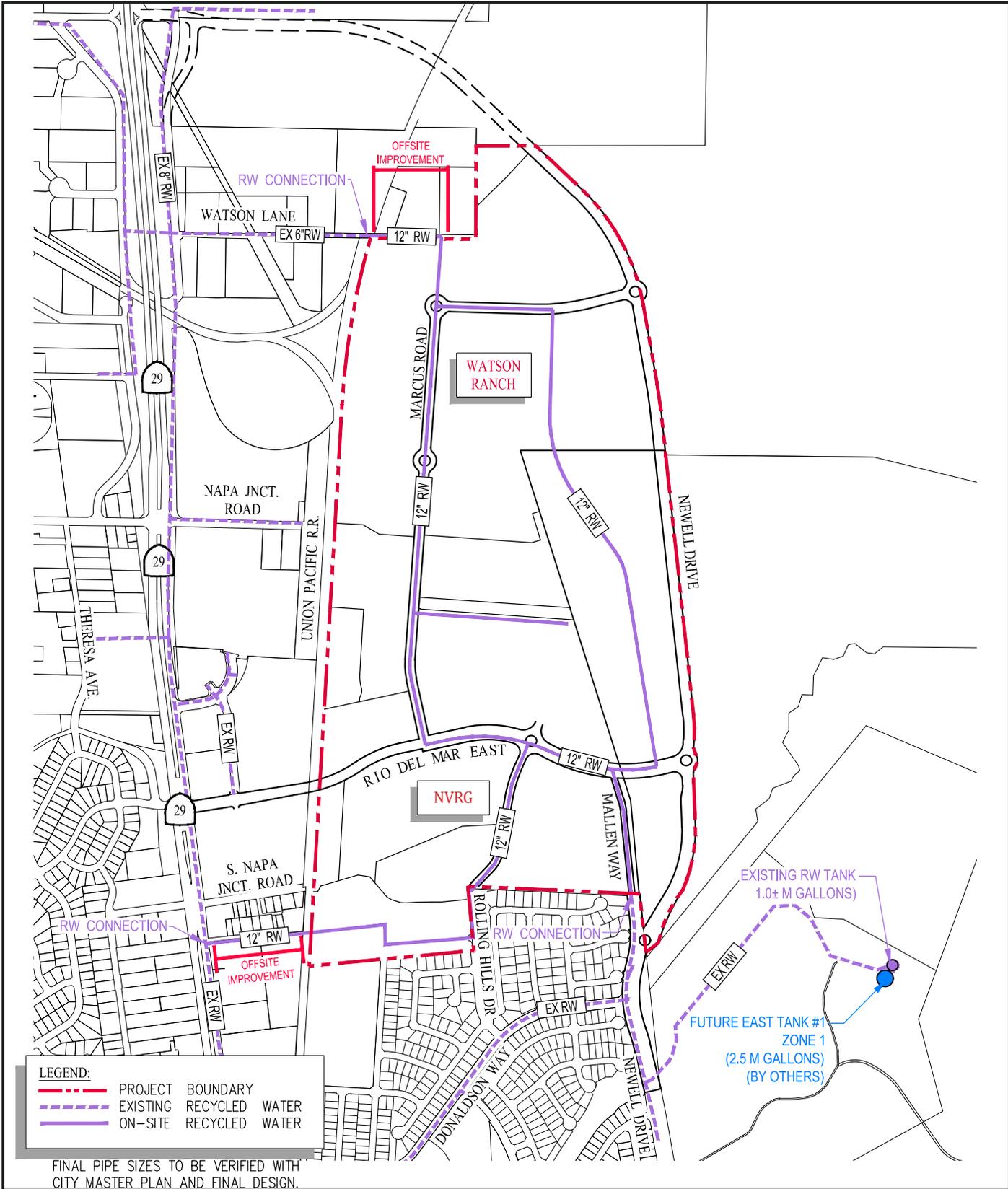


Figure 8.3: Sanitary Sewer Infrastructure Improvements



**LEGEND:**

- PROJECT BOUNDARY
- EXISTING RECYCLED WATER
- ON-SITE RECYCLED WATER

FINAL PIPE SIZES TO BE VERIFIED WITH CITY MASTER PLAN AND FINAL DESIGN.

Figure 8.4: Recycled Water Infrastructure Improvements

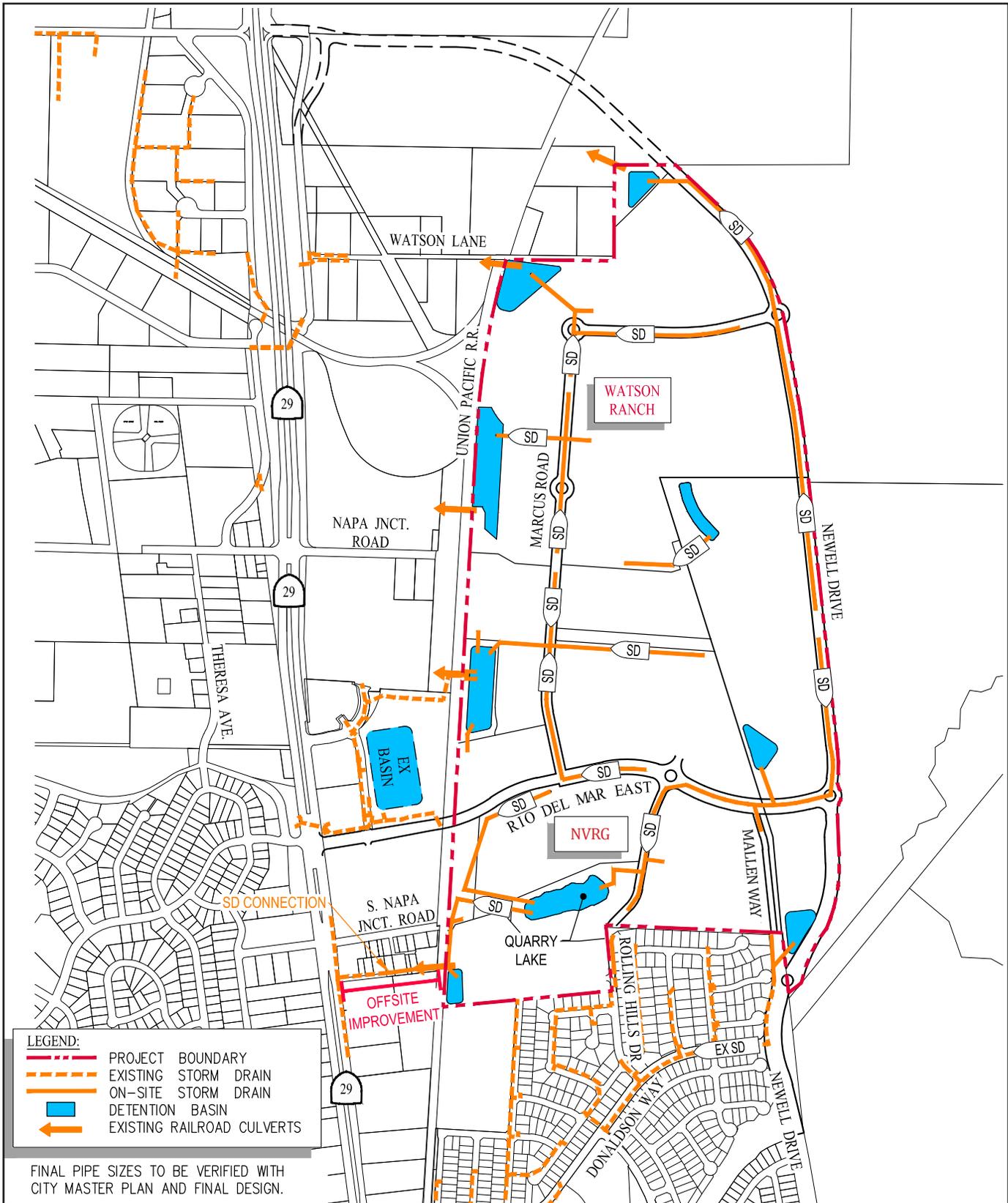


Figure 8.5: Storm Water Drainage Infrastructure

## 8.4 Public Services

The following is an overview of the public services necessary to meet the needs of the WRSP Area residents in accordance with the policies of the City's General Plan.

### 8.4.1 FIRE AND EMERGENCY SERVICES

The American Canyon Fire Protection District will provide fire suppression, rescue, and emergency medical services to the WRSP Area. The closest fire and emergency services facility is Station 11, located at 911 Donaldson Way East within the Vintage Ranch neighborhood to the south.

### 8.4.2 POLICE PROTECTION

The American Canyon Police Department will serve the WRSP Area. The closest police station is located at 911 Donaldson Way East within the Vintage Ranch neighborhood to the south.

### 8.4.3 LIBRARY

The City of American Canyon operates the American Canyon branch of the Napa County Library located at 300 Crawford Way. No additional library facilities are planned within the WRSP Area.

### 8.4.4 ELECTRICITY AND GAS

The Pacific Gas and Electric Company currently provides electric and gas service within the City of American Canyon, and will do so for the WRSP Area.

There is an existing 12" high pressure PG&E gas main that traverses the site along the proposed location of the Napa Valley Vine Trail. Site grading and infrastructure will need to be designed and constructed in respect to the existing gas main. Infrastructure and facilities will be coordinated with PG&E.

Smaller gas pipe and services will be installed with the backbone and in-tract infrastructure to serve the WRSP Area.

### 8.4.5 TELECOMMUNICATIONS

The telecommunications provider will provide telecommunications services to the WRSP Area. They will determine the required facilities to adequately serve the site.

### 8.4.6 CABLE TELEVISION

The cable service provider will provide cable television and related services to the WRSP Area. The provider will determine the required facilities to adequately serve the site.

### 8.4.7 SOLID WASTE

Recology will provide solid waste and recycling collection services to the WRSP Area. Land use and development type will dictate trash service requirements. Solid waste and recycling services will be designed to meet the standards and requirements of Recology and the City of American Canyon.

### 8.4.8 SCHOOLS

The WRSP Area is located within the Napa Valley Unified School District boundary (NVUSD). There are five schools in American Canyon that will accommodate students from the WRSP area, based on existing and projected capacity. Development in the WRSP Area will mitigate its school impacts through the payment of school impact fees per the current published rates on the NVUSD website.

## **8.5 Off-Site Improvements**

### **8.5.1 OFF-SITE DOMESTIC WATER IMPROVEMENTS**

Off-site improvements will include the construction of a new Zone 3 (upper pressure zone) water tank to provide adequate supply, which is the responsibility of the City and funded by the C.I.P. This tank, along with a proposed Zone 1 tank have approved plans from the City. The Zone 1 tank (approximately 2.5 million gallons), which is not a part of the project, would be constructed next to the existing recycled water tank, north of the high school and southeast of the WRSP Area. The Zone 3 tank (2.0 million gallons), which is necessary to serve the portion of the WRSP generally east of the PG&E gas line alignment (see figure 8.1), will be constructed at a higher elevation to achieve required water pressure in a location southeast of the existing recycled water tank and Zone 1 tank site. The Zone 3 water tank will provide service to the upper pressure zone within the WRSP as well as other existing and future projects within the City. Zone 1 and Zone 3 water lines were installed from Newell Drive to the Recycled and the Zone 1 potable water tank site.

A 12" Zone 3 water line will be installed in Newell Drive from the southern boundary of the project to the existing 18" Zone 3 water line in Newell Drive located north of the tank access road. A 12" Zone 3 water line was also installed parallel to – and approximately 480 feet south of – South Napa Junction Road.

### **8.5.2 OFF-SITE SANITARY SEWER IMPROVEMENTS**

The WRSP Area will upsize the existing 10" sanitary sewer in State Route 29 between South Napa Junction Road and American Canyon Road to a 15" sanitary sewer line. The segment of this line from Crawford Way to American Canyon Road is a City C.I.P. project, to be funded by the C.I.P.

### **8.5.3 OFF-SITE RECYCLED WATER IMPROVEMENTS**

Off-site improvements include a 12" recycled water line south of – and running parallel to – South Napa Junction Road. A 12" recycled water line will be installed east of Watson Lane (east of the Railroad), connecting the WRSP Area to the existing 6" recycled water line in Watson Lane (ends at the Railroad), which is the responsibility of the City and funded by the C.I.P. Both of the WRSP Area's offsite recycled water connections will provide better redundancy in the existing City system.

### **8.5.4 OFF-SITE STORM DRAIN IMPROVEMENTS**

Off-site improvements include a connection from detention basins in the southwest corner of the WRSP Area to the existing storm drain located just east of State Route 29 and south of South Napa Junction Road, which is the responsibility of the City and funded by the C.I.P.

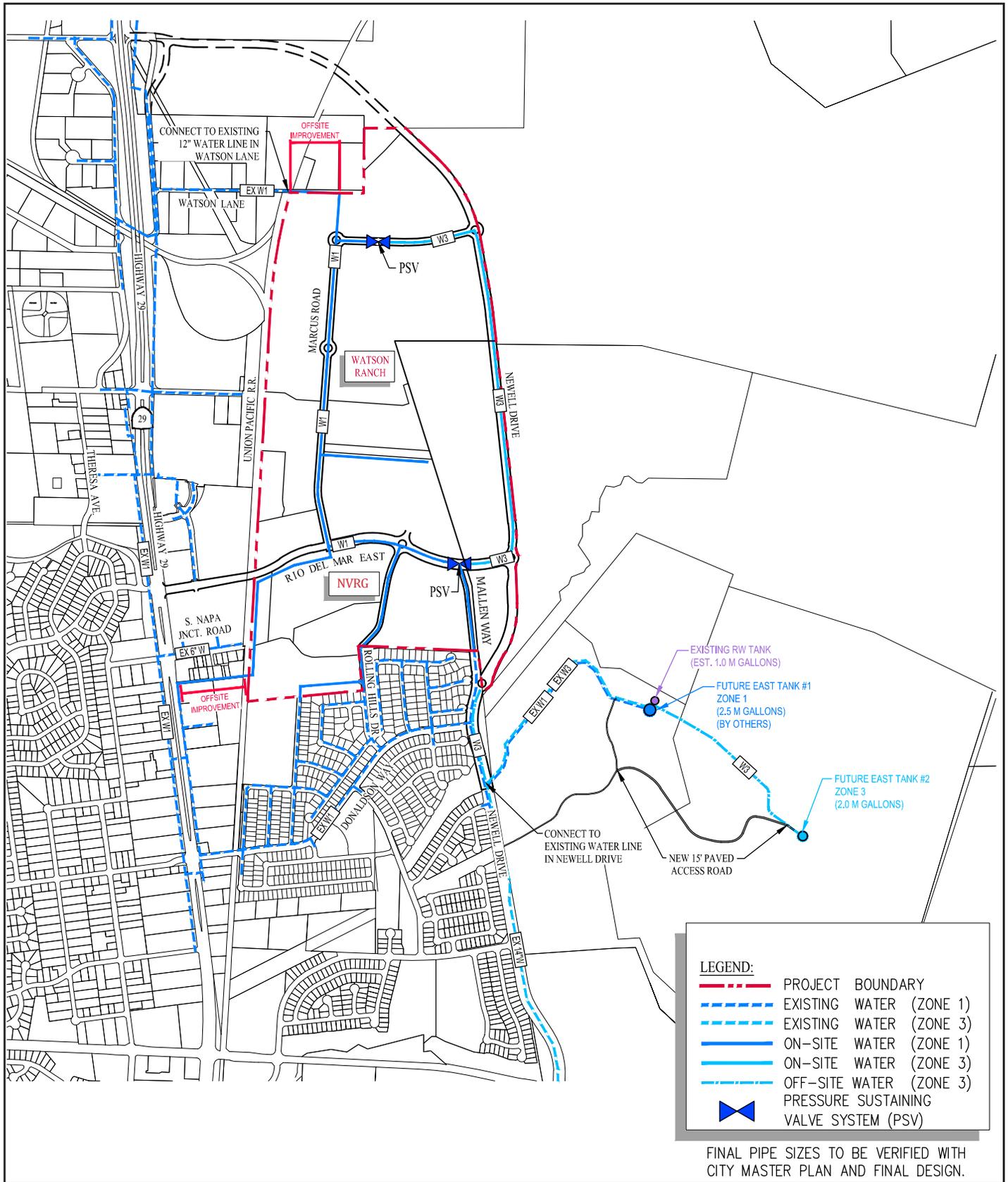


Figure 8.6: Water Infrastructure - Off-Site Improvements

# CHAPTER 9 - IMPLEMENTATION

## 9.1 Introduction

This chapter fulfills the requirements of California Government Code Section 65451(a) (4), which requires that a Specific Plan include a program of implementation measures. This chapter shall serve as the program of implementation measures for the Watson Ranch Specific Plan (WRSP). It includes administrative procedures, public works projects, phasing and proposed methods of financing needed to carry out the WRSP.

The purpose of the implementation chapter is to ensure that:

- Public infrastructure and services are provided concurrently with private development.
- Adequate financing is in place to pay for the construction of necessary public facilities and improvements as defined in the Backbone Infrastructure.
- Adequate financing is in place to pay for the operation and maintenance of privately maintained facilities.
- Construction of public infrastructure by the city is coordinated with that constructed by the development.
- Consistency is achieved between the provisions of the WRSP and Development Agreement(s).
- Administrative procedures are in place to regulate development, in accordance with the standards and policies of the WRSP.
- Appropriate flexibility is provided to allow the project to respond to changing market conditions.

## 9.2 Land Use Regulations

### 9.2.1 TOWN CENTER (TC) ZONING AND WRSP LAND USE - ZONING

Consistent with the City of American Canyon's Town Center (TC) Zone (Municipal Code 19.12.020), supported by the City of American Canyon General Plan, the WRSP General Plan amendment and the WRSP, the regulations within the WRSP shall guide development in the WRSP area. The WRSP has established a WRSP Land Use Map (see Figure 4.2) that delineates the different Land Use – Zoning categories in the WRSP. These include Medium Density Residential (MDR-12 and MDR-16), High Density Residential (HDR), Napa Valley Ruins & Gardens Mixed Use (MU), Parks (PARK), and Open Space (OS). Within the context of the WRSP and as authorized by the City of American Canyon Municipal Code Section 19.12.010 – 050, these designations shall serve as combined Land Use-Zoning designations for purposes of implementing the WRSP and related regulations.

### 9.2.2 DEVELOPMENT REGULATIONS

The WRSP contains development regulations and guidelines, including those found within Appendix A to govern architectural design character, site planning, setbacks, architectural form, and landscape selection for both residential and nonresidential uses. These regulations are intended to supplement the City of American Canyon Zoning Ordinance and serve as the regulations for the WRSP Area; and supersede conflicting standards in the City of American Canyon Zoning Ordinance and subdivision regulations. Unless otherwise provided for in approved Development Agreement(s), where the WRSP standards do not provide express direction, the City of American Canyon Zoning Ordinance and subdivision regulations shall be used as appropriate.

### 9.2.3 ENTITLEMENT PROCESSING

Unless otherwise provided for in approved Development Agreement(s), applications for subsequent entitlements within the WRSP shall be processed in accordance with the City of American Canyon Municipal Code Sections 19.41.010 – 060 (see Subsequent Entitlements, Section 9.7 below). Development Plans within the WRSP shall integrate the design and development objectives, policies, regulations and guidelines contained in approved Development Agreement(s), the WRSP, and specific Design Guidelines that may be approved with specific development. Where conflicts arise with City ordinance,

the policies, guidelines, and regulations contained in the WRSP and other city regulations, the City ordinances, policies, guidelines, and regulations contained in approved Development Agreement(s) shall prevail.

## 9.3 Phasing

Actual phasing of development will be at the discretion of the developer(s). The phasing concept includes four phases, although the location and extent of each phase and the pace of the phased development may vary based upon market conditions and other economic factors. As a result, each phase may have smaller sub-phases which respond to market and financing conditions. For purposes of environmental review, the Project began construction in 2021 with each phase time frame being 2 to 3 years. The conceptual phasing program also assumes some overlap in phases resulting in a total projected build-out of 8 years. Actual build out may extend over a longer period of time subject to the variations in the market.

Should the pace of project phasing advance significantly faster than the anticipated build-out of 8 years (based on the commencement of construction in July 2021), the developer shall be required to do an updated air quality analysis to identify which additional mitigation requirements may need to be implemented.

### 9.3.1 RESIDENTIAL DEVELOPMENT

Residential phasing will be a product of economic conditions, market demand, and infrastructure availability. If there is market demand and if infrastructure is constructed in a manner that ensures availability when such residential development comes “on line,” then there shall be no phasing limitations on such residential development. It is necessary that adequate infrastructure is planned, constructed, and available for whatever residential development is supported by economic conditions and market demand.

Further determinations of phasing may be contained in approved Development Agreement(s). For a description of the number and types of residential uses allowed in the WRSP Area, see Chapter 4.

### **9.3.2 INFRASTRUCTURE PHASING**

Infrastructure shall be constructed to serve development with the WRSP Area. As such, infrastructure planning, development, construction, completion, operation and maintenance shall be commensurate with development within the WRSP Area.

Infrastructure improvements are described in Chapter 8.

The following maps (Figures 9.1 through 9.5) depict anticipated phasing of Backbone Infrastructure for the WRSP Area. These figures are for illustrative purposes only to indicate the general progression of infrastructure improvements anticipated through project completion. Actual phasing will be established in the adopted Development Agreement(s).

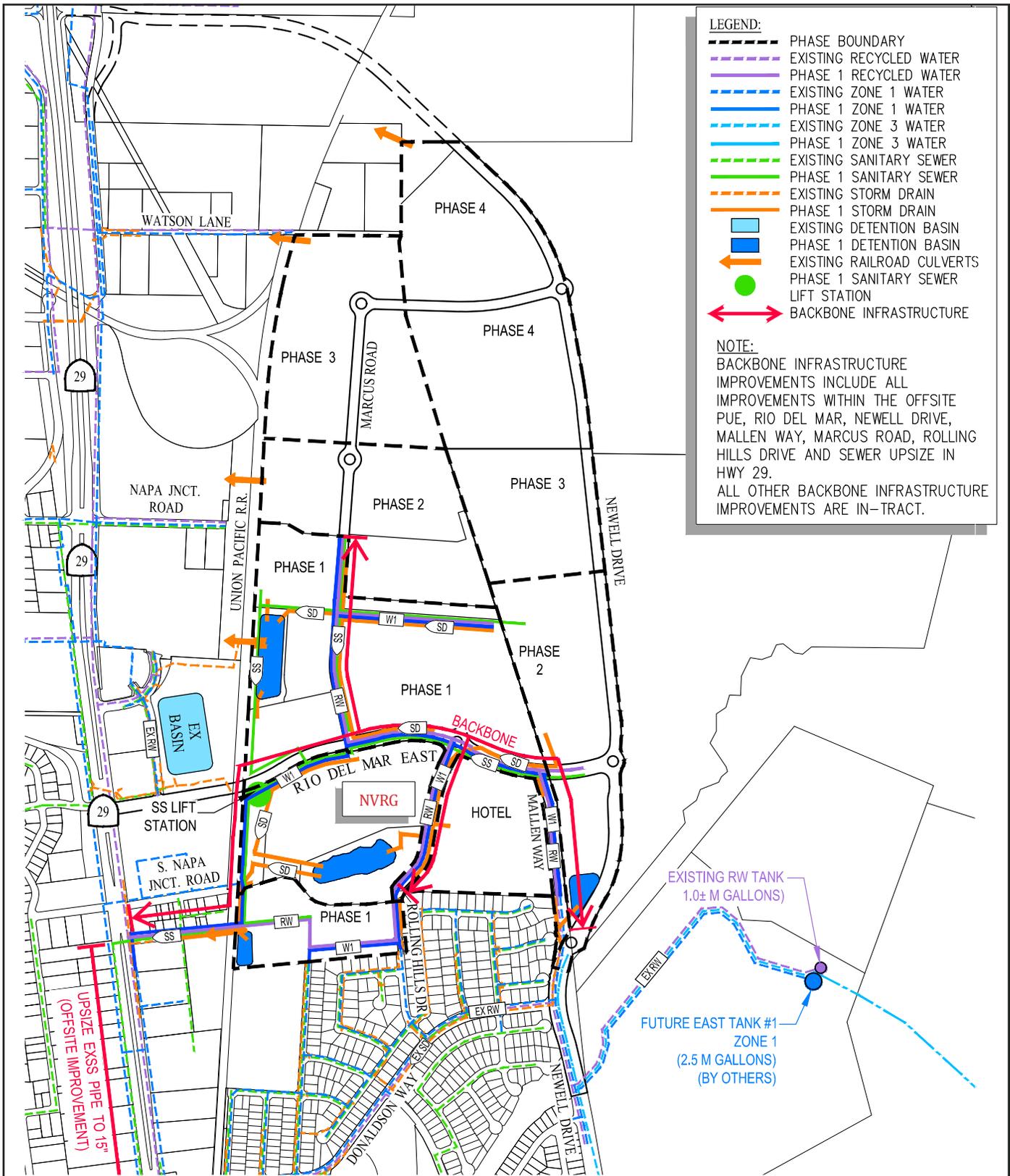


Figure 9.1: Phase 1 - Potential Infrastructure Improvements - Subject to Modification

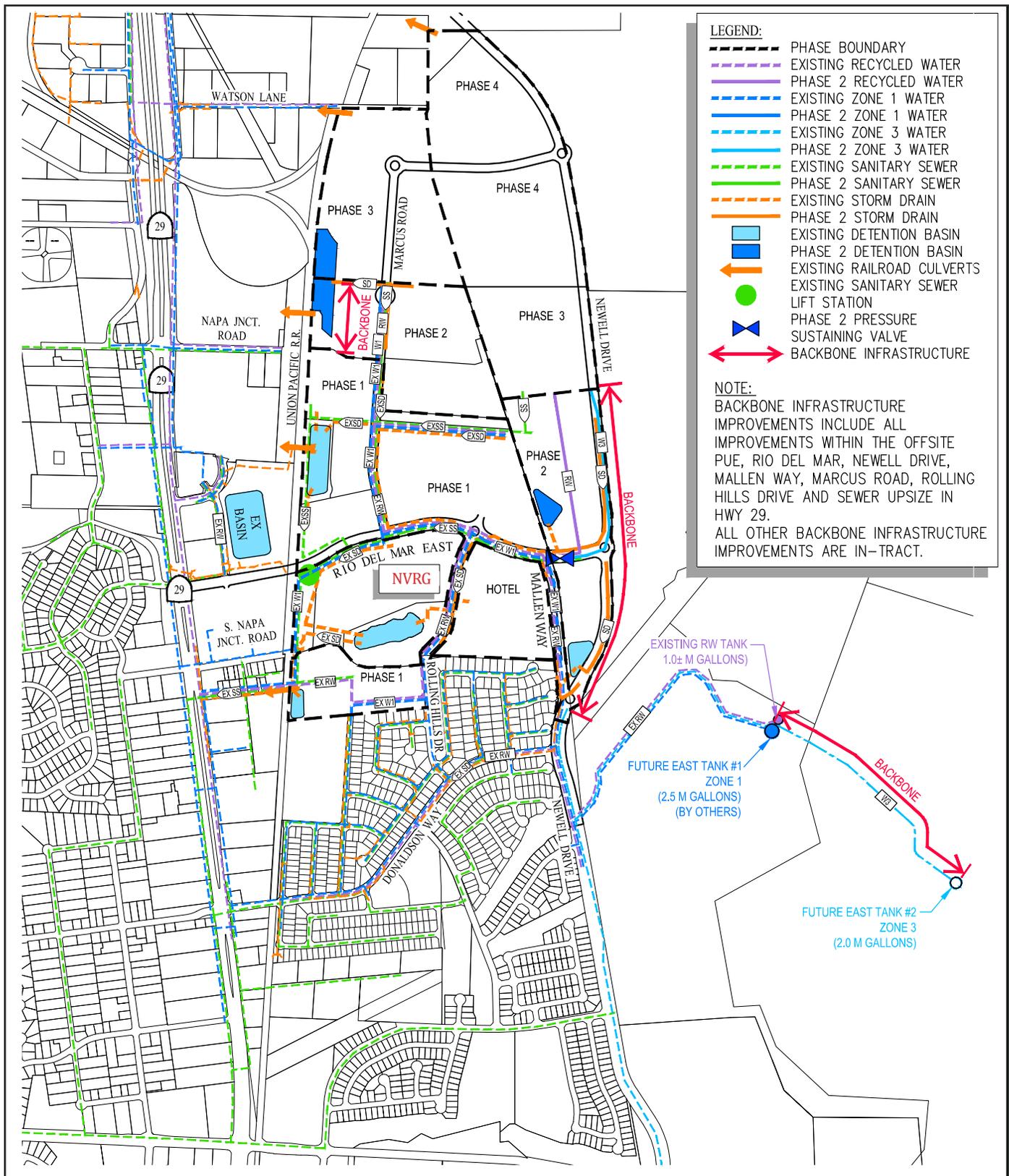


Figure 9.2: Phase 2 - Potential Infrastructure Improvements - Subject to Modification

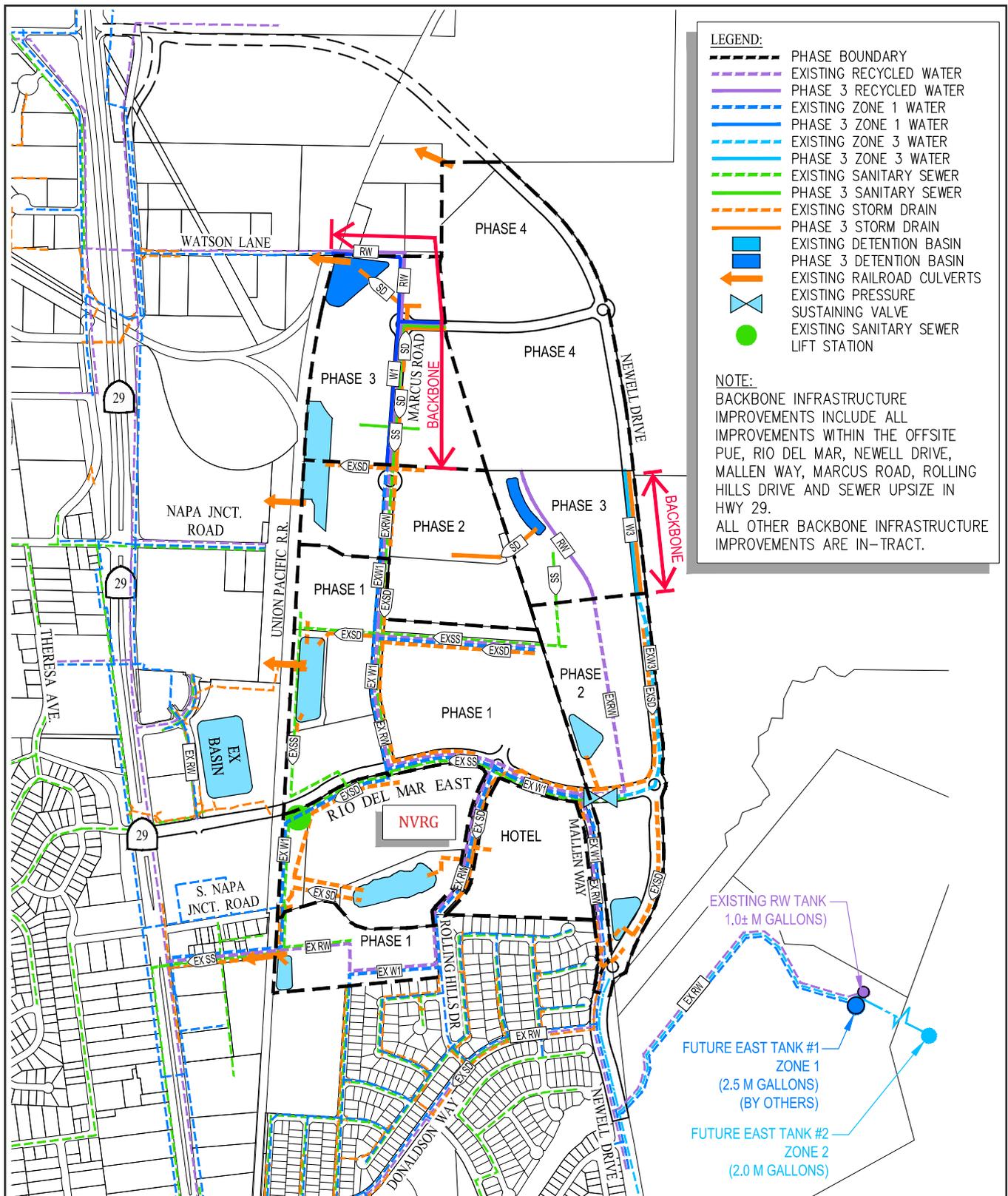


Figure 9.3: Phase 3 - Potential Infrastructure Improvements - Subject to Modification

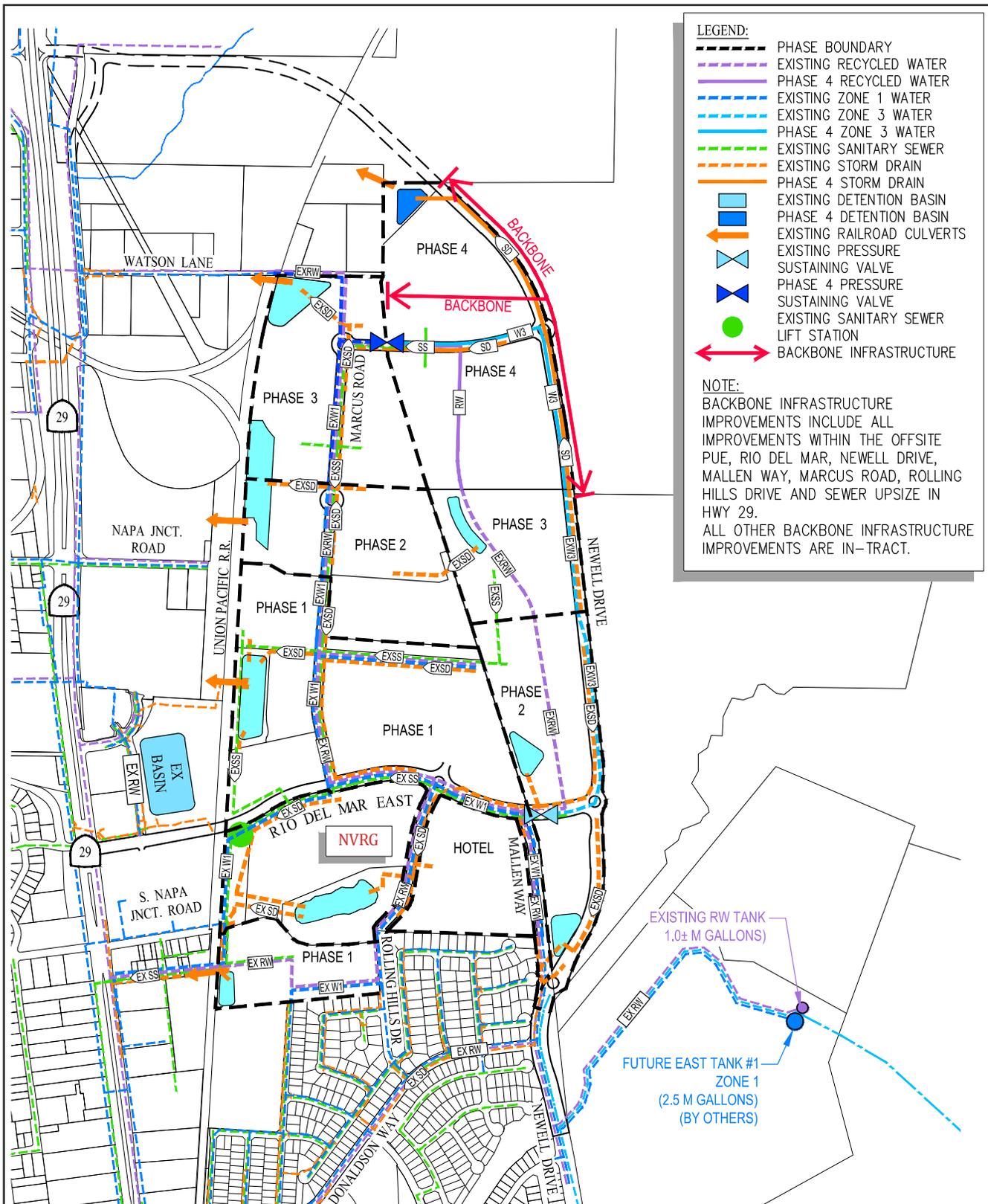
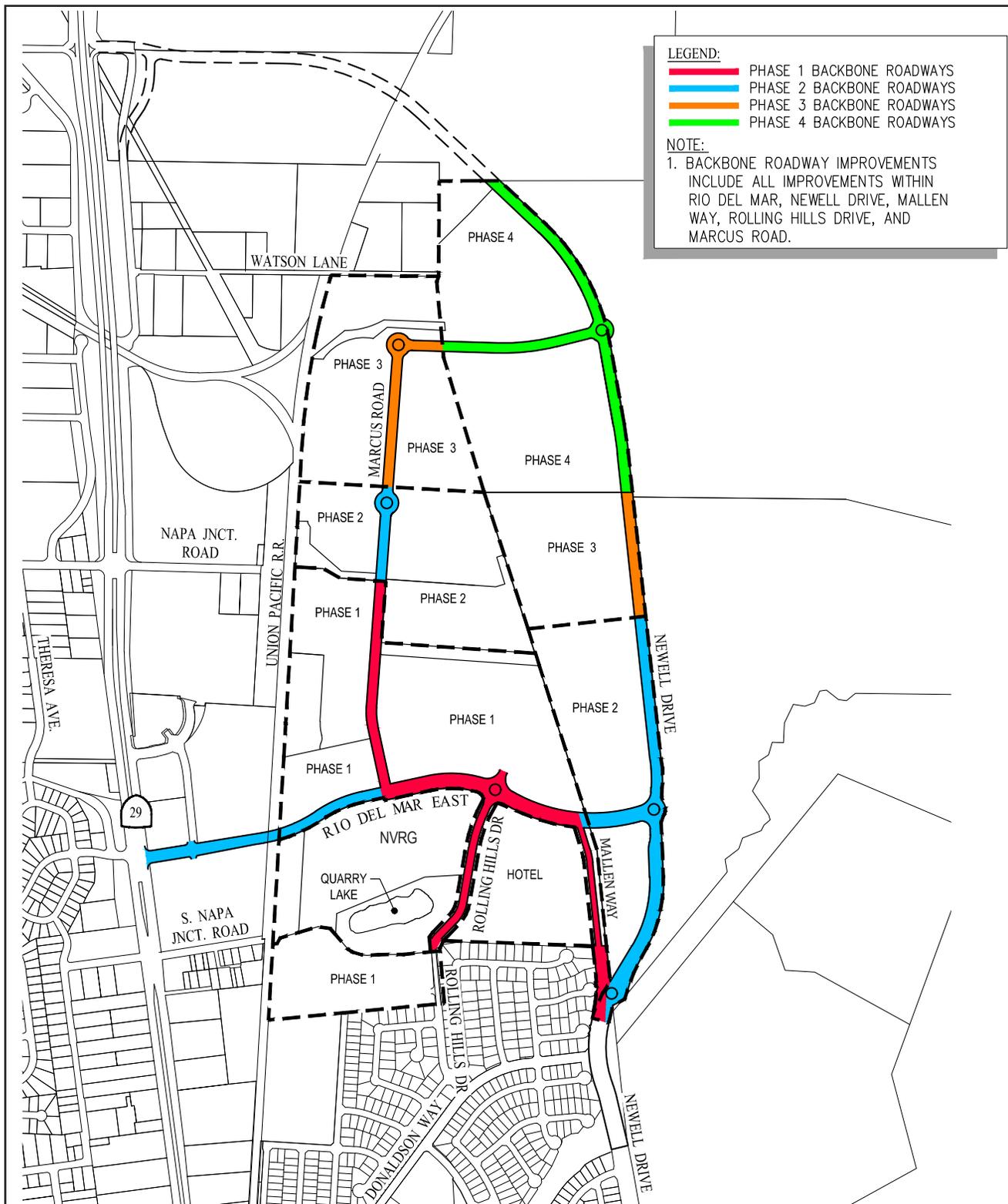


Figure 9.4: Phase 4 - Potential Infrastructure Improvements - Subject to Modification



**Figure 9.5 : On-Site & Off-Site Backbone Roadway Phasing - Subject to Modification**

Backbone Roadway improvements are generally constructed in conjunction with the adjacent phase of residential development. If a portion of any phase of development is delayed, construction of the Backbone Roadway improvements adjacent thereto may also be delayed as established in the approved Development Agreement(s).

### 9.3.3 PHASING OF LAND DEDICATIONS

#### 1. General

All land necessary for public improvements and facilities as required by the WRSP, shall be offered for dedication to the City of American Canyon in accordance with the timeframes generally described below and more specifically defined in the Development Agreement(s).

All land subject to dedication shall be offered for dedication at no cost to the City, unless otherwise agreed to by City and Owner and shall be free and clear of all liens and encumbrances that would preclude its intended use.

Land dedication requirements of any subdivision map or parcel map approved within the WRSP Area shall not exceed the standards of the Specific Plan or accompanying Development Agreement(s).

Certain required elements of the WRSP's public infrastructure is located outside of the Plan's boundaries, and on lands not owned by the property owner. The general location of such infrastructure elements are indicated in graphics in Chapter 7, Circulation, and Chapter 8, Infrastructure and Public Facilities. The City and the WRSP developers shall work collaboratively to secure such sites and rights-of-way necessary for critical backbone infrastructure.

#### 2. Land Dedication Conditions for First Final Map:

- Newell Drive as described in the approved Development Agreement(s)
- Rio Del Mar East from Newell Drive to the Western Project Boundary
- Associated road rights of way and utilities as described in the approved Development Agreement(s)
- Associated Parks and Open Space as described in the approved Development Agreement(s)

#### 3. Land Dedication Conditions of Subsequent Final Maps

- Associated road rights of way, utilities and associated Parks trails and open space areas as described in the approved Development Agreement(s)

### 9.3.4 PHASING OF PUBLIC AND QUASI-PUBLIC INFRASTRUCTURE

The public and quasi-public infrastructure in the WRSP Area is comprised of the streets, parks, open space, and trails. The Parks and Open Space areas will be provided in conjunction with the appropriate subdivision map and may include dedication with first subdivision map

and construction of subdivision improvements. Specific conditions and timing of improvements shall be described in the Development Agreement(s).

### 9.3.5 PHASING OF PRIVATE DEVELOPMENT

General Policies Regarding the Phasing of Private Development

1. NVRG is a development priority in the WRSP. Development of the NVRG may commence pursuant to the phasing plan as part of phase 1. If not initiated during phase 1 of the residential development, the NVRG must commence development in conjunction with the start of phase 2 of the residential development.
2. NVRG Property owner shall have the right to commence development of the NVRG at any time provided Backbone Infrastructure (as designated in the Phasing Plan) has been approved and is under construction.
3. Private development in a subsequent phase of residential development may commence before development of a previous phase is complete provided Infrastructure Backbone (as designated in the Phasing Plan) has been approved and is under construction.
4. Phase boundaries may be modified if necessary as development progresses, subject to the approval of the City and general consistency with the proposed phasing plan.
5. Multiple final maps may be filed with each phase of development when approved as part of the tentative map entitlement stage.
6. Dedication and construction (or the requirement to cause the finance and construction) of Rolling Hills Drive shall occur at the commencement of Phase 2 of the residential development.
7. Phase 1 of the WRSP residential development may commence without the completion of the Rio Del Mar East extension (off site improvement) subject to the approval of at least two points of access to the Phase 1 area. No more than 743 homes may be constructed without completion of the Rio Del Mar East railroad crossing and the connection to SR29. The 186 affordable housing units do not count towards this limit.
8. The Railroad crossing at Rio Del Mar East shall first be pursued for PUC approval as an at grade crossing. Should the at grade crossing not be approved, the grade separated crossing will be pursued.

## 9.4 Public Facilities and Infrastructure Financing

This section describes how the public facilities and infrastructure needed to support development in the WRSP Area will be financed. Specifically, this chapter:

- Describes an overall financing framework
- Identifies infrastructure requirements for the plan area
- Sets forth principles and policies regarding how these financing obligations will be met
- Identifies potential financing mechanisms
- Proposes action items to implement the financing framework

### 9.4.1 PRIVATE DEVELOPER FINANCING

The WRSP will be implemented through different public and private financing mechanisms. There may be improvements that in the broader community context, provide benefits to populations or areas beyond the boundaries of the WRSP. This Infrastructure financing framework recognizes four geographic tiers of infrastructure benefit, which help to define conceptually how costs could be allocated. Tiers one through three represent improvements that may be eligible for some level of credit or public financing assistance.

#### 9.4.1.1 CITYWIDE

Costs for infrastructure items that are determined to be of citywide benefit, are included in the City's Capital Improvement Program, and could be funded by impact fees, "in-kind" construction, connection charges, or other citywide funding sources. An example of this category of improvement would be new water storage facilities that provide a citywide benefit.

#### 9.4.1.2 SURROUNDING GROWTH AREA

Costs for infrastructure items that will benefit development proximate to the WRSP Area could be funded by allocating costs to each City sub-area based on "benefit received." An example of this type of infrastructure benefit may be the Rio Del Mar rail underpass.

#### 9.4.1.3 WATSON RANCH SPECIFIC PLAN

Costs for infrastructure items that are directly related to and will benefit development within the WRSP Area shall be funded primarily by private development within those areas.

#### 9.4.1.4 BACKBONE INFRASTRUCTURE COST ALLOCATION

The cost for the Master Backbone infrastructure, which includes backbone roadways (see Figure 9.5) and associated wet and dry utilities, and parks, will be allocated on a prorated basis (\$/acre) between the two primary ownerships (AC-1 and the Newell Family properties) within the WRSP Area. Specific costs and allocations will be determined through Development Agreement(s) and subsequent Tentative and Final Subdivision Map and Improvement Plan approvals.

#### 9.4.1.5 SPECIFIC PLAN PREPARATION COSTS AND COSTS OF STATE AND FEDERAL PERMITS

Pursuant to controlling law (Government Code Section 65456 (a)), the City legally can require the property (and its property owners) within the WRSP to pay for the costs associated with the preparation and adoption of the WRSP.

In this case, the costs associated with the preparation and adoption of the WRSP include, without limitation, the costs associated with environmental review of the WRSP, the costs associated with the planning and financial consultants hired to assist with the preparation and adoption of the WRSP and related General Plan Amendment and Zoning criteria, the costs associated with funding and administering the preparation and adoption of the WRSP, the costs of securing all state and federal permits, and similar direct and indirect costs (WRSP Costs).

Generally, the AC-1 Property shall be responsible for approximately eighty-two percent (82%) of the total WRSP Costs, whereas the Newell Family Property shall be responsible for eighteen (18%) of the total WRSP Costs. The owner of AC-1 portion of the property has already paid for the bulk (if not all) of the WRSP Costs. Therefore, the City, after adopting the WRSP, shall determine the total WRSP Costs, the City shall determine the amount the Newell Family Property owes toward those total WRSP Costs, and the City shall impose a requirement that the Newell Family Property pay its portion of the WRSP Costs before it is approved for any development. Reimbursement for WRSP Costs may also be addressed in Development Agreement(s).

## 9.4.2 INFRASTRUCTURE AND IMPROVEMENTS

The infrastructure requirements for the WRSP Area are composed of a variety of backbone infrastructure projects including land dedications, roadways, water supply improvements, and sewer infrastructure. The WRSP Area also includes a variety of other public facilities that have community benefits beyond the WRSP Area.

## 9.4.3 FINANCING PRINCIPLES AND POLICIES

The following principles and related policies will govern the funding of infrastructure and public facilities for the WRSP Area. The principles will guide future decisions regarding formation of financing entities, adoption of financing mechanisms, and project approvals.

*Note: The approved Development Agreement between AC-1 and the City of American Canyon establishes precise direction implementing the WRSP principles and policies. In any areas of conflict, the terms and conditions of the Development Agreement shall control.*

1. A financial analysis and funding strategy shall be prepared that identifies the private and public infrastructure and facilities (improvements) required for the WRSP Area, the allocation of these costs, and proposed methods for funding.

**Policy 1.1:** The financial analysis and funding strategy shall take into account the phasing and build out of the proposed development and all improvements needed to accomplish the development and their respective costs, and it should provide a financial analysis of all funding mechanisms proposed.

2. The WRSP shall not be a burden to existing residents and will cover the pro rata cost for development associated with the build out of the WRSP Area.

**Policy 2.1:** Funding mechanisms shall be established such that new development and property owners within the WRSP and in the City fund the infrastructure and facilities required to provide needed public services and utilities to the WRSP Area.

**Policy 2.2:** Existing residents within or nearby the WRSP Area should not be burdened with assessments or taxes to pay for new public facilities if no benefit is received. Any new assessments or taxes should be directly related to the benefit received and not place an undue burden on these residents.

**Policy 2.3:** City development impact fees should be reevaluated to determine the development impact

fee amount that new development outside the WRSP Area should have to pay toward infrastructure improvements and facilities included within the WRSP Area. Additionally, a partial or full impact fee credit may be granted for public infrastructure and facilities that are provided as part of new development in the WRSP Area (as further described in Policy 7 below).

**Policy 2.4:** Properties outside the WRSP Area that benefit from public improvements provided by the WRSP should contribute their fair share to public improvement funding.

3. Future development within the WRSP Area shall pay the costs of mitigating impacts of the WRSP development on existing facilities and infrastructure in other parts of the City as identified in the WRSP FEIR and Mitigation Monitoring Program and as set forth in the Development Agreement(s). Future development within the WRSP Area shall not pay the cost of addressing existing deficiencies in parks and all other public improvements in the City of American Canyon.

**Policy 3.1:** WRSP Area development shall mitigate offsite public infrastructure and facility impacts as specified in the WRSP Environmental Impact Report. WRSP Area development shall pay existing impact fees, help fund public improvements, or undertake needed public improvements in order to mitigate impacts on existing facilities and infrastructure in other parts of the City as defined in and determined by approved Development Agreement(s).

4. Infrastructure costs shall be allocated among WRSP Area and surrounding properties based on the principle of benefit received (fair share allocation or rational nexus).

**Policy 4.1:** The City shall establish, on the basis of the financial analysis, a fair-share cost allocation for required public improvements to be borne by all benefiting new development within and adjoining the WRSP Area. These public improvement cost obligations shall be funded by developer construction and dedication of improvements, as an area development impact fee, and/or included in a local land-secured financing district covering the WRSP Area.

**Policy 4.2:** The City shall identify land (e.g., right of way) requirements for public improvements and establish a "fair share" (average) allocation to all developers and property owners in the WRSP Area.

5. Total public infrastructure and financing costs in the WRSP Area should not exceed industry standards of financial feasibility or benefit/cost burden on property owners.

**Policy 5.1:** Develop a detailed infrastructure phasing schedule that links the timing of infrastructure and facility construction to the timing of new residential, commercial/retail, and public facility development to the extent possible.

**Policy 5.2:** The City should encourage measures that minimize public improvement costs borne by new development in the WRSP Area. Such measures could include cost sharing agreements with other benefiting areas, use of revenue bond funding for utility improvements, and construction and reimbursement agreements with developers, which can lower costs generally associated with public construction projects. The City shall consider credits against City fees to the extent permissible by law and for public facilities constructed by WRSP Area developers that would otherwise be funded by City fees.

6. The City should assist in securing methods of WRSP Area infrastructure financing where feasible through the establishment of necessary financing entities and arrangements.

**Policy 6.1:** The City should assist in coordinating landowners, developers, and other jurisdictions in the establishment of the appropriate funding mechanisms.

**Policy 6.2:** At the request of landowners or developers in the WRSP Area, the City shall assist in the establishment of a financing district or districts (e.g., Community Facilities District) to provide necessary land-secured debt financing.

7. Generally, improvements that are to be located on a particular property in the WRSP Area shall be improved by the owner of such property (land). If such a landowner is required to make improvements (e.g., oversizing public infrastructure) with a higher value than the benefits that landowner receives, the excess value shall be reimbursed to such landowner from other benefiting properties.

**Policy 7.1:** The City shall require dedication of land for road improvements and construction of public improvements consistent with City policies and capital improvement programs.

**Policy 7.2:** The City shall require development projects in the WRSP Area to fund or support financing for oversizing of facilities if required by the City and as set forth in the Development Agreement(s).

**Policy 7.3:** The City shall consider mechanisms for future development to reimburse landowners or developers who oversize infrastructure or dedicate

excess land, possibly as part of WRSP fee or related credit and reimbursement agreements.

**Policy 7.4:** The City shall consider credits against City impact fees to the extent that WRSP Area landowners or developers build public improvements and/or dedicate land that would otherwise be funded by City impact fees and/or provide community benefit and to the extent permissible by law.

8. Mechanisms shall be identified or established to assure ongoing operations and maintenance of public improvements and extension of public services to accommodate new development.

**Policy 8.1:** Landowners or developers shall consider participating in duly established financing mechanisms that provide funding for operation and maintenance of public facilities and/or municipal services such as public safety services within the WRSP Area, to the extent standard tax revenues are insufficient to support appropriate levels of maintenance.

#### 9.4.4 FINANCING MECHANISMS AND RESOURCES

A number of funding and public financing mechanisms may be used to fund the public services, facilities, and infrastructure associated with the development in the WRSP Area. The ultimate mix of funding mechanisms shall be determined in the implementation process based on final technical analyses of costs, benefits and burdens on existing and future property owners, and on deliberations involving City staff, property owners, developers, elected officials, bond counsel, underwriters and finance experts.

This chapter describes the key features of the funding mechanisms available to finance WRSP Area infrastructure development. The mechanisms discussed in this section fall into four distinct categories:

1. Area-specific fees, dedications, and exactions
2. Assessment and special tax secured financing
3. Citywide sources
4. Federal and State grants
5. Other sources

Potential financing mechanisms including without limitation are discussed in the following section.

## **WATSON RANCH SPECIFIC PLAN AREA FEES, DEDICATIONS, AND EXACTIONS**

### **WATSON RANCH SPECIFIC PLAN IMPACT FEES**

WRSP impact fees may be enacted by a legislative body (i.e., city or county) through adoption of an ordinance. Such fees, if adopted prior to the development of the WRSP, do not require a public vote to be enacted, but they do require public hearings. WRSP fees must be directly related to the benefits received. They do not create a lien against property, but must be paid in full as a condition of approval. The principal use of these fees is to construct backbone infrastructure and facilities essential to the development of the WRSP Area that is not otherwise part of the City-wide impact fee program or other City funding source. WRSP fees are established so that all properties within the WRSP Area pay their fair share at the time they are developed. The WRSP fee effectively replaces a myriad of other funding devices (e.g. Area of benefit assessments, etc.). Proceeds may be used to reimburse property owners who pay up-front costs for facilities benefiting other properties.

### **DEDICATIONS AND EXACTIONS**

Under the Subdivision Map Act, developers may be required to dedicate land or make cash payments for public facilities required or affected by their project (e.g., road right-of-way). Dedications are typically made for road and utility rights-of-way, park sites, and land for other public facilities. Cash contributions are made for other public facilities that are directly required by their projects (e.g., payments for a traffic signal).

### **LAND SECURED FINANCING**

#### **SPECIAL ASSESSMENT DISTRICTS (1911, 1913, 1915 ACTS)**

California law provides procedures to levy assessments against benefiting properties and issue tax-exempt bonds to finance public facilities and infrastructure improvements. Assessment districts, also known as improvement districts, are initiated by the legislative body (e.g., city council), subject to majority protest of property owners. Assessments are distributed in proportion to the benefits received by each property as determined by engineering analysis, and form a lien against property. Special assessments are fixed dollar amounts and may be prepaid, although they are typically paid back with interest over time by the assessed property owner. Only improvements with property-specific benefits (e.g., roads, and sewer and water improvements) may be financed with assessments.

## **MELLO-ROOS COMMUNITY FACILITIES DISTRICTS**

California's Mello-Roos Community Facilities Act of 1982 allows for the creation of a special district authorized to levy a special tax and issue tax exempt bonds to finance public infrastructure, facilities and services. A CFD may be initiated by the legislative body or by property owner petition, and must be approved by a two-thirds majority of either property owners or registered voters (if there are more than 12 registered voters living in the area). Special taxes are collected annually with property taxes, and may be prepaid if prepayment provisions are specified in the tax formula. The special tax amount is based upon a special tax lien against the property. There is no requirement that the tax be apportioned on the basis of direct benefit. Because there is no requirement to show direct benefit, Mello-Roos levies may be used to fund improvements of general benefit, such as schools, fire and police facilities, libraries and parks, open space, detention basins, etc. as well as improvements that benefit specific properties. The provision also allows for the allocation of cost burdens to alleviate burdens on specific classes of development.

### **ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

The Enhanced Infrastructure Financing District (EIFD) is a new financing tool (see Government Code Section 53398.50 et, seq.) providing broad authority to local agencies to use tax increment to finance a wide variety of projects ranging from infrastructure such as roads, bridges and wastewater facilities to parks and open space, affordable housing, and other community facilities. An EIFD can be used for a single street, in a neighborhood or throughout the entire City. With the WRSP Area being completely undeveloped, there is a unique opportunity to capitalize on the future tax increment value associated with the project build out to help fund significant infrastructure improvements associated with the WRSP Area. The City, working with the developers, will evaluate and initiate the use of an EIFD, as deemed appropriate.

### **LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS**

Landscaping and lighting maintenance districts (LLMDs) may be used for installation, maintenance, and servicing of landscaping and lighting through annual assessments on benefiting properties. LLMDs may also provide for construction and maintenance of appurtenant features, including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities. They may also be used to fund and maintain parks above normal park standards maintained from General Fund revenues. The City has an existing LLAD and may determine that the WRSP Area join the existing LLAD as a new zone.

## **CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (CSCDA)**

California Statewide Communities Development Authority (“CSCDA”) allows cities to provide CFD financing for infrastructure without acting as the issuer of the bonds. The City of American Canyon is a member of the Statewide Community Infrastructure Program (“SCIP”), a program run by CSCDA. In the event Developer elects to proceed with CSCDA financing, Developer shall notify City of its intent to proceed with CSCDA and CSCDA shall issue the bonds while adhering to the City’s policy’s pertaining to tax rates and value to lien ratios.

## **BENEFIT COVENANT TRANSFER FEE**

The project applicant is assessing the appropriateness of a Benefit Covenant Transfer Fee on all properties in the WRSP Area. The fee, set at a percentage of sale price, would be levied on property transfer transactions. Such a fee may be used to create a long-term revenue stream that could be applied to infrastructure development or facilities maintenance in the WRSP Area.

## **CITYWIDE DEVELOPMENT IMPACT FEES**

The City has a number of existing impact fees. These fees may provide funding as credits to offset the costs of developing backbone infrastructure in the WRSP Area for improvements of citywide benefit. Impact fee credits may only be used on City-wide facilities included in the City’s impact fee program for like improvements (e.g., traffic impact fee for traffic improvements credit) or as otherwise approved in the Development Agreement(s).

## **FEDERAL AND STATE GRANTS**

Investigation of potential funding for public facilities from other levels of government is appropriate. Since the availability of funding from these sources is unknown, it has not been assumed that these sources would be available for development financing.

## **9.4.5 IMPLEMENTATION**

The following Implementation Plan describes the process that shall be undertaken to establish the required financing mechanisms and build required infrastructure associated with development of the WRSP Area. The Action Steps detail the method to be followed by the City, in cooperation with development interests in the WRSP Area, to establish the preferred financing mechanisms. The implementing actions have been specified to respond to varying circumstances, including variations in the infrastructure financed under the WRSP and the intensity of WRSP Area development. The recommended steps are presented according to their sequence and relative importance.

## **ACTION STEPS**

6. Establish infrastructure financing requirements and obligations.

**Action 1.1:** Assure consistency with WRSP EIR.

The EIR prepared for the WRSP is required to evaluate impacts of the project upon public facilities and services. This evaluation should be coordinated with parallel efforts by the City or the WRSP developers. Mitigation measures, to the extent they are required, should be consistent with the financing mechanisms implemented pursuant to the WRSP.

**Action 1.2:** Draft and adopt a Development Agreement(s) with WRSP developers.

The standard Development Agreement shall be offered to all developers in the WRSP Area and modified to meet each developer’s particular circumstances. The Development Agreement is viewed as necessary to convey development program entitlements commensurate with the WRSP, in exchange for the financial commitments that will be asked of the developers (including participation in land secured financing mechanisms and acceptance of the area development impact fees).

**Action 1.3:** Reflect infrastructure and financing obligations in tentative subdivision maps.

The City shall establish a standard set of subdivision map conditions for certain subdivision map applications within the WRSP Area. These conditions should incorporate obligations for funding specific improvements, land dedications needed for public improvements; and participation in any financing districts established.

7. Finalize cost and phasing assumptions.

**Action 2.1:** Identify final set of facilities.

Before financing mechanisms can be established, the City must provide direction and clarity concerning the backbone infrastructure and facilities to be financed as a part of the WRSP. This facility identification should be done in cooperation with the involved property owners or developers within the WRSP Area.

**Action 2.2:** Formulate final cost estimates.

The City must also establish a set of infrastructure costs that will be financed within the WRSP. The infrastructure cost estimates included in this report can be “preliminary and for planning purposes.” More specific engineering estimates will need to be prepared as actual financing mechanisms are adopted.

**Action 2.3:** Establish infrastructure phasing based upon development priorities.

This task serves to ensure that a financially feasible and acceptable Financing Plan can be created to support development in the WRSP Area.

8. Establish preferred financing mechanisms.

Implementing the Financing Plan within the context of overall WRSP implementation may require that the City, or State Agency, establish a CFD or assessment district to help improve the developer's ability to meet the City's infrastructure requirements, both with regard to amount and timing of the improvements.

## 9.5 Maintenance of Common Facilities

Common facilities within the WRSP Area will include both public and private facilities. Determination of public versus private shall be established through the tentative map process. The City shall be responsible for maintenance of public facilities while private facilities shall be maintained under the framework of a Master Homeowner's Association, with sub-associations for individual neighborhoods as deemed appropriate.

## 9.6 Implementation Policies

### 9.6.1 ADMINISTRATION

#### 9.6.1.1 DEVELOPMENT AGREEMENTS

To strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California adopted Government Code sections 65864 et seq. ("Development Agreement Statute"), which authorizes the City to enter into a development agreement with any person having a legal or equitable interest in real property providing for the development of that property and establishing certain development rights in the property. The City of American Canyon Municipal Code Chapter 19.47 further establishes the authority for the City to enter into development agreements.

The Development Agreement by and between American Canyon 1, LLC (AC-1) and the City of American Canyon (Ordinance 2019-06) establishes the administration of the terms and conditions of the WRSP. The Development Agreement ensures predictable and equitable allocation of

costs of basic and shared infrastructure, reimbursements of improvement costs benefiting other properties, and provisions for reciprocal and mutually benefiting right-of-way dedications and grants of easements for public and private infrastructure. The administration of the terms and conditions of the WRSP for the development of property owned by the Newell Family may be established in separate development agreement(s) between the Newell Family and the City of American Canyon.

The Development Agreement is subject to future modification by a mutually executed document signed by the parties thereto. In the case of a conflict between the WRSP's description of the Development Agreement and the terms and conditions of the Development Agreement, the terms and conditions of the Development Agreement shall control.

### 9.6.2 ADOPTION

The WRSP was adopted by ordinance on October 16, 2018 (Ordinance 2018-08), in accordance with Section 19.17.070 of the American Canyon Municipal Code.

### 9.6.3 AMENDMENT

Amendment of the WRSP shall be done in the same manner as adoption of the WRSP. Pursuant to City of American Canyon Municipal Code Section 19.17.070 (D), the WRSP provides provisions for minor and major amendments.

#### 9.6.3.1 WRSP AMENDMENTS - MAJOR

Major WRSP Amendments are those determined by the Community Development Director to be changes that could significantly alter the design intent and vision of the WRSP or affect environmental impacts and approved mitigation measures. Major Amendments to the WRSP must be reviewed and approved by Planning Commission and City Council. The following will likely be considered to be a major WRSP Amendment:

- Introduction of new land use categories.
- Changes in the boundaries of the Land Use-Zoning categories in conjunction with the approval of a tentative subdivision map or parcel map, resulting in an increase or decrease in area of more than 20% or 5 acres, whichever is greater.
- Changes to the circulation system or community facility design which would materially affect a planning concept detailed in this WRSP, or this WRSP as subsequently amended.
- Density increases in excess of the maximum allowable stated density or Density Transfers in excess of limits set in Section 9.8 below.

- Any change that would result in a significant adverse environmental impact.
- Goals, Objectives and/or policies changes.
- Changes that would substantially alter the design character or vision of the WRSP.

### 9.6.3.2 WRSP AMENDMENTS - MINOR

Minor WRSP Amendments are those amendments determined by the Community Development Director to be consistent with the intent of the Plan's vision, goals, objectives and policies. Minor WRSP Amendments may be denied or approved at the discretion of the Community Development Director with conditions imposed to safeguard public safety and health. No Planning Commission or City Council review is required for Minor Amendments unless an Appeal is filed. Examples of Minor Amendments to the WRSP subject to the approval of the Community Development Director include, but are not limited to, the following:

- An amendment that will not significantly affect the physical character, goals or intent of the WRSP.
- An amendment that will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity.
- An amendment that will not significantly increase environmental impacts beyond levels identified in the WRSP FEIR.
- An amendment to the sequencing or size of phases described in the Phasing Plan.
- An amendment to a Land Use-Zoning boundary in conjunction with the approval of a tentative subdivision map or parcel map, that does not result in an increase or decrease in area of more than 20% or 5 acres, whichever is less.

### 9.6.3.3 REQUIRED FINDINGS

All amendments to the WRSP must be found to be consistent with the City of American Canyon General Plan and this WRSP. Individually, major and minor amendments must have supporting findings which document their consistency with the sections above. For Minor Amendments, the Community Development Director shall include the findings

in a letter of approval, a copy of which is to be kept on file with the City. Findings required are:

- Changes have occurred in the community since the adoption of the WRSP which warrant approving the proposed amendment.
- The proposed amendment is consistent with the City of American Canyon General Plan.
- The proposed amendment will result in a public benefit to neighborhoods within the WRSP Area.
- The proposed amendment will not result in any unmitigated impact to adjacent properties.
- The proposed amendment will enable the delivery of services and public facilities to the population within the WRSP Area.

## 9.7 Subsequent Entitlements

The WRSP sets in place the vision and approach to development of the property within the WRSP Area. As a part of implementing the WRSP vision, additional entitlements are required. Some of these may be processed in conjunction with the WRSP, but most will likely follow the adoption of the WRSP. The entitlement approvals anticipated to be granted by the City of American Canyon subsequent to adoption of the WRSP are described below. The City's process for these entitlements will apply.

### 9.7.1 MAPPING AND DESIGN PERMITS

#### 9.7.1.1 SUBDIVISION MAPS

Development proposals requiring division of property will require the filing of a subdivision map and review and approval by the City of American Canyon. Tentative maps must be consistent with the goals, objectives, policies and standards set forth in the WRSP. All subdivisions within the WRSP Area will be governed by the State Subdivision Map Act (Government Code Sections 66410-66499.58) as well as City of American Canyon regulations and policies not included in the WRSP (see Municipal Code Chapter 18.22).

All projects with approved maps must submit final subdivision maps to the City Engineer for review and approval. Final maps must be consistent with the tentative map, must include all information required by the City of American Canyon Municipal Code, and will be governed by the Subdivision Map Act (Government Code Sections 66410-66499.58). Subdivision maps must be recorded

prior to the expiration of the tentative maps. Multiple final maps may be filed with each phase of development when approved as part of the tentative map entitlement stage.

### **9.7.1.2 IMPROVEMENT PLANS**

Implementation of the WRSP will require the submittal and approval of improvement plans by the City. Improvement plans must include detailed engineered grading, street improvement and utility plans for both on and off site improvements. All improvement plans shall comply with the requirements of the WRSP and other City standards not otherwise specified in the WRSP.

### **9.7.1.3 DESIGN PERMITS - ARCHITECTURE AND SITE APPROVAL**

All Architecture and Site approvals require a Design Permit. Development proposals shall be consistent with the goals, policies and regulations of the WRSP and shall implement the Community Design Guidelines set forth in the WRSP, Appendix A. Architectural and Site Approval shall be required for all development within the Watson Ranch Area and shall be subject to review and approval of the City staff and Planning Commission pursuant to the City of American Canyon Municipal Code Sections 19.41.010 through 19.41.060. Applications shall provide a site development plan, architectural design drawings, landscaping plans and any other information deemed necessary by the American Canyon Community Development Director. All Design Permits may be processed concurrently with Tentative Tract Map application(s).

A single Design Permit may be processed for the NVRG Area. The Design Permit will include all that area defined as NVRG on Figure 4.2 and may include the adjoining open space properties and will include the Parking Management Plan (PMP). This Design Permit may serve as a master plan for the ongoing implementation of the NVRG.

### **9.7.1.4 CONDITIONAL USE PERMITS**

Uses defined as conditional uses under each of the land use categories within the WRSP Area shall be subject to the City of American Canyon Municipal Code Section 19.42.020. An application for conditional use permit shall be submitted to the City of American Canyon for review by City staff and the Planning Commission. The Planning Commission shall review the application at a properly noticed public hearing and consider approval or denial of the Conditional Use Permit pursuant to the required findings set forth in 19.42.020 (D).

### **9.7.1.5 OTHER APPROVALS**

Other approvals as may be required by the City of American Canyon and any other public agency having legal jurisdiction regarding development and use of property within the WRSP (e.g., final map approvals, execution of subdivision improvement agreements, building permits, certificates of occupancy, etc.).

## **9.7.2 ENVIRONMENTAL REVIEW/CEQA EXEMPTION**

In advance of adopting this WRSP, the City of American Canyon Council Certified an Environmental Impact Report (EIR) evaluating the significant environmental impacts associated with buildout of the WRSP and adopted mitigation and monitoring program which has been incorporated by reference into the WRSP.

Under the California Environmental Quality Act (CEQA), the WRSP is a “project” subject to evaluation of potential adverse impacts to the environment. The information obtained in a project’s environmental review provides decision makers with the insight necessary to guide policy development, thereby ensuring that the WRSP’s policies will address and provide the means to avoid potential environmental impacts.

Although the EIR and the WRSP are separate documents, it is important to note that the environmental review process has been an integral component of the planning process to ensure the WRSP’s sensitivity to critical environmental concerns. The WRSP was reviewed as a project anticipated to be developed over an extended period of time. This approach enabled the City of American Canyon to comprehensively evaluate the cumulative impacts of the WRSP and consider alternatives and area-wide mitigation measures in conjunction with the adoption of the WRSP.

Subsection (a) of Government Code Section 65457 states: “Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a WRSP for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the WRSP, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the WRSP is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan”.

A large portion of the WRSP involves residential neighborhoods that will be eligible for the exemption from CEQA under this provision.

As specific development projects are proposed within the boundary of the WRSP, the City of American Canyon will evaluate if any additional environmental review is required under CEQA. The environmental document and review process required will depend on the nature of the project and circumstances at the time.

## 9.8 Unit Transfers

It is the intent of the WRSP to permit flexibility in adjusting unit and product mix in response to market demand. Transfers of residential units between neighborhoods and residential land use categories are permitted as long as the overall number of units does not exceed the total project entitlement of 1253 units. In addition to the 1253 units, 186 affordable units are provided at Lemos Point, and additional allowed residential units may be secured through density and affordability bonus law. Additionally, the area density resulting from unit transfers shall not exceed the maximum allowable density for each residential Land Use-Zoning category specified in the WRSP. The number of units in each land use category (MDR-12, MDR-16, HDR) as defined by WRSP (see Table 4.1) may be increased administratively a maximum of 10%. Unit transfers must be identified as part of a final subdivision map and are subject to the approval of the Community Development Director. There is no limit on the total unit decrease in any given neighborhood.

Up to 10% of the total units may be transferred from the residential area to the Mixed Use area (NVRG) as integrated mixed use residential units. This allocation of density may also be applied to the Hotel on a unit to room equivalent (e.g. 10 units = 10 rooms).

The request for unit transfer may be administratively approved by the Community Development Director. Each request must specify the total number of units being adjusted, including a summary showing what area the units are transferring from, with a running total for the entire WRSP Area of individual ownership. Transfers of units between the separate ownerships (e.g. AC-1 and Newell Family) shall not be permitted without written consent of all parties involved.

Unit transfers must not result in impacts beyond those identified in the WRSP Environmental Impact Report.

# APPENDIX A: DESIGN GUIDELINES

## A.1 Purpose and Intent of the Design Guidelines

The Watson Ranch Specific Plan (WRSP) design guidelines seek to create a unique, memorable identity to reinforce the City of American Canyon as a destination within Napa County.

This design direction utilizes simple forms with an architectural palette appropriate to wine country living. The design guidelines are statements that describe the desired visual character within the WRSP. They are working tools that implement the Vision and Design Strategy provided in Chapter 4. The design guidelines address issues that are primarily aesthetic in nature.

The design guidelines establish a range of encouraged design approaches while allowing for flexibility and innovation. The design guidelines are designed to provide the City of American Canyon with the necessary assurance that the WRSP Area will develop in accordance with the quality and character proposed herein; and to provide guidance to City staff, the Planning Commission, and the City Council in the review of future development projects in the WRSP Area.

The design guidelines address each land use: Napa Valley Ruins & Gardens Mixed Use (MU), High Density Residential (HDR), Medium Density Residential (MDR), Parks, and Open Space; and general categories of community monumentation, as well as walls and fencing. The intent of the design guidelines is to encourage innovative, quality design for all areas of the WRSP Area.

Per City of American Canyon Code, all development proposals must be reviewed by the Planning Commission. Any changes to a building and/or facade for any land use submitted after Planning Commission approval should be reviewed and approved administratively by the planning director or the designee. Should they deem that there has been too great a modification to the plans previously recommended for approval by the Planning Commission and approved by City Council, then the particular building elevations shall be re-submitted for review and approval.

## A.2 Sustainability Design Guidelines

The sustainability of a community depends on creating and maintaining its economic and environmental health. It is important that for communities to be successful, they develop principles and a collective vision for the future that applies an integrative approach to environmental, economic, and social goals. The WRSP aims to achieve a high level of sustainability incorporating a three tier approach to sustainability through an effective management of resources at all levels of planning, design, and construction.

### TIER 1 DESIGN GUIDELINES

The first tier involves using sustainable principles in community design and overall master planning. An integral relationship exists between how a community is planned and developed through its form, configuration, and use along with its capacity to meet its social, environmental, and economic needs. Community form, which represents the needs and priorities of the community, directly influences community capacity to sustain itself into the future. The sustainability design guidelines used in the overall planning of the WRSP Area include:

- Vehicle miles travelled should be reduced through the provision of a mixed-use community that accommodates a wide range of uses.
- A wide range of housing types should be provided that allow for varied housing opportunities.
- Non-vehicular circulation should be emphasized through the creation of compact, interconnected walkable blocks.
- A healthy lifestyle should be promoted through an integrated system of trails and pedestrian connections.
- Narrow street sections should be provided to reduce surface runoff and reduce urban heat island effect.

- Environmentally sensitive areas should be preserved where possible.
- Existing structures and materials at the NVRG should be reused where possible.
- Features such as electric charging stations and solar panels should be provided at key community destinations.
- Wherever applicable, the project should promote community-wide awareness on sustainability through outreach and education. Awareness techniques may include, but not be limited to LEED certified buildings incorporating signage on the sustainable design features on the built environment, landscape signage educating the community on sustainability techniques in the natural environment, and community-wide classes and seminars to make the residents aware of what they can do to help.
- Incorporate horizontal mixed-use into the community to create a walkable, pedestrian friendly community with less need for automobiles.
- If possible, accommodate a public transit stop centrally located near the core activity hub.
- High Performance Attics;
  - o High Performance Walls;
  - o High Performance HVAC Systems
  - o High Performance Windows;
  - o Tankless Water heaters; and
  - o Cooling Ventilation and house fans;
- Consider incorporating a “cool roof” which reduces the amount of heat conducted to the building. This can be achieved by using highly reflective or “cool color” roofing products.
- Outdoor lighting should incorporate fixtures that produce light using light-emitting diodes (LEDs) which use at least 75 percent less energy than incandescent lighting.
- Residences and public/commercial buildings should be designed to accommodate electric vehicle charging stations.
- Incorporating signage on the sustainable design features on the build environment, specifically LEED certified buildings.

**TIER 2 DESIGN GUIDELINES**

The second tier involves a commitment to using sustainable green building techniques. The technology exists to create buildings that are smarter, more energy efficient, and healthier than those of the past. Homes and commercial buildings should be built incorporating the finest building and energy saving techniques available. The sustainable green building techniques that might be used in the built form include:

- Passive energy should be used to reduce dependency on mechanized energy systems.
- Recycled, refurbished or sustainability farmed building products should be incorporated.
- A lifecycle analysis should be used when choosing building materials.
- Homes and buildings should meet strict energy performance standards by incorporating ENERGY STAR compliant products such as appliances, building, heating and cooling, and lighting products in an effort to reduce greenhouse gas emissions.
- Reduce the energy consumption in homes by the use of energy efficient design and construction methods. These could include, but not limited to:

- Homebuilders providing buyers with a system option for the homes to include photovoltaic (solar) and solar water-heating systems. Being solar-ready may include:
  - o Having a designated solar zone
  - o Adequate electric capacity
  - o Designated conduit and plumbing paths
- Commercial parking incorporating photovoltaic (solar) panels over the parking, or solar turbines located on the light poles to harvest energy.

**TIER 3 DESIGN GUIDELINES**

The third tier involves a commitment to sustainable landscape techniques. The desire to create community in accordance with green building principles influences the decisions regarding the landscape design, recreational programming, and physical layout of each development area. The sustainable landscape techniques that may be used include:

- Drought tolerant plants should be selected to reduce water consumption based upon:
  - o Their adaptability to the natural conditions of the site.

- o Protection and preservation of native species and natural vegetation
- o Disease and pest resistance
- o Water-conserving plant and turf species
- o Selection of plants from the East Bay Municipal Water District's "Plants and Landscape for Summer-Dry Climates" as the primary reference.
- Plant materials should be selected that promote a diversity of flora and fauna.
- Recycled water for landscape should be considered to reduce the consumption and demand of potable water.
- Pursuant to Zoning Ordinance Chapter 19.22.040 no turf is permitted in front yards and in other areas turf areas should be minimized.
- Low impact development principles should be implemented to reduce the impact of the development on the natural environment.
- Incorporate infiltration beds, swales, and basins into the design of a project to allow water to collect and soak into the ground, as required by local agency.
- Utilize pervious or porous surfaces (permeable pavers or blocks) to minimize runoff.
- Encourage the use of rain harvesting or catchment technologies (rain gardens, canisters, etc.)
- Projects shall incorporate The City of American Canyon Model Water Efficient Landscape Ordinance (MWELO) into the design.

## A.2.1 SUSTAINABLE LANDSCAPE

Sustainable landscape practices proposed for the WRSP Area may include Low Impact Development techniques, innovative irrigation technologies and water conservation, drought-tolerant landscape, and energy conservation.

### A.2.1.1 LOW IMPACT DEVELOPMENT (LID) LANDSCAPE

The term LID refers to storm water management techniques that use vegetation and open space to optimize natural hydrologic processes and reduce stormwater runoff.

Areas incorporated within the WRSP Area that provide treatment include NVRG, parks, community gardens, detention basins and open space. All project areas should incorporate the following sustainable landscape practices:

- Large canopy street trees should be used wherever appropriate to intercept rainwater, encourage root uptake, and facilitate evapotranspiration.
- Bio-retention systems in conjunction with vegetated swales should be incorporated where appropriate in open space and other landscape areas.
- Where space allows, residential areas should include landscape treatments that provide on-lot detention, filtering of rainwater, and groundwater recharge.
- Where suitable, permeable surfaces such as unit pavers, turf block, gravel and permeable concrete, should be used in place of paving;
- Tree and plant species for bio-retention and bio-swale areas should be selected from the approved plant palette shown in Appendix A.

### A.2.1.2 IRRIGATION AND WATER CONSERVATION

Irrigation systems should be designed to conserve water resources by efficiently and uniformly distributing water. Less watering, fertilizing, and chemical control required for landscape design reduces the need for irrigation and associated water use.

- Irrigation design should follow California Department of Water Resources ordinances, Napa County Water Ordinances and tailored to the climate of American Canyon.
- Irrigation should be provided for plant establishment.
- All public areas, rights-of-way, and community landscaping should have an automatic irrigation system.
- Use of low volume spray heads and drip irrigation systems should be maximized.
- New irrigation techniques and drip irrigation systems should be used for efficient delivery of water.
- Irrigation design should accommodate hydrozones accordingly, separating high, medium and low water-use plants.

- Automatic irrigation systems should include a rain shutoff valve or weather based control system.
- Shrubs and trees should be irrigated with a drip system or MPR heads to provide deeper, more even watering and promote water conservation.
- Irrigation controls should be screened from view from the street by landscaping or attractive site materials.
- Soils should be mulched with 3 inches of organic material to reduce evaporation, keep the soil temperature even, and control weeds.

### A.2.1.3 DROUGHT TOLERANT LANDSCAPE

- Plant selection should emphasize the use of native, drought-tolerant, long-lived, pest-resistant plant species that are well adapted to the climatic and soils conditions of the site.
- Turf should be limited to parks or other active uses and high visibility areas as allowable.
- Low groundcover and drought tolerant grasses should be used as an alternative to turf wherever possible.
- Sustainable maintenance techniques should be used through the use of organic fertilizers and weed/pest control products through literature provided to future residents, including local resources for procurement of drought-tolerant plant materials.

### A.2.1.4 ENERGY CONSERVATION

- Planting design should consider location and orientation when adjacent to buildings to maximize solar orientation and reduce building heating and cooling.
- Landscape around buildings should be designed to provide shading in the summer months and solar access during the winter.
- Energy-efficient landscaping techniques are encouraged such as use of local materials, and on-site composting, to reduce green waste hauling.

## A.3 Landscape Strategy

The landscape design for the WRSP Area emphasizes drought-tolerant, native and edible landscaping and provides abundant trees for beauty, definition of spaces, habitat enhancement, and comfortable & healthy community in American Canyon. Attractive and shaded streets, parks, community gardens, buffers, and trails will establish strong community character and quality living environments, both in the near future and in the long term. In addition, the WRSP incorporates green infrastructure or low impact development landscape practices.



*Native, drought tolerant landscaping*



*Drought tolerant landscaping*

### A.3.1 OVERALL LANDSCAPE DESIGN GUIDELINES

The following design guidelines pertain to all initial planting within the WRSP Area. As applicable, landscaping within the WRSP Area will be subject to any special requirements identified by soils or inherent drainage conditions.

- Plant materials should be selected from the plant palettes in Appendix A, with an emphasis on native and adaptive plants, where appropriate.
- Substitutions or additions may be considered based on the suitability of the species in terms of similarity of form, adaptability, tolerance to site soils, climatic conditions or water quality, or other pertinent characteristics.
- The plant list is not intended to be exhaustive but to provide a clear guide for selection.
- Additional plants may be used that are compatible with this list and are consistent with the intent of these Guidelines.
- Plant selection should emphasize the use of drought-tolerant, long-lived plant species that are well adapted to the climatic and soils conditions of the site.
- Planting design should consider year-round interest and seasonal character through the careful use of flower, leaf color and texture.
- Landscape design should provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or transportation corridors to reduce negative visual impacts.
- Screening landscape should incorporate evergreen plant species in order to maintain year-round leaf cover.
- Plant selection should avoid the use of tree species with invasive root systems near utility lines and paving and avoid the use of non-native, invasive species that may spread into open space areas.
- Street trees should be placed in parkway strips between the curb and sidewalk, with drought tolerant shrub and ground cover plantings to encourage sidewalk use.
- Pedestrian trails or walkways with ornamental plantings may provide enhanced landscape within the various neighborhood communities.
- Landscaping is required where development is visible from major public roadways and public facilities including trails.
- Tree planting location and species should consider the need to preserve solar access, views, and fire safety requirements.
- All plants should be carefully selected to avoid toxic species that could be harmful to children or cause allergic reactions.
- Landscape plans for all areas where the developer is required to install landscaping should be prepared by a landscape architect registered to practice in the State of California.



*Edible Landscape*



*Community Garden*

### A.3.2 COMMUNITY GARDENS AND EDIBLE LANDSCAPE

The use of edible landscaping will be important in expressing the healthy living theme of the WRSP Area. In addition to NVRG and neighborhood gardens, edible landscaping may be used almost anywhere in commercial and residential sites, trails, parks, and other open spaces so that residents can enjoy the benefits of edible plants integrated into their daily lives.

- Planting should combine non-edible and edible species such as combinations of fruit and nut trees, berry bushes, vegetables, herbs, edible flowers, and ornamental plants.
- Edible landscape designs should resemble an ornamental garden and create balance, unity, rhythm, interconnection, and pattern in the landscape while integrating a host of food-producing plants into the design.
- Fruit-bearing trees, if used, should be planted to not overhang paved areas or trails.
- Landscape design should emphasize the use of nectar-producing and flowering plants that supply food, shelter, and breeding habitat for beneficial insects that pollinate edible crops and control pests.
- Gardens for butterflies, hummingbirds, and native bees should be used.
- Climbing vines such as grape and kiwi should be used for arbors, pergolas, fence lines, or trellises.

## A.4 Residential Design Guidelines

While a well-organized land use and circulation plan is important, it does not create a pleasant and memorable community. Identity deals with the perception of the community as we experience it, not in plan form or from an airplane. The intent of the residential Design Guidelines is to craft architectural forms that create visually appealing neighborhoods.

### A.4.1 NEIGHBORHOOD CHARACTER DESIGN GUIDELINES

Neighborhood character is based upon a combination of circulation patterns, architecture, and landscape forms. The following guidelines should be considered during the neighborhood design process.

- Open ended cul-de-sacs should be utilized where practical.
- Long stretches of homes should not back onto streets or open space amenities such as parks and paseos. Where homes back onto open space amenities, open view fencing should be used.
- Inappropriate street termination points such as a bedroom window or an alley should be avoided.

### A.4.2 ARCHITECTURAL CHARACTER

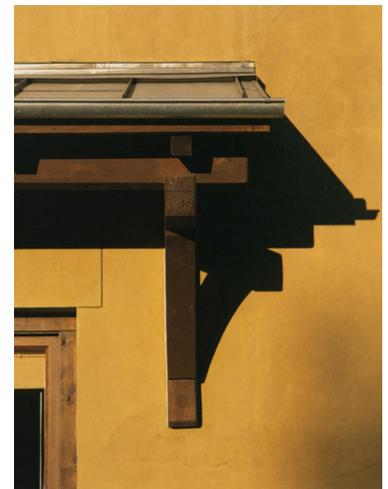
Building on the character of the NVRG, residential architecture should be form based and equally reserved



*Sufficiently sized front porches to encourage use*



*Distinct, visible balconies*



*Signature detailing*

in the use of ornamentation. Materials such as smooth stucco, wood, and metal roofing should be used. Detailing should be of wood and metal. A mix of rich but muted colors with bold accents can provide vibrancy to a streetscape. Form-based architecture should result in simple structures where gable and shed roofs with tower elements should be used as accents and focal points.

#### A.4.2.1 CREATE VARIETY ALONG THE STREETScape

Creating building relationships and massing that demonstrate variety and individuality will add to the sense of place.

- There may be a mix of two and three story homes within the community.
- Unvarying repetitive facades that present a monolithic development should be avoided.

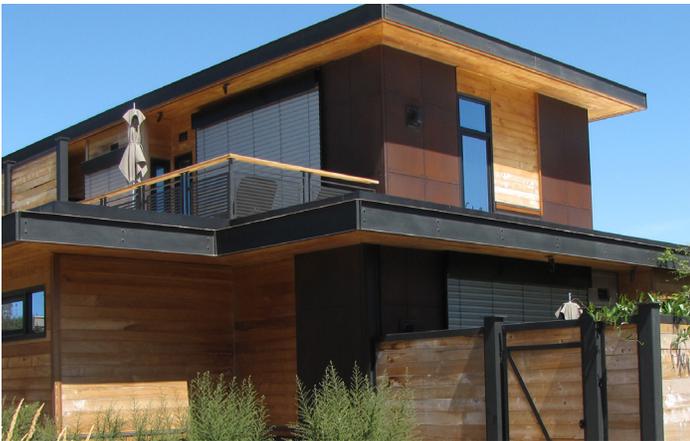
- Where practical, windows should be placed to minimize privacy conflicts.
- Visual interest in the streetscape should be created through building articulation and a variety of forms between buildings.
- There should be varied wall plane lines.
- There should be publicly visible balconies, veranda, porches, and arcades.
- Front porches should be sufficiently sized to be usable.
- There should not be repetitive, unarticulated building forms.
- Unarticulated roof forms should not be set on a constant wall plate height.



*Appropriate use of accent material to create a signature architecture style*



*Stucco finish with metal roof*



*Appropriate change of materials to accent design intent*



*Smooth stucco finish with accent material*

#### A.4.2.2 PUBLICLY VISIBLE FACADES

Equal concern should be given to side elevations on corner lots and rear elevations where visible to the public. There should be articulation and relief on these “public” faces.

- The “wrapping” of articulation, materials and architectural details on the sides and rears of homes should present these sides to the public.
- Unadorned flat side and rear elevations should not face onto open space areas and public streets.
- Porch elements are encouraged to wrap the corner at corner lots.
- Side elevations that face a public street should be enhanced with additional windows, pop-outs or bays, chimneys, stepped rooflines or balconies as appropriate.

#### A.4.2.3 MATERIALS AND DETAILING

Residential building materials should be appropriate to the community character:

- Signature detailing should establish the community’s architectural character in form, color, and materials.
- Abruptly disharmonious and monolithic architectural style, color, and material should not be used.
- Where buildings are predominantly stucco, they should have as smooth a finish as practicable. Heavy stucco textures are strongly discouraged.
- Siding materials including stucco, lap siding, board and batton, corrugated steel.
- Accent materials include brick, stone, tile, wood trim, sills or headers, metal roofing, and wrought iron.
- Roofing materials should include dimensional composite shingles and metal roofing.
- Half round gutters and round downspouts should be used.
- Changes in materials should occur at inside corners where the building plan changes direction, or where they accent the design.
- Style “appliqué” details should be avoided.

#### A.4.2.4 ENTRANCES

Entries should be given special attention as a whole system including the door, side windows, porch and entry wall.

- Entries should be inviting from the street.
- Adequate weather protection should be provided.
- Where homes occur on corners opportunities to wrap the porch to the side should be explored.

#### A.4.2.5 REDUCING THE VISUAL IMPACT OF STREET-FACING GARAGES

Where street facing garages occur on single family detached homes, lessening the impact of garage doors on the streetscape is important in the creation of pedestrian oriented neighborhoods

- Driveway pavement should be reduced to the minimum functional width.
- Living space or architectural elements should be forward of the garage doors.
- Sectional garage doors should have appropriate panel detailing and window panels, and be recessed into the building plane.

#### A.4.3 RESIDENTIAL LANDSCAPE GUIDELINES

Each Neighborhood should further support the community theme by providing private landscapes that connect and blend into the larger setting and character of the WRSP Area. Private landscapes include all private front yard landscapes and any residential common area landscapes such as those landscapes included as part of a Homeowner Association. Private landscapes should contain a pleasing mix of Neighborhood Identity plants as identified at the end of this section.

The predominant ground plane in each lot should be planted with groundcovers, turf or shrubs to maintain an open character and view corridors throughout the community while providing neighborhood identity. The use of turf in the front yard is strongly discouraged.

Maintenance of residential landscape beyond the establishment period shall be the responsibility of the Homeowner, to the extent that it occurs within the legal property of each lot; except for certain easement areas on lots where the landscape will be established and maintained by an HOA.

### A.4.3.1 WALLS AND FENCING

Fences and walls should be built according to the design criteria and be of the materials indicated in these Design Guidelines. Retaining walls over eighteen (18) inches in height should be of masonry or poured in place concrete construction, and any retaining wall over three (3) feet shall not be installed without structural calculations developed by a structural engineer. All wall locations, heights, and finishes shall require approval of the City of American Canyon.

Fencing and walls at property lines, and between neighborhoods and adjacent to land uses are highly visible and are a major component of the visual landscape. The goal of fencing and walls in the WRSP Area is to maintain an open park setting that unites and blends private landscape with the lake, parks, open spaces and urban areas while providing a sense of privacy and security to homeowners with sound attenuation.

### A.4.3.2 RESIDENTIAL LANDSCAPE GRADING AND DRAINAGE

All site surface drainage from private landscapes should be conducted to a storm water quality treatment system by the Builder.

Mounding and earth berms are discouraged as part of Private Landscape design.

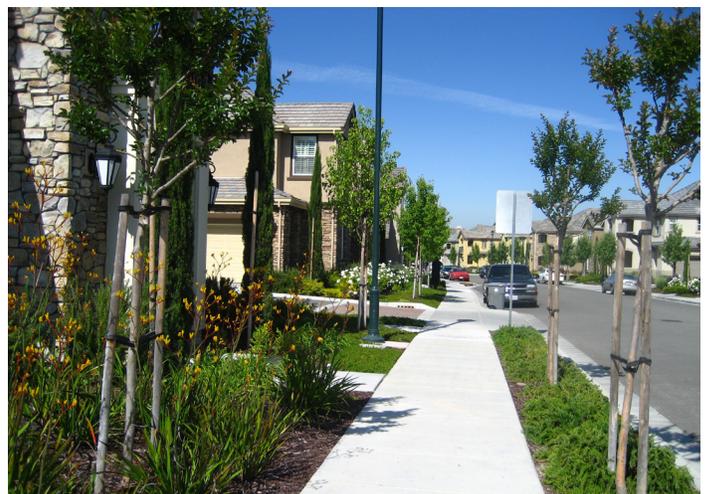


*Variety of shrubbery*

### A.4.3.3 RESIDENTIAL LANDSCAPE IRRIGATION

The WRSP is committed to water conservation and the efficient use of water through innovative and accepted irrigation practices. Irrigation designers shall use current water use guidelines and tables, state-of-the-art irrigation equipment, and automatic controllers capable of multiple programming.

- Drip irrigation is encouraged particularly in small planting areas.
- Overhead irrigation systems may be used in larger planting areas.
- Overspray onto paving, fences or walls should be avoided and soil erosion should be minimized by the use of in-line or in-head check valves.
- Turf areas should be irrigated by an overhead spray or rotor system or by subsurface irrigation drip tubing. Overspray onto paving, fences or walls should be avoided and soil erosion should be minimized by the use of in-line or in-head check valves.
- All valves and equipment should be located adjacent to buildings where feasible and visually screened from public view.
- No irrigation equipment should be located in such a way so as to create a safety hazard to persons or property.
- Operating manual and scheduling charts should be provided to all Homeowners, Maintenance Companies, Associations, or Agencies.



*Appropriate landscaping adjacent to sidewalks*

- As-built plans should be prepared and provided for any Common Area Systems, such as may be used in HOA or LLD jurisdictions.

#### A.4.3.4 RESIDENTIAL LANDSCAPE PLANTING DESIGN

Planting layout and design should be conducted with knowledge of plant material habits and varieties as a guide for proper spacing and combinations. The ultimate size and growth speed of plant materials should be considered to achieve an interesting, diverse landscape effect.

- Residential Local Street trees should be chosen from the appropriate Neighborhood Local Residential Street Tree Lists.

#### A.4.3.5 PRIVATE COMMON AREA LANDSCAPES RESIDENTIAL

Private Common Area Landscapes surrounding high-density housing or alley-loaded units will be determined by the Developer/Builder and should exhibit the landscape characteristics of the Neighborhood in which it is located. Planting materials should follow the same criteria and Neighborhood Identity Plant lists.

#### A.4.4 RESIDENTIAL STREET LANDSCAPING

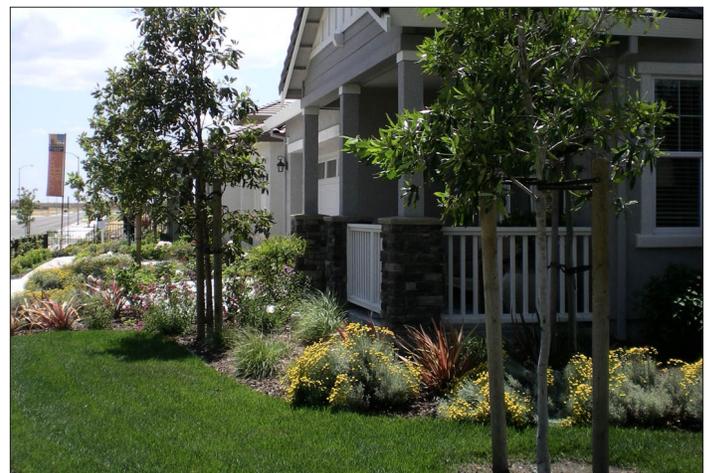
The overall landscape design concept for public streets is to create a distinct village by blending public and private landscapes and reflecting historic materials and styles found in the region. The landscape should also mirror the organizing elements of surrounding rural and agricultural landscapes and emphasize connections between

residential neighborhoods, using California adapted plant species that provide scale, color and seasonal interest.

- All 'ground plane' landscape materials including shrubs, groundcovers and turf should conform to the City of American Canyon.
- Groundcover should be used in parkways on loop parkways, collectors, enhanced locals, or residential locals per the City of American Canyon.
- Any trees planted in parkways should be irrigated separately from groundcovers and shrubs with approved tree bubblers.
- Turf should not be allowed in medians or parkways.
- Project walls and private yard fences should be landscaped with varying heights of plant materials and a variety of vines within the right-of-way to provide a pleasing appearance along the streetscape.
- In areas where adjacent parking lots are planned, a minimum planting screen with a minimum height of 30 inches and a maximum height of 36 inches should be designed through the use of shrubbery, landscape berming, low walls, or a combination of these elements.
- All streets should have continuous street tree planting located within parkways and medians.
- The street tree canopy should provide a sense of enclosure, shade and separation of pedestrian and vehicular uses.
- Street tree planting of Arterial Roads and Collector Roads should provide continuity and orientation throughout the community.



*Drought tolerant landscaping*



*Residential landscaping*

PLANT COMMUNITY

BOTANICAL NAME	COMMON NAME	PLANT COMMUNITY						EDIBLE	LOW WATER USE
		RESIDENTIAL NEIGHBORHOOD	NEIGHBORHOOD PARKS	PARKS & OPEN SPACE	OPEN SPACE BUFFERS	QUARRY LAKE PARK	NAPA VALEY RUINS & GARDENS		
<b>TREES</b>									
Arbutus 'Marina'	NCN								
Arbutus unedo	Strawberry Tree								
Betula pendula	European White Birch								
Camellia	Camellia								
Carpinus fastigiata	European Hornbeam								
Cedrus deodara	Deodar Cedar								
Cercis canadensis	Eastern Redbud								
Citrus sp.	Orange/Kumquat								
Cupressus sempervirens	Italian Cypress								
Eriobotrya deflexa	Bronze Loquat								
Ginkgo biloba	Maiden Hair Tree								
Lagerstroemia faurei	Crape Myrtle								
Laurus nobilis 'saratoga'	Grecian Laurel								
Liquidambar styraciflua 'festival'	American Sweetgum								
Magnolia 'St. Mary's'	Magnolia								
Malus sp.	Apple								
Maytenus boaria	Mayten Tree								
Melaleuca sp.	Paper Leaf Tree								
Melaleuca quinquenervia	NCN								
Olea europaea	Olive								
Palm trees	Palms								
Pistacia chinensis	Chinese Pistache								
Pinus eldarica	Japanese Black Pine								
Pinus pinea	Italian Stone Pine								
Platanus acerifolia 'Columbia'	London Plane Tree								
Populus nigra 'Italica'	Lombardy Poplar								
Prunus sp.	Cherry/Plum								
Prunus sargentii 'columnaris'	Sargent's Cherry								
Punica granatum	Pomegranate								
Pyrus calleryana 'Chanticleer'	Flowering Pear								
Pyrus calleryana 'Bradford'	Flowering Pear								
Quercus agrifolia	Coast Live Oak								
Quercus lobata	Valley Oak								
Quercus virginiana	Southern Live Oak								
Tilia cordata	Little Leaf Tilden								
Ulmus parvifolia 'True green'	Chinese Elm								

<b>SHRUBS</b>											
Abelia x grandiflora	Dwarf Abelia	Yellow									
Arbutus unedo	Strawberry Tree		Light Green						Red	Orange	Brown
Aloe spp.	Aloe								Red		Brown
Arctostaphylos spp.	Manzanita	Yellow	Light Green	Green			Purple		Red		Brown
Artemisia 'Powis Castle'	NCN								Red		Brown
Camellia spp.	Camellia	Yellow									Brown
Ceanothus spp.	Wild Lilac					Light Blue					Brown
Chondropetalum spp.	Cape Rush						Purple				Brown
Cuphea hyssopifolia juncus spp.	Rush	Yellow									
Cyanara cardunculus var. scolymus	Globe Artichoke		Light Green	Green		Light Blue	Purple		Red		Brown
Dietes spp.	Fortnight Lily	Yellow	Light Green	Green			Purple		Red		Brown
Feijoa sellowiana	Pineapple Guava								Red	Orange	Brown
Grevillea canberra 'Noellii'	NCN	Yellow	Light Green	Green			Purple		Red		Brown
Hemerocallis spp.	Evergreen Daylily	Yellow	Light Green	Green			Purple		Red	Orange	Brown
Lavandula spp.	Lavender	Yellow							Red		Brown
Leucophyllum spp.	Texas Ranger	Yellow	Light Green	Green					Red		Brown
Myrtus communis	Myrtle								Red		Brown
Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo								Red		Brown
Osmanthus fragrans	Sweet Olive	Yellow	Light Green	Green					Red		Brown
Penstemon spectabilis	Showy Penstemon	Yellow							Red		Brown
Perovskia atriplicifolia	Russian Sage								Red		Brown
Phlomis fruticosa	Jerusalem Sage								Red		Brown
Phormium spp.	New Zealand Flax	Yellow	Light Green	Green			Purple		Red		Brown
Potentilla spp.	Cinquefoil	Yellow									Brown
Prunus virginiana	Chokecherry		Light Green	Green		Light Blue	Purple		Red	Orange	Brown
Punica granatum	Non-Fruiting Pomegranate								Red		Brown
Rhamnus spp.	Coffee Bush					Light Blue					Brown
Rhaphiolepis indica	Indian Hawthorn	Yellow	Light Green	Green			Purple		Red		Brown
Ribes spp.	Currant		Light Green	Green		Light Blue	Purple		Red	Orange	Brown
Rosa spp.	Rose	Yellow	Light Green	Green		Light Blue	Purple		Red		Brown
Rosmarinus spp.	Rosemary		Light Green			Light Blue	Purple		Red	Orange	Brown
Rubus fruticosus 'Triple Crown'	Thornless Blackberry		Light Green	Green		Light Blue	Purple		Red		Brown
Salvia spp.	Sage	Yellow	Light Green			Light Blue	Purple		Red	Orange	Brown
Salvia leucantha	Mexican Bush Sage						Purple		Red		Brown
Santolina spp.	Lavender Cotton	Yellow							Red		Brown
Vaccinium ovatum	Evergreen Huckleberry		Light Green	Green		Light Blue	Purple		Red	Orange	Brown
Viburnum spp.	Viburnum	Yellow							Red		Brown
Westringia fruticosa	Coast Rosemary	Yellow	Light Green	Green			Purple		Red		Brown
Woodwardia spp.	Giant Chain Fern	Yellow					Purple		Red		Brown
<b>VINES</b>											
Actinidia deliciosa	Kiwifruit		Light Green	Green		Light Blue	Purple		Red	Orange	Brown
Campis radicans	Trumpet Vine	Yellow							Red		Brown
Distictis buccinatoria	Blood Red Trumpet Vine	Yellow	Light Green	Green					Red		Brown
Gelsemium sempervirens	Carolina Jasmine	Yellow	Light Green	Green					Red		Brown
Jasminum polyanthum	Pink Jasmine	Yellow	Light Green	Green					Red		Brown
Parthenocissus tricuspidata	Boston Ivy	Yellow	Light Green	Green					Red		Brown
Passiflora edulis 'Maypop'	Passion fruit		Light Green	Green		Light Blue	Purple		Red	Orange	Brown
Vitis spp.	Grape		Light Green	Green		Light Blue	Purple		Red	Orange	Brown
Wisteria spp.	Wisteria	Yellow							Red		Brown

<b>GROUNDCOVER</b>												
Abelia Prostrate Form	NCN											
Arctostaphylos spp.	Prostrate Manzanita	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					
Ceanothus spp.	Prostrate Wild Lilac		Light Green		Light Blue							
Coprosma spp.	Coprosma	Yellow										
Cotoneaster spp.	Cotoneaster		Light Green	Dark Green		Purple	Red					
Fragaria chiloensis	Wild Strawberry	Yellow	Light Green				Red					
Fragaria x ananassa	Garden Strawberry		Light Green	Dark Green	Light Blue	Purple	Red		Orange			
Juniperus spp..	Juniper			Dark Green								
Lantana montevidensis	Lantana	Yellow	Light Green			Purple	Red					
Myoporum parvifolium	NCN		Light Green	Dark Green		Purple						
Rosa spp.	Groundcover Rose											
Rosmarinus spp.	Rosemary				Light Blue				Orange			
Salvia spp.	Sage				Light Blue				Orange			
Tuecium spp.	Germander						Red					
Thymus spp.	Thyme		Light Green	Dark Green			Red		Orange			
Trachelospermum asiaticum	Jasmine	Yellow										
Verbena spp.	NCN	Yellow	Light Green				Red					
<b>GRASSES</b>												
Acorus spp.	Forest Grass	Yellow										
Carex spp.	Sedge	Yellow	Light Green	Dark Green			Red					
Eleocharis spp.	Spike Rush	Yellow	Light Green	Dark Green			Red					
Festuca spp.	Fescue	Yellow	Light Green	Dark Green	Light Blue		Red					
Juncus spp.	Rush	Yellow	Light Green	Dark Green			Red					
Leymus spp.	Wild Rye	Yellow	Light Green	Dark Green		Purple	Red					
Miscanthus spp.	Eulalia Grass	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					
Muhlenbergia capillaris	Hairy Awn			Dark Green	Light Blue	Purple	Red					
Pennisetum spp.	Fountain Grass	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					
<b>TURF</b>												
Fescue Turf	Fescue	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					
Festuca rubra	No-Mow Fescue	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					

- Specific tree species and tree spacing should conform to the specific guidelines described in this section.
- Street tree planting on enhanced local roads and local residential roads should be designed to encourage pedestrian use, shorten the perception of walking distances and provide shade and seasonal interest.
- All street trees located within five feet (5') of any paving or utilities should be provided with root barriers as approved by the City of American Canyon.
- All street trees should be planted from minimum 15 gallon box containers.
- The ground plane in the parkways on Collector Streets should have irrigation systems separating planter zones from the tree zones
- The planting area between the back of sidewalk and the right-of-way on Collector Streets should be planted with a combination of shrubs and groundcovers according to the adjacent land use and the presence of walls.
- All street trees planted in the right-of-way or adjacent easement on Local Streets should be from 15 gallon box containers and planted a minimum of 30' on center in single straight rows in the parkway.
- Community entry nodes should be enhanced with accent trees and shrubs to further define and enhance vehicular and pedestrian circulation.
- Parkway along Residential Local Streets should be groundcover as approved by the City of American Canyon with street trees from the approved list at the end of this section.
- Each street tree in the parkways should have irrigation systems separating planting area zones from the tree zones.
- Street trees on Residential Local Streets should be a minimum 15 gallon box container size, have a caliper of not less than 1-1/2 inches and have a minimum crown size of three feet in diameter per the City of American Canyon.
- All proposed street trees and designs should be based on most currently available guidelines and approved lists from the City of American Canyon.
- Lists of Residential Local Street trees for use in each of the neighborhoods are provided at the end of this section.

## A.4.5 RESIDENTIAL LIGHTING GUIDELINES

The goal for the site lighting design is to provide a comfortable level of illumination that meets the community's needs for orientation and safety in a way that complements the aesthetic qualities of the architecture and surrounding environment. A family of light fixtures is selected for the development that recognize the different qualities of the land uses while creating a consistent design theme throughout the community. The quality of the light fixtures, the lighting intensity, and source controls provide criteria that will establish a high quality experience to this important aspect of design.

- High efficiency fixtures and sophisticated optics should be used to direct light where it is needed without creating excessive glare.
- Long lasting LED lamps should be used to minimize energy use and lamp replacement.
- Lights should be placed where they are needed for specific uses, rather than a continuous foot-candle requirement across the site, allowing for the appreciation of the dark sky in the residential neighborhoods.
- To preserve the quality of a dark sky at night, high intensity light fixtures should include a shielded light source that reduces the view to the light source.
- Pole lights are proposed for the lighting of the streets in the neighborhoods. The fixtures should have a shielded light source, with optics that direct the light down to the ground so that the light source is not visible outside of the light distribution area.
- Street identification signs and traffic control signs should be mounted on light poles to integrate these elements into the design and minimize the number of poles at intersections.
- Pole lights used for residential streets should be placed in parks to preserve the quality of the overall community.
- Low intensity lighting in some of the park spaces should be used to provide orientation and a sense of security.
- Pole lighting should be used along the multi-purpose path throughout the community to encourage use of this amenity into the evening.
- Lighting should provide an even distribution of light that minimizes glare.

- No direct view to light sources should be visible from off site.
- Where lighting is provided, fixtures should utilize house side shields and cut-off optics to reduce light spill over the property line.
- Pedestrian pole light fixture locations should not conflict with the pattern of tree planting along the roads and parking lots.
- Pole-mounted lights should be used sparingly in the Civic Park Plaza and the use of illumination encouraged for pedestrian circulation and less ambient light at night.
- Illuminated bollards should be used primarily along pedestrian pathways to encourage evening strolls.
- Accent lighting should also be used sparingly and primarily for the use of highlighting nodes or destination spaces.

#### **A.4.6 RESIDENTIAL MAILBOX DESIGN GUIDELINES**

- Mailbox materials should be consistent with architectural theme.
- Multibox stations should be designed to replicate architectural details and colors.



*Linear outdoor seating, along sidewalks*

## **A.5 Napa Valley Ruins & Gardens Design Guidelines**

The mixed-use NVRG is a unique area made up of several different uses including retail, residential, office, commercial, visitor service including hotel and events center, entertainment, recreation, civic, and community facilities. This blending of uses creates an urban fabric with distinct, yet connected areas.

As the “heart” of the WRSP Area, the NVRG creates the hub of activity for the overall community. The quality of design is important to the perception of the Watson Ranch community. Architecture and landscaping should create a village atmosphere where people are comfortable to mix and mingle and desire to return to over and over again.

### **A.5.1 COMMUNITY CHARACTER DESIGN GUIDELINES**

The NVRG will create a strong focal point for the new community. While having the flexibility to be the setting for community gatherings and special events, the area must also provide for comfortable, more intimate resting spaces. This is a place where all residents and visitors should feel comfortable whether they are a participant in an activity such as an art fair or street performance, or quietly sipping coffee, spending time with family, shopping, people watching or playing checkers.

#### **A.5.1.1 THE PEDESTRIAN ENVIRONMENT**

NVRG should create an environment where people are comfortable walking and spending time, and should incorporate the following Design Guidelines:



*Enclosed outdoor seating, in a courtyard*

- Provide for a mix of sizes of businesses that creates a pedestrian friendly atmosphere.
- Create strong pedestrian links to the rest of the WRSP Area.
- Provide unique and pedestrian scaled lighting fixtures.
- Trellis, awnings and other weather protection devices are encouraged.
- Significant intersections should be highlighted with bollards, street furniture, special paving, accent trees and opportunities for monumentation or public art.

Outdoor seating areas should be provided to create gathering places for residents and visitors in order to enhance a village atmosphere.

- Focal points should be created with features such as signature landscaping, fountains, outdoor performance areas, or opportunities for public art.
- A generous amount of outdoor seating should be provided and should include both sunny and sheltered areas.
- Both hard surface and planted areas should be incorporated into the design.
- Existing concrete plinths should be investigated for inclusion in the design as seating elements.

The pedestrian linkages are an important feature of the mixed-use environment. These areas should be furnished with enriched materials and furnishings that create a comfortable, convenient, and entertaining experience. With the exception of features created as public art, the



*Buildings relate to the street*

furnishings should be in a similar family of style, color, and finish to create a refined and uncluttered appearance.

- Seating areas should be created using benches, chairs, seat walls, and steps and may include informal seating on raised planters, steps, and benches cast into the plaza areas.
- Newspaper racks should be of one cohesive design and integrated into the landscape design.
- Bicycle parking should be integrated into the landscape design to place these elements in a discrete manner, or be of unique design as public art.
- Bollards may be placed to provide separation from autos at pedestrian crossings.
- Trash and ash receptacles should be placed at convenient locations.

Various decorative paving material should be incorporated into the design.

- Locations include pedestrian crosswalks, prominent pedestrian intersections, building entries, gateways, social activity areas and other focal points.
- Paving materials should complement adjacent architecture.

## **A.5.2 NVRG ARCHITECTURAL DESIGN GUIDELINES**

The architectural character of the NVRG is intended to create a unique and memorable place within the City of American Canyon and the region. The aesthetic draws from the visual strength and simplicity of the concrete



*Distinct but related forms and material use to create a sense of place*

ruins as well as from the vineyard heritage of Napa County. Even though the ruins are over 100 years old, their simple shapes form a very contemporary backdrop for the community.

### A.5.2.1 BUILDING ENTRANCES

- Buildings should be oriented to face streets or other public spaces.
- Entrances should be well marked, articulated, and oriented to streets and open space.
- Entrances should provide opportunities to create unique addresses along the street through use of elements such as distinctive form, detail, materials, color, ornament, lighting and signage.
- Street addresses should be clearly displayed and must comply with applicable sign regulations (see Section 6.5 for signage regulations).
- Entrances to uses above the ground floor should be identifiable as building entrances.
- The design of a secondary side or rear entry should be architecturally related to the front entry and enhanced with detailing, trim, and finish consistent with the character of the building.

### A.5.2.2 MASSING AND FORM

- Roofs should match the building in terms of style, detailing and materials and should contribute expressive and interesting forms that add to the overall character of its environment.

- The location, spacing, materials, and colors of downspouts, gutters, scuppers, and other roof drainage components should be incorporated into the architectural composition of the façade and roof. Downspouts should be concealed within walls or located to harmonize with window spacing and façade composition.
- Any mechanical penthouses and stair towers should appear as integrated building forms and shall be structures that complement the design of the building through the use of similar materials, colors, finishes and architectural details.
- Rooftop equipment should be located away from the street edge and/or screened so that it is not visible from streets or other public spaces. Screening should complement the design of the building through the use of similar materials, colors, finishes and architectural details and appears to be an integral part of the building’s form.
- Attached equipment such as solar collector panels, antennas, satellite dishes, etc. should be integrated into the project architecture or screened from view.

The main area of the ruins creates a series of cloisters. New buildings within the cloisters of the ruins should have a contemporary aesthetic.

- Any building within the southern cloister should have a prominent roof shape that pays homage to the roof structure on the round building. This bold form would create a focal point within the ruins complex.



*Use of trellis / awning to weather protection and to lend a pedestrian scale to street level*



*Long walls punctuated with 3 dimensional details*

- Architecture within the NVRG should be form based, and not rely on ornamentation.
- Building should have lines clean and shapes that define interior space.
- Commercial structures should have strong simple forms that are made up of fairly monolithic materials such as concrete and stucco.
- Wood and metal detailing should be used to soften these simple forms.

The residential uses within the NVRG should respect the same aesthetic. Town homes or condominiums should create an urban streetscape. They should address the street as row homes with front porches or stoops.

**A.5.2.3 BUILDING FACADES FACING PUBLIC SPACES**

Public visible facades of all buildings should have the same level of articulation and quality of details and materials as the front of the building.

- Where long expanses of blank wall are unavoidable, they should be articulated and softened with 3-dimensional details, planters, vines and other landscaping.
- A composition of distinct but related forms should be used.
- Loading and service areas for commercial uses should be integrated into the overall building composition.



*Use of high quality material in public spaces*



*Simple, yet prominent roof forms as an architectural element.*



*Architecture and material of existing ruins set a precedent*



*Strong simple concrete / stucco forms with wood and metal details*

- Architectural enclosures should be designed as integral elements of the building architecture
- Long unbroken forms and flat planes are discouraged.

Buildings facades facing public spaces should incorporate 3-dimensional facade elements that lend a pedestrian scale to the street level.

- Trellises or permanent awnings should be incorporated where appropriate for shade and weather protection.
- Arcades, wide overhangs, deep reveals, permanent awnings, etc. should be used.

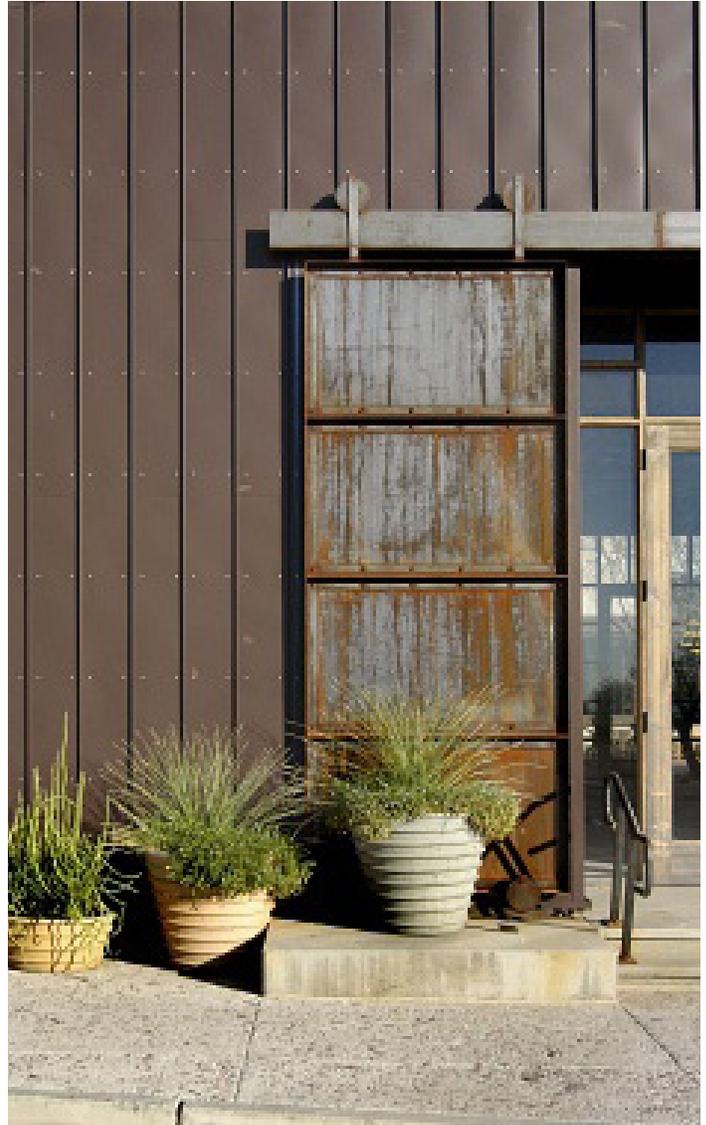
Roof design should be integral to the overall building design.

- Parapets should screen rooftop mechanical equipment from ground level view.
- Tower elements should be included at key locations to provide points of interest along the streetscape.
- Roofline variation should be created by differing plate heights.

#### A.5.2.4 BUILDING MATERIALS

Building materials should be appropriate to the community character and suited to commercial construction.

- Materials such as stucco, masonry, storefront glazing and well-detailed precast concrete should be used.
- Accent materials such as brick, stone, tile, and anodized or painted metals should be used.



*Materials reflect the industrial history of the site*



*Facades facing public spaces with articulation*



*Color and material relate to the context*

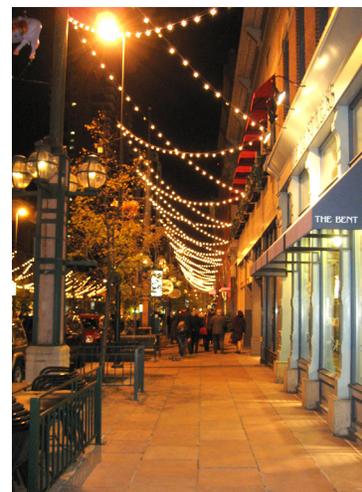
- Any changes in materials should occur at inside corners where the building plane changes direction.
- Mirror glazing should not be used.
- Where used, stucco should have with as smooth a finish as practicable. Heavy stucco textures are discouraged.
- Accent materials include stone; tile; wood trim, sills or headers; metal roofing and wrought iron.
- Roofing materials include dimensional composite shingles and metal roofing.
- Half round gutters and round downspouts should be used.
- Changes in materials should occur at inside corners where the building plan changes direction.
- Color and material changes should occur at inside corners.
- Mirror and reflective glass is discouraged.
- Vinyl and aluminum siding is discouraged.
- Brick, stone or other masonry should not “float” above the ground plane, but must be detailed such that it can continue either to the ground or to a concrete shelf or edge in the foundation so that its “weight” is visually supported. Simulated finishes must be a level of quality to appear authentic.

### A.5.3 NVRG LANDSCAPE DESIGN GUIDELINES

Landscaping of the NVRG will draw heavily from classic images utilizing olive trees, Italian Cypress, lavenders, roses and a variety of ornamental grasses. The center cloister should include unique paving materials specially selected to enhance the outdoor experience, along with providing for formal functions. Shade tolerant plant materials should be encouraged for landscape planters and interior low light situations. The central portion of the NVRG should incorporate both soft surface materials and unique organic paving, a formal fountain, and formal planting areas to allow for large gatherings and functions. Around the perimeter of the ruins the planting concept should be reminiscent of an Italian hill town, with a variety of soft textures and flowing landscape. Olive trees, ornamental grapes coexist with the stark lines and dramatic shapes of the ruins, softening edges and defining spaces.

#### A.5.3.1 NVRG PLANTING DESIGN GUIDELINES

- Olive trees, turf areas, and ornamental grasses should dominate the landscape adjacent to the ruins structures.
- Turf areas should foster outdoor spaces and gathering areas.
- Ornamental grasses should be used primarily to convey informality and rustic charm.



*Ornamental street perimeter that compliment the architectural style of the buildings*

- Olive trees should be planted in rows symbolic of orchards in Italy and the Napa Valley.
- Lavenders, roses, and evergreen groundcovers should be primarily used to enhance entries, highlight sitting areas, and line walkways.

### A.5.3.2 NVRG STREET FURNITURE/ SEATING DESIGN GUIDELINES

Street furniture will add to the unique architectural environment of the NVRG.

- Street furniture should be designed to foster comfortable, accessible, interactive public areas.
- Street furniture should be constructed of durable non-weathering materials utilizing recycled or eco-friendly materials where practical.
- Seating should be provided with a variety of furnishings such as benches, chairs, and low walls with landscape features such as salvaged plinths.
- Other street furniture should include waste and recycling receptacles, decorative planters and pottery, bicycle racks, flag poles, and drinking fountains.

### A.5.3.3 NVRG PARKING LOT LANDSCAPING DESIGN GUIDELINES

- Landscaping for parking areas should include large dome-shaped canopy trees to provide shade in hot summer months while allowing winter sun exposure.
- Parking lot trees should have root barriers.



*Lighting integrated to the landscape to highlight gathering spaces*

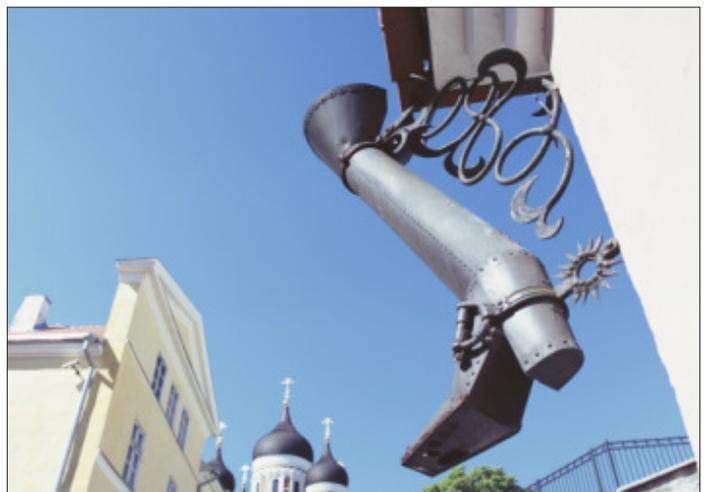
- Understory planting should be primarily with low-growing (+24”), drought tolerant, evergreen groundcover or grasses.

## A.5.4 NVRG LIGHTING DESIGN GUIDELINES

These lighting design guidelines provide criteria that will provide a comfortable level of illumination that meets the community’s needs for orientation and safety in a way that complements the aesthetic qualities of the architecture and surrounding environment. A family of light fixtures is selected for the development that recognize the different qualities of the land uses while creating a consistent design theme throughout the community. The quality of the light fixtures, the lighting intensity and source controls provide criteria that will establish a high quality experience to this important aspect of design.

### A.5.4.1 LIGHT FIXTURE DESIGN GUIDELINES

- High efficiency fixtures and sophisticated optics are encouraged to direct light where it is needed without creating excessive glare.
- Long lasting high pressure sodium lamps are suggested to minimize energy use and lamp replacement.
- Lights should be placed where they are needed for specific uses, rather than a continuous foot-candle requirement across the site, allowing for the appreciation of the dark sky in the residential neighborhoods.
- To preserve the quality of a dark sky at night, high intensity light fixtures should include a shielded light source that reduces the view to the light source.



*Unique signage*

- Plazas and walkways should utilize a combination of decorative pedestrian scale pole and illuminated pedestal or bollard lights selected to complement the architectural style of the buildings.
- Wall mounted fixtures should be used where appropriate on the building elevations to supplement the pole lights and to complement the building architecture and should be scaled appropriately.
- Arms for banners and flower baskets should be provided in the main street and plaza areas to provide seasonal decorative opportunities and add a festive quality to the environment.
- Special lighting features to further animate the spaces encourage nighttime use. Ambient lighting such as pole mounted low intensity “string of pearl” lights as well as uplights and lanterns in trees are concepts that would be appropriate to create festive lighting.
- Wall mounted niche lights may also be used to provide indirect light sources to further articulate walls, steps, and signs within the plaza.

#### 5.4.2 PARKING LOT LIGHTING DESIGN GUIDELINES

- Parking lots should be lit with a high efficiency pole fixture to provide an even distribution of light while minimizing glare.
- Lamps combined with sophisticated optics and sharp cut off features should be selected to direct all of the light to the ground.

#### 5.4.3 RUINS LIGHTING DESIGN GUIDELINES

- Lighting for the ruins surrounding gardens should include a unique monument pilaster light.

#### 5.4.4 LANDSCAPE LIGHTING DESIGN GUIDELINES

Landscape lighting is designed to contribute to the extended daily use of mixed-use districts. Lighting helps to create welcoming visible spaces and accentuates design features such as public art, concrete columns and pedestrian travel routes.

- Pole mounted lights should be used for socializing and active use areas.
- Illuminated bollards should be used for circulation and travel routes.
- Ambient lights should be used for entries, steps, and tree up-lights.
- Landscape lighting for the NVRG should be designed primarily for accent purposes.
- Small accent lighting may be used for the up-light of trees, ambient light for specimen planting, building edges, steps, and entries.

#### A.5.5 SIGNAGE DESIGN GUIDELINES

These guidelines are intended to result in functional, attractive signage incorporating a high level of design, graphics, and efficient maintenance throughout the WRSP Area. These signage design guidelines apply to retail, office and, other commercial uses.



Signs that are unique and reflective of the industrial history of the site

All signage within the WRSP Area shall conform to the specific requirements, spirit, and intent of the City of American Canyon code provisions regulating signage, unless otherwise stated. If there are any inconsistencies between the City of American Canyon regulations and the WRSP, the guidelines in the WRSP will take precedence.

### 5.5.1 GENERAL SIGN DESIGN GUIDELINES

The building architecture should be designed to accommodate signage and other graphics as an integral part of the building design.

- Illuminated signs should be fixed and directed to control and avoid light pollution
- Individual letter characters are encouraged.
- Metal signs may be made of aluminum, brass, bronze, copper, or stainless or welded steel.
- Raised “Halo” letters on building face; pedestrian oriented blade signs; sculptured cantilevered signs; non-internally lit signs with lighting from a secondary source; and artistic neon signs backed by building face or storefront are encouraged.
- Signage is intended to be unique and original for each establishment and executed with a high degree of craftsmanship.



Community art

## A.6 Community Art and Monumentation

### A.6.1 COMMUNITY ARTS PROGRAM

The WRSP strongly supports the inclusion of community art as an enrichment of the public community space. Art blended with urban design in the NVRG can add value to the experience of the place. Community art should not only be an individually commissioned pieces, but an attitude towards the elements that make up the public realm as experienced within a community. Given the unique identity established by the NVRG, community art can have a complementary role in energizing and defining the spaces. The NVRG may include items such as:

- A thoughtful and carefully selected lighting program that uses fixtures to establish a character.
- Adding banners and hanging planters or other decorative items to lighting fixtures.



Art in community gathering spaces



Infrastructure as art

- Special paving to highlight areas within the community of special interest.
- Low walls and seating areas that are designed to encourage pedestrians to linger and fully experience a space.
- Landscape architecture elements such as custom benches, trash receptacles or bike racks.
- Rethinking standard infrastructure items such as man hole covers and tree grates, that typically are “off the shelf” items, but in focal point places, can be created as a custom art piece.
- Incorporating focal points for commissioned permanent or rotating art.
- Preservation of particularly creative graffiti art on the ruins themselves, or wall space dedicated to shows of street art.
- Providing small venue spaces for performance art.
- Building facade elements such as mosaics, frescos and custom iron work.
- A custom wayfinding/community signage program.
- Interactive fountain or water elements.

Key to the quality of the community environment is eliminating visual clutter by creating a cohesive program of street furnishings such as trash receptacles, and newspaper vending fixtures. These features should be provided on a community wide basis and are regulated as part of the WRSP.



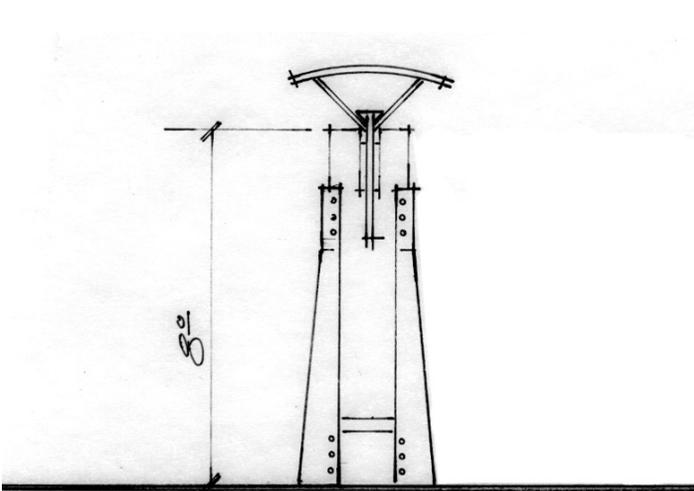
Community monumentation as art



Creating a sense of place



Community Identification



Freestanding tower

## A.6.2 COMMUNITY MONUMENTATION

A cohesive program of community identification; form the community threads which tie all aspects of the community together within the context of varied architecture.

Community monumentation is a strong visual element that defines and enhances a community's special sense of place. These elements define a district within the greater context of a town. The community's personality is displayed by these features. The icons of classic communities are traditionally monuments that signalize your arrival and an entry or focal point.

- The palate of identification for the WRSP Area is based upon the free standing monuments that exist as part of the ruins.
- The monumentation may include pilasters, low walls, or strategically placed pieces of community art.
- They may also be a focal point created as an element of a building such as a tower, or a publicly visible landscape or retaining wall.

The design of the community identification is unique and takes its cues from the ruins. Materials have a permanence to them, complement the architecture of the community or create a counterpoint, and may include materials such as steel or other metals, concrete, tile, brick, stone and glass. A typical pilaster monument is shown here.

Monumentation locations are identified on the following plan:

## A.7 Walls and Fencing Design Guidelines

### A.7.1 GENERAL DESIGN GUIDELINES FOR WALLS

- Walls and fences are to be minimized to the greatest extent possible and their design should be complementary to the building architecture.
- Site walls should be made of materials complementary to the building architecture palette.
- Walls, which are located in visually prominent locations, should be decorative and faced with a material such as stucco or stone.
- Concrete retaining walls should only be used where necessary for structural and spacial requirements.

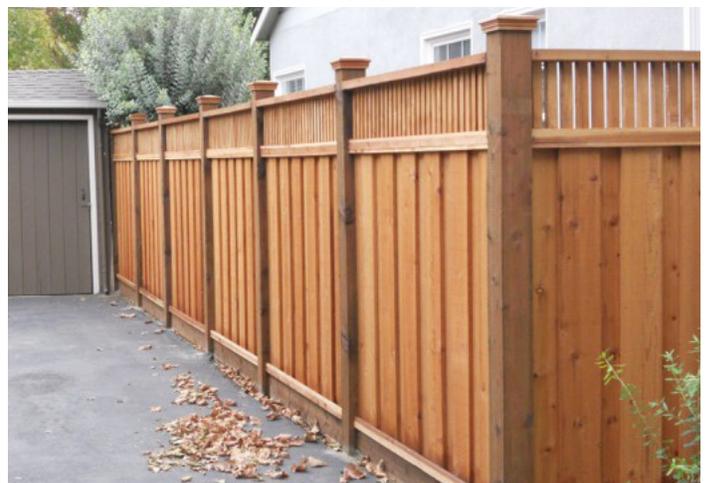
- Plantings should be utilized to minimize the visual impact of all retaining walls.
- Walls, fencing materials and colors should complement adjacent architecture. Typical fence designs are shown here.

### A.7.2 GENERAL DESIGN GUIDELINES FOR FENCES, SOUNDWALLS AND VIEW FENCES

- Fences throughout residential landscapes should be constructed of wood, metal, masonry, or a combination of these products to maintain the community theme and provide continuity.
- There are four (4) distinct levels of fencing and walls, such as standard privacy fencing, enhanced privacy fencing, enhanced soundwalls, and view fences.
- Standard six-foot (6') high privacy fencing of a 'good neighbor' type should be used on all fences located between private lots which are not visible to the public view.



*Combination of Fencing Materials*



*Traditional residential wood fence*

- Fencing should be constructed of weather-resistant wood products and should have a continuous wood cap covering the ends of all posts and fence boards.
- All wood fencing should be sealed and stained with clear finish products.

**A.7.3 RESIDENTIAL NEIGHBORHOOD FENCING DESIGN GUIDELINES**

- Enhanced 6’ high privacy fencing should be used on any fence visible to the public view and should be created using weather-resistant wood products, an enhanced horizontal ‘decorative’ top, a horizontal ‘plain’ bottom, and decorative post caps.
- All wood fencing should be sealed and stained with clear finish products.
- View fences should be located along any property line between public and private property which abut the public open spaces such as the parks and areas where landscape views are to be maintained.
- View fences should be 6’ in overall height from finish grade and should be constructed primarily using wire mesh and decorative tubular steel.
- Where no low wall or fence defines the front yard, side/rear fences between homes should be set back at least eight feet from the fronts of garage.

**A.8 Crime Prevention Through Environmental Design (CPTED) - Design Guidelines**

CPTED design guidelines should be used during all processes of the design, from initial concept planning to execution and also at all levels, from community wide planning to individual homes.

The four elements of CPTED include:

1. Natural Surveillance

Natural Surveillance is a design concept directed primarily at keeping intruders under observation. It utilizes design features to increase the visibility of a property or building. The proper placement and design of windows, lighting, and landscaping increases the ability of those who care to ob-

serve intruders as well as regular users, and thus provides the opportunity to challenge inappropriate behavior or report it to the police or the property owner. When natural surveillance is used to its greatest advantage, it maximizes the potential to deter crime by making the offender’s behavior more easily noticeable to a passing individual, police patrol, or private security detail.

It also involves providing a good visual connection between residential and/or commercial units and public environments such as streets, common areas, parks, sidewalks, parking areas and alleys.

2. Natural Access Control

Natural access control employs elements like doors, shrubs, fences, and gates to deny admission to a crime target and to create a perception among offenders that there is a risk in selecting the target. The primary thrust of an access control strategy is to deny access to a crime target and to create a perception of risk to offenders. Physical and mechanical means of access control-locks, bars, and alarms can supplement natural access control measures if needed. A fence around a neighborhood playground is an example of an access control measure that protects children from wandering off and inhibits entry of potential offenders.

3. Territorial Reinforcement

Territorial reinforcement employs such design elements as sidewalks, landscaping, and porches to help distinguish between public and private areas and helps users exhibit signs of “ownership” that send “hands off” messages to would-be offenders. The concept of territorial reinforcement suggests that physical design can create or extend a sphere of territorial influence and potential offenders perceive that territorial influence. For example: low walls, landscape and paving patterns to clearly define the space around a unit entry as belonging to (and the responsibility of ) the residents of the unit.

4. Maintenance

Lastly, care and maintenance allows for the continued use of a space for its intended purpose. Deterioration and blight indicate less concern and control by the intended users of a site and indicate a greater tolerance of disorder. Proper maintenance protects the public health, safety and welfare in all existing structures, residential and nonresidential, and on all existing premises by establishing minimum requirements.

# APPENDIX B GENERAL PLAN CONSISTENCY

## B.0 General Plan Policy

A “town center” should be established in proximity to the closed basalt plant which functions as the symbolic center of American Canyon. A wide diversity of uses characterized by a high level of activity should be accommodated, including government, retail, office, service, entertainment, housing, and open space. The center should be developed as a pedestrian-oriented village that is physically linked by pedestrian and bicycle trails and other elements to surrounding neighborhoods and districts.

Watson Ranch Specific Plan (WRSP) calls for housing, parks and open space, and a non-residential component – the Town Center Mixed Use area (TC-1 MU) also referred to as the Napa Valley Ruins & Gardens (NVRG), which allows retail, entertainment, hotels, events center for weddings, receptions, farmers’ market, restaurants, winery, wine tasting and related uses. The WRSP also provides a site which would allow public and or private community facilities such as church, day care, non-profit community-oriented service or government offices.

The WRSP will function as the symbolic center of the city due to the following aspects:

- Retention of iconic structures such as the rotunda building.
- High level of activity programmed for the TC-1 MU area, including both public and private functions.
- WRSP Circulation Plan includes multi-use trails which link TC-1 MU subarea to the remainder of the WRSP, existing residential neighborhoods, and other off-site destinations.

## B.1 Land Use Element

**1.6.7 Work with local agricultural producers to consider the possible establishment of farmers markets, festivals, site tours, and other events that emphasize the agricultural and rural character of the region. (I 1.23)**

**1.11.8 Require that any lands proposed for dedication to the City (parks, schools, etc.) be usable and appropriate for the intended use and a source of funds to maintain the area be confirmed to ensure that inappropriate costs are not shifted to the City. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)**

*Events and festivals open to the public such as a farmers’ market and community gardens are allowable uses for the TC-1 MU area.*

*Chapter 9 (Implementation) proposes the establishment of a Community Facilities District (CFD) and/or a Lighting Landscaping Assessment District (LLAD) to pay for the cost of public park maintenance, street lighting and other similar improvements. There will be Homeowners Association (HOA) for the residential portion of the WRSP. The HOA will maintain any private recreational facilities and common areas. See Implementation Chapter for financing information.*

**1.12.1 Accommodate the development of parks, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with the intended residential function and subject to City review and approval. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)**

**1.15.4 Require that mixed use structures and sites be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access. (I 1.1, I 1.4, I 1.5, 1.11, and 1.14)**

**1.15.5 Require that mixed-use developments be designed to provide adequate transitions with adjacent land uses, which may include horizontal and vertical setbacks, landscape, screening elements, and similar techniques. (I 1.1, I 1.4, I 1.5, 1.11, and 1.14)**

**1.18.4** Require that entertainment, drinking establishments, and other uses characterized by high levels of activity provide adequate physical, safety, and operational measures to prevent negative impacts on adjacent properties. (I 1.1, I 1.4, I 1.5, I 1.11, and I 1.12)

**1.19** Provide for the development of a Town Center that physically and functionally serves as the symbolic and identifiable focus of community activities and events for the City of American Canyon and which is a regional destination within Napa Valley. The Town Center shall have two principal land use areas: (s) Town Center Core Area, and (b) Town Center Residential Neighborhoods. The Town Center Core Area shall mean the area around the basalt industrial ruins which will be developed with the land uses described in Policy 1.19.2 below to create a the residential areas portion of Town Center that surrounds the Town Center Core Area, which shall be developed with land uses described in 1.19.4 below

*The WRSP designates land for public parks. Other community facilities which may be developed as day care or other community facilities are allowable uses in the NVRG.*

*While the TC-1 MU Land Use Category provides a list of allowable uses and development standards, the precise nature and intensity of such uses cannot be determined at the time of consideration of the WRSP.*

*Potential conflicts between residential and commercial uses will be addressed in the context of subsequent approval when there is a specific development proposal.*

*The WRSP has two sub-areas: (1) Watson Ranch Residential and (2) NVRG. The Watson Ranch Residential provides residential neighborhoods surrounding the nonresidential uses in the NVRG subarea. The allowable uses and the proposed public improvements within the NVRG:*

- Provide a focal point for community activities.
- Functions as a regional destination with such allowed uses as a hotel, winery, and specialty retail and events center.

**1.19.1** Ensure that the Town Center shall have two principal land use areas: (a) Town Center Core Area, and (b) Town Center Residential Neighborhood.

**1.19.2** Require that the Town Center Core Area will be the “downtown” for the City of American Canyon, centered around the basalt industrial ruins and quarry lake, including:

a. A rich diversity of land uses which may include

government and community services, retail commercial, professional offices, entertainment, restaurants, cultural facilities (museums, libraries, etc.), visitor-serving facilities (hotels, information centers), event center/conference center, wineries, transit, parking, variety of housing types including single family attached and detached, townhouses, condominiums, mixed-use and apartments, and public park and other amenities;

b. A plaza to facilitate community gatherings and events.

**1.19.3** Require that the Town Center Core Area is surrounded by the Town Center Residential Neighborhoods in order to satisfy the City’s need for housing and to support the economic vitality of the commercial uses within the Town Center Core Area.

**1.19.4** Provide for a broad range of housing types within the Town Center Residential Neighborhoods, including single family detached, attached single family, townhouses, condominiums, and apartments

*The WRSP consists of two principal land use areas. The Town Center Mixed Use area NVRG(MU) corresponds to the Town Center Core Area. The remainder of the WRSP consists of residential uses, corresponding to the Town Center Residential Neighborhoods.*

*The TC-1 MU area provides for a diverse range of land uses. The land uses allowed include: specialty retail, restaurants, hotel, event center, wine tasting, winery, brewery, distillery, parking, open space and public park. This subarea land uses also include a variety of live/work residential.*

*The TC-1 TC area includes the provision of a 1 to 2 acre public plaza with an adjoining site for a community center.*

*The WRSP residential areas surround the TC-1 MU area (corresponding to the Town Center Core Area). Higher density uses are located more proximal to the TC-1 MU area.. The densities then transition to lower densities moving away from the TC-1 MU to the north. The WRSP provides for a broad range of housing types including single family detached, attached single family, townhouses, condominiums, and apartments.*

**1.19.5** Require that the Town Center Residential Neighborhoods provide sites for public parks, with the size of facilities corresponding to the future population of the Town Center and which may allow community facilities that support residences. (See WRSP Executive Summary, General Plan Amendment),

**1.19.6 Provide for the extension of Newell Drive, which will define the eastern boundary of the Town Center, connecting with Highway 29 in the vicinity of Green Island Road and for the extension of South Napa Junction Road from Highway 29 to Newell Drive.**

**1.19.7 Determine the location of land uses within the Town Center through the subsequent approval of one or more Specific Plans.**

**1.19.8 Determine the range of residential densities allowed through the subsequent approval of one or more Specific Plans, with the guiding principle that, in general, densities will be highest around the Town Center Core Area with decreasing density further away**

**1.19.9 Determine the range of intensities of non-residential uses, as measured in building height and/or floor area ratio, through the subsequent approval of one or more Specific Plans, with the guiding principle that in general, intensity will be highest around the Town Center Core Area with decreasing intensity further away.**

**1.19.10 Provide for unified design standards and a cohesive development through the adoption of one or more Specific Plans for the Town Center**

*The WRSP provides for approximately 33 acres of public parks . The acreage of the public parks exceeds the City’s park land dedication policy of 5 acres of public park land per 1000 residents.*

*The WRSP provides an alignment for Newell Drive along the eastern boundary of the property. The alignment is consistent with the Circulation Element depiction. This alignment is within the boundary of the WRSP and within the existing city limits.*

*The WRSP determines the location of land uses within the entire area designated by the City’s General Plan as “Town Center”.*

*The WRSP provides for three residential density categories: medium density (MDR-12 land use designation – between 2 and 12 dwelling units per gross developable area), medium density (MDR-16 – between 8 and 16 dwelling units per gross developable acre), and high density (HDR – minimum of 20 dwelling units per gross developable acre).*

*The Land Use Plan shows that MDR-16 and HDR areas are immediately around or within the NVRG. The medium density (MDR-12) residential is generally further from the NVRG Area.*

*Chapter 4 contains a description of the range of non-residential uses within the WRSP. Appendix A contains design guidelines for WRSP.*

**1.19.11 Ensure that the Town Center is a sustainable, “green” development through the implementation of low impact development practices, highlighted in Appendix A. Such features could include:**

- a. use of recycled water for landscape irrigation
- b. use of drought tolerant vegetation
- c. energy efficient buildings
- d. pedestrian and bicycle circulation system
- e. mix of land uses which reduce travel

**1.19.12 Require that the Town Center Core Area provide a pedestrian-oriented, “village environment, including a plaza as a gathering place for community activities.**

**1.19.13 Require the implementation of public streetscape improvements that uniquely identify the Town Center, including elements such as landscape, street furniture, signage, and lighting; public street sections may vary from citywide standards in order to create this unique identity.**

**1.19.14 Require that development of Town Center incorporate the natural and cultural resources on site including:**

- a. preserving portions of the basalt industrial ruins and incorporating them into the commercial and public activities, to the extent it is economically viable;
- b. preserving the quarry lake as a future public park site, for the benefit of both Town Center residents and the residents of the City as a whole.

*The WRSP details out low impact development practices, outlined in Appendix A. The WRSP requires use of recycled water for landscape irrigation for major park and arterial landscape parkways, and provides guidance for the use of drought tolerant landscaping, and energy efficient homes. The Plan includes an extensive system of neighborhood multi-use paths (pedestrian and bicycle) which links neighborhoods with parks and*

commercial areas; in addition, the local paths will connect with two regional trails – Napa Valley Vine Trail and River to Ridge Trail. The WRSP features a mix of land uses including residential, parks, and commercial areas which will reduce automobile travel.

Residential neighborhoods within the WRSP are linked to the NVRG Area (Town Center Core) through a system of multi-use trails. The NVRG Area will include public gathering space such as a plaza which will accommodate gatherings for community events.

WRSP design guidelines, as contained in Appendix A, provide unique standards for the NVRG Area.

A substantial portion of ruins will be activated; those preserved portions will be incorporated into commercial and public activities.

The Quarry Pond will be preserved and the surrounding area will be dedicated to the city and improved as a public park.

#### **Development Policy: Community Subarea M – Town Center**

##### **Uses/Density:**

- **Location and types of land uses, residential densities and non-residential intensities shall be determined through approval of subsequent Specific Plan(s) (1.19.7)**

##### **Design and Development:**

- **WRSP required prior to development of any portion of the site (including land use plan, circulation plan, infrastructure plan, public facility plan, conceptual landscape plan, and similar elements) (1.19.10)**
- **Adherence to Town Center Design and Development Principles sections 1.19.10-1.19.14**
- **Create a “main street” design in the commercial portion of the Town Center Core Area with such items as on-street parking, plaza and buildings constructed to the right-of-way line (1.19.12)**
- **Incorporate pedestrian and bicycle circulation linkages to the Community Commercial Center along Rio Del Mar**
- **Provide view corridors to the Napa River, valley, and foothills**
- **Encourage the retention and integration of existing structures previously used for the basalt plant operations**

- **Town Center Core Area will be centered around the basalt industrial ruins and quarry lake; this mixed-use area will have higher residential densities and higher intensity of non-residential uses; Residential Neighborhoods will surround the Core Area and will generally have lower residential densities and will include community facilities such as a park**

*The WRSP identifies Land Uses, a range of residential densities and describes non-residential uses and densities.*

*WRSP is being proposed in advance of development of the area.*

*The circulation plan calls for a pedestrian and bike trail along Rio Del Mar to Highway 29.*

*A substantial portions of ruins will be preserved and re-used..*

*The WRSP calls for Medium and High Density residential surrounding core area.*

**1.32.5 Require the use of drought-tolerant species in landscape design in accordance with the provisions of the Water Conservation and Landscape Act. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.7, and I 1.8)**

**1.32.6 Require that commercial, industrial, and multi-family residential development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.7, and I 1.8)**

*The Design Guidelines in the WRSP address landscape design and the use of drought-tolerant species.*

*The WRSP Master Landscape Plan requires uses of drought-tolerant species.*

# B.2 Housing Element

## PROGRAM 2.1.2

*Sustain residential land use designations that:*

1. *Include a minimum density for each designation's range of permitted densities.*
2. *Allow flexibility in the types of units that may be constructed in master-planned communities and other planned developments.*
3. *Include a density category that, when combined with an affordable housing density bonus, is sufficiently high enough to facilitate the development of lower-income housing.*

*The residential portion of WRSP provides three density categories: LDR, MDR, and HDR. Each density category has a minimum and maximum density as defined by the City's General Plan.*

*WRSP will be a master planned community. It provides flexibility in the types of housing units as follows:*

4. *Medium Density Residential allows single family detached, single family attached and townhouses*
5. *High Density Residential allows both apartments and townhomes*
6. *The Implementation Chapter 9 allows a density transfer, which means the redistribution of residential units from one planning area to another, under specified procedures and criteria*

*The High Density Residential has a density range of 18 to 30 dwelling units per acre*

**Policy 2.2.1 Allow flexibility in the type of units developed on vacant, residentially designated properties in master-planned communities and other planned developments.**

**Policy 2.2.2 Require larger projects to include a mix of housing types**

**Policy 2.2.3 Encourage the development of residential uses in association with compatible nonresidential uses.**

**Objective 2.3 Promote residential design that is functional, people and pedestrian-oriented, aesthetically pleasing, and contributes to a sense of community through the sensitive arrangement of buildings, open space (public and private), and circulation (vehicular and pedestrian). Encourage innovative and creative design in residential projects.**

**Policy 2.3.1 Ensure that new residential development fulfills the above objective through the establishment and application of comprehensive design guidelines and development standards.**

**Objective 2.6 Expand the availability of affordable housing in American Canyon**

*WRSP will be a master planned community. It provides flexibility in the types of housing units as follows: Low Density Residential allows both single family detached and secondary living units*

*Medium Density Residential allows single family detached, single family attached and townhouses High Density Residential allows both apartments and townhomes*

*The Implementation Chapter 9 allows a density transfer, which means the redistribution of residential units from one planning area to another, under specified procedures and criteria.*

*WRSP allows a broad range of housing types including single family attached, single family detached, townhomes, apartments, condominiums, and secondary living units.*

*WRSP proposed residential uses in conjunction with nonresidential uses.*

*The WRSP Circulation Plan provides an extensive system of multi-use trails linking the plan area and providing connections to regional trails. WRSP provides approximately 36 acres of public and private open space.*

*WRSP contains comprehensive design guidelines and development standards.*

*WRSP does not call for the construction affordable housing within the project boundaries.*

**PROGRAM 2.13.1 Require all residential projects of ten or more above moderate-income units to include affordable units.**

**The intent of the Inclusionary Alternatives is to provide options for developers while still meeting the City's affordable housing demand. Alternatives to providing on-site inclusionary units are 1) the provision of the units at an acceptable off-site location or 2) payment of in-lieu fees to the City's Housing Fund, to be used in the provision of housing affordable to lower-income households, or 3) the dedication of suitable land to the City for future inclusionary units, or 4) if the project exceeds its required inclusionary amount, the project owner may request inclusionary credits be counted toward another project subject to the approval of the City Manager**

Included within Zoning Code Chapter 19.28 Inclusionary Housing Requirements is Section 19.28.050, Inclusionary Alternatives. Subsection B.2. states:

Provided, however, that the following alternatives to providing inclusionary units on-site may be approved by the decision-making body if it finds that evidence presented by the applicant shows that on-site inclusionary units are infeasible due to project size, location or site characteristics, or that the alternative would further housing opportunities for lower-income households to an equal or greater extent: The provision of some or all of the required inclusionary units at an offsite location.

The payment of an in-lieu contribution to the City equal to \$10,250.00 per unit in an ownership project. (The in-lieu contribution alternative is not available to rental projects.)

All fees shall be updated annually to adjust for market conditions.

Dedication of suitable land can be accepted as a substitute for payment of fees

*The WRSP proposes that project will comply with the Inclusionary Housing Ordinance through payment of an in-lieu fee or its financial equivalent.*

## B.3 Economic Development

### Town Center Development

The City currently does not have a Town Center. Designation of the basalt plant area to be a government center and a commercial core will provide at least one stimulus for further development in the long term.

3.6.2 Provide and promote opportunities for uses which capitalize on the City's proximity to the wine country and the airport, as well as take advantage of the City's natural resources. Consider tourist- supported commercial activities, such as a wine train depot, winery outlets, hotel, and golf course.

3.7.1 Adopt a Specific Plan for the Highway 29 commercial corridor and Town Center to guide future developments. Provide for a cohesive urban design which creates and maintains an attractive image to ensure that the City captures its full potential share of market demand. (I 3.1)

Objective 3.8 In the long term, improve and strengthen the City's identity through the creation of a Town Center as a principal government and commercial center.

3.8.5 Encourage the development of uses in the designated Town Center area (e.g., theater complex, auditorium, cultural entertainment, dining, retail, or other) that would draw residents, promote foot traffic and provide evening activity. (I 3, 6)

*The NVRG provides for a variety of commercial uses within the NVRG Area.*

*The NVRG provides for commercial uses in and around the ruins of the Portland Cement Company structures and basalt plant structures. These structures provide a unique environment for specialty retail, wineries, pubs, distillery, special events and entertainment. Development of this unique property assists in establishing the City's identity and image.*

*The allowable uses within the NVRG includes several regional (tourist-oriented) uses such as hotel, events center for weddings and receptions, winery, pubs, distillery, and specialty retail.*

*The WRSP is the specific plan for the Town Center area. It will include design guidelines to ensure a cohesive and attractive design.*

*The NVRG Area corresponds to the Town Center Core Area in the General Plan. It is planned as a mixed-use area where government uses are an allowable **amphitheater(s)***

*The uses allowed in the NVRG include uses that generate activity such as: specialty retail, events center for weddings and receptions, winery, brewery, distillery, hotel, restaurants, farmers market and outdoor **amphitheater** for entertainment.*

## B.4 Circulation Element

Achieve and maintain a Multimodal LOS D or better for roadways and intersections during peak hours where possible and as long as possible. However, recognizing that LOS D may not be achievable or cannot be maintained upon full build-out of the General Plan, due to traffic generated from sources beyond the control of the City, the City Council shall have the discretion to only require feasible mitigation measures that may not achieve LOS D, but will reduce the impact of any development use or density planned for in the Land Use Element of the General Plan.

**1.24 Impacts of new development.** Based upon the findings of a transportation impact analysis, consistent with Guiding Policy 1.26, new development will be responsible for mitigation of transportation related impacts.

**1.34 Rights-of-Way fully within master plan boundaries.** Planning areas shall not use roadway centerlines as boundaries. Roadways shall be built to their full width within the annexed City limits. Part-width roads shall not be permitted where master plan areas abut unincorporated properties that are not expected to be annexed to the City within the time frame of this General Plan. Road rights-of-way that demarcate the edge of a planning area shall be fully contained within the development area boundary, and expanded only within that boundary.

**4.10 New railroad crossings.** Provide new crossings across the railroad (UPRR) in conjunction with the planned roadway improvements shown on Figure 3. The provision of new crossings will ensure at least one cross-town route is maintained in case rail activity interrupts local and regional traffic flow and/or emergency access. New crossings will be at: Newell Drive (grade separated); and Rio Del Mar or South Napa Junction Road (initially at-grade, may be grade separated in the future).

*An Environmental Impact Report was prepared by the City prior to its consideration of WRSP. A determination of the LOS was made through the EIR process.*

*New development shall mitigate its share of transportation-related impacts.*

*The alignment for Newell Drive extension is proposed along the eastern boundary of the WRSP. The proposed roadway is entirely within the city limits and entirely within the boundary of the WRSP.*

*The WRSP incorporates a below grade or at grade crossing at Rio Del Mar connecting Highway 29 with Newell Drive. This will ensure a cross town connection without interruption by the rail activity.*

*Should an at-grade or grade-separated railroad crossing at Rio Del Mar prove unfeasible, an alternate route for providing the connection with Highway 29 is South Napa Junction Road. There exists a private at-grade railroad crossing at South Napa Junction that is the subject of a previous settlement agreement.*

## **B.5 Utilities Element**

**5.8.1** Require improvements to the existing water supply, distribution, storage, and treatment facilities necessitated by a new development proposal be borne by the project proponent (in proportion to benefit); either through the payment of fees, or by the actual construction of the improvements. (I 5.2, I 5.8, and I 5.9)

**5.10.3** Require that adequate storm drain and flood control facilities be constructed coincident with new development. (I 5, 24, 15,25, and I 5.33)

**5.11.** Require improvements to existing storm drain and flood control facilities necessitated by a new development proposal be borne by the project proponent; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation. (I 5.30, I 5.31, and I 5.33)

**5.16.1** Require that the cost for improvements to the existing wastewater collection and treatment facilities necessitated by a new development proposal be borne by the project proponent in proportion to benefit; either through the payment of fees, or by the actual construction of the improvements. (I 5.51 and I 5.52)

*The Infrastructure Chapter of WRSP identifies the improvements for water distribution, storage and treatment necessary to serve the proposed development. A Water Supply Assessment was prepared in conjunction with the EIR. New development with WRSP will make a proportionate contribution to the City's water distribution, storage and treatment facilities.*

*The Infrastructure Chapter of WRSP identifies the storm water detention and conveyance facilities needed to serve the development. The WRSP states that appropriate storm water detention and conveyance facilities shall be constructed with each phase of development. These facilities will be designed and constructed to accommodate a 100-year storm event.*

*New development with WRSP will make a proportionate contribution to the City's wastewater collection and treatment facilities.*

## B.6 Public Services and Facilities

**6.1.1** Work with the Napa Valley Unified School District to ensure that school facilities and programs are expanded commensurate with the City's population growth and development. (I 6.1 and I 6.2)

*Development in the WRSP Area shall mitigate its school impacts through the payment of school impact fees, pursuant to controlling law.***6.1.13** Locate preschool and day care facilities in appropriate areas throughout the City to meet the needs of a growing population. Require master planned areas to designate sites for daycare facilities. (16.1 and I 6.4)

*The WRSP Land Use Plan includes the Town Center Mixed Use (TC-1 MU) area (NVRG) where allowable uses include community facilities such as a community center site, preschool and day care uses.*

## B.7 Parks and Recreation

**7.1.1** Provide a sufficient number of mini, neighborhood, community and regional park facilities to achieve a minimum standard of 5 acres of parkland per 1,000 residents (see Figure 5-1 and Table 5-1 for an illustration and explanation of existing park facilities). (I 7.1)

**7.1.3** Work toward the establishment of a system of public parks interconnected by off-street trails or bicycle lanes. (I 7.1 and I 7.4)

**7.2.5** Require all large scale developments to incorporate an internal trail system with linkages to the surrounding sidewalk network. (I 7.7)

*The WRSP Land Use Program allows for a maximum of 1439 dwelling units. Using the 3.49 persons per dwelling unit figure in the City's General Plan, the project would have 5022 residents. At 5 acres per 1000 residents, the standard for parkland for the WRSP is 25.1 acres. The WRSP Land Use Plan designates approximately 33.27 acres for public park and open space uses, exceeding the City standard.*

*As shown on Figure 5.1 of WRSP, the public parks are connected by a series of multi-use trails.*

*As shown on Figure 5.1 of WRSP, there is an internal system of multi-use trails which connect neighborhoods with public parks, commercial areas and regional trails.*

**7.3.1** Establish the following classifications for American Canyon's parks:

a. Mini-Park-Mini parks are less than one acre in size and are not designed for active recreational uses. They do, however, provide passive open space and buffering from adjacent urban development and typically include elements such as walking paths and benches.

b. Neighborhood Park Neighborhood parks are usually two and a half to five acres in size and are primarily planned for children five to fourteen years of age. To maximize the use of the parcel, these parks are ideally located within the center of a neighborhood and sited adjacent to a school whenever possible. Recreation facilities typically provided in neighborhood parks include children's play areas (ideally equipped with a variety of play equipment for a range of users), picnic tables, and basketball courts. The service area for a neighborhood park is generally one-quarter to a one-half mile radius.

**7.4.4** Require that adequate development and maintenance funds are available before new parklands are acquired. (I 7.24)

**7.4.7** Require that new residential subdivisions dedicate parklands within their project boundaries, unless it is the City's objective to develop a park that serves the subdivision at an alternative location as specified in the Parks and Recreation Master Plan, in which case in-lieu fees shall be provided by the developer. (I 7.1 and I 7.3)

**7.4.8** Require that new multi-family residential developments of five or more units provide recreational or open space facilities onsite and contribute fees that aid in the public development of other facilities to offset additional demands generated by their resident population. (I 7.1 and I 7.3)

*The WRSP Land Use Plan shows two large parks which serve the WRSP community. The type of recreational facilities and recreational uses within each park will be determined through City approval of a conceptual park plan concurrent with a tentative subdivision map.*

*The parks within WRSP will be dedicated and improved by the project for fee credits. That policy also requires that public parks be maintained through a Lighting Landscaping Assessment District, which must be established concurrently with final subdivision map approval.*

*The dedication of park land shall occur through the City's approval of final subdivision maps.*

*The Development Standards require multifamily residential development to include private open space at a ratio of 80 square feet per dwelling unit and 150 square feet of common open space per dwelling unit. The common open space would provide for recreational and open space facilities onsite.*

**7.7.4 Design and improve community and neighborhood parks according to the following:**

- a. locate on collector or neighborhood streets, accessible to adjacent residential neighborhoods;
- b. site uses so that they do not adversely impact adjacent residences (e.g. locate high activity, noise-generating uses away from residences);
- c. provide parking so that it does not disrupt abutting residences;
- d. design for defensible space;
- e. site parks away from high noise generators (highways) and other nuisances (i.e., power lines); and
- f. incorporate park landscape that is compatible with the landscape of adjacent areas. (I 7.4, 1 7.5, and 1 7.28)

*As shown on the Land Use Plan, all public parks are located on collector or neighborhood streets and accessible to surrounding residential neighborhoods.*

*Landscaping within the parks should support the overall character of the Watson Ranch Community as defined by the Design Guidelines.*

## **B.8 Natural & Historic/Cultural Element**

**Goal 8E To promote the preservation and restoration of the sites, structures and districts that have architectural, historical, archaeological and/or cultural significance to the City of American Canyon.**

**Objective 8.19 Ensure that the City’s historically and archaeologically significant resources are protected in a manner that preserves and/or enhances the resources’ inherent historic value,**

### **Policies**

**8.19.1 Conduct a comprehensive survey of archaeological and cultural resources and historic vegetation that is based on established criteria and encompasses the entire City and its Sphere of Influence. (I 8.40)**

**8.19.2 Adopt a Preservation Ordinance that will authorize the City to designate appropriate vegetation or archaeological sites deemed to be of historic, archaeological, or cultural significance an American Canyon City Historic Point, Site or District. Such an ordinance shall conform to state and federal criteria for establishing a preservation ordinance. (I 8.5, I 8.48, and I 8.49)**

**8.19.4 Though the design review process, encourage compatibility between new development and existing adjacent historic structures in terms of scale, massing, building materials and general architectural treatment. (J 8.29)**

**8.20.4 Prohibit demolitions if other alternatives exist that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Variances of setbacks, heights and parking requirements should be given to make the preservation of an existing historic building feasible when no other reasonable alternative exists. (J 8.49)**

**8.20.4 Prohibit demolitions if other alternatives exist that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Variances of setbacks, heights and parking requirements should be given to make the preservation of an existing historic building feasible when no other reasonable alternative exists. (J 8.49)**

**8.20.5 Encourage appropriate adaptive reuse of historic resources such as the Basalt Plant in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods and/or agricultural land from incompatible uses. (I 8.49)**

*The City has not established criteria or conducted an archaeological and cultural resources survey for the city and its Sphere of Influence. An archaeological survey was prepared by ESA (dated 4/2006). Further assessment was included in the EIR. The evaluation of the resources onsite will be evaluated in accordance with applicable State and federal criteria and guidelines.*

*The City has not adopted a Preservation Ordinance.*

**8.13.1 Encourage the preservation of agricultural uses on the City’s periphery through the creation of a permanent greenbelt. (I 8.11, I 8.17, r 8.26, I 8.28, and I 8.41)**

*Through the initiative process, the City has adopted an Urban Limit Line (“ULL”), as part of its General Plan. In*

accordance with the provisions of that initiative, no urban development may occur outside the ULL. The terms of the initiative remain in effect until January 1, 2030.

## B.9 Geology Element

**9.4.1** Require the determination of the landslide, slope instability, and erosion potential of all proposed development sites with a grade of 10 percent or greater and incorporate pertinent measures in the project design to mitigate this potential. Exceptions to these mitigation requirements shall be considered for agricultural areas. (I 9.1, I 9.6, I 9.25, 19.27, and I 9.28)

**9.4.3** Prohibit the mass grading of slopes with a grade of 25 percent or greater and development on slopes with a grade of 50 percent or greater. For projects built upon slopes with a grade of between 15 and 25 percent, cluster the units and reduce overall density in accordance with Natural/Cultural Resources Policy 8.18.2. (I 9.1 and 19.2)

*A preliminary geotechnical study shall be prepared in conjunction with the WRSP EIR. The study evaluates the potential for landslides, slope instability and erosion and proposes mitigation measures. Development shall comply with any adopted mitigation measures in accordance with the Mitigation Monitoring and Reporting Program.*

*Development in WRSP Area is on land with a slope less than 15%.*

## B.10 Flood Hazards Element

**10.1.4** Ensure that storm water drainage is designed for peak flow conditions. (I 10.1)

*All storm water detention and conveyance facilities within the WRSP are designed to accommodate a 100- year storm event.*

## B.11 Noise Element

**Airport Vicinity Land Use Compatibility Criteria Land Use Zone E (Figure 11-2): Prohibited Uses: Noise-sensitive outdoor uses**

**Other Development Conditions: Overflight easement or deed notice required Examples of Normally Acceptable Uses: Any permitted use**

### Examples of Uses not Normally Acceptable:

- Amphitheaters
- Landfills
- Ponds
- Airport Land Use Zone E

**7. Maximum residential densities in accordance with local adopted General Plans and zoning designations. Consideration should be given to the proximity of flight patterns, frequency of overflight, terrain conditions, and type of aircraft in determining acceptable locations of residential uses. Referral to the ALUC for review of development plans prior to approval is recommended.**

**Objective 11.6 Minimize the potentially adverse noise impacts associated with the development of mixed-use structures in which residential units are located above ground floor commercial uses.**

**Policies 11.6.1 Require that the commercial component of a mixed-use project not generate excessive noise. (I 11.9)**

**11.9.1 Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons onsite, as well as within a reasonable and legally justified distance from the place of business, to minimize potential noise-related impacts on adjacent residential neighborhoods. (I 11.11)**

*The WRSP was submitted to ALUC for review and a conformance determination with the Airport Land Use Plan was made.*

*A Residential Compatibility Plan shall be prepared prior to approval of nonresidential development; noise standards and noise mitigation measures are included in that Plan.*

**11.9.2 Discourage the development of new nightclubs, discotheques, and other high noise-generating entertainment uses directly adjacent to any residential neighborhoods, residential dwelling units, schools, health care facilities, or other “noise-sensitive” land uses, unless it is demonstrated that adequate measures can be installed and employed by these establishments to adequately mitigate the potential impacts of onsite operations and/or offsite customer activities upon these areas. (I 11.8)**

*Such high noise-generating uses are not permitted per WRSP Table 4.2 (Permitted and Conditionally Permitted Uses).*





# **Watson Ranch Specific Plan Amendment**

April 2023

## **Redline Text Insertions and Deletions to Original WRSP (Tracked Changes)**

Yellow highlighted entries indicate figures and exhibits that  
can be viewed in the accompanying PDF.

# Executive Summary

The Watson Ranch Specific Plan (WRSP) Area is located within the city limits of American Canyon, in Napa County, California. The WRSP is a comprehensive planning document that will guide ~~future~~ development of the approximately 309-309-acre WRSP Area. The WRSP Area is an important part of the City's General Plan. ~~The proposed plan WRSP and~~ is intended to contribute significantly to the identity of American Canyon with its unique draw of new residential neighborhoods and the Napa Valley Ruins & Gardens (NVR&GNVRG). The adaptive re-use of the NVR&GNVRG will support community and private gatherings in a setting that is unlike anything else in the region. The WRSP completes the fabric of American Canyon by linking the community through roadways and regional trails and by creating a "Town Center" with community gathering places. New residential neighborhoods will provide a wide range of housing options. The WRSP development program includes the following elements:

1. A mix ~~of commercial, recreational, and community uses~~ used use Town Center located in and around the NVR&GNVRG that will consist of:
  - a. An adaptive reuse of the existing ruins NVRG area to include approximately 200,000 square feet of a variety of commercial uses ~~which includes the~~ , including a combination of indoor and outdoor spaces for an amphitheater, a wedding event venue, a corporate/private event center, amphitheater, restaurants, pubs, distillery, wine tasting, breweries, food trucks court, farmer's farmers' market, weddings, and corporate/public/private events, and outdoor dining. Uses not listed in the NVRG may be allowed through the City development review process (e.g., Conditional Use Permit).
  - b. A ~~200 room Boutique boutique Hotel hotel with approximately 200 rooms and 30 casitas private residences as part of the hotel.~~
  - c. The Quarry Lake ~~Park~~ with park, trails and open space uses.
  - d. ~~A community plaza and site for an approximately 20,000 square foot community center that will serve as an iconic gathering place for American Canyon visitors and residents.~~
  - e. Mixed-use and/or live-work housing of up to 50-10% of total units (included in residential project total).
2. Residential development consisting of ~~approximately 1,253 units with~~ varying housing types and densities to accommodate the current and future demographic trends. The summary of residential uses proposed in the plan are:
  - a. Approximately ~~114-102~~ acres (~~604-623~~ units) of medium density residential (MDR-12).
  - b. Approximately ~~49-65~~ acres (~~457-630~~ units) of medium density residential (MDR-16).
  - c. Approximately ~~9-6~~ acres (~~192-186~~ units) of high density residential (HDR) affordable housing.
3. Community amenities consisting of:
  - d. ~~A new elementary school site for up to 600 students.~~
  - a. Approximately ~~50-63~~ acres of parks and open space.
  - b. A community trail system that includes connecting portions of the Napa Valley Vine Trail and the River to Ridge Trail.
  - b.c. A community plaza and site for an approximately 20,000-square-foot community center that will serve as a gathering place for American Canyon visitors and residents.
4. Infrastructure improvements that include:
  - a. The extension of Newell Drive along the WRSP Area's eastern boundary.
  - b. The extension of Rio Del Mar from SR 29 to the Newell Drive Extension, to be named "Rio Del Mar East".

- c. A new ~~at grade or grade-separated~~ rail crossing ~~under at~~ the Union Pacific Rail ~~rail~~ Line ~~line~~ at Rio Del Mar East or South Napa Junction.
- d. Internal circulation for the WRSP Area.
- e. The water distribution system, sanitary sewer system, storm water drainage system and dry utilities to service the WRSP Area.

Finally, the WRSP sets forth a conceptual phasing plan and a financing program to address the timing of build out and the funding of the infrastructure associated with the WRSP.

## General Plan Amendment

The General Plan Land Use and Circulation Elements were amended in October 2018 as specified in the WRSP and concurrent with adoption of the WRSP. A General Plan Amendment will be required as specified in this amended WRSP, as described below and in subsequent chapters.

### PURPOSE

The purpose of ~~this proposed~~the General Plan Amendment is to recognize, and ensure consistency with and between, the City of American Canyon General Plan and the Watson Ranch Specific Plan, as required by controlling law, by amending the Land Use Element and by amending the Circulation Element to provide for the optimally feasible access and circulation connection between SR 29 and Newell Drive through the ~~Watson Ranch Specific Plan property~~WRSP Area.

In concert with ~~this~~the General Plan Amendment, which ~~anticipates and~~ requires the adoption of ~~the~~this ~~Watson Ranch Specific Plan amended~~ WRSP, the ~~Watson Ranch Specific Plan~~WRSP will be the ~~regulating~~ document ~~controlling~~regulating development of the ~~Watson Ranch Specific Plan property~~WRSP Area. ~~This General Plan Amendment anticipates and requires such Watson Ranch Specific Plan regulation for such property.~~ Specifically, this General Plan Amendment revises the General Plan Land Use Element to reflect the ~~Watson Ranch Specific Plan~~WRSP and the ~~Land Land Uses~~uses set forth therein, and revises the General Plan Circulation Element to reflect the roadways set forth therein and summarized below.

~~allow for one of two potential Major Collector connection points to SR 29 from the Watson Ranch Specific Plan Area (Rio Del Mar or South Napa Junction Road), the final determination of which will be determined based upon legal, technical, economic and other factors to be clarified and implemented in the detailed Watson Ranch Specific Plan. This amendment will add the planned Major Collector designation and Major Intersection designation to the Rio Del Mar alignment and intersection identified in the City's Circulation Element in Figure 3. This Major Collector, to be located at either Rio Del Mar or South Napa Junction Road, provides connection between SR 29 and the extension of Newell Drive, as reflected in this General Plan Amendment and the Watson Ranch Specific Plan this General Plan Amendment anticipates and requires. Finally, this General Plan Amendment reclassifies the segment of Newell Drive between the intersection of S. Napa Junction Road/Rio Del Mar and SR 29/Green Island Road from a 2 lane Arterial to a 2 lane Major Collector.~~

~~The specific details of the General Plan Amendment are described below.~~

### PROPOSED

~~The amendment will require the following changes:~~

1. ~~Land Use Element:~~
  - a. ~~Amend the General Plan Map (Land Use Map) Figure 1-1 to incorporate the Land Use Plan set forth in the WRSP by delineating the Town Center (TC) designation to include the following:~~

- ~~Medium Density Residential – 12 (TC-1 MDR – 12)~~
  - ~~Medium Density Residential – 16 (TC-1 MDR – 16)~~
  - ~~High Density Residential (TC-1 HDR)~~
  - ~~Public School (TC-1 Public)~~
  - ~~Parks and Open Space (TC-1 Park/OS)~~
  - ~~Napa Valley Ruins & Gardens (TC-1 MU)~~
- b. ~~Amend the Land Use Element Policy 1.19.6 as follows: “Provide for the extension of Newell Drive, which will define the eastern boundary of the Town Center, connecting with Highway 29 in the vicinity of Green Island Road and for the extension of Rio Del Mar or South Napa Junction Road from Highway 29 to Newell Drive”.~~

2. ~~Circulation Element~~

- a. ~~Amend Figure 3 of the Circulation Element to show the option for the east – west Major Collector between Newell Drive and SR 29 to connect with Rio Del Mar. (See amended Figure 3 following)~~
- b. ~~Amend Figure 3 of the Circulation Element by adding the “Major Intersection” Designation to the intersection of Rio Del Mar and SR 29 (See amended Figure 3 following)~~
- c. ~~Amend Figure 3 of the Circulation Element by changing the roadway classification from Newell Drive between Rio Del Mar – S. Napa Junction Road and SR 29/Green Island Road from 2 lane Arterial to a 2 Lane Major Collector (See amended Figure 3 following)~~
- d. ~~Amend Table 3, Page 11, of the Circulation Element to add reference to “Rio Del Mar” with footnote as reflected below (See highlight)~~
- e. ~~Amend Table 3, page 11, of the Circulation Element to change Newell Drive between Rio Del Mar – S. Napa Junction Road and SR 29/Green Island Road from a 2 Lane Arterial to a 2 Lane Major Collector (See highlight)~~

~~These amendments to the Land Use Element and Circulation Element are consistent with the Goals, Objectives and Policies of the General Plan, which remain otherwise unchanged.~~

**PROPOSED AMENDMENT**

The General Plan amendment will be consistent with this amended WRSP, and will require the following changes:

1. Land Use Element

- a. Amend the General Plan Map (Land Use Map) Figure 1-1 to incorporate the revised Land Use Plan set forth in the amended WRSP (Figure 4.1).
- b. Amend the Land Use Element Policy 1.19.5 [to read](#) as follows: Require that the Town Center Residential Neighborhoods provide sites for [a public park and a public school](#), public parks, with [the size of facilities corresponding to the future population of the Town Center and which may allow community facilities that support residences](#).

2. Circulation Element

- a. Amend Figure 3 (Major Circulation Improvements) of the Circulation Element to incorporate the revised Circulation Plan set forth in this amended WRSP (Figure 7.1). Amendments [consist of](#):
  - Adding Marcus Road (formerly Loop Road) between Rio Del Mar [East](#) and [Newell Drive](#) as a “Minor Collector” roadway classification.

- [Changing the roadway classification of Newell Drive between Rio Del Mar East and the south project boundary to "Major Collector."](#)
- [Realigning Rio Del Mar between the Union Pacific rail line and Newell Drive.](#)

The above amendments to the Land Use Element and Circulation Element are consistent with the Goals, Objectives and Policies of the General Plan, which remain otherwise unchanged.

[Figure 0.1 Circulation Map]

## Chapter 1: Introduction

## 1.1 Purpose

The Watson Ranch Specific Plan (WRSP) is a detailed planning document which provides the land use and policy framework for the future development of approximately 309 acres within the City of American Canyon. The WRSP Area is located toward the northeastern side of American Canyon and to the east of Lincoln Highway, which is also designated as California State Highway 29. It is generally bound by vineyards-open space to the north and the Vintage Ranch residential neighborhood to the south. It is further framed by Union Pacific railroad tracks and existing development to the west, and the City limit line, grassland, and open space to the east. Within the City of American Canyon General Plan, the WRSP Area is designated as Town Center (TC). The City's objective for the WRSP Area as stated by its General Plan is to:

**“Provide for the development of a Town Center that physically and functionally serves as the symbolic and identifiable focus of community activities and events for the City of American Canyon, and which is a regional destination within the Napa Valley (GP Objective 1.19)”**

An extensive public outreach process, demographic and market research, and the physical characteristics of the land have molded the WRSP to foster a premier mixed-use community with a strong sense of place. The development in accordance with the WRSP will provide an array of new residential homes and services for both residents and visitors. The WRSP is consistent with the community vision of American Canyon, as a community with a small-town character and feel, socially and ethnically diverse, and ideally located in Napa County in close proximity to the Bay Area. The proposed mix of housing, retail, commercial, entertainment, schools and parks, will further strengthen the existing community ties while also providing a community gathering place. The purpose of the WRSP is to provide a comprehensive set of goals, objectives, policies, development standards, and design guidelines for the development of the WRSP Area. The implemented WRSP will result in a unique and appealing new community which provides a variety of new amenities and infrastructure improvements necessary to implement the development. The organization of this document reflects the progression of the planning process that helped shape the WRSP, moving from an explanation of the over-arching goals to specific chapters that deal with certain topics such as land use, and circulation which have policies that implement those goals.

The WRSP details the following elements:

- A range of new housing types and densities including High Density Residential (HDR) and Medium Density Residential (MDR-12 and MDR-16) neighborhoods.
- The Napa Valley Ruins & Gardens (NVR&GNVRG) mixed-use town center area consisting of civic, retail, entertainment, commercial, visitor serving, and residential uses focused in and around the ruins.
- Community amenities, including a new elementary school, parks, trails and open space areas.
- Necessary public and private infrastructure improvements, including: streets, pedestrian circulation, water distribution system, sanitary sewer system, storm water drainage system, and dry utilities for the WRSP Area.

## 1.2 Specific Plan Authority

Pursuant to the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457), the provides the authority for a city to adopt a specific plan by ordinance (as a regulatory plan) or resolution (as a policy driven plan). The WRSP is both a regulatory and policy document, and

~~therefore must be adopted by ordinance. The WRSP will act as a tool to both~~ that will encourage and guide development within the WRSP Area over the ~~next 10 to 20 coming~~ years.

The WRSP provides a strong vision, a mix of land uses, development regulations, design guidelines, infrastructure improvements and an implementation plan for the creation of a cohesive community.

California Government Code (Section 65450) states that planning agencies may prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan. A specific plan shall include text and diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of the land within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, domestic water, recycled water, storm drainage, solid waste disposal, dry utilities, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, including development standards, design guidelines and a phasing program.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the plan.
- A statement of the relationship of the specific plan to the General Plan.

The WRSP has been prepared in accordance with the requirements of the California Government Code, Sections 65450-65457. These sections establish the WRSP as a legal mechanism by which future development within the WRSP Area is regulated.

### 1.3 Relevant Documents and Policies

This section examines several existing documents, policies and programs that have bearing on or otherwise provide direction for the WRSP. These relevant documents and policies are summarized below:

#### 1.3.1 AMERICAN CANYON GENERAL PLAN

The WRSP is consistent with the American Canyon General Plan, which directs that a specific plan be prepared for the area identified as Town Center. The General Plan directs this area to be a mixed-use development with a mix of commercial, residential, parks and open space. State law states that specific plans can only be adopted or amended if they are consistent with the General Plan. The WRSP implements this policy direction and provides more specific detail and implementation policies. Appendix B contains a discussion of WRSP compliance with the City's General Plan.

The City of American Canyon Land Use Element, updated in 2010 and amended through October 2018, is an integrative element containing policy to guide development consistent with all elements of the general plan, addressing the retention of existing uses and open spaces, re-use of obsolete uses, and development of vacant lands. It also outlines opportunities and constraints, most notably the City's lack of a cohesive identity and structure within neighborhood districts and the need for a "symbolic and functional "downtown" for American Canyon. Additionally, the NVR&GNVRG are presented as presented a uniquely identifiable asset to create a regionally significant project. The Land Use Element was amended in October 2018, as specified by the 2018 WRSP, to incorporate an amended General Plan Map (Land Use Map) and amended Policy 1.19.6.

The City of American Canyon Circulation Element, updated in 2013 and amended through October 2018, identifies a core value "to provide safe and easy travel within and through the City for pedestrians, bicyclists, and motor vehicles correlated with the Land Use Element". The City has ~~an~~ adopted a "Complete Streets"

policy which further reinforces the City's intention to ensure safe, comfortable, and attractive access and promoting connectivity between uses and areas of the City. The WRSP incorporates the City's core value for circulation and the complete streets policy.

~~Reflecting the more specific information on land use and circulation, accompanying the Specific Plan is a General Plan Amendment which anticipates and requires the adoption of the WRSP (See Executive Summary for full description). The WRSP will be the regulating document controlling development of the WRSP property.~~

The WRSP provides the community vision, land use plan, circulation plan, development regulations, design guidelines, and implementation measures to ensure development in a manner that is consistent with the goals, objectives, principles, and policies of the City of American Canyon General Plan.

### 1.3.2 AMERICAN CANYON MUNICIPAL CODE

The City of American Canyon Municipal Code, Title 19 (Zoning Ordinance) provides standards for site-specific development and land use regulations that govern the size, shape, and type of use for development in the City of American Canyon. In any instance where the WRSP regulations and development standards may vary from the Zoning Ordinance, the WRSP will take precedence. Where the WRSP is silent on a topic, the City of American Canyon Zoning Ordinance requirements will remain in force.

The WRSP will be adopted by ordinance and become the controlling zoning for the WRSP property pursuant to City of American Canyon Municipal Code Title 19, Chapter 19.12. Town Center Zoning District.

### 1.3.3 NAPA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN

The Napa County Airport Land Use Commission (ALUC) has the responsibility of preparing an Airport Land Use Compatibility Plan ensuring that land uses in the area surrounding the airport are compatible with airport operations. ~~The A very small portion of the~~ WRSP Area is partially subject to airport restrictions for Airport Zone D in the northwestern corner of the WRSP Area. Under the Napa Airport Land Use Compatibility Plan, this zone restricts residential development. The proposed plan is compatible with this requirement. A majority of the WRSP Area is within Zone E where there are no land use restrictions ~~but because overflights can occur the WRSP must be reviewed by the Airport Land Use Commission (ALUC) to ensure consistency with the ALUC.~~

### 1.3.4 RELATIONSHIP TO OTHER PLANS

The WRSP Area is located adjacent to the SR 29 Priority Development Area (PDA) designated by Association of Bay Area Governments and Metropolitan Transportation Commission. The goal of the PDA is to relieve congestion and adopt a complete streets concept for the section of Highway 29 through American Canyon, while promoting a healthy mix of uses surrounding the highway that support the various modes of transportation. ~~The City of American Canyon is preparing and processing the Broadway District Specific Plan (BDSP) and EIR.~~

The Broadway District Specific Plan (BDSP) was adopted by City Council in 2019 and updated September 1, 2020. The WRSP and the BDSP represent parallel planning efforts that work together to meet regional housing requirements and provide the opportunity for improved transit and walkability consistent with the City's General Plan. The BDSP Broadway District is a Priority Development Area (PDA) as designated by the Association of Bay Area Governments (ABAG) and Bay Area communities. PDAs are areas specifically designated for new housing and job growth with some incentives to encourage investment. PDAs are considered foundational for sustainable regional growth and Plan Bay Area. PDAs emphasize housing at higher densities near transit or transit corridors. The WRSP and the BDSP represent parallel planning

~~efforts that work together to meet regional housing requirements and provide the opportunity for improved transit and walkability consistent with the City's General Plan.~~

Both the WRSP and the BDSP ~~will be~~ coordinated with one another, especially on the Rio Del Mar extension which connects Highway 29 to Newell Drive. The overall goal of both projects is to create a complete street concept with mixed use walkable neighborhoods that is consistent with the vision of the American Canyon General Plan within both project boundaries. The WRSP has planned connections to and segments of the [Napa Valley Vine and River to Ridge Trails](#). The WRSP Area is a key part of these future trail extensions, and will provide an important part of the overall regional trail system. The Napa Valley Vine Trail is expected to link 47 miles of dedicated multi-use trails from Calistoga south to Vallejo [Ferry Terminal](#) crossing through the WRSP Area ~~from the north and merging with and intersecting~~ the River to Ridge Trail ~~(running east/west)~~ as it makes its way south. ~~Both trails exit the WRSP Area south along Newell Drive.~~ [The Circulation Element was amended in October 2018, as specified by the 2018 WRSP, to incorporate an amended Circulation Map and amended Table 3 \(Major Circulation Improvements\).](#)

## 1.4 Public Outreach

### 1.4.1 STEERING COMMITTEE

~~For development of the 2018 WRSP,~~ the City appointed an eight person Steering Committee made up of two Council members, one Planning Commissioner, one member each from the Parks and Community Services Commission (PCSC) and the Open Space Advisory Committee (OSAC), a representative of the Napa Valley Unified School District and two residents at large. City Department Heads also attended the Steering Committee meetings. Over several meetings early in the WRSP preparation process, the Steering Committee identified the Planning Principles which defined the vision for the WRSP Area. These Principles have been restated in Section 1.5 below,

### 1.4.2 COMMUNITY INPUT

The City values public involvement in the planning process. So, in addition to the involvement of the Steering Committee throughout the WRSP process, an extensive Community Outreach Program was implemented including community workshops and opportunities to participate and comment online.

## 1.5 Planning Principles

The WRSP Steering Committee (a group of citizens, City staff members, and elected officials) identified key issues and desired outcomes for the WRSP. After a review of General Plan goals, policies, and a visual character exercise, the Steering Committee identified a series of Watson Ranch Planning Principles that frame the vision for the WRSP Area. The following Principles have been restated and are intended to guide the WRSP Area towards a residential, commercial, and recreational destination that will serve as a centerpiece for the City and home to future residents. Planning principles are defined as vision oriented statements developed by the Steering Committee during the community outreach process.

### 1.5.1 WATSON RANCH PLANNING PRINCIPLES

Principle 1 - Create an active, vibrant town center.

Principle 2 - Deliver an access and circulation plan that sufficiently addresses traffic.

Principle 3 - Advance an economically viable project that is compatible with existing American Canyon businesses.

Principle 4 - Provide a mix of retail, commercial, hospitality, and residential land uses.

Principle 5 - Protect and integrate the NVR&GNVRG as a central feature/place.

Principle 6 - Provide a variety of public spaces and amenities.

Principle 7 - Reinforce the distinctive character of American Canyon and reflect the comfortable, and nostalgic small town charm.

Principle 8 - Provide a blend of visitor and local serving uses.

Principle ~~40-9~~ - Provide gathering places for locals.

Principle ~~44-10~~ - Prioritize the restoration of the NVR&GNVRG into the Town Center ~~in Phase 4~~.

Principle ~~42-11~~ - Ensure a sustainable project – economic, social and environmental.

~~Principle 13 - Fully address school needs to include an on-site elementary school.~~

Principle ~~44-12~~ - Connect and integrate neighborhoods with vehicular, bicycle, and pedestrian connections throughout the WRSP Area.

~~Principle 45-13~~ - Ensure a range of housing opportunities to meet physical, economic and social needs of the population.

Principle ~~46-14~~ - Create traditional neighborhoods with strong architectural character and tree-lined streets.

Principle ~~47-15~~ - Reflect a historic small town character in the residential neighborhoods adjacent to the NVR&GNVRG

Principle ~~48-16~~ - Create a unique place that is the “gem” of American Canyon.

## Chapter 2: Existing Conditions

## 2.1 Project Location

The City of American Canyon is situated along the southern tip of Napa County. Located on Highway 29, American Canyon is approximately eight miles south of the City of Napa and ~~thirty-five~~thirty-five miles northeast of San Francisco. The Watson Ranch Specific Plan (WRSP) Area occupies a portion of the eastern edge of American Canyon within the City's urban limit line.

Figures 2.1 and 2.2 show the location of the WRSP Area in context with the surroundings, both regional and city-wide.

[Figure 2.1: Regional Site Context]

[Figure 2.2: Local Context]

## 2.2 Ownership

The WRSP Area is approximately 309 acres of which approximately 252 acres is owned by American Canyon ~~4~~, LLC (and its successor interests), while the remaining 57 acres is owned by the Newell Family interests. Figure 2.3 indicates the location of each individual ownership within the WRSP Area. American Canyon ~~4~~, LLC, and the Newell Family interests are co-applicants for the WRSP.

[Figure 2.3: Property Ownership]

## 2.3 Project Setting

The WRSP Area is bound on the west by a Union Pacific Railroad line, which is currently leased to California Northern Railroad (CFNR). CFNR has a switching yard adjacent to the western edge of the WRSP Area at Napa Junction Road. There is a permitted, and unimproved private at-at-grade crossing at South Napa Junction Road. The ~~Rail-rail~~ line while active, is not heavily used. To the immediate south of the WRSP Area is the existing Vintage Ranch neighborhood development. The eastern edge of the WRSP Area is the City limit line and will be defined by the future extension of Newell Drive. Beyond Newell Drive to the east is open space which includes the Newell Open Space Preserve. A small rural residential enclave is located outside the City limits off Watson Lane at the northwest end of the WRSP Area. (See Figure 2.4)

The existing terrain within the WRSP Area varies from relatively flat in the west, to gently rolling hills to the north and east. In general, elevations drop from the east to the west. The vegetation on-site is predominantly short seasonal grasses with some limited hay production. Trees on site are limited with a cluster of eucalyptus trees on the north end of the WRSP Area.

Located in proximity to the Napa Valley Ruins & Gardens (NVR&GNVRG) is an approximately ~~three-two~~ (32) acre lake referred to as the "quarry lake" or "pond". There are two minor wetlands that generally run east to west across the site between the PG&E Gas Line and the Union Pacific Rail line. Numerous field studies were conducted for the WRSP Area. Biological features including wetlands and special status species were evaluated and preliminary results are reflected on Figure 2.4. Additional analysis and information may be found in the WRSP Environmental Impact Report (EIR).

Existing structures on site include the substantial concrete structures in the south end known as the NVR&GNVRG. These are the remnants of a Portland cement plant, a turn of the century industrial use which manufactured cement. The Napa County Airport is located approximately two (2) miles northwest of the WRSP Area. As a result, the WRSP Area is subject to Napa County Airport Land Use Plan Compatibility Zones. These zones are designed to address airport noise and safety concerns by restricting certain land uses that are incompatible with airport operations. A small portion of the northwestern corner of the WRSP

Area is affected by Zone D, which substantially restricts residential development. No residential uses are proposed for this area of the WRSP. A large portion of the WRSP Area is within Zone E (see Figure 2.4). Zone E has no land use restrictions but requires review by the Airport Land Use Commission for any General Plan Amendment or Specific Plan Amendment or approval. Therefore, the WRSP was referred to the Airport Land Use Commission (ALUC) in 2016, ~~and the~~ ~~The~~ ALUC made a determination of consistency for the WRSP with the Airport Land Use Plan. The amended WRSP was referred to the ALUC in 2022, and the ALUC made a determination of consistency for the amended WRSP with the Airport Land Use Plan. on August 17, 2016.

[Figure 2.4 Existing Conditions Map]

## 2.4 Site History

At the turn of the twentieth century, the Standard Portland Cement Company opened in 1898 to manufacture cement by excavating clay and limestone, which created seven limestone quarries in a limestone quarry was in operation on the southern portion of the site within the WRSP Area. ~~This led to the opening of the Standard Portland Cement Company in 1903.~~ This company, with up to ~~200-400~~ employees working in 12 hour shifts, produced 2,000 barrels of cement a day. This cement was vital in helping rebuild San Francisco after the 1906 earthquake and fire.

In the 1930's the cement company closed. In the 1950's, the Basalt Rock Company took over and produced lightweight aggregate used in concrete for high-rise buildings. This continued until 1978 when the Basalt Rock Company closed.

~~The 1903-1898-1930 industrial uses created most of the structures known as the "ruins" that remain on the site today within the NVR&GNVRG. Because of this long time frame, the walls and facilities have an amazing texture and context from weathering leaving the aggregate rough and exposed, giving it the feel of something from ancient Rome or Greece. were built with different levels of structural integrity and today are in various stages of decay.~~

In 1985, Jaeger Vineyards purchased the property. After failed attempts at grape cultivation, it was determined that the soils on the site will not support vineyards and the property should be put to other uses.

American Canyon incorporated as a city in 1992. ~~Thirty 30-~~ acres of the subject site, in the vicinity of the ruins, ~~was were~~ included within the newly formed City limits. The remaining acreage stayed in the unincorporated County of Napa. Interest in the property began to grow as the future site of a new Town Center and, in 1994, the City's General Plan designated the property as the "Town Center". In 1999, as a result of ongoing public support for the project, American Canyon voters approved "Measure C" with more than 83% of the vote. This citizen initiative pre-zoned 70 acres of the property to "Town Center". That same year, Napa County LAFCO added the 70-acre portion to the City's Sphere of Influence, making it eligible for annexation.

In 2008, an Urban Limit Line ("ULL") was approved by the City of American Canyon. The ULL governs growth boundaries for the City through the year 2030. In 2010, LAFCO approved the annexation of the WRSP Area. A lot line adjustment establishing the approved City limits was recorded in 2011.

In 2012, a concept for adaptive reuse of the ruins within the NVR&GNVRG as a local and regional destination was prepared. The City of American Canyon reviewed the concept as well as the feasibility study prepared by the consulting firm Economic and Planning Systems, Inc. (EPS). In 2013 the City of American Canyon updated its Circulation Element, which assumed the land uses set forth in the WRSP. In October 2018 the Circulation Element was amended to incorporate amendments set forth in the 2018

WRSP. The Circulation Element (along with the Land Use Element) will again be amended to reflect land use and circulation changes set forth therein as described in subsequent chapters. Both the Circulation ~~pattern~~ Plan in Chapter 7 and the Land Use Concept in Chapter 4 respond to the policies and standards included in the Circulation Element.

## Chapter 3: Design Strategy

### 3.1 Vision

The Watson Ranch Specific Plan (WRSP) promotes the development of a vibrant, progressive, and fully integrated community; one that will be recognized as a memorable place to live, work, and play for present and future generations. The overall plan will include a series of neighborhoods that integrate housing, recreation, retail, and commercial opportunities. The WRSP Area will be a vibrant, memorable place where civic, destination shopping, dining, hospitality, employment, residential, and recreational uses converge. This opportunity provides a community gathering space within the City of American Canyon serving visitors and residents while preserving American Canyon's small town feel and character. The execution of this character is governed by the Development Regulations in Chapter 6 and influenced by the Design Guidelines in Appendix A of the WRSP.

Key components to the success of this urban fabric include community threads such as pedestrian and bicycle friendly streets, open space connections, and vistas to important community monuments, such as the Napa Valley Ruins & Gardens (NVR&GNVRG). These urban design features link neighborhoods into a cohesive community, yet allow them to have individual character. These linkages and their focal points establish the framework and character of the new community. In addition to this community structure, strong and simple distinctive architecture and landscape themes will help to establish a unique identity.

### 3.2 Community Framework

Primary access points into the WRSP Area ~~are will be~~ from Newell Drive, ~~Rolling Hills Drive, Summerwood Drive,~~ and Rio Del Mar ~~East Road~~, the latter of which will provide a direct link from Highway 29 to the Newell Drive extension. Rio Del Mar ~~East Road~~ extends into the WRSP Area in an east-west alignment along the north side of the NVR&GNVRG and ultimately connects to Newell Drive on the east. It provides access to various activities and establishments within the NVR&GNVRG as well as residential neighborhoods to the north. ~~Homes will front directly onto Rio Del Mar Road, with vehicular access provided via alleys behind the homes. This creates a gracious, activated street scene at the heart of the community.~~

Connectivity is a key component to ensuring the WRSP Area is an integrated, walkable community that accommodates a variety of uses. Pedestrian-oriented streets form a modified grid system where neighborhoods flow together and are not developed in tracts separated by walls. The modified grid also allows with the neighborhood pattern to work with the existing topography.

The majority of the residential neighborhoods lie to the north of Rio Del Mar ~~East Road~~ and are ~~linked together~~ accessed by ~~afrom Rio Del Mar East and Newell Drive via a~~ minor collector road (Marcus Road). This road includes on-street striped bike lanes and six-foot wide sidewalks that encourage walking and cycling within the community to ~~trails, parks, the proposed school, and to the~~ NVR&GNVRG.

~~The proposed elementary school is centrally located to provide walkability for as many residents as possible.~~ To further strengthen community connectivity, two regional trails, the River to Ridge Trail and the Napa Valley Vine Trail are linked to a series of ~~internal trails~~ internal trails that loop through the WRSP Area. Parks are strategically located along the primary trail linkages with one major park ~~being collocated with the school,~~ creating a larger combined central open space feature. A detailed description of the parks and trails is provided in Chapter 5.

The Napa Valley Vine Trail is a major north/south pedestrian and bicycle amenity forming the backbone of the community. In order to facilitate an optimum trail experience, road crossings are minimized to only two road crossings. Pedestrian and bicycle connectivity to the adjacent neighborhoods is seamlessly integrated,

while ~~East/West~~east/west vehicular connectivity is minimized. To promote pedestrian and vehicular access to the Napa Valley Vine Trail, a variety of design techniques are used, such as single loaded streets, integration of the park and trail systems, and an extensive network of secondary trails and sidewalks that connect the neighborhoods with the regional trail. Section A.3.1 in Appendix A addresses how roads and homes interact with this trail corridor.

A palette of coordinated streetscape furnishings will enhance the WRSP's urban areas. Furnishings such as bike racks, drinking fountains, newspaper racks, trash receptacles, and benches are envisioned to be provided at appropriate locations.

The NVR&GNVRG will function as a mixed-use Town Center—and will be the focal point of the WRSP community where uses such as festivals, wine tasting, brew pubs, distillery, dining opportunities, hospitality, and retail all converge within the central organizing element of the NVR&GNVRG structures. It is anticipated that this area will develop organically over time so the standards and guidelines in this document, while being directive, are intended to—allow flexibility to encourage creative uses and design solutions in the adaptive reuse of the existing NVR&GNVRG structures.

~~The Conceptual Illustrative Plan shown in Figure 3.1 and Figure 3.3 is a representative illustration of how the WRSP design vision is intended to translate into a series of neighborhoods and community amenities that together integrate into the context to create a strong sense of community. Precise street alignments, lot locations and building locations will be determined at the time of tentative map approval, and must be substantially consistent with the goals, objectives, and policies of this Specific Plan.~~

### 3.3 Napa Valley Ruins & Gardens Vision

A unique feature of this site is the physical remnants of the property's former industrial history. The surviving concrete walls and partial structures from the ~~early 1900s~~late 1800s operations are commonly referred to as "the ruins." These ruins form an important and highly visible feature within the WRSP Area. These building remnants, which have a unique mass and scale, will play an important role in establishing the WRSP Area as a memorable place and important community feature of the City of American Canyon. See Figure 3.2 for the location of the existing structures.

The vision for the NVR&GNVRG is to ensure the return of the site to a productive use for the enjoyment of future generations as a public and private multi-use area while maintaining the significance of the historic resource and integrating the historic essence throughout the WRSP Area by reusing some building elements such as concrete footing piers creatively on site as markers, signs or landscape elements.

#### **[Figure 3.1: Existing Structures]**

With the uses intended for the NVR&GNVRG, it is important to understand how the existing structures will be repurposed. This overview outlines that intent. ~~For more detailed information, refer to the NVR&GNVRG Preservation Plan in Appendix C.~~

~~While not considered historical resources~~As structures with local historical interest, the ruins of the Standard Portland Cement Company plant, which were built between ~~1903-1898~~ and ~~1935~~ the 1950s (including the round building and silos), are considered important to the City of American Canyon. The ~~district site~~ includes ~~three-two~~ buildings which still have partial roofs, ~~one warehouse building with a partial roof~~, numerous concrete monuments, and a quarry. The site has an informal rustic and industrial yet rural character. The existing structures occupy a knoll on the east side of the City of American Canyon. The site has views of open space oak savannah and hills to the east; the City of American Canyon to the south; the City of

American Canyon, Napa River, wetlands, Marin County, and Mt. Tamalpais to the west; and American Canyon, vineyards, and greenbelt to the north.

~~Due to the simple fact that most of the buildings on site are ruins, a National Register or California Register eligible district does not exist at the Portland Cement Plant Ruins. Nevertheless, the importance of the site to the City of American Canyon and residents of Napa County remains. Therefore, Where commercially feasible, many of the existing structures on the site will be retained for ~~re-use~~reuse. Given the property's advanced state of deterioration, a mix of preservation approaches will be used, including rehabilitation, alteration, addition, selective demolition, stabilization, and new alternative uses.~~

The ~~district site~~ includes several buildings with partial roofs, numerous concrete monuments, and a quarry. The warehouses, rotary kilns, manufacturing buildings, machine shop, laboratory, and cooperage are envisioned to be stabilized and repurposed preserving the character defining arches. The silos may or may not be demolished depending on economic and market factors.

### **3.3.1 THE NAPA VALLEY RUINS & GARDENS ENVISIONED FEATURES AND USES OF THE NAPA VALLEY RUINS & GARDENS**

Uses within the ~~NVR&GNVRG~~ are envisioned to be integrated among the ruins with a blend of new structures, semi-improved ruins with and without roofs, and dedicated outdoor spaces. The envisioned uses include small scale convenience or grocery, retail shops, micro-brew pub, distillery, wine tasting and picnic venues, amphitheater(s), restaurants and mobile food venues, hospitality, wedding event center, corporate and private event center, ~~as well as~~ an area for community event activities such as farmers markets, art shows, and/or seasonal festivals, ~~as well as other consistent uses.~~—In addition to traditional ~~cafécafé~~, ~~or~~ restaurant, ~~and take-out~~ uses, a gourmet food truck parking court is proposed. Other uses such as a public market that focuses on local food and products and community gardens are intended to celebrate the agricultural heritage of the Napa region and bring food production directly into the site. Live/work and/or mixed-use residential units are also proposed to complement the surrounding commercial and hospitality uses.

The layout of the ~~NVR&GNVRG~~ takes its cues from the existing main ruins structures. ~~These is~~ structures creates a series of “rooms” or cloisters that are distinct yet connected. While the intent is described here, the WRSP provides for flexibility of the commercial uses and locations that is needed in order to respond to market opportunities. The ~~NVR&GNVRG~~ is intended to be a private commercial and retail facility that has the feel of public open space and serves as a central community facility offering access for both public and private events. ~~The “public” sense of place is defined by a community plaza (see item 9 below) and an adjoining site for a Community Center building.~~The ~~NVR&GNVRG~~ will be privately maintained and operated with agreement for public use defined through separate agreement with the City (see Implementation Chapter 9).

The following ~~numbered paragraphs correlate with the numbers on Figure 3.3~~are some examples of potential types of uses and amenities envisioned for the NVRG.

- **Chapel / Wedding Area.** ~~Directly adjacent to the event center is a small structure, previously a power housepowerhouse that may will serve as a wedding chapel. The Amenities such as a small structure and surrounding~~ gardens may be used for weddings and other similar private gatherings. Landscaping and a slight elevation change provides a sense of privacy for events, while still being visually connected to the adjacent spaces.
- **Main Ruins Structure — Wedding and Event Center.** ~~This area may be the most iconic of the ruins structures. The massive walls enclose three main “rooms” flanked by two smaller spaces.~~

~~These~~ The main structure is envisioned to contain spaces, gardens and plazas, provide for various events such as receptions, business venues and other private gatherings. While it is not envisioned that the main ruins structures would have roofs added to them, they may incorporate permanent or temporary tensile structures or other free-standing means to provide shelter from the sun or rain.

- **Restaurants Building.** ~~A fourth "room" of the~~ The main ruins structure ~~NVRG is an ideal restaurant location for one or more restaurants. It will have excellent visibility from Rio Del Mar. Its adjacency to the event center and wedding venue, providing a synergy with adjacent/nearby social uses, creates a strong synergy with those uses. The enclosure created by the ruins' walls could will provide a very unique dining experience.~~
- **Pizza and Coffee Building Café.** ~~A fifth and smaller "room" of~~ The NVRG the main ruins structure is well suited for a café or coffee shop similar use. ~~A café or coffee venue that encourages people to spend time socializing and enjoying a place~~ the NVRG.
- **Winery / Wine Tasting Area.** ~~Another prominent feature within the NVR&G is the round building. At approximately 65' in height, it is visible from the surrounding area and from Highway 29. This structure~~ The NVRG is envisioned to ~~could be~~ will be renovated to house a use such as a winery and/or wine tasting venue. ~~In such a scenario, Multiple multiple wineries will would have an opportunity to sell their product in a cooperative wine tasting venue. This is an important use that could will~~ serve somewhat as an anchor and will help establish the overall atmosphere and vibrancy of the NVR&GNVRG.
- **Farmer's Market.** ~~Directly west of the round building is a slightly elevated area that is ideal for use by a~~ A farmer's market, craft festival, or other similar event that involves a village of individually tented vendors or exhibitors ~~would be a popular attraction to the NVRG. This area is adjacent to parking, has high visibility from Rio Del Mar and forms the southern edge to the Picnic Area and Ruins Gardens.~~
- **Picnic Area.** ~~To the west of the main ruins structure is a central~~ A suitable open area that will be open for ~~can provide~~ passive uses such as picnicking, enjoying a glass of wine and food, and people watching. This area may include elements such as permanent chess/checker tables, benches and seat walls, bocce courts, or a fire pit. This area can also be utilized for additional space for the various festivals or events the NVR&GNVRG will host.
- **Sculpture Garden.** ~~Artisan beverages, food, and gathering venues are fundamental to the creation of a sense of place at the~~ NVR&GNVRG. A strong tie to the arts is a natural fit with this character. ~~The area enclosed by rows of existing concrete monuments next to the Picnic Area is envisioned as a garden. This space~~ Space could be available to host exhibits from local artists, regional museums, private collections from wineries in Napa Valley and other sources. This will be a unique draw for American Canyon as nothing similar exists in the region.
- **Mobile Food Truck Venue.** ~~An exciting movement sweeping the dining industry is the mobile food truck. These businesses~~ Mobile food trucks provide high quality, freshly prepared food and beverages and are untethered to a static location. In most cases they simply arrive at a destination such as a festival or park wherever they can because they are self-~~contained, and~~ contained and are open for business. In response to this dining industry movement, an area for food trucks ~~will could be provided,~~ and located next to the Community Plaza. This area may will be supplied with power for the trucks, eliminating their need to use generators. While the location and amenity may

~~end up being fixed to a particular area, is fixed,~~ the individual trucks will vary, thus allowing for variety and change in the offering and a dynamic food experience. Additionally, this area may serve as overflow or flex space when trucks are not present.

- ~~Community Plaza.~~ An important objective of the WRSP, consistent with the General Plan goal of creating a Town Center, is to provide a public plaza that is available for unrestricted use by the public and for events sponsored or scheduled by the City. ~~This large open area is set back from Rio Del Mar and has easy access to parking. It also has good visibility from Rio Del Mar. Utilizing the existing concrete monuments to form a backdrop, the existing grade change provides an opportunity to create a slightly elevated stage area to support concerts, performances, or movies. The mobile food truck parking area at the south edge of the Community Plaza will provide support for these types of community events.~~
- **Children's Play Area.** Just to the east of the Community Plaza and to the north of the Sculpture Garden will be a Children's Play Area. Play structures will contain play experiences that encourage discovery of the history of American Canyon, the WRSP Area and the Basalt Plant/Portland Cement Factory ruins.
- ~~Community Center Site~~
- ~~Directly adjacent on the west side of the Community Plaza is a site for a future Community Center building. Until such time that a Community Center is constructed on this site, it will function as overflow space for large events at the plaza, or will provide for passive use when a small to medium sized event is occurring in the plaza.~~
- ~~A future Community Center building will look out onto the community plaza and will be conveniently located in proximity to the children's play area as well as parking.~~
- **Parking.** The manner in which parking is provided for the various uses in the NVR&GNVRG is critical to creating a project that is both economically successful and a truly pedestrian oriented place. Parking will be provided on Rio Del Mar as parallel or angled parking and in parking lots that support the various uses. Parking areas will be distributed throughout the NVR&GNVRG to allow for proximity and ease of access and to reduce their scale. Parking for larger events may be provided in vineyard or orchard lots that when not in use, simply support the landscape character of the area.
- **Hospitality / Hotel / Hotel Parking.** This use is proposed to be located on the north facing slope of the hill in the eastern side of the NVR&GNVRG. This location provides commanding views and allows for the opportunity to provide adequate parking, and a bold landscape statement. The site terrain will be sensitively graded to provide a road to the hilltop site. The Hotel will be a "boutique hotel" of approximately 200 rooms, ~~additional casitas, and -with the-~~ supporting amenities. ~~There will also be private residences located near the hotel on the south side.~~ The use is intended to be complementary to and work in conjunction with the wedding and event center use in the NVR&GNVRG.
- **Overflow/Event Parking.** Large community events and private events will take place at the NVR&GNVRG. As these will be scheduled events and not daily activities, the parking needed to accommodate the influx of people can be provided in the orchard. When planted, the orchard ~~will~~ could be laid out to allow appropriate spacing and surfacing (crushed rock or other appropriate multiuse surface). This ~~will-would~~ create an area that is functionally suitable for parking, yet when not being utilized, is simply an element of a strong landscape statement. Parking needs for very

large events above and beyond what the on-street and on-site parking can accommodate could be provided through special arrangement at ~~the high school~~ American Canyon High School and accessed via shuttle.

- **Additional Parking.** To ~~minimise~~ minimize the visual impacts of parking lots, parking is distributed throughout the NVR&GNVRG to allow for proximity and ease of access, including parking near the hotel.
- **Brewery / Brew Pub / Distillery.** Another use that is important to support the vibrancy of the NVR&GNVRG is the inclusion of a brewery/ brew pub, and or craft distillery with a-associated tasting roomrooms. This use would be best could be located on a portion of the small existing ruins structure adjacent to Rio Del Mar and the outdoor space on either side that is partially enclosed by existing walls. By locating this use here, it will could help to bring a vibrancy to the east side of the main ruins structure.
- **Retail/Commercial.** The remaining portion of the brewery building Areas in the NVRG could be envisioned as a retail, for commercial space, or similar space.
- **Outdoor Performance Venue / Amphitheater.** Adjacent to the east and south side-sides of the main ruins structures is an areaare two areas that due to its topography could be is a natural place for an outdoor stage and performance venue such as an amphitheater. This performance venue will would be conveniently located next to parking, as well as the overflow orchard parking.
- **Community Gardens.** With the importance of agriculture regionally and food being an important element of the NVR&GNVRG uses, food production is also an important component. Community gardens ("urban agriculture") will can play an important role in the education and participation in the production of healthy food. Gardens that serve individual restaurants may also be included.
- **Charcuterie.** At the southwest corner of the group of ruins structures is a small concrete structure. This structure and location may be is appropriate for artisan food uses such as a charcuterie.
- **Festival Space.** The space between the Quarry Lake Park and Community Gardens is envisioned as could provide a gathering space, where local festivals and community events could occur.
- **Quarry Lake Park.** The former quarry lake and its surroundings can provide a unique park and recreational experience. This park facility is proposed to be privately maintained and operated, yet accessible as a public amenity. Access to the water for recreational purposes will be restricted. On the west, south, and east sides of the lake will be trails a trail and viewing places. Picnic opportunities will be provided, predominantly at the east end where a natural bowl occurs. There is also an opportunity to add a private skate park and/or BMX park, as well as provide a location for food festivals. Specific programming of recreational facilities in public parks will be coordinated with the City Parks and Recreation Department. The trails trail will connect back to the NVR&GNVRG and the residential neighborhoods to the south and north.
- ~~Additional Parking. To minimize the visual impacts of parking lots, parking is distributed throughout the NVRG to allow for proximity and ease of access, including parking near the hotel.~~
- **Artisan Building.** The "Maker" movement is gaining momentum across the Bay Area and the country. Appreciation for hand crafted items of all types is on the rise. Providing a place for artisans ("makers") to work their craft or art is consistent with the concept of the adaptive reuse of the ruins. The location of this proposed use is a unique concrete building with limited openings. A free-standing roof structure may cover the existing building, making it weather protected, but not

necessarily weather tight. Access doors, whether egress-sized or larger roll-up doors, would need to be cut into the concrete walls. It may also house a market similar to the Oxbow Market in Napa that establishes a place for local crafts people and artists to sell their wares, or to enjoy local food from those who produce it.

- **Hospitality / Hotel / Hotel Parking.** This use is proposed to be located on the north facing slope of the hill in the eastern side of the NVRG. This location provides commanding views and allows for the opportunity to provide adequate parking, and a bold landscape statement. The site terrain will be sensitively graded to provide a road to the hilltop site. The Hotel will be a "boutique hotel" of approximately 200 rooms, additional casitas, and supporting amenities. There will also be private residences located near the hotel on the south side. The use is intended to be complementary to and work in conjunction with the wedding and event center use in the NVRG.
- **Overflow/Event Parking.** Large community events and private events will take place at the NVRG. As these will be scheduled events and not daily activities, the parking needed to accommodate the influx of people can be provided in the orchard. When planted, the orchard could be laid out to allow appropriate spacing and surfacing (crushed rock or other appropriate multiuse surface). This would create an area that is functionally suitable for parking, yet when not being utilized, is simply an element of a strong landscape statement. Parking needs for very large events above and beyond what the on-street and on-site parking can accommodate could be provided through special arrangement at American Canyon High School and accessed via shuttle.
- **Live/Work Building.** This location provides an opportunity for a future live/work building located in the NVRG. On the south side of the farmer's market area, this structure will provide a backdrop for that activity. Residents will also enjoy views to the south towards the Quarry Lake Park.
- **Mixed Use Building.** This area provides an opportunity for a future mixed-use building to house residential above restaurants, retail, or a variety of other uses that complement and add vibrancy to the NVRG. Its location will create a sense of enclosure on the north side of the outdoor activity areas in the center of the NVRG.
- **Potential Bus Stop / Shelter.** Vine Transit has two bus routes through the City of American Canyon. For more on transit and public services refer to Chapters 7 and 8 of the WRSP. Should a bus route be established along Rio Del Mar East, a stop at the NVRG should be considered along the Rio Del Mar East frontage. Specific siting of a stop and shelter will be coordinated with the transportation agency at tentative map stage (see Implementation Chapter 9).
- **River to Ridge Trail Connection.** The River to Ridge Trail is proposed to be incorporated as a multi modal trail along the NVRG frontage at Rio Del Mar East, connecting across the WRSP Area to the Newell Open Space on the east.
- **Vineyards.** Around the edges of NVRG adjacent to Rio Del Mar East and along the southern edge along the Quarry Lake Park vineyards will be planted to. The vineyards will act as a buffer from the road and will also provide a visual amenity that is coherent with the character of the area.

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### 3.3.2 WALKABILITY

The various spaces and uses described above are will be interconnected by a network of wide walks and plazas. The entire NVRG is intended envisioned to have a European feel, where a devotion to quality of life is evident and the rich history of the site is celebrated. It is a place where safety and service

vehicles have access, but the area is a pedestrian dominated realm. The widest walks can function as promenades where removable bollards allow vehicular access to different areas as needed. For example, vehicular access for drop-off is-could be provided at the wedding chapel. When not being used for vehicular access, the space simply feels like part of the gardens, not an asphalt street or parking area.

### 3.3.3 COMMUNITY ART & SIGNAGE

Given the unique identity established by the NVR&GNVRG, community art can have a complementary role in energizing and defining the plaza and surrounding spaces. Community art may take the form of tile mosaics on the buildings, interactive fountains, sculpture, custom street furnishings such as benches, trash receptacles, and manhole covers, or seasonal items such as a playful and unique banner program. It may also include preservation of particularly creative graffiti art on the ruins themselves, or wall space dedicated to shows of street art.

Signage guidelines included in Appendix A, Design Guidelines, Section A.2.5-A.5.5 of the WRSP are intended to guide merchants towards unique and individual signage as this is critical in supporting this unique character.

### 3.3.4 LANDSCAPE CHARACTER

Supporting the unique architectural environment of the NVR&GNVRG will be a strong landscape design concept.—Plantings will be composed of drought-tolerant species. Landscaping of this area will draw heavily from classic images and include lavender, roses, grasses and flowering vines. Trees such as olives, in groves or strong linear patterns may be used to further reinforce the wine country character. Rows of vineyards create a strong geometric statement and support the wine country aesthetic. Consistent with the direction of the City's Steering Committee, the landscape and public spaces should celebrate the history of the place through thoughtful design and interpretive signage.

The planting palette and design must-will be robust to match the strength of the existing ruins structures. Blending structure and gardens, the massive walls of the ruins could support vertical gardens that create soft yet geometric planes of plantings. The opportunity for vertical landscaping (or "green walls") builds on the unique identity of the place. See Appendix A, Design Guidelines, Section A.2.3A.5.3 for specific guidelines.

## 3.4 Neighborhood Design Concept

Residential neighborhoods within the WRSP Area will provide variety in terms of individual character. ~~Those closer to the NVR&GNVRG, are more urban with a strongly gridded street pattern. Homes and row town homes along Rio Del Mar are envisioned to have front doors and porches that address the street. Vehicular access to these homes is provided via rear alleys.~~ Moving north away from the NVR&GNVRG, the topography becomes more variable, and the street pattern grid becomes more organic in form adapting to the natural landform. Lots may begin to increase in size resulting in a transition to lower density moving away from the NVR&GNVRG.

Neighborhoods are not walled off from each other and pedestrian connectivity between neighborhoods, amenities, and regional trails is provided. A hierarchy of streets is defined in Chapter 7 (Circulation), which shows where they occur in the community and if they provide through connections or simply serve a neighborhood of homes. The street system is based on the concept of "complete streets".—Streets are strategically located to provide the greatest access to parks and regional trails. Open-ended cul-de-sacs will be utilized extensively to minimize the conflict for vehicles and pedestrians along major trail routes and to provide both neighborhood traffic calming and visible pedestrian access to amenities.

Figure 3.1 depicts these design concepts at a community-wide level in a Conceptual Illustrative Plan.

### 3.5 Residential Design Vision

The WRSP provides for a range of residential densities with the intent of creating a dynamically diverse and integrated community of residential neighborhoods. Residential densities will generally be more intense in and around the NVR&GNVRG and transition to lower densities moving northward from there. This concept is in keeping with the City General Plan Policy for the Town Center designation. Concentrating density directly adjacent to the NVR&GNVRG improves compatibility of adjacent uses and supports activity within this mixed-use area. Transitioning to lower densities in neighborhoods farther away from the NVR&GNVRG responds to the increasingly rolling terrain to the north and east.

Drawing on classic neighborhoods of the early twentieth century, a wide range of housing types is envisioned in the interconnected neighborhoods. The range of housing types provided in the WRSP includes: town homes, live/work units, apartments, row town homes, duet units, cottages, paseo oriented homes, small and standard lot homes. This diversity of housing types will both respond to changing lifestyles and preferences in housing as well as offer a wide variety of price levels.

By including options for homes, home buyers will have the ability to choose a home that is affordable by design. Empty nesters may choose the maintenance-free living offered by a townhome. Small business owners may choose the dynamic lifestyle of live-work home in the NVR&GNVRG, and families may choose a traditional home with great pedestrian and bicycle connections to trails and parks, ~~and the proposed elementary school.~~

While diverse in product type and architectural character, the different neighborhoods will be woven together by the consistent design of the public realm (~~i.e.~~ streets, trails and parks), carefully avoiding the segmenting of separate neighborhood enclaves. Architectural styles are envisioned to provide a wine country flavor to the neighborhoods, without creating a community that is too heavily themed. The architectural palette is a contemporary interpretation of Craftsman and American styles. These styles will be reinforced with a carefully selected landscape palette that creates a memorable community with a strong sense of place compatible with the ~~small town~~ small-town character of the City of American Canyon. Refer to Appendix A, Design Guidelines.

### 3.6 Parks, Recreation, Open Space, and Pedestrian & Bicycle Circulation Trails Vision

The parks and open spaces for the WRSP Area form an integrated system with a wide variety of options for people to enjoy. In an urban neighborhood, this system is intended to provide more variety than a typical suburban park that is typically dominated by organized play fields. Park components within the WRSP Area include ~~the Community Plaza at the NVR&G, an active park north of Rio Del Mar in the central WRSP area abutting the Napa Valley Vine Trail, adjacent to the proposed elementary school,~~ small private pocket/mini parks, and ~~a neighborhood park in the northern portion of the WRSP Area along the Napa Valley Vine Trail, a park on the Newell Property – called Newell Park – bordered by Newell Drive to the east and Rio Del Mar East to the north, where the Community Center will likewise be located.~~ In the southern portion of the WRSP Area is a park surrounding Quarry Lake with passive recreational opportunities. ~~All of these amenities are linked by a system of pedestrian and bicycle trails and pathways.~~ Additionally, there are natural drainage areas and basins that are part of the overall WRSP Area drainage system that will include trails that are integrated into the trail network.

An important objective of the WRSP, consistent with the General Plan goal of creating a Town Center, is to provide a place that is available for events sponsored or scheduled by the City. The location for this community gathering space is to the east of the NVRG ruins at the intersection of Rio Del Mar East and Newell Drive. A future community center building will look out onto a community plaza. The community center and plaza are integrated with Newell Park (see Chapter 5 for further discussion).

Many of these recreational amenities are can be linked together by a series of looping pedestrian trails and bikeways, — providing access to the immediate neighborhoods as well as connections to the regional amenities of the Napa Valley Vine Trail and the River to Ridge Trail.

The vision for recreational amenities with the WRSP Area also includes the development of small, privately owned and maintained pocket or mini parks within the neighborhoods. These parks may be as small as a single lot and be passive in ~~nature, but~~ nature but provide important places of urban relief within their context.

Community gardens are envisioned throughout the WRSP Area. These gardens in the NVRG will build and support a sense of community around local food sources and stimulate events in support of health and sustainability. The community gardens may also be available for partnership with food and farm-based education programs for community members and for interactive educational opportunities for youth.

The community gardens will can be located near multiuse paths to allow the pedestrian and bicyclist to view the “farm” from the path, making the gardens part of the daily pedestrian/bicyclist’s experience and providing ways for residents to access them without using a motor vehicle.

The WRSP Area provides critical links in two regional trail systems. First, the River to Ridge Trail connects from Highway 29 on the west, along Rio Del Mar East through the Plan area, to the extension of Newell Drive and the Newell Open Space beyond, providing a public connection to this open space on the east side of town. Second, the Napa Valley Vine Trail will run from north to south the length of the WRSP Area. The alignment of the Napa Valley Vine Trail correlates to an existing PG&E gas line easement that runs through the WRSP Area. These two regional trails converge at Rio Del Mar East adjacent to the NVR&GNVRG, providing a great example of regional pedestrian connectivity.

Additional detail on the vision for open space, parks, and trails can be found in Chapter 5 (Parks and Open Space).

### **3.7 Special Design Considerations**

~~While the Illustrative Plan shown in Figures 3.1 and 3.3 demonstrates how the ultimate build out of the WRSP Area might look, it is intended to be a concept only and it is recognized that it may be subject to change. The concept helps to illustrate important features in the overall design vision for the WRSP Area referred to herein as “special design considerations”. Figure 3.4 identifies the locations of these areas with special design considerations, further described below. These elements are fundamental to the community vision, and while recognizing that final neighborhood design may change at tentative tract map stage, the intent of these design elements must be adhered to. They are as follows:~~

- ~~1. Homes are required to front onto Rio Del Mar at the interface with the NVR&GNVRG. These homes are also required to have a usable front porch. Porches should be raised a minimum of 12 inches above street level. Individual driveways are not permitted along Rio Del Mar and access to garages shall be provided from the rear of the lots via alleys.~~
- ~~2. The access road off of Newell Drive shall align with the Open Space and school location central to the WRSP Area and serve as a focal point experience for this neighborhood. This new road shall intersect with the interior north-south street at a point where the north-south street parallels open~~

space, thereby affording expansive views out over the park and school sites to the Napa River/wetlands beyond.

3. Homes fronting onto the Minor Collector may not have individual driveway access where sightlines are limited. Rear garages accessed by drive lanes (alleys) shall be provided. Homes fronting onto the Minor Collector are required to have a usable front porch. Porches should be raised a minimum of 12 inches or more above street level.
4. The linear greenway connection between Park A and Park B to the north is a very important community element. Where lots/homes are significantly elevated above the park (10 feet or more in vertical separation), they may back onto the park but must utilize open view fences as described in the Design Guidelines in Appendix A, Section A.5.2. Where the adjacent neighborhood and park are generally at the same grade (10 feet or less), at least 75% of the north/south length of the park shall have a public local street adjacent to it.
5. A Community Plaza for public and civic uses and events shall be provided at the NVR&G. The Community Plaza shall be a minimum of one acre in size and may include hardscape, areas for seating such as benches or low walls, landscape and lawn area, as well as a small stage or performance platform.

## Chapter 4: Land Use

## 4.1 Introduction

The proposed Land Use Plan for the Watson Ranch Specific Plan (WRSP) implements the City of American Canyon's General Plan land use designation of "Town Center" (see Figure 4.1a4.1), which calls for a variety of residential densities and mix of land uses. The organization of land uses responds both to the physical features of the site and the policy framework of the General ~~plan~~Plan.

The formation of the Land Use Plan (Figure 4.2) was a response to ~~five~~four key factors: (1) the policies set forth in the American Canyon General Plan, (2) the incorporation of ~~the existing~~ Napa Valley Ruins & Gardens (NVR&GNVRG) ~~ruin~~ structures and quarry lake, (3); the provision of higher residential densities around the ~~Napa Valley Ruins & Gardens (NVR&GNVRG)~~, transitioning to lower densities, ~~(4) the placement of the 10-acre school site,~~ and (4) the site constraints such as the PG&E gas easement and wetlands.

Any lawfully existing land use occurring at the adoption date of the WRSP may be continued, notwithstanding any omission of a particular use in the Permitted Uses Section.

## 4.2 Land Use Goals and Objectives

The following goals, objectives, and policies have been prepared to establish the implementation framework for land use oriented Planning Principles found in Chapter 1.

### Goal 4A – Provide an integrated and diverse mix of land uses.

Objective 4.1 – Provide integrated neighborhoods that contain both single-family and multifamily residential.

Policy 4.1.1 – Residential neighborhoods shall provide a broad range of housing types, including detached single family, attached single family, townhouses, condominiums, and apartments.

Policy 4.1.2 –The highest residential density shall be located around the ~~NVR&GNVRG~~ with a transition to lower density in neighborhoods further away.

Policy 4.1.3 - Within the MDR-16 and/or the HDR residential categories, a diversity in the mix of residential housing types shall be achieved by including both townhome and condominium housing unit types to be constructed as determined by the market. Evaluation of the product mix will occur on a phase by phase basis to ensure adequately integrated neighborhoods with a variety of housing types.

Objective 4.2 – Create a pattern of land use development that respects the environmental setting of the WRSP Area.

Policy 4.2.1 – The environmental resources of the City shall be protected including significant wildlife habitats and vegetation, hillsides and canyons, creeks, rivers, and wetlands.

Policy 4.2.2 – For the portion of the WRSP located within Airport Overflight Zone E, avigation easements shall be required. Prior to development or with the recording of Final Maps in any given phase, whichever occurs first, avigation easements shall be recorded on all existing and proposed parcels located within the given phase.

Objective 4.3 – Provide for recreational, institutional, commercial and service uses that support resident needs within or in close proximity to residential neighborhoods.

Policy 4.3.1— A 10 acre elementary school site shall be centrally located to afford ease of access to the majority of new homes.

Policy ~~4.3.2~~ 4.3.1— Neighborhood serving convenience retail and commercial use shall be located in the NVR&GNVRG ~~near the frontage of Rio Del Mar.~~

Policy ~~4.3.4~~ 4.3.2 – Parks, trails and open space amenities shall be interconnected as an open space system and integrated into the fabric of the residential neighborhoods.

**Goal 4B – Establish the WRSP Area as a traditional neighborhood development.**

Objective 4.4 – Provide diverse, high-quality residential neighborhoods with a range of densities, creating neighborhood character that appears to have developed over time in conjunction with the NVRG.

Policy 4.4.1 – Neighborhoods shall include a variety of housing types.

~~Objective 4.5 – Create a neighborhood character that appears to have developed over time in conjunction with the NVR&G~~

~~Policy 4.5.1 – Homes along Rio Del Mar shall face onto the street with rear garage access creating an urban street edge.~~

~~Policy 4.5.2 – Front porches shall be provided on homes along Rio Del Mar.~~

Objective ~~4.6.4~~ 5 – Provide an open network of streets with pedestrian and bicycle connections.

Policy ~~4.6.14~~ 5.1 – Unique streetscape design standards, including elements such as landscape, street furniture, signage, way-finding elements, street trees and lighting shall be set forth in the development standards and design guidelines herein.

**Goal 4C – Establish a “Town Center” for the City of American Canyon.**

Objective ~~4.7.4~~ 6 – Provide a diversity of retail, entertainment and service commercial uses that are oriented to the needs of both residents and visitors and positively contributes to the economic vitality of American Canyon.

Policy ~~4.7.14~~ 6.1 – A range of permitted uses shall be established for the NVR&GNVRG (Mixed Use Land Use Category) such as an events center, wine and wine industry ~~industry~~-related businesses (e.g., brewery, distillery), restaurants, outdoor dining, ~~convenience retail~~, commercial, hotel and visitor serving uses, etc.

Objective ~~4.8.4~~ 7 – Provide public gathering places within the NVR&GNVRG.

Policy ~~4.8.14~~ 7.1 – The ~~NVR&GNVRG~~ shall include opportunities for public and quasi-public community gathering spaces such as a community plaza, ~~community center site~~, event lawns, and promenades.

Objective ~~4.9.4~~ 8 – Establish the NVR&GNVRG as an important destination within the City of American Canyon.

Policy ~~4.9.14~~ 8.1 – The ruins of the Standard Portland Cement Company (NVR&GNVRG) site shall be ~~re-established~~ rehabilitated as a functioning public and private multiuse complex with new

businesses, gardens, performance spaces, and emerging artist spaces, while retaining the open rural setting.

Policy [4.9.24.8.2](#) – The historic character and significance of the [NVR&GNVRG](#) ruins shall be retained as part of the adaptive reuse of the site.

Objective [4.10.4.9](#) – Ensure that commercial development within the [NVR&GNVRG](#) (Mixed Use Category) be designed to exhibit a high quality of architectural character that reflects its historical and cultural context.

Policy [4.10.14.9.1](#) – Specific design standards and guidelines for architecture in the [NVR&GNVRG](#) (Mixed Use Category) shall be provided in the WRSP.

### 4.3 General Plan Land Use Designation

The City of American Canyon General Plan Land Use Element, ~~was~~ amended in June 2010, ~~assigns to assign~~ a single **Town Center (TC)** Land Use Designation for the entire subject property ~~as shown in Figure 4.1a. In coordination with adoption of the WRSP, the Land Use Element was amended in October 2018 to incorporate the WRSP Land Use Map in further defining specific land uses designated by the WRSP (Figure 4.1). A further General Plan Amendment is required in concurrence with the adoption of this amended WRSP, as summarized in the Executive Summary in this document.~~

#### 4.3.1 GENERAL PLAN LAND USE DESIGNATION DEFINED

The WRSP Area, as defined by the City of American Canyon's General Plan Section 1.19.2, is designated Town Center (TC):

**“Town Center (TC):**

A) A rich diversity of land uses which may include government and community services, retail commercial, professional offices, entertainment, restaurants, cultural facilities (museums, libraries, etc.), visitor-serving facilities (hotels, information centers), event center/conference center, wineries, transit, parking, variety of housing types including single family attached and detached, townhouses, condominiums, mixed-use and apartments, and public park and other amenities;

B) A community plaza or “town square” to facilitate community gatherings and events.”

[Figure 4.1: Town Center (TC-1) General Plan Land Use Map]

#### 4.3.2 GENERAL PLAN LAND USE MAP AMENDMENT

The Town Center designation requires the preparation and adoption of a specific plan(s) to implement the General Plan land use. As such, the WRSP includes a General Plan Amendment (see Executive Summary) that, among other things, amends the General Plan land use map to reflect the revised specific land uses set forth in the WRSP Land Use Map (Figure 4.2). This supersedes an amendment to the General Plan made in 2018. For purposes of the General Plan, these land uses are designated Town Center with the prefix TC-1 (see Figure [4.1b4.1](#)), reflecting the first specific plan to be adopted under the Town Center Designation.

### 4.4 Specific Plan Land Use Summary

Table 4.1a and Table 4.1b ~~summarizes-summarize~~ the various land uses proposed within the WRSP Area. This summary allows for a comparative analysis of the development and corresponds to the Land Use Plan

(Figure 4.2). The amount of development reflected in the "Overall Development Program" and by individual ownership, represents the maximum allowable development intensity permitted under the WRSP.

TABLE 4.1a

Overall Development Program		
Watson Ranch Specific Plan		
Land Use	Area (+/- Acres)	Maximum Development Intensity
Medium Density Residential (MDR-12)	<del>114.4</del> <u>102.5</u>	<del>604</del> <u>623</u> units
Medium Density Residential (MDR-16)	<del>51.7</del> <u>65.4</u>	<del>457</del> <u>630</u> units
High Density Residential	<del>9.3</del> <u>6.0</u>	<del>192</del> <u>186</u> units ( <u>Affordable</u> )
<del>Napa Valley Ruins &amp; Gardens</del> <u>Mixed Use</u>	<del>37.3</del> <u>38.6</u>	200 room <u>hotel</u> 176,000 SF Retail/Commercial 58,000 SF Ancillary Commercial
Parks and Open Space	<del>52.8</del> <u>63.6</u>	
<del>School</del>	<del>10.1</del>	
Roads	32.6	
<b>Total</b>	308.7	<del>1,253</del> <u>1,439</u> units 200 room <u>hotel</u> 176,000 SF Retail/Commercial 58,000 SF Ancillary Commercial

TABLE 4.1b

American Canyon I, LLC Property		
Land Use	Area (+/- Acres)	Anticipate Development Intensity
Medium Density Residential (MDR-12)	<del>87.286.5</del>	<del>485-503</del> units
Medium Density Residential (MDR-16)	<del>47.353.3</del>	<del>402-507</del> units
High Density Residential	<del>6.16.0</del>	<del>123-186</del> units ( <u>Affordable</u> )
<del>Napa Valley Ruins &amp; Gardens</del> <u>Mixed Use</u>	<del>37.338.6</del>	200 room <u>hotel</u> 176,000 SF Retail/Commercial 58,000 SF Ancillary Commercial
Parks <del>and Open Space</del> <u>and Trails</u>	<del>40.618.0</del> <del>14.9</del>	<del>Includes 20,000 SF Community Center</del>
<u>Detention</u>	<u>9.4</u>	
<u>Wetlands</u>	<u>3.1</u>	
<u>School</u>	<u>10.1</u>	
Roads	<del>23.222.0</del>	
<b>Total</b>	251.8	<del>1,0101,196</del> units 200 room <u>hotel</u> 176,000 SF Retail/Commercial 58,000 SF Ancillary Commercial
Newell Family Property		
Land Use	Area (+/- Acres)	Anticipate Development Intensity
Medium Density Residential (MDR-12)	<del>27.216.0</del>	<del>119-120</del> units
Medium Density Residential (MDR-16)	<del>4.412.1</del>	<del>55-123</del> units
<del>High Density Residential</del>	<del>3.2</del>	<del>69</del> units
Parks <del>and Open Space</del> <u>Open Space and Trails</u>	<del>12.37.4</del> <del>7.5</del>	<del>(Includes 2.0 acre Community Center)</del>
<u>Detention</u>	<u>3.3</u>	
<u>School</u>	<u>0.0</u>	
Roads	<del>9.810.6</del>	
<b>Total</b>	56.9	243 units

[Figure 4.2: Specific Plan Land Use Map]

#### 4.4.1 SPECIFIC PLAN LAND USE DESIGNATIONS

The WRSP establishes a land use and regulatory framework within the parameters of the General Plan that allows a maximum of 1,253 residential units (plus additional units allowed by density bonus and related laws), 200,000 square feet of commercial/retail uses, and a 200-room hotel in the WRSP Area. Figure 4.2 identifies the location of the land uses within the WRSP Area.

Below, each Land Use Category and the intended uses are described in more detail. These land use designations are consistent with the overall General Plan Land Use designation of “Town Center” and serve to refine the land use configuration for the WRSP Area. As described in ~~section~~ Section 4.3.2 above, a General Plan Amendment to further define the specific land uses set forth by this specific plan under the Town Center Land Use Designation and supporting policies, amends the General Plan Land Use Map to incorporate the land uses with the prefix TC-1 thereby denoting the WRSP land uses (see Figure ~~4.1b~~4.1). This amendment recognizes and ensures the consistency between the City of American Canyon’s General Plan and the WRSP, as required by controlling law.

These land use designations also serve as the “zoning” for the WRSP in reference to the allowable uses described further in Section 4.6, the Development Regulations set forth in Chapter 6, and the Design Guidelines in Appendix A. Where the WRSP and the City zoning regulations may conflict, the WRSP standards will apply. Where the WRSP is silent, the City Zoning regulations will apply.

~~**Napa Valley Ruins & Gardens (NVR&GNVRG):** The NVR&GNVRG designation includes the former site of the Standard Portland Cement Factory. It comprises approximately 37 acres. The NVR&GNVRG is a mixed-use designation made up of several different uses including but not limited to commercial uses (such as retail, restaurants, personal services, dining, wineries, mobile food trucks, and farmers markets), mixed-use residential (including live/work), and office uses. It also includes visitor serving uses such as hotel, events center, entertainment, and recreation. Finally, it permits civic uses such as a community plaza, community center and parks. Development within this area may be comprised of single use buildings or buildings containing multiple uses including mixed use and/or live-work housing of up to 50 units (included in the 1253 residential project total)~~

#### RESIDENTIAL LAND USES DESIGNATIONS

The City’s General Plan requires that the Specific Plan(s) for the Town Center land use designation establish the densities and intensities of land uses. For the residential land uses, the WRSP sets forth three residential categories with varying density ranges - Medium Density Residential (MDR-12 and MDR-16) and High Density Residential. The density ranges for the two Medium Density categories overlap slightly with the intention of encouraging a higher diversity of housing product types within single neighborhoods, allowing greater flexibility to respond to market forces and creating an opportunity to achieve what is referred to as the “Missing Middle” of housing types. The “Missing Middle” is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help to achieve work-force housing and promote vibrant walkable residential neighborhoods. At the same time, the densities transition from higher to lower away from the NVR&GNVRG consistent with the General Plan Policies.

**Medium Density Residential (MDR-12):** This Medium Density Residential is intended for single-family homes with a permitted density between 2 to 12 dwelling units per gross developable acre.

**Medium Density Residential (MDR-16):** This Medium Density Residential is intended for areas of medium density detached and attached housing such as small lot single family homes, duets, duplexes, three-plex, four-plex, townhome and condominium units. The allowable density range is 8 to 16 dwelling units per gross developable acre.

**High Density Residential (HDR):** High Density Residential is intended for areas of high-density attached housing such as, townhomes, apartments, and condominiums. Per the General Plan, this residential category density shall be provided at a minimum of 20 dwelling units per gross developable acre.

#### NON-RESIDENTIAL LAND USE DESIGNATIONS

**Napa Valley Ruins & Gardens (MU):** The MU designation includes the former site of the Standard Portland Cement Factory. It comprises approximately 39 acres. The MU designation is a mixed-use designation made up of several different uses including but not limited to commercial uses (such as retail, restaurants, personal services, dining, wineries, breweries, pubs, distillery, mobile food trucks, and farmers markets), mixed-use residential (including live/work), and office uses. It also includes visitor serving uses such as hotel, events center, entertainment, and recreation. Finally, it permits civic uses such as a community plaza, community center and parks. Development within this area may be comprised of single use buildings or buildings containing multiple uses including mixed use and/or live-work housing of up to 10% of total units (included in the residential project total).

**Parks (Park) and Open Space (OS):** The Park designation allows for a variety of recreational uses such as the lake, multipurpose trails, tot lots, playground equipment, passive and active recreational amenities such as ball fields, courts, skating ramps, and picnic facilities.

The Open Space (OS) designation includes privately or publicly owned property to be retained for open space purposes such as resource management, storm water management and environmental mitigation. Open space uses may also include passive recreation (such as hiking, walking and biking trails, and nature observation). Passive recreational uses associated with open space areas while encouraged are not eligible for parkland credit.

The Parks and Open Space land uses may also contain civic or community uses such as community gardens, vineyards, orchards, and other edible landscape elements.

**Town Center (TC):** The Town Center designation allows for community uses such as a community plaza, and community center.

**Public (P):** The Public designation delineates the area where the proposed elementary school is intended to be located.

## **4.5 Adjustment/Transfer/Conversion Regulations**

In order to create the most desirable community possible, there is a certain amount of flexibility that needs to be provided for in the WRSP. This flexibility allows the developer to adjust for shifts in market demand. The parameters for this flexibility within the WRSP are detailed in this section. Requests for these adjustments shall be submitted to the City of American Canyon. The Community Development Director or his/her delegate shall make the determination as to their consistency with the intent of the WRSP. If the adjustment meets the definition of minor amendment (see Implementation Chapter), the Community Development Director may approve the adjustments at the administrative level. Major amendments to the

WRSP must be processed pursuant to State Law and will be subject to review and approval by the Planning Commission and City Council.

#### **4.5.1 PLANNING AREA -ADJUSTMENTS**

While a Land Use Plan and Land Use Summary Table are contained in the WRSP, precise land use boundaries and acreages shall be established by the recording of Final Maps and with final engineering. A Tentative Map submittal may incorporate an adjustment to the boundaries and acreages on file with the City for minor amendments to the WRSP. An amendment will be considered minor if the total gross acreage of any given land use designation does not change by more than 5 acres or a 20% increase or decrease of the original gross acreage approved under the WRSP, whichever is less. A revised Land Use Plan as well as a revised Land Use Summary Table must be submitted to the City of American Canyon for each proposed amendment or set of amendments to the land use area boundaries (see Implementation Chapter, Section 9.6.3)

**[Table 4.2: Permitted and Conditionally Permitted Uses]**

Use Classification	Specific Plan Land Use Category					
	MU (NVR&G)	MDR-12	MDR-16	HDR	PARKS & OPEN SPACE PARK & OS	PUBLIC TC
<b>COMMERCIAL</b>						
Retail stores, shops, galleries and offices supplying commodities or performing services such as those provided by department stores, specialty shops, personal, pet and business service establishments, artists' supply stores and similar uses.	P	-	-	-	-	-
Convenience retail commercial such as a corner convenience store, grocery store and other neighborhood serving retail commercial uses.	P	C	-	-	-	-
Restaurants uses including outdoor eating areas and establishments. For the purpose of this use, a restaurant is an eating establishment which serves food to customers for consumption on or off the premises. It includes, but is not limited to, coffee shops, cafes, brew pub, pizza parlors, soda fountains and full-service dining establishments	P	-	-	-	-	-
Restaurants and pubs that may provide alcoholic beverage sales for drinking on premises.	P	-	-	-	-	-
Distilleries, wineries, Brewery establishments that may or may not include food service and may provide alcoholic beverage sales for consumption off	P	-	-	-	-	-
Entertainment such as non-amplified music in conjunction with a restaurant, coffee house or pub establishment.	P	-	-	-	-	-
Outdoor movies.	P	-	-	-	C	-
Winery and wine tasting establishments	P	-	-	-	-	-
Mixed-use buildings that contain restaurant, retail or storefront office uses on the ground floor with residential, office or educational uses on the floors above.	P	-	-	C	-	-
Artist studios and maker space	P	-	-	-	-	-
Business and technical schools, and schools and studios such as, but not limited to photography, art, music and dance.	P	-	-	-	-	-
Hospitality and visitor serving uses such as a wedding chapel, hotel, condo hotel or time-share.	P	-	-	-	-	-
Assembly, meeting or event spaces for corporals or private events either as a standalone facility or as ancillary to another use.	P	-	-	-	-	-
Parking structures.	P	-	-	P	-	-
Home occupation uses.	P	C	C	C	-	-
Retail sales in kiosks, food trucks, passive recreation, live musical or stage performances, periodic outdoor sales such as art shows, or farmer's markets, community and holiday events.	P	-	-	-	C	C
Office, medical, financial, real estate, general business and personal services.	P	-	-	-	-	-
Small-family day care facilities.	P	-	-	-	-	-
Outdoor Entertainment including amplified music or other productions as scheduled events.	C	-	-	-	P	-
Drive-thru facilities	-	-	-	-	-	-
<b>RESIDENTIAL</b>						
Single-family residential with a minimum density in this district is between 2 and a maximum of 12 dwelling units per gross acre and a minimum lot size of 3,200 sf. For other allowable and conditional uses refer to RS-6500 zone district in the City of American Canyon Municipal Code.	-	P	P	P	-	-
Medium Density Residential is intended for areas of medium density detached and attached housing such as small lot single-family homes, duets, duplexes, three-plex, four-plex, townhome and condominium units. The allowable density range is 8 to 16 dwelling units per gross developable acre.	P	-	P	P	-	-
High-density attached housing such as townhomes, apartments and condominiums. The allowable density range is a minimum of 20 dwelling units per gross acre. For other allowable and conditional uses refer to RH zone district in the City of American Canyon Municipal Code.	P	-	-	P	-	-
Mixed Use and Live/work residential units	P	-	C	C	-	-
Secondary living units. Secondary living units do not count as a separate unit from the primary residence.	C	C	C	C	-	-
<b>RECREATIONAL</b>						
Active and passive public recreational uses but not limited to multipurpose trails, lot lots, playground equipment, passive and active recreational amenities including, but not limited to, ball fields, courts, skating ramps, picnic facilities, and recreational use structures. Civic or community uses including but not limited to community gardens, vineyards, orchards and other edible landscape.	P	C	C	C	P	C
Active and passive recreational uses such as play areas, community gardens, swimming pools, etc. that are provided as part of an HOA and are privately maintained.	P	P	P	P	-	-
Environmental mitigation lands, drainage and detention/retention basins, drainage system appurtenances such as culverts, wetlands, and natural drainage ways. Also permitted are pedestrian and bicycle trails, viewing areas, interpretive signage, and site furnishings such as benches, and trash receptacles.	P	P	P	P	P	P
Recreation uses such as a community plazas and small pocket parks.	P	P	P	P	P	P
Community gardens.	P	C	C	C	C	C
<b>PUBLIC</b>						
Civic Uses	P	-	-	-	-	C
Educational and institutional uses, such as the proposed elementary school.	P	-	-	-	-	PC

#### 4.5.2 TRANSFER OF DWELLING UNITS

The transfer of dwelling units between land use areas is permitted provided that there is no net increase to the total dwelling units permitted in the WRSP. A revised Land Use Plan as well as a revised Land Use Summary Table must be submitted to City of American Canyon for each proposed transfer of dwelling units, and the phasing plan and schedule adjusted accordingly (See Implementation Chapter, Section 9.8).

#### 4.6 Permitted and Conditionally Permitted Uses

Table 4.2 summarizes permitted and conditionally permitted uses within the WRSP Area. While the descriptions are fairly comprehensive, they are not intended to prohibit an omitted but related use. Any uses not specifically identified here shall be considered through subsequent approval processes as defined in the Implementation Chapter.

#### 4.7 Inclusionary Housing

The City of American Canyon has an Inclusionary Housing Ordinance (Chapter 19.28 of the City's Municipal Code). ~~The intent of the Inclusionary Housing Ordinance is to see the provision of affordable housing occur throughout the residential neighborhoods of the city. The ordinance was updated in February of 2016 in response to an Affordable Housing Nexus Study.~~ Section 19.28.040 of the ordinance requires that residential projects of "for sale" housing containing five or more parcels or units provide at least 10% of the total applicable project units at affordable prices or rents to lower income households. ~~As of the date of this WRSP amendment, the AC-1 portion of the WRSP Area has fully complied with the City of American Canyon's Inclusionary Housing Ordinance. Compliance has been satisfied by construction of the 186-unit Lemos Pointe affordable housing project located at the intersection of Rio Del Mar East and Marcus Road.~~ The ordinance further requires that the inclusionary units be distributed throughout the project unless otherwise demonstrated to be infeasible for any of the following reasons, in which case a waiver may be granted:

- ~~a. Significant topographic or other constraints exist rendering such distribution infeasible.~~
- ~~b. Substantially improved site design will result from such waiver.~~
- ~~c. Substantially improved building design and an improved unit amenity level will result from such waiver.~~
- ~~d. Significant economic hardships will result from such distribution that does not apply to other projects in the city.~~
- ~~e. Significant economic hardships will result from such distribution for the developer of the inclusionary units receiving financial assistance from federal, state, or local governmental agencies if such waiver is not granted."~~

~~The intent of the Inclusionary Housing Ordinance is to see the provision of affordable housing occur throughout the residential neighborhoods of the city. However, the ordinance does also provide for alternatives to meeting the inclusionary housing requirements on site. Section 19.28.050, "Inclusionary Alternatives", states:~~

~~"...the following alternatives to providing inclusionary units on-site may be approved by the decision-making body if it finds that evidence presented by the applicant shows that on-site inclusionary units are infeasible due to project size, location or site characteristics, or that the alternative would further housing opportunities for lower-income households to an equal or greater extent:~~

- ~~3. The provision of some or all of the required inclusionary units at an off-site location.~~

4. ~~The payment of an in-lieu Affordable Housing Nexus Fee to the city for each developed unit in an ownership project.~~

a. ~~The in-lieu contribution shall be paid to the city at the issuance of the building permit for each unit.~~

b. ~~Such fee shall be deposited in the city housing fund and can only be used to provide housing affordable to very low and low-income households.~~

5. ~~The dedication of suitable land to the city, or entity acceptable to the city, for the construction of the inclusionary units. The acceptability of such dedication shall be based on the suitability of the site in terms of location, size, zoning, timing of construction and other applicable factors. The acceptability of such dedication shall also be based on the fair market value of the dedicated land, in comparison to the amount of in-lieu contribution as calculated above.~~

6. ~~In the event a project exceeds the total number of inclusionary units required in this chapter, the project owner may request inclusionary unit credits that may be used to meet the inclusionary unit requirements of another project, subject to the approval of the city manager. Inclusionary unit credits are issued to and become the possession of the project owner subject to the approval of the City Council. The number of inclusionary unit credits awarded for any project is subject to the approval of the City Council.~~

**Density Bonus:** ~~If affordable housing is provided on site that meets the thresholds of controlling law, Government Code Section 65915–65918, the City shall grant a density bonus or other incentives as set forth in State Law and in Section 19.28.060 of the City's inclusionary housing ordinance.~~

**Housing Agreement:** ~~Where required by the City's ordinance, a housing agreement(s) will be prepared pursuant to section 19.28.080 of the City's inclusionary housing ordinance.~~

~~The WRSP provides for a variety of housing types and neighborhoods that are "affordable by design." Approximately 25% of the such as units that are either high density rental housing, town homes (with approximately 16 units/acre), or small bungalows of approximately 1500 square feet of living space. The WRSP does not specify the provision of inclusionary housing and anticipates meeting the City's Inclusionary Housing requirements utilizing section 19.28.050 Inclusionary Alternatives. This will require the approval of the city council and may take the form of payment of the in-lieu Affordable Housing Nexus Fee, the provision of a suitable site for affordable housing or a combination thereof. The AC-1 portion of the WRSP Area has fully complied with the City of American Canyon's Inclusionary Housing Ordinance.~~

## Chapter 5: Parks and Open Space

## 5.1 Introduction

The proposed ~~Parks~~parks, ~~Trails~~trails, and ~~Open-open Space-space~~open space plan for the Watson Ranch Specific Plan (WRSP) includes a variety of parks, trails, and open spaces for a wide variety-number of active and passive recreational use. The integrated network of parks, trails, and open space, ~~through trails~~, both local and regional, is one of the fundamental design principles for WRSP providing the residents and the larger community recreational throughout the plan area. Approximately ~~53-63~~ acres of recreation facilities, park land, trails, and open space areas are provided within the WRSP Area. The parks, trails, and open space system consists of a series of inter-connected parks and trail types ranging from pocket parks to community parks with linkages to larger regional facilities such as the Napa Valley Vine Trail, River to Ridge Trail, and the Newell Open Space Preserve. Parks are programmed with a variety of uses to support activities throughout all seasons of the year. A range of park and trail typologies are distributed throughout the WRSP Area in order to provide ease of access and close proximity to all residents. The character of each park is based on the use and the role it plays within the overall open space network. They are a combination of the natural and the manicured; the informal and the formal; and the active and the passive, depending upon their location and functions.

The trails system consists of a combination of paved and unpaved trails that link major destinations within the WRSP Area, such as parks and the proposed school and the Napa Valley Ruins & Gardens (NVR&GNVRG). The internal project trail system includes segments of regional trails (the Napa Valley Vine Trail and the River to Ridge Trail) and connects to the Newell Open Space Preserve. The network forms a series of loops of differing lengths. The loops provide alternative routes and allow choices between short, medium, and long distances for recreation and exercise. The trails run through various parks and open space conditions and their design reflects these differing conditions. The trails provide for a range of user groups including bikers, runners, and pedestrians.

The parks and open space system is designed to provide easy and convenient access to all residents. Most homes within the WRSP Area are no more than ¼-mile walking distance from a park, natural open space area, or trail alignment. This public network serves to encourage walking and to provide opportunities for a convenient and healthy lifestyle choice for all residents.

## 5.2 Goals, Objectives, and Policies

**Goal 5A: Integrate Parks, Trails, and Open Space into a diverse system of active and passive recreation amenities designed to fulfill the needs of residents and support healthful, active lifestyles.**

Objective 5.1 – Provide public parks distributed throughout the WRSP Area that include a range of recreational opportunities adequate to support the future population of the WRSP Area.

Policy 5.1.1 – Parks shall meet at minimum the City wide standard of 5 acres per 1,000 residents in the WRSP Area.

Objective 5.2 – Parks, Trails and Open Space will be designed as an integrated system of recreational amenities.

Policy 5.2.1 – Parks shall be programmed and designed through cooperation with the City of American Canyon Parks and Recreation Department and the general public and shall reflect the results of the City's Parks and Recreational Needs Assessment.

~~Policy 5.2.2 – The collocation of the proposed elementary school and a park is encouraged with the potential for shared facility use subject to City and School District approval.~~

Policy ~~5.2.35.2.2~~ – Parks shall be centrally located in the WRSP Area with access afforded to a majority of the area residents via trail and street access.

Policy ~~5.2.4.5.2.3~~ – The Napa Valley Vine Trail and the River to Ridge Trail shall be interconnected and aligned to integrate with the primary parks where feasible in the WRSP Area.

Policy ~~5.2.55.2.4~~ – Adequate open spaces shall be maintained to protect environmental resources. Where feasible, trails and recreational amenities shall be provided along and through open space as part of the larger integrated system of recreational amenities.

Policy ~~5.2.65.2.5~~ – All trails in the WRSP shall be constructed pursuant to the City design standards and as set forth in Chapter 7 of the WRSP.

### 5.3 Parkland Requirements

The City of American Canyon General Plan requires a minimum of 5 acres of credited parkland per 1,000 residents (GP Policy 7.1.1). Based on the maximum of ~~4,2531,439~~ WRSP Area dwelling units at 3.49 persons per unit, a total of ~~24,925.1~~ acres of dedicated parkland is required. The WRSP exceeds this requirement, providing approximately ~~53-63~~ acres of total land designated as Parks and Open Space within the Land Use Plan. Table 5.1 summarizes the total distribution of these parks and open space.

Depending on the ultimate use and recreational value, however, only partial credit may be granted for some parks, open space land containing informal recreational facilities, open space amenities, or natural features. Approximately ~~23-33~~ of the ~~53-63~~ total acres count towards these required parkland credits. Parkland requirements and credits are compared in Table 5.2.

Table 5.3 further details the breakdown of the different parkland uses and credit calculations within the WRSP Area. The credits applied are reflective of each parcel's recreational value as a park or open space amenity. Park parcels and the Community Plaza are credited at 1:1 ratio, while trails and open space are credited at 0.5:1 ratio. Detention basins and wetlands acreage are not counted to fulfil the park requirement.

Parkland facilities are conceptually illustrated in Figure 5.1. Final sizing and location of parkland facilities will be determined during the tentative and final mapping stages.

**Table 5.1: Open Space and Park Distribution**

Overall Open Space and Park Distribution	
Watson Ranch Specific Plan	
Open Space Types	AC
Parks	<del>22.09</del> 23.4
Community Plaza	<del>2.00</del> 2.0
Open Space and Trails	<del>7.63</del> 22.6
<del>Open Space</del> /Detention	<del>17.06</del> 12.7
Wetlands	<del>4.05</del> 3.1
Total	<del>52.83</del> 63.6

**Table 5.2: Parkland Requirements and Credit Comparison**

<b>American Canyon I, LLC Property</b>			
Units	Units	Population (@ 3.49 persons/unit)	Park Acreage Required @ 5 ac/1,000 people
Residential Units	<u>1,010,196</u>	<u>3,524,94,174</u>	<u>17,6220.87</u>
<b>Newell Family Property</b>			
Units	Units	Population (@ 3.49 persons/unit)	Park Acreage Required @ 5 ac/1,000 people
Residential Units	243	848.1	4.24
<b>Total</b>			<u>21,8625.11</u>

[Figure 5.1: Parks Typology Map]

**Table 5.3: Detailed Parkland Credit Calculations**

<b>Watson Ranch Specific Plan: Open Space/Park Credits</b>			
<b>American Canyon I, LLC Property</b>			
Open Space Type/Name	Area (acres)	Park Credit	Credited Park Acreage
<del>Park A</del> AAC-1 Park	<u>3,5511.34</u>	1	<u>3,5511.34</u>
<del>Park B</del>	<u>5.57</u>	1	<u>5.57</u>
Quarry Lake Park (net)	<u>3,696.67</u>	0.5	<u>1,853.33</u>
<del>Community Plaza</del>	<u>2.00</u>	1	<u>2.00</u>
Open Space/and Trails	<u>6,1614.8</u>	0.5	<u>3,087.45</u>
<del>Detention</del>	<u>9.4</u>	<u>0.0</u>	--
<del>Wetlands</del>	<u>3.1</u>	<u>0.0</u>	--
	<u>20,9745.41</u>	Subtotal	<u>16,0522.12</u>
<b>Newell Family Property</b>			
Open Space Type/Name	Area (acres)	Park Credit	Credited Park Acreage
<del>Park A</del> Newell Park	<u>4,305.4</u>	1	<u>4,305.40</u>
<del>Park B</del> Community Plaza	<u>1,952.0</u>	1	<u>1,952.00</u>
Open Space/Trails	<u>1,477.5</u>	0.5	<u>0,743.75</u>
<del>Detention</del>	<u>3.33</u>	<u>0.0</u>	--
<del>Wetlands</del>	<u>0.0</u>	<u>0.0</u>	--
	<u>7,7218.23</u>	Subtotal	<u>6,9911.15</u>
<b>Total Credited Acreage</b>			<u>23,0333.27</u>

## 5.4 Parks and Open Space Typologies

The parks and open space system is comprised of differing typologies. The sizes, functions, configurations and locations of the parks are dependent upon their surroundings, use, and social/cultural needs. The typologies are distributed across the WRSP Area to serve the various neighborhoods and provide easy and convenient access to all residents. Refer to Figure 5.35.2 for a map identifying the proximity of parks within the WRSP Area.

### 5.4.1 COMMUNITY PLAZA

Plazas are formal urban parks that serve as focal elements for a community. The community plaza at the NVR&GNVRG located at the intersection of Rio Del Mar East and Newell Drive is intended to serve as a centerpiece of activity for both the WRSP community and the City of American Canyon as a whole. It should be a flexible space that is comfortable for intimate conversations or solitary people-watching but can also accommodate larger community gatherings such as art festivals, concerts, and other celebrations.

The following program includes amenities appropriate for the plaza.

- Public art;
- Hardscape surface areas;
- Turf seating areas;
- Seat walls;
- Landscape planters;
- Landscaping;
- Lighting;
- Trash receptacles;
- Formal Tree alley; and
- accommodating a community building of up to 20,000 sf.

All improvements to the Community Plaza and Community Center site and building shall be at the City's sole cost and expense.

[Figure 5.2: Parks Proximity Map]

### 5.4.2 PARKS

Parks within the WRSP Area will provide a wide range of functions offering smaller recreational and social needs of the neighborhood to larger community wide gathering spaces. The sizes, functions, configurations and locations of the parks are dependent upon their surrounding natural features, neighborhood demographics, and social needs. Both public and private parks are included within the WRSP Area. Private parks include Quarry Lake Park and several neighborhood mini parks. The two large public parks are "Park A," located adjacent to the proposed elementary school, and "Park B," located in the northern portion of the WRSP Area. There are two large public parks – "AC-1 Park" located at the neighborhood's center and "Newell Park" located in the southeast corner of the WRSP Area adjacent to the Community Plaza and Community Center site.

#### Quarry Lake Park

Surrounding and including the Quarry Lake, this park (6.78.3 acres; Figure 5.45.3) is privately owned and maintained and serves as an important design and community element adjacent to the NVR&GNVRG. Net usable area (not including the lake) is approximately 6.7 acres. Public access will be determined by

site access agreement between the property owner and the City. It is envisioned to be used by both visitors and residents and will be designed as a passive park that provides a more "natural" experience.

While offering a water viewing amenity, Quarry Lake may also serve important environmental functions such as water cleaning, biofiltration, stormwater detention, and riparian habitat. Aeration for the lake will be provided as both a visual amenity and for water quality.

The following program elements and landscape features should be considered for Quarry Lake Park:

- ~~A continuous looped trail system around the lake shoreline~~ Lakeside trail
- Water observation stations
- Resting spaces with seating
- Exercise par course
- ~~Skate park and/or BMX bike park~~

[Figure 5.3: Conceptual Design – Quarry Lake Park]

- Hardscape plazas or promenades
- Connections to commercial uses and community facilities
- Drought tolerant plant species
- Informal tree clusters
- Enhanced riparian habitat plantings around lake edge
- Landscaping that appears natural vs. manicured
- Accent (manicured) planting at entries
- Limited amount of turf grass
- Low maintenance native grasses
- Downward facing pole-mounted lights and bollards for safety
- Accent lighting on special landscape elements and park features – used sparingly
- Trail connections to the neighborhoods to the south

#### AC-1 Park "A"

This centrally located park is approximately 7.911.3 ac-acres. Park "A" AC-1 Park should be programmed with both passive and active uses. Level turf areas should be provided for active uses such as soccer and ball fields as well as smaller areas for passive recreation. The park should be buffered from the street with shrubs or earth berms. Flowering accent trees can be located to provide landmark areas and focal points, while a long windscreen run of tall narrow trees along the westerly boundary can screen the adjacent uses. ~~The Park "A" Illustrative Plan (Figure 5.5) shows how these play fields and passive elements may be incorporated.~~

The following program elements and amenities should be considered for Park "A": AC-1 Park:

- Playground
- Sports fields (soccer, baseball)
- Picnic facilities
- Community gardens
- Downward facing safety lighting
- Pathways
- Benches
- Trash receptacles
- Bike racks

- Drinking fountains
- Enhanced materials at entry nodes and seating areas
- Incorporation of the Napa Valley Vine Trail
- Wayfinding and educational signage
- Public restroom
- Downward facing pole-mounted lights and bollards for safety
- Accent lighting on special landscape elements and park features – used sparingly

#### *Planting*

The planting palette for Park “A” this park should include a variety of deciduous and evergreen trees, shrubs, turf and grasses. Deciduous trees should be planted in clusters to separate active uses from passive spaces. Shade will be an important commodity in the summer months to shade users from the hot summer sun. During winter months defoliated trees will allow natural light to filter through, warming the users below. Flowering accent trees can be located at landmark features and focal points.

The following landscape features should be considered for Park “A” this park:

- Turf planting for open active areas
- Evergreen shrubs at key landmark or focal areas
- Boundary understory planting at western edge
- Flowering accent trees for landmark and focal areas
- Large canopy shade trees

#### **Newell Park-B**

Newell Park “B” (+/- 7.55.4 ac – not including the community center or plaza) includes a larger park space on the northern edge connected to Park “A” by a linear greenway is located in a triangular block bounded by Rio Del Mar East to the north, Newell Drive to the east, and a new north-south roadway to the west named “Mallen Way.”. The Community Center will be located adjacent to this Park at the corner of Rio Del Mar East and Newell Drive. —. The larger park space which forms the northern edge of the park accommodates larger play and program elements while the linear portion forms a green connection to Park “A.” The connection between Park “A” and Park “B” is an important community element as it offers the opportunity to create an open space network that seamlessly connects the two parks. Additionally, the Napa Valley Vine Trail runs through both parks creating a regional pedestrian / bike connection. The continuous greenway provides opportunity for a safe, convenient, non-vehicular connection for all ages between the neighborhoods on either side of the school. The Park “B” Illustrative Plan (Figure 5.6) shows the various program components.

The following program elements and amenities should be considered for Park “B” Newell Park:

- Picnic areas
- Playground
- Downward facing safety lighting and bollards
- Pathways
- Benches
- Seat walls
- Trash receptacles
- Bike racks
- Drinking fountains
- Enhanced paving materials at entries and seating areas

- Incorporation of the Napa Valley Vine Trail
- Active turf areas
- Dog Park

#### *Lighting*

~~Pole mounted lights should be used sparingly in Park B. The use of illumination for pedestrian circulation, and which generates less ambient light at night, is encouraged. Illuminated bollards can be used primarily along pedestrian pathways to encourage evening strolls. Accent lighting should also be used sparingly and primarily for the use of highlighting nodes or destination spaces.~~

#### *Planting*

Like many parks and public spaces, deciduous trees are used in clusters to provide specific functions such as shade for larger areas. Clustering trees separates passive uses from the open turf areas and active uses. Shade will be an important commodity in the summer months; trees shall be located for the purposes of shading the users from the hot summer sun. During the winter months the defoliated trees allow natural light and the limited sun exposure to filter through, warming the users below. General planting elements for ~~Park B~~ this park may include:

- Turf planting for open active areas.
- Evergreen shrubs at key landmark or focal areas
- Boundary understory planting at western edge.
- Large canopy shade trees
- Flowering accent trees for landmark or focal areas.

### 5.4.3 POCKET PARKS AND MINI PARKS

These small passive spaces provide urban relief within a neighborhood. They will be privately owned and maintained and passive in nature. They may be as small as an individual lot and generally include: landscaping that complements the neighborhood, a play structure, turf, and benches or seat walls. While not required they are encouraged throughout the neighborhoods.

### 5.4.4 OPEN SPACE AREAS

Unprogrammed open space is located along the periphery of the WRSP Area and in transitional landscape areas. The areas comprised of level-to-moderate slopes can be planted with a simple understory mass of evergreen groundcovers and low to medium grasses: A single species of tree may be planted in rows symbolic of orchards and vineyards throughout northern California.

The Open Space Area landscape program may include, but not be limited to the following:

- Native and non-native non-invasive drought tolerant grasses.
- Native and non-native drought tolerant evergreen groundcover.
- Native and non-native trees planted in rows.
- Low maintenance landscape.

Open space areas may include:

**Seasonal Wetlands** - The seasonal wetlands and their surrounding buffer areas protect the existing sensitive areas within the WRSP Area. They take advantage of natural systems to capture and clean storm water for the community while also providing for passive recreation. These areas will be connected to the rest of the open space system with multi-use trails.

**Detention Basins** - Detention basins are designed to be multiuse. During the dry months, when not being used for the purpose of detaining stormwater flow, they may allow for some recreational activities. The appropriate design, plant material and program elements make these a valuable component of the open space network providing both physical and visual benefits that are associated with open space.

## 5.5 Community Gardens and Edible Landscape

Supporting a healthy community with local food production supports establishing the WRSP Area as a contributor to all of American Canyon. To this end, the WRSP encourages the development of small and large community gardens throughout the WRSP Area. The community gardens could occur in locations such as:

- Within the ~~mixed-use~~mixed-use NVR&GNVRG as public gardens, a garden of a particular restaurant, or on a larger urban farming scale, such as managing and harvesting groves of olive trees that occur within parking fields.
- Community gardens within the public parks.
- Edible ~~schoolyard~~ gardens to teach ~~children~~ where food comes from and how to grow healthy fruits and vegetables.
- Gardens established and managed by homeowners associations for use of their members.
- Individual or neighborhood yard gardens cared for by the resident or a contracted urban farmer.

In addition to community garden space dedicated to growing food, landscape throughout the community may include food bearing plants. There currently exists one significant fig tree in the NVR&GNVRG that may be the catalyst for this edible landscape concept. Building on that concept, plantings may combine non-edible and edible species such as combinations of fruit and nut trees, berry bushes, vegetables, herbs, edible flowers, and ornamental plants.

## 5.6 Pedestrian and Bicycle Circulation

Pedestrian and bicycle circulation is integral to the overall open space and park network. Refer to Chapter 7 Circulation for details.

## Chapter 6: Development Regulations

## 6.1 General Provisions

### 6.1.1 PURPOSE AND INTENT

The Development Regulations set forth in the Watson Ranch Specific Plan (WRSP) provide a comprehensive set of regulations governing the use and development of the land. While including references to specific provisions of the American Canyon Zoning Ordinance, these Development Regulations replace the American Canyon Zoning Ordinance within the WRSP Area. Should there be a conflict between the WRSP and the American Canyon Zoning Ordinance, the provisions of the WRSP shall govern. Any issue not directly or specifically covered by the WRSP shall be subject to non-conflicting regulations and procedures of the American Canyon Zoning Ordinance.

### 6.1.2 SEVERABILITY CLAUSE

If any term or provision of the WRSP, or the application of any provision of the WRSP to a particular situation, shall for any reason be found to be void, invalid, illegal or unenforceable by a court of competent jurisdiction, all other terms and provisions of the WRSP or the application of the WRSP to other situations shall remain in full force or effect.

## 6.2 Residential Development Regulations

The following development regulations apply to all residential developments within the Medium Density Residential (MDR-12 and MDR-16) and High Density Residential (HDR) designations of the WRSP Area. Nonresidential development such as parks, ~~schools~~, and public facilities within these land use designations shall comply with the City of American Canyon Zoning Ordinance.

The regulations for the individual residential category do not specify building prototypes but rather address the building mass, scale and urban form through setback, height, and massing regulations. This will allow for flexibility and accommodation of different product types while still meeting the overall vision of the plan.

Residential plans are shown for graphic illustrative purposes to demonstrate the application of the development regulations. They do not constitute an actual design submittal. Lot sizes shown graphically are not necessarily minimums; ~~setbacks~~ Setbacks are illustrated as minimums.

### 6.2.1 ARCHITECTURAL VARIETY (MDR-12 AND MDR-16)

The ~~vision~~ WRSP vision is to craft a community that has variety in the residential neighborhoods, and to prevent homogenous or mono-culture subdivisions. The following standards are intended to support the vision.

### 6.2.2 MEDIUM DENSITY RESIDENTIAL (MDR-12) AND MEDIUM DENSITY RESIDENTIAL (MDR-16) DETACHED DEVELOPMENT

In order to avoid monotony of streets lined with single family detached homes of similar width, height, and setback, the following criteria shall be applied:

- Corner lots side yard setback shall be at least 5 feet wider than interior lots.
- ~~Excluding oversized corner lots within a block, any row of over 400 feet long that have at least one lot of different width per every six houses. The differing lot may be narrower or wider, but shall vary in width by at least 5'.~~
- Each block shall include at least ~~at least~~ three different and distinct elevations. The elevations shall vary in massing, roof form, and appearance from streets or paseos. The blocks are assumed

to be a maximum of 600 feet and where block sizes exceed that distance, the excess length shall be considered a new block.

- Refer to Table 6.2.1 and Table 6.2.2 for development regulations.

**6.2.3 MEDIUM DENSITY RESIDENTIAL (MDR-12) AND MEDIUM DENSITY RESIDENTIAL (MDR-16) ATTACHED DEVELOPMENT**

- When buildings are located adjacent to detached units in the same block, the closest attached building will have the same front yard setback as the detached unit.
- To avoid overly long buildings and create the appropriate scale and building wall face, buildings longer than 180 feet or 8 units, whichever is less, are prohibited.
- Refer to Table 6.2.3 for development regulations.

**6.2.4 HIGH DENSITY RESIDENTIAL (HDR) DEVELOPMENT**

- Building facades facing public rights-of-way or public open spaces exceeding a length of fifty (50) feet shall provide modulation in the building form. Modulation could occur on the horizontal and/or vertical plane and may include, but not be limited to, a change in the building plane, fenestration pattern, material and/or color.
- Blank walls at the ground floor are strongly discouraged. Additional architectural features and/or landscaping shall be provided as an alternative.
- Entries should be a ~~prominant~~prominent feature of the building and be visually distinctive from the rest of the facade.
- Refer to Table 6.2.4 for development regulations.

**6.2.5 SETBACKS AND IRREGULAR LOTS**

Setbacks are measured from the appropriate front, side, or rear lot line, or ultimate street right of way line, whichever is most restrictive. Irregular ~~Lots-lots~~ are defined as lots that are non-rectangular, lots with three sides, or lots with more than four sides ~~and that~~ require specific definition of lot lines in order to achieve the purpose of the specific setbacks. Refer to Figure 6.1 for measuring setbacks on irregular lots.

**Front Lot Line:** On an interior lot, the line separating the lot from the street. On a corner lot, the shorter lot line abutting a street. On a through lot, the lot line abutting the street or lane providing the primary access to the lot. On a flag or panhandle lot, the interior lot line most parallel to and nearest the street or lane from which access is obtained.

[Figure 6.1: Irregular Lots: Measuring Setbacks]

Table 6.2.1: Medium Density Residential (MDR-12) Development Regulations		
Minimum Lot Size	3,200 sf	
Minimum width, interior lot	40 ft.	
Minimum width, corner lot	45 ft.	

Minimum lot depth	55 ft.	Lot lines may extend to the center line of the alley if alleys are designed as private streets
<b>Setbacks</b> <sup>1,2</sup>		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach as per City of American Canyon zoning ordinance.
Front, 1 <sup>st</sup> & 2 <sup>nd</sup> stories	15 ft.	At least 30% of homes on the same block face shall provide a minimum 18 ft. front setback
Front, 3 <sup>rd</sup> story	20 ft.	
Front, front-loaded garage door	20 ft.	
Front, covered porch	10 ft.	
Side, internal lot	5 ft.	
Side, corner lot 1 <sup>st</sup> & 2 <sup>nd</sup> stories	10 ft.	
Side, corner lot 3 <sup>rd</sup> story	15 ft.	
Side, corner lot covered porch	6 ft.	
Rear	15 ft.	Rear setbacks may be reduced to 10' for wide shallow lots if the usable yard space is provided on the side yards.
Rear, garage	5 ft.	
Rear, alley	4 ft.	
<b>Maximum Height</b>	35 ft.	
<b>Maximum FAR</b>	.7	FAR does not include covered garages
<b>Maximum Lot Coverage</b>	55%	Walkways, driveways, porches (covered or uncovered) are excluded from lot coverage calculations

<sup>1</sup>For cluster type residential products, lot sizes required setbacks shall be determined through the review process.

<sup>2</sup>Minimum front and rear setbacks shall be 25 ft. along arterials, 15 ft. along minor collectors.

<b>Table 6.2.2: Medium Density Residential (MDR-16) - Development Regulations, Detached Dwellings</b>		
<b>Minimum Lot Size</b>	<b>1,500 sf</b>	
Minimum width, interior lot	30 ft.	
Minimum width, corner lot	35 ft.	
Minimum lot depth	50 ft.	Lot lines may extend to the center line of the alley if alleys are designed as private streets
<b>Setbacks<sup>1,2</sup></b>		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach as per City of American Canyon zoning ordinance.
Front, 1 <sup>st</sup> & 2 <sup>nd</sup> stories	10 ft.	At least 30% of homes on the same block face shall provide a minimum 20 ft. front setback
Front, 3 <sup>rd</sup> story	15 ft.	
Front, front-loaded garage door	20 ft.	
Front, covered porch	10 ft.	
Side, internal lot	3 ft.	
Side, corner lot 1 <sup>st</sup> & 2 <sup>nd</sup> stories	8 ft.	
Side, corner lot 3 <sup>rd</sup> story	10 ft.	
Side, corner lot covered porch	6 ft.	
Rear	10 ft.	
Rear, garage	5 ft.	
Rear, alley	4 ft.	
<b>Maximum Height</b>	<b>35 ft.</b>	
<b>Maximum FAR</b>	<b>.7</b>	FAR does not include covered garages
<b>Maximum Lot Coverage</b>	<b>55%</b>	Walkways, driveways, porches (covered or uncovered) are excluded from lot coverage calculations

<sup>1</sup>For single family cluster type residential products, and single family bungalows designed as part of condominium project lot sizes and required setbacks shall be determined on a case by case basis through the design review process.

<sup>2</sup>Minimum front and rear setbacks shall be 25 ft. from arterials, 15 ft. from minor collectors.

<b>Table 6.2.3: Medium Density Residential (MDR-16) - Development Regulations, Attached Dwellings</b>		
<b>Minimum Lot size<sup>1</sup></b>	<b>800 sf</b>	
Minimum lot width, interior	16 ft.	
Minimum lot width, corner	25 ft.	
Minimum lot depth	50 ft.	Lot lines may extend to the center line of the alley if alleys are designed as private streets
<b>Setbacks<sup>2</sup></b>		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach as per City of American Canyon zoning ordinance.
Front, 1 <sup>st</sup> & 2 <sup>nd</sup> stories	10 ft.	
Front, 3 <sup>rd</sup> story	15 ft.	Balconies and decks may encroach 5' into the required setback.
Front, garage	20 ft.	
Front, covered porch	10 ft.	
Side, internal lot	10 ft.	Only applicable to the end of rows of attached units.
Side, corner lot 1 <sup>st</sup> & 2 <sup>nd</sup> stories	10 ft.	
Side, corner lot 3 <sup>rd</sup> story	10 ft.	
Side, corner lot covered porch	6 ft.	
Rear	10 ft.	Porches and stoops may encroach 5' into the required setback.
Rear, alley	4 ft.	
Minimum distance between main buildings	15 ft.	
<b>Maximum Height</b>	<b>35 ft.</b>	
<b>Maximum FAR</b>	<b>1</b>	FAR calculated over gross acreage of proposed attached development and does not include covered garages
<b>Maximum Lot Coverage</b>	<b>55%</b>	Walkways, driveways, porches (covered or uncovered) are excluded from lot coverage calculations

<b>Minimum Usable Open Space</b>	300 sf per unit	<p>Usable open space can be provided as group or private open space. Private open space shall count as usable open space and the actual measurement of an area which meets the criteria of private usable open space, shall be doubled, and the resulting figure applied toward the total usable open space requirements.</p> <p>Exterior usable group open space shall be not less than 400 square feet in area, and a rectangle inscribed within it shall have no dimension less than 20 feet.</p> <p>Exterior private open space shall be not less than 100 square feet in area, and a rectangle inscribed within it shall have no dimension less than 10 feet.</p> <p>Above-ground open space shall not be less than 60 square feet in area, and a rectangle inscribed within it shall have no dimension less than 6 feet</p>
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<sup>1</sup>Minimum lot sizes are applicable where attached units are designed on individual lots as fee simple units

<sup>2</sup>Minimum front and rear setbacks shall be 25 ft. along arterials, 15 ft. along minor collectors.

<b>Table 6.2.4: High Density Residential (HDR) Development Regulations</b>		
<b>Minimum Lot size</b>	<b>20,000 sf</b>	
Minimum lot width, interior	100 ft.	
Minimum lot width, corner	100 ft.	
Minimum lot depth	100 ft.	Lot lines may extend to the center line of the alley if alleys are designed as private streets
<b>Setbacks<sup>1</sup></b>		Chimneys, fireplaces, accent walls or pilasters, bay windows, eaves or similar architectural projections may encroach as per City of American Canyon zoning ordinance.
Front, 1 <sup>st</sup> & 2 <sup>nd</sup> stories	15 ft.	
Front, 3 <sup>rd</sup> story	15 ft.	Balconies and decks may encroach 5' into the required setback.
Front, covered porch	10 ft.	
Side, internal lot	10 ft.	
Side, corner lot 1 <sup>st</sup> & 2 <sup>nd</sup> stories	15 ft.	
Side, corner lot 3 <sup>rd</sup> story	15 ft.	
Side, corner lot covered porch	10 ft.	

Rear	10 ft.	Porches and stoops may encroach 5' into the required setback.
Rear, alley	4 ft.	For all alley loaded units, rear setbacks are measured from the property line to the face of the garage door
Minimum distance between main buildings	1. Front: 30 ft. 2. Side: 20 ft. 3. Rear: 30 ft.	
Maximum Height	40 ft.	Maximum height may be exceeded by 10' by tower rooms less than 200 sf, and distinctive architectural features such as towers, spires or cupolas. The total square footage of all projections that exceed the maximum height shall not exceed 15% of the roof area.
Maximum FAR	1	FAR does not include covered garages
Maximum Lot Coverage	50%	Walkways, driveways, porches (covered or uncovered) are excluded from lot coverage calculations
Minimum Group Open Space	300 sf per unit	Usable open space can be provided as group or private open space. Private open space shall count as usable open space and the actual measurement of an area which meets the criteria of private usable open space, shall be doubled, and the resulting figure applied toward the total usable open space requirements. Exterior usable group open space shall be not less than 400 square feet in area, and a rectangle inscribed within it shall have no dimension less than 20 feet. Exterior private open space shall be not less than 100 square feet in area, and a rectangle inscribed within it shall have no dimension less than 10 feet. Above-ground open space shall not be less than 60 square feet in area, and a rectangle inscribed within it shall have no dimension less than 6 feet

<sup>1</sup>Minimum front and rear setbacks shall be 25 ft. along arterials, 15 ft. along minor collectors.

The width of the "flag" must be a minimum of 20' and can be no longer than 2 times the width of the lot it serves. One "flag" driveway may access a maximum of 2 lots.

**Rear Lot Line:** The lot line that is opposite and most distant from the front lot line. In the case of an irregularly shaped lot, a minimum ~~ten-foot long~~ten-foot-long line which is within the lot and parallel to and most distant from the front lot line shall be considered the rear lot line for purposes of determining setback.

**Side Lot Line:** All lot lines, which are not front or rear lot lines, shall be considered side lot lines for setback purposes.

### 6.3 Napa Valley Ruins & Gardens Development Regulations

The following development regulations apply to all non-residential development within the Napa Valley Ruins & Gardens Mixed Use (NVR&GNVRGMU) land use designation.

Given the unique nature of the [NVR&GNVRG](#), development regulations need to provide flexibility while steering new development towards good design.

### 6.3.1 SETBACK AND HEIGHT REGULATIONS

#### REQUIRED SETBACKS

Required setbacks are as determined through the design permit review process set forth in the Municipal Code Section 19.41.010 et. seq. The ruins within the [NVR&GNVRG](#) create a mass and scale that will form the backdrop for new construction. As buildings will be worked in and around the ruins, setback requirements must be flexible to respond to this context. Refer to Table 6.3 for building setbacks.

#### MAXIMUM BUILDING HEIGHT

The maximum building height [for new buildings](#) is 55 feet. Exceptions to this maximum may be considered and permitted as a means of re-establishing a landmark statement within the [NVR&GNVRG](#) reflective of the historic silos on site. Refer to Table 6.3 for building heights.

Table 6.3: Allowable Building Setbacks and Height

Requirements	<a href="#">NVR&amp;GNVRG</a>	Other Commercial
Building Setbacks	Flexible to accommodate existing ruins	Per city of American Canyon Zoning Code
Building Heights	55'	Per City of American Canyon Zoning Code

### 6.3.2 SITE DESIGN REGULATIONS

#### VEHICULAR ACCESS

Vehicular access to buildings within the [NVR&GNVRG area](#) is intended to provide for access to parking and service uses, and provide for emergency vehicular access while in a subordinate role to the pedestrian-oriented environment. To preserve the pedestrian nature of the [NVR&GNVRG](#), vehicular access may be provided via shared pedestrian ways, or woonerfs, or via plaza hardscape, and controlled through the use of removable bollards or other devices to control access and timing of vehicular access.

#### ~~STREET-STREET-LEVEL INTEREST~~

In order to support successful businesses within this area, activation and diversity of retail and commercial options are important at the street level to make them attractive as a destination for shoppers and visitors.

#### GROUND FLOOR USES

In order to facilitate a vibrant, [pedestrian-pedestrian-oriented](#) streetscape, buildings with street or publicly oriented frontage shall provide [street-street-level pedestrian-pedestrian-oriented](#) uses on all street-facing frontages.

#### NEW BUILDING DESIGN

New buildings shall be designed to complement the pedestrian orientation of their context, integrate into the adjacent ruins structures and community, and contribute to the creation of a vibrant and interesting

mixed-use environment. Buildings located at street corners shall have the same level of design, detail and transparency for both frontages to maintain continuity and pedestrian interest.

#### **PARKING LOCATION**

Off-street surface parking shall be located such that it does not interrupt pedestrian flow between various uses. Curb cuts shall be minimized and located in areas least likely to impede pedestrian circulation (see Section 6.4 for parking regulations).

#### **GROUND-LEVEL SERVICE FACILITIES**

Loading, delivery and trash removal elements have the potential to present and impose an adverse impact on the pedestrian environment and to create hazards for both people and automobiles if not given proper attention. Therefore, planning in the early stages of development must consider the placement of service facilities and their effects on the public environment so that they do not create unsightly conditions. In order to minimize the negative visual and physical impacts of service facilities, the following treatments shall be applied:

- Trash storage, loading, and truck parking shall be located to minimize visibility from streets, pedestrian ways and building entrances and minimize interference with commercial or retail activities. Service and loading areas shall not be located along important pedestrian or view corridors.
- Service entrances shall not face primary or secondary retail and commercial streets. All service entrances and associated loading docks and storage areas shall be located to the side or rear of a building.
- Loading docks and truck parking shall be screened from public view using building mass, freestanding walls, and/or landscaping, ~~and shall be integral with the building architecture.~~ Structural screening shall be made of materials and colors consistent with that of the principal structure(s).
- ~~Roll~~ Roll-up security doors at service entrances shall be detailed to conceal door housings and tracks and provide an attractive, finished appearance for all exposed components.

All exterior trash receptacles shall be screened from public view on three sides, and on the fourth shall be screened by a gate that also obscures views. The enclosure shall be made of materials and colors compatible with that of the principal structure(s).

#### **BUILDING LIGHTING**

Moving, blinking, or strobe lights are prohibited.

Illuminating a franchise building as a form of advertising is prohibited.

## **6.4 Parking Regulations**

### **6.4.1 PARKING REQUIREMENTS**

#### **REQUIRED OFF-STREET PARKING SPACES**

Each land use identified below shall be provided at least the number of off-street parking spaces listed. Uses not listed are subject to the parking requirements of Chapter 19.21 of the City of American Canyon Municipal Code.

**NVR&GNVRG area:** 1 space for 400 sf of enclosed covered area, and 1 space for 200 sf of outdoor seating area. Overflow parking in parking orchards may be counted towards fulfilling parking requirements. A Parking Management Plan (PMP) shall be submitted as part of the **NVR&GNVRG** Master Plan/ Design Permit (see section 6.4.2.1).

Hotel: 1 parking space per room plus 1 space for every 10 rooms.

Residential: Off-street parking requirements shall be in accordance with Chapter 19.21 of the City of American Canyon municipal Code.

RV parking is not allowed in driveways, front yards, or on streets.

#### **MINIMUM DIMENSIONS, UNCOVERED PARKING**

Where parking stalls are located adjacent to landscaped areas, the paved depth of such stalls may be decreased by two feet provided a vehicle overhang area exists. The vehicle overhang area may not encroach into a public sidewalk unless that sidewalk is widened by the depth of the overhang. Parking area parking spaces and drive aisle dimensions shall be as listed below.

Standard space: 9 ft x 18 ft.

Compact space: Up to 15% of the total number of required parking spaces may be designed as compact spaces with minimum dimensions of 8.5 ft x 16 ft.

Drive aisle widths for parking lots with perpendicular parking is 24' minimum.

#### **MINIMUM DIMENSIONS, COVERED PARKING**

Garages shall be constructed to meet the following minimum dimensions:

Single car: 12 ft x 20 ft

Two car standard: 20 ft x 20 ft

Two car tandem: 12 ft x 36 ft. (Tandem parking is allowed for all residential types as long as both spaces are assigned to the same unit/residence, and in non-residential parking areas where they are valet parked.

Garages shall provide additional area outside the vehicle parking area to accommodate all trash, garbage, green waste, and recyclables containers. The Community Development Director may waive this requirement if an alternative location is provided on site.

### **6.4.2 NAPA VALLEY RUINS & GARDENS SHARED PARKING PROGRAM**

Shared parking is permitted within the **NVR&GNVRG area** allowing for a reduction of minimum parking requirements for individual uses, as per the City of American Canyon Municipal Code Section 19.11.060 (C) Shared Parking. **On-~~On~~**-street parking may be counted towards required off-street parking spaces.

#### **POLICY 6.4.2.1 PARKING MANAGEMENT PLAN.**

A Parking Management Plan (PMP) shall be prepared and submitted as part of the Master Plan/Design Permit for the **NVR&GNVRG** area. The Parking Management Plan (PMP) will include, but not be limited to:

- Designated parking areas
- Parking circulation
- Special signage
- Parking fees

- Parking time limits
- Ride sharing incentives
- Biking and walking options
- Shuttle service

~~A Parking Management Plan (PMP) shall be prepared and submitted as part of the Master Plan/Design Permit for the NVR&GNVRG area.~~

### 6.4.3 BICYCLE FACILITIES

A comprehensive system of bicycle ~~racks parking facilities~~~~suitable for locking a bicycle~~ shall be provided within the WRSP Area. Where bike parking and storage facilities are provided for specific uses, they shall be located at safe and easily accessible locations, in close proximity to the building entrances that they serve. The bike parking facilities shall be provided per the following minimum standards:

#### NAPA VALLEY RUINS & ~~GARDEN~~GARDENS:

Bike parking shall be appropriately located within the ~~NVR&GNVRG~~ to provide easy access to the trail connections and the retail and commercial uses within the village: A minimum of 10 percent of the number of required automobile parking spaces, with a minimum of one two-bike capacity rack.

#### MULTI-FAMILY RESIDENTIAL

A minimum of 10 percent of the number of required automobile parking spaces, with a minimum of one two-bike capacity rack.

#### PARKS AND OPEN SPACE:

A minimum of 10 percent of the number of required automobile parking spaces, with a minimum of two four-bike capacity racks.

## 6.5 Signage Regulations

These regulations are intended to result in functional, attractive signage incorporating a high level of design, graphics and efficient maintenance throughout the WRSP Area. All signs shall meet the Signage Guidelines in the WRSP. A master signage plan shall be prepared for the ~~NVR&GNVRG area~~ as part of the first Design Permit entitlement.

### 6.5.1 PROHIBITED SIGNS

In addition to the signs prohibited pursuant to Section 19.23.060, Prohibited Signs, of the American Canyon Municipal Code, the following signs are prohibited.

- Decal signage on glazing.
- ~~Internally illuminated~~Internally illuminated awnings.
- Plastic-faced monument signs.
- Conventional plastic-faced box or cabinet signs.
- Formed plastic or injection molded plastic signs.
- Signs with luminous vacuum-formed letters.
- Cloth, paper, cardboard or foam signs or decals.
- Blinking, flashing, animated or moving signs.

- Advertising displayed on vehicles to attract attention to a specific business location or sale.

### 6.5.2 COMMERCIAL TENANT IDENTIFICATION AND STOREFRONT SIGNAGE

Tenant signs shall be limited to the identification of building tenants. Tenant signage must comply with the Design Guidelines contained herein and the master signage program prepared for the [NVR&GNVRG](#) Mixed Use area.

### 6.5.3 LIVE-WORK SIGNAGE

The following signs are prohibited for live/work developments:

- Franchise signage
- Internally lit acrylic or plastic signs

## 6.6 Landscape Regulations

### 6.6.1 GENERAL LANDSCAPE REGULATIONS

#### LAYOUT AND DESIGN

Planting layout and design ~~shall~~should be conducted with knowledge of plant material habits and varieties as a guide for proper spacing and combinations. The ultimate size and growth speed of plant materials ~~shall~~should be considered to achieve an interesting, diverse landscape effect.

#### LOCATION

Shrubs shall not be planted within two feet (2') of residential walks, curbs, driveways, or architectural elements.

Trees shall not be planted within two feet (2') of residential walks, curbs, driveways or architectural elements. Trees planted within five feet (5') of walks, curbs, or pavement shall require continuous root barriers.

#### MATERIALS PLANT SELECTION

Residential Local Street trees shall be chosen from an approved Street Tree List.

Common Area landscaping (both private and public) shall comply with the City of American Canyon's water efficient landscape ordinance ([see Section 6.6.3 below](#)).

Shrubs, grasses, vines, groundcovers and perennials shall be chosen from an approved plant list and shall constitute a minimum of 30% of the plant palette.

~~Private Common Area trees~~ Trees in private common areas shall consist of at least 30% from an approved plant list and shall be located appropriately for the available planting space.

#### PLANT SIZE

Plants shall be of the following minimum size and spacing at the time of installation:

Shrubs: A minimum of 35% of shrubs shall be 5 gallon size.

Ground Cover: Ground cover planting shall be installed at sizes and spacing to provide complete cover within one year of installation.

Vines: Vines shall be a minimum size of five gallons.

Trees: ~~Trees shall be a minimum of 15 gallons. 24-inch box trees shall be planted in areas of special interest such as key intersections, neighborhood entries, or focal points. See Section 6.6.2 below.~~

### 6.6.2 STREET TREES

~~Street trees shall be a minimum size of 15 gallons, and all street trees shall be installed with root barriers where necessary to prevent sidewalk uplift. 24-inch box trees shall be planted in areas of special interest such as key intersections, neighborhood entries, or focal points.~~

A minimum of three street trees shall be planted for every 100 linear feet of street frontage. Street trees shall be spaced a maximum of 30' on center and be in accordance with the following minimum setbacks:

- 30' setback from street corners for sight line visibility (greater setback may be required at specific conditions, as determined by the City Engineer)
- 10' setback from commercial driveways
- 5' setback from residential driveways
- 15' setback from streetlights and traffic control signals
- 5' setback from water, gas and fire service laterals
- 5' setback from sewer and gas laterals
- ~~Street trees shall be a minimum size of 15 gallons.~~
- ~~All street trees shall be installed with root barriers where necessary to prevent sidewalk uplift.~~

### 6.6.3 MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE

In September 2009, the State adopted the Water Conservation in Landscaping Act of 2006 (AB1661). As of January 1, 2010 all local jurisdictions in California are required to implement this law, with the aim of reducing water consumption by landscaping.

The State Department of Water Resources (DWR) has prepared a Model Water Efficient Landscape Ordinance (MWELo) for use by local jurisdictions. The city of American Canyon has adopted a MWELo for all new development which is found in the Zoning Ordinance (19.22.010 - 19.22.080).

WRSP must comply with the City's MWELo requirements in all landscapes.

## 6.7 Walls and Fencing Regulations

Fences, walls, and dense hedges shall comply with the following regulations:

- Front Yards: Fences and walls within a required front yard shall not exceed 36 inches in height.
- Corner Intersections: Fences and walls at a corner intersection may not exceed 30 inches within the Public Works Standard for a Controlled Area at an intersection.
- Alleys: Fences and walls located within five feet of the edge of paving of an alley shall not exceed 36 inches in height.
- Where private side yards ~~include sideyards on are adjacent to a~~ street, privacy fencing should only enclose the area that is consolidated into usable yard space. ~~Privacy, privacy~~ fencing to enclose minimum ~~sideyards-side setbacks~~ adjacent to a street is not permitted.
- Sidewalks. Fences and walls within three feet of a sidewalk shall not exceed 36 inches in height.
- Continuous vandal resistant, safety fencing shall be required along the railroad right of way to prevent pedestrian and bicycle access into the railroad right of way. Fencing shall be a minimum of 6 feet in height and shall be designed to comply with the Design Guidelines in Appendix A,

Section A.4.3.1 and the “view fencing” in section A.7. Where homes are located closer than 50 feet to the railroad right of way, a solid fencing design constructed of masonry or metal must be utilized.

See Figure 6.2 for an illustration of wall and fencing regulations.

[Figure 6.2: Fencing Requirements]

## 6.8 Utility Regulations

All utility transformers and pedestals shall be located below ground in vaults to minimize their appearance in the community.

## 6.9 Resource Management Guidelines

The sustainability of a community depends on creating and maintaining its economic and environmental health. It is important that for communities to be successful, they develop principles and a collective vision for the future that applies an integrative approach to environmental, economic, and social goals. The WRSP aims to achieve a high level of sustainability incorporating a three-tier approach to sustainability through an effective management of resources at all levels of planning, design, and construction.

### TIER 1 DESIGN GUIDELINES

The first tier involves using sustainable principles in community design and overall master planning. An integral relationship exists between how a community is planned and developed through its form, configuration, and use along with its capacity to meet its social, environmental, and economic needs. Community form, which represents the needs and priorities of the community, directly influences community capacity to sustain itself into the future. The sustainability design guidelines used in the overall planning of the WRSP Area include:

- Vehicle miles traveled should be reduced through the provision of a mixed-use community that accommodates a wide range of uses.
- A wide range of housing types should be provided that allow for varied housing opportunities.
- Non-vehicular circulation should be emphasized through the creation of compact, interconnected walkable blocks.
- A healthy lifestyle should be promoted through an integrated system of trails and pedestrian connections.
- Narrow street sections should be provided to reduce surface runoff and reduce urban heat island effect.
- Environmentally sensitive areas should be preserved where possible.
- Existing structures and materials at the [NVR&GNVRG](#) should be reused where possible.
- Features such as electric charging stations and solar panels should be provided at key community destinations.
- Incorporate horizontal mixed-use into the community to create a walkable, pedestrian friendly community with less need for automobiles.
- If possible, accommodate a public transit stop centrally located near the core activity hub.

## TIER 2 DESIGN GUIDELINES

The second tier involves a commitment to using sustainable green building techniques. The technology exists to create buildings that are smarter, more energy efficient, and healthier than those of the past. Homes and commercial buildings should be built incorporating the finest building and energy saving techniques available. The sustainable green building techniques that might be used in the built form include:

- Passive energy should be used to reduce dependency on mechanized energy systems.
- Recycled, refurbished or sustainability farmed building products should be incorporated.
- A lifecycle analysis should be used when choosing building materials.
- Homes and buildings should meet strict energy performance standards by incorporating ENERGY STAR compliant products such as appliances, building, heating and cooling, and lighting products in an effort to reduce greenhouse gas emissions.
- Reduce the energy consumption in homes by the use of energy efficient design and construction methods. These could include, but are not limited to:
  - High Performance Attics;
  - High Performance Walls;
  - High Performance HVAC Systems
  - High Performance Windows;
  - Tankless Water heaters; ~~and~~
  - Cooling Ventilation and house fans;
- Consider incorporating a “cool roof” which reduces the amount of heat conducted to the building. This can be achieved by using highly reflective or “cool color” roofing products.
- Outdoor lighting should incorporate fixtures that produce light using light-emitting diodes (LEDs) which use at least 75 percent less energy than incandescent lighting.
- Residences and public/commercial buildings should be designed to accommodate electric vehicle charging stations.
- Incorporating signage on the sustainable design features on the build environment, specifically LEED certified buildings.
- Homebuilders providing buyers with a system option for the homes to include photovoltaic (solar) and solar water-heating systems. Being solar-ready may include:
  - Having a designated solar zone
  - Adequate electric capacity
  - Designated conduit and plumbing paths
- Commercial parking incorporating photovoltaic (solar) panels over the parking, or solar turbines located on the light poles to harvest energy.

## TIER 3 DESIGN GUIDELINES

The third tier involves a commitment to sustainable landscape techniques. Projects shall incorporate The City of American Canyon Model Water Efficient Landscape Ordinance (MWELo) into the design (See Section 6.6.3 above). The desire to create community in accordance with green building principles influences the decisions regarding the landscape design, recreational programming, and physical layout of each development area. The sustainable landscape techniques that may be used include:

- Drought tolerant plants should be selected to reduce water consumption based upon:
  - Their adaptability to the natural conditions of the site.
  - Protection and preservation of native species and natural vegetation
  - Disease and pest resistance
  - Water-conserving plant and turf species
  - Selection of plants from the East Bay Municipal Water District's "Plants and Landscape for Summer-Dry Climates" as the primary reference.
- Plant materials should be selected that promote a diversity of flora and fauna.
- Recycled water for landscape should be considered to reduce the consumption and demand of potable water.
- Pursuant to Zoning Ordinance Chapter 19.22.040, the use of turf in new residential projects is limited to the rear yard, no turf is permitted in front yards and in other areas turf areas should be minimized.
- Low impact development principles should be implemented to reduce the impact of the development on the natural environment.
- Incorporate infiltration beds, swales, and basins into the design of a project to allow water to collect and soak into the ground, as required by local agency.
- Utilize pervious or porous surfaces (permeable pavers or blocks) to minimize runoff.
- Encourage the use of rain harvesting or catchment technologies (rain gardens, canisters, etc.)
- ~~Projects shall incorporate The City of American Canyon Model Water Efficient Landscape Ordinance (MWELo) into the design.~~

## Chapter 7: Circulation

## 7.1 Introduction

The Watson Ranch Specific Plan (WRSP), consistent with the City of American Canyon's General Plan Circulation Element, incorporates an array of transportation modes. This is achieved by including a network designed for pedestrians, bicyclists, and motor vehicles. Streets are not only functional systems that allow vehicles to navigate smoothly and safely within the community, ~~they are~~ but they are also an important building block in creating a rich and vital pedestrian environment. The Circulation Plan (Figure 7.1) provides access to residential, educational, commercial, and recreational destinations. In addition, the circulation plan promotes "complete streets", a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. In doing so, the circulation plan provides a safe, functional, and ~~pedestrian~~ pedestrian-friendly environment for residents and visitors of the WRSP Area community.

The WRSP Area is connected to the city on its western edge by Rio Del Mar East, which is proposed to be extended to serve as an ~~east-east~~-west connector between Highway 29 and Newell Drive. From the southeast corner of the WSRP Area, Newell Drive is proposed to extend along the eastern edge of the WRSP Area, enabling a future northern connection of Newell Drive to SR 29 at Green Island Road. From a "roundabout" "Y" intersection connecting to the existing Newell Drive, the Newell Drive extension will continue to the north/northeast, while a small local road (named "Mallen Way") heads north connecting Rio Del Mar East and providing access to the hotel site. ~~and Park "B".~~

In keeping with the General Plan goal of creating a well-connected community, the WRSP provides connections along its southern edge to Vintage Ranch. Respecting the existing development pattern of Vintage Ranch, connections are made to both existing Summerwood Drive and Rolling Hills Drive. The Rolling Hills Drive connection provides a connection to and from Vintage Ranch to Rio Del Mar East while ~~the~~ Summerwood Drive connects the ~~proposed~~ southern residential development parcels within the ~~plan area~~ WRSP Area to Vintage Ranch ~~and may be limited only to a pedestrian and bicycle access.~~ Complying with the American Canyon Fire ~~Projection~~ Protection District, ~~the Watson Ranch Plan~~ WRSP Area will provide for two means of access during all phases of construction and at build-out.

The main circulation network within the WRSP Area is a modified grid with Rio Del Mar East forming the southern edge of the grid. The interconnected nature of the block pattern disperses traffic so that local streets are pleasant to live on and walk or bike along.

## 7.2 Goals, Objectives, and Policies

The following goals, objectives, and policies establish a framework to create a circulation network that considers the movement of pedestrians, bicyclists, and vehicles.

**Goal 7A – Create a balanced transportation system that moves a variety of users through the community.**

Objective 7.1 – Design pedestrian-friendly streets with appropriate traffic calming measures.

Policy 7.1.1 – Sidewalks within residential neighborhoods shall be a minimum of five feet wide ~~and separated from the street by a landscaped parkway strip.~~

Policy 7.1.2 – Standard crosswalks shall use accentuated markings, changes of material, pedestrian warning indicators, flashing bollards, flashing lane indicators and/or other flashing warning signs near ~~schools,~~ parks, the NVR&GNVRG, or major trail crossings.

Policy 7.1.3 – Bulb-outs shall be used at intersections subject to approval of the City of American Canyon and the American Canyon Fire Protection District.

Policy 7.1.4 – All streets, intersections, alleyways and other circulation improvements shall preserve public safety access throughout the ~~specific plan area~~ WRSP Area.

Policy 7.1.5 – At-grade railroad crossings, ~~whether at Rio Del Mar or S. Napa Junction Road,~~ shall be subject to California Public Utility Commission (CPUC) ~~approval jurisdiction and all CPUC regulations governing vehicular, bicycle and pedestrian safety at the railroad crossing.~~

Policy 7.1.6 – All improvements located within the SR 29 State right of way are subject to approval of an encroachment permit by the California State Department of Transportation (~~Cal Trans~~ Caltrans).

Policy 7.1.7 – The “Tie-in” at Rio Del Mar East and SR 29 (see section 7.7 – Off-Site Improvements) ~~are is~~ intended to be consistent with the ~~Cal Trans~~ Caltrans District 4 Bike Plan project referred to as ~~NAP-29 – X12~~ Nap-29-X12, which will add Class II bike lanes on SR 29 and implement signal/intersection improvements to support bicyclist left turns and movements through the intersection in general.

#### **Goal 7B – Create a street network that enhances the sense of community.**

Objective 7.2 – Design streets that are compatible with the character of their neighborhoods.

Policy 7.2.1 – In ~~more more~~ urban conditions, sidewalks may widen and become curb-adjacent. Tree wells with tree grates should be used in these situations.

~~Policy 7.2.2 – To enhance the neighborhoods in the eastern WRSP Area, a key road intersection shall be placed to access Newell Drive that creates an east/west view across the regional ball fields to the school site.~~

~~Policy 7.2.3 – A minor collector shall be provided in the northwest corner of the WRSP Area that makes a sweeping curve in order to work with the site topography. Homes on the east side of the road along this curve should be accessed through internal local streets while porches face onto the minor collector street.~~

~~Policy 7.2.4 – A connection between Park “A” and Park “B” shall be provided. Homes to the east should back onto the park with open view fences. The western edge of the linear park that connects Park “A” and Park “B” should be adjacent to a local street.~~

Policy 7.2.5-2 – Use of alleyways is encouraged. Specific location of alleyways shall be reviewed and approved as a part of the tentative map and design permit entitlement process for individual neighborhoods.

Policy 7.2.6-3 – Modified Street sections reflected in the WRSP are approved for use, however, specific location and application will be subject to review and approval as part of subsequent ~~Tentative Map/Design Permit~~ tentative map and design permit entitlement processes.

#### **Goal 7C – Create a pedestrian and bicycle trail network.**

Objective 7.3 – Provide bicycle and pedestrian amenities throughout the WRSP Area.

Policy 7.3.1 – Short-term and long-term bicycle parking for non-residential uses shall be provided as required in the City of American Canyon Municipal Code ~~section~~ Section 19.21.060, or as otherwise required in the WRSP.

Policy 7.3.2 – The Napa Valley Vine Trail and River to Ridge Trail segments within the WRSP Area shall incorporate street furniture, ~~drinking fountains~~, wayfinding signage, interpretive elements, high-visibility crossing treatments, and other amenities where appropriate.

Objective 7.4 – Increase connections through a network of trails, sidewalks, and bike facilities to promote walking and bicycling.

Policy 7.4.1 – The River to Ridge Trail shall be integrated into the WRSP Area along the south side of ~~the~~ Rio Del Mar East alignment fronting ~~on~~ the Napa Valley Ruins & Gardens (NVR&GNVRG) mixed use area, intersecting with the Napa Valley Vine Trail, fronting Newell Park and the Community Plaza/ Center, and connecting to Newell Drive.

Policy 7.4.2 – The River to Ridge Trail shall have an improved minimum width of 10 feet for the segment passing through the WRSP Area.

Policy 7.4.3 – The Napa Valley Vine Trail shall be aligned generally along the PG&E gas line easement running north to south through the WRSP Area.

Policy 7.4.4 – The Napa Valley Vine Trail shall have a minimum improved width of 12 feet for the segment within the WRSP Area.

Policy 7.4.5 - Class IV bikeways (cycle tracks) may be implemented along Newell Drive and Rio del Mar East in lieu of class II bike lanes.

Policy 7.4.6 – An area-wide looped trail system in the WRSP Area shall be established through multiple secondary trail and sidewalk loops provided along open space areas and through neighborhoods.

Objective 7.5 – Promote safety and security on all trail networks.

Policy 7.5.1 – Posting of rules related to bicycle speed limits and trail use etiquette shall be provided along the trail system.

Policy 7.5.2 – When provided, lighting on multi-use trails shall be downward facing.

**Goal 7D – Integrate and connect to regional public transportation.**

Objective 7.6 – Provide connections to regional networks for a variety of transportation modes.

Policy 7.6.1 – Transit stops shall be provided at key destinations within the WRSP Area.

**Goal 7E – Design “Complete Streets.”**

Objective 7.7 – Develop a street hierarchy and street system design that considers all potential users and establishes ~~the appropriate modes of transportation for~~ a Complete Streets network in the WRSP Area.

Policy 7.7.1 – Street design shall be consistent with Resolution 2012-72, “Complete Streets Policy of the City of American Canyon.”

Policy 7.7.2 – Class II bike lanes (delineated by on-street striping) shall be provided on all arterial and collector level streets throughout the WRSP Area except where Class I or Class IV bikeways are provided.

Policy 7.7.3 – Sidewalks shall be provided on at least one side of all streets.

Policy 7.7.4 – Approaches to signalized intersections should include bicycle detection devices that are operational and properly marked.

Policy 7.7.5 – Safety and access for bicyclists should be improved at at-grade railroad crossings by providing appropriate enhancements such as proper track structure, safe crossing angles, track fillers, lighting, and adequate warning and guidance information, among other features.

Policy 7.7.6 – Street design shall be consistent with the Circulation Element. Modifications not approved as part of this Specific Plan (see Section 7.3) shall be subject to review and approval through the ~~Tentative Map and Design Permit Approval Process~~ tentative map and design permit approval process.

#### **Goal 7F – Provide an open street network with connectivity to adjoining neighborhoods.**

Objective 7.8 – Wherever possible, local street connections to adjoining neighborhoods should be made to provide local access to the Napa Valley Ruins and Gardens (NVR&GNVRG) Area.

Policy 7.8.1 – Rolling Hills Drive shall be connected as a local street to ~~the extension of~~ Rio Del Mar East. Where necessary, traffic calming features shall be utilized to avoid “cut-through” traffic.

Policy 7.8.2 – Preserve the potential for the City to achieve a future at-grade crossing connection at the terminus of South Napa Junction Road until such time the City has completely abandoned the option as a secondary access into the NVR&GNVRG.

### **7.3 Street Sections**

This section describes the range of street classifications that make up the components of the overall circulation system. The Circulation Plan (Figure 7.1) delineates the location of the backbone street layout for the WRSP Area. ~~The backbone circulation plan generally shows the general alignment of the primary streets. The locations of local streets and smaller streets will be determined at time of tentative map approval. Final street layouts may vary from street configurations illustrated below in this section, and may be determined at time of tentative map approval. Local streets and smaller are shown in the following graphic (Figure 7.2), which shows potential locations of in-tract local streets.~~ The street sections described below include a series of “modified” street sections that are permissible to use within the WRSP Area. ~~The backbone circulation plan generally shows the alignment of the primary streets. Final street layouts may vary slightly with final design to be determined at time of tentative map approval.~~

In keeping with the ~~sustainable~~ sustainability goals of the WRSP, Low impact Development (LID) techniques ~~maybe may~~ be used to reduce impacts of development on the natural environment. To meet this goal, ~~if required the~~ planting strips along roadways, or landscape medians may be used to treat ~~storm water run-off~~ stormwater runoff. The use of parkway strips or medians to treat stormwater may help in meeting the City’s MS4 Permit requirements, which is the regulatory framework to address appropriate source control, site design, and stormwater treatment measures in new development and redevelopment projects to address pollutant discharges and prevent increases in runoff flows.

In the following Street Section Graphics certain text may be abbreviated to fit graphically. These are:

- FOC delineates Face of Curb Dimensions;
- BOC delineates Back of Curb Dimensions, and
- ROW delineates the Right of Way.

Street sections illustrated represent the range of proposed streets within the WRSP Area. Specific locations and dimensions may be further refined or modified through the Tentative Map Process tentative map process (See Policy 7.7.6).

**[Figure 7.1: Circulation Plan]**

[REMOVED FIGURE: Figure 7.3.1a: Four Lane Arterial (Newell Drive south of Rio Del Mar)]

### 7.3.1 ~~FOUR LANE ARTERIAL /~~ TWO LANE MAJOR COLLECTOR (NEWELL DRIVE)

~~Newell Drive will consist of two sections, one south of Rio Del Mar and the other north of Rio Del Mar.~~

~~South of Rio Del Mar, this arterial will consist of two vehicular lanes in each direction separated by a landscaped median. On-street bike lanes and 8-foot wide sidewalks separated from the travel ways by 6-foot wide landscaped parkways are also included in the 100-foot wide right-of-way. (See Figure 7.3.1a)~~

~~North of the intersection with Rio Del Mar, the road classification changes to a 2-lane collector. Improvements include consists of two 12-foot-wide lanes of travel, a 14-foot-wide median, 5-foot-wide class II bike lanes, an 8-foot-wide parkway parkways, and 8-foot-wide sidewalk on each side sidewalks. (See Figure 7.3.1b)~~

**[Figure 7.3.1: Two Lane Major Collector (Newell Drive north of Rio Del Mar)]**

### 7.3.2 MODIFIED MAJOR COLLECTOR

This two lane modified collector is proposed as an east-west extension from the existing Rio Del Mar linking to the extension of Newell Drive. This portion of Rio Del Mar modified major collector street consists of a 69.5-foot-wide 69.5-foot-wide road section within a 105.5-foot-wide 108.5-foot-wide right-of-way. The paved section will accommodate two 12-foot-wide 12-foot-wide travel lanes, and a 14-foot-wide median that accommodates turn lanes. The roadway has a vertical curb and gutter, and curb returns have a 20-foot radius. On the north side, there is a 5-foot-wide on-street Class II bike lane on the north side, and 8-foot-wide 8-foot-wide parking bays on the north side. Diagonal parking is provided on the south side along the frontage of the NVR&GNVRG. The class II bike lane on the south side is routed off street in conjunction with the River to Ridge trail or as a separate Class I bike lane or Class IV cycle track. Alternately, "back-in" diagonal parking may be considered along the NVR&GNVRG frontage. The roadway has a vertical curb and gutter and curb returns have a 20-foot radius. An 8-foot-wide 8-foot-wide sidewalk is provided on the north side of the street and separated from the travel lanes by an 8-foot-wide 8-foot-wide parkway strip. The River to Ridge Trail runs along the south side of the road as a 12-foot-wide 12-foot-wide multi-purpose trail for pedestrians and bicycles, separated from the parking areas by a minimum 8-foot wide parkway strip. Where this street runs along the NVR&GNVRG, the paving may extend to the curb, thus eliminating the parkway strip and forming more of a promenade atmosphere with street trees in tree grates. (See Figure 7.3.2a and Figure 7.3.2b) Note that these figures represent typical street configurations; they are not indicative of the ultimate configuration of approved or future-approved modified major collector roadways such as Rio Del Mar East.

**[Figure 7.3.2a: Modified Collector (Rio Del Mar extension – in front of NVR&GNVRG)]**

Along the western edge of the site, the Rio Del Mar [East extension](#) crosses the existing railroad. The Rio Del Mar railroad crossing will be an at-grade or [grade-grade-separated](#) crossing. Parking bays are eliminated for this portion of the roadway. Along the western edge of the site where not adjacent to the [NVR&GNVRG](#), the diagonal parking will become parallel spaces.

Figure 7.3.2c shows the conceptual [at-at](#)-grade crossing for Rio Del Mar [East](#), and [Figure 7.3.2d](#) shows the [grade-grade-separated](#) concept. Figure 7.3.2e shows the conceptual layout for the off-site portion of Rio Del Mar [East extension](#) from the western property boundary to SR 29. Lane configurations and alignments are conceptual and will be refined at the time of final design.

Rio Del Mar [East](#) railroad crossing at grade or grade separated is subject to C.P.U.C. approval. Figure 7.3.2c and 7.3.2d are conceptual only and may be subject to change.

[Circulation Figures 7.3.2b-7.3.2e]

### 7.3.3 MINOR COLLECTOR

~~This Marcus Road is a proposed two lane Minor Collector is proposed as providing a north-south primary connection through the project area, linking Rio Del Mar to Newell Drive. Marcus Road runs northward from Rio Del Mar East and then curves eastward to a terminus at Newell Drive.~~

The [standard Minor Collector](#) street section consists of a 50-foot wide road section within a 74-foot wide right-of-way. The paved section will accommodate two 12-foot wide travel lanes, 5-foot wide on-street bike lanes, and 8-foot wide parking bays on either side. The roadway has a vertical curb and gutter and curb returns have a 20-foot radius.

~~Six-foot-wide~~ [Six-foot-wide](#) sidewalks are provided on both sides of the minor collector and are [each](#) separated from travel lanes by a ~~6-foot-wide~~ [6-foot-wide](#) parkway strip. Where [the](#) parkway strip might be utilized for stormwater treatment, an increase in width may be necessary. (See Figure 7.3.3)

[Figure 7.3.3: Minor Collector]

### 7.3.4 LOCAL STREETS (RESIDENTIAL)

~~The primary purpose of the Local Street (Residential) classification is to provide access to the proposed elementary school. It~~ consists of a 40-foot wide road section within a 64-foot wide right-of-way. The paved section can accommodate two travel lanes and on-street parking on both sides.

The roadway has a vertical curb and gutter, and curb returns have a 20-foot radius. ~~6-foot-wide~~ [6-foot-wide](#) sidewalks provided on both sides and are separated from parking areas by a 6-foot wide parkway strip. (See Figure 7.3.4)

[Figure 7.3.4: Local Streets (Residential)]

### 7.3.5 MODIFIED LOCAL STREET (RESIDENTIAL) - A

The Modified Local Street (Residential) - A is a street that is unique to the WRSP Area and provides access within residential neighborhoods. This street has a 36-foot wide paved section within a 58-foot wide right-of-way. The paved section accommodates two travel lanes with on-street parking on both sides.

The roadway has a vertical curb and gutter, and curb returns have a 20-foot radius. 5-foot wide sidewalks are provided on both sides and are separated from the parking areas by a 6-foot wide parkway strip. (See Figure 7.3.5)

[Figure 7.3.5: Modified Local Street (Residential) - A]

### 7.3.6 MODIFIED LOCAL STREET (RESIDENTIAL) - B

The Modified Local Street (Residential) - B is a street that is unique to the WRSP Area and provides connection from development parcels along the Southern boundary to Vintage Ranch and from Vintage Ranch to the Rio Del Mar East extension. The street has a 32-foot wide paved section within a 58-foot wide right-of-way. The paved section accommodates two travel lanes with on-street parking on one side.

A 10-foot wide sidewalk is provided on one side separated from the travel lane by a 6-foot wide parkway strip. A 10-foot wide landscape parkway is provided opposite the side containing the 10-foot sidewalk. (See Figure 7.3.6)

[Figure 7.3.6: Modified Local Street (Residential) - B]

### 7.3.7 CUL-DE-SAC

The cul-de-sac is utilized at the end of a residential street primarily to serve as a ~~turn-around~~ turnaround.

The bulb of the cul-de-sac is located in a right-of-way which is 114-feet wide in diameter. The paved driving surface is 90-feet wide in diameter. The curb radius to the connecting neighborhood street is 17-feet. No parking is permitted within the cul-de-sac. A 6-foot wide sidewalk that is separated by a 6-foot wide planting strip is provided. (See Figure 7.3.7)

[Figure 7.3.7: Cul de sac]

### 7.3.8 RESIDENTIAL ALLEY

Alleys are generally located behind residential lots, providing service access and resident vehicular access to garages. Alleys have a minimum travel way width of 20 feet within a 20-foot wide ~~an~~ access easement or right-of-way. Garage doors must be ~~setback~~ set back a minimum of 14 feet from the centerline of the paved surface. No resident or guest parking is allowed within the alley except in designated parking spaces or full length driveway aprons. Alleys are encouraged to be used extensively to minimize the garage dominant streetscape and encourage pedestrian/bicycle activity.

Points of access and certain segments may vary from this minimum standard to accommodate public safety vehicles and garbage trucks. (See Figure 7.3.8)

[Figure 7.3.8: Residential Alley]

## 7.4 Traffic Calming

The Institute of Transportation Engineers defines traffic calming as “Traffic calming involves changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and/or cut-through volumes, in the interest of street safety, livability, and other public purposes.” To promote walkability and to provide a safe pedestrian travel route within the community, various traffic calming measures could be adopted. The WRSP implements bulb-outs at intersections and narrowing at important pedestrian/vehicular intersection points, such as mid-block crossings for trail crossings, as shown in Figure 7.4.

In addition, the following traffic calming measures may also be considered, and their review and approval will be considered at tentative map review.

- 1) Vertical Deflection (Speed Humps; Speed Tables; Raised Intersections) Small changes in elevation can be used to slow vehicles. A speed hump is typically 12-14 feet in length and a height less than 4

inches, while a speed table is at least 22 feet in length rising up to 6 inches, with a flat central area at least 10 feet in length. Speed humps and tables work well in residential neighborhoods ~~and near schools,~~ and are often used in series. Speed tables are sometimes used at midblock pedestrian crossings, with the crosswalk located across the flat area. They are not, however, Speed humps and speed tables are not used near intersections; rather, the entire intersection may be raised, with bollards to delineate sidewalks and pedestrian zones, making the entire intersection pedestrian-friendly. Special modifications must be made for drainage in the case of vertical deflections. Vertical deflections are not preferred on streets with significant (>8%) grade.

- 2) Horizontal Shifts (Traffic Circles; Chicanes) Traffic circles are raised islands installed at intersections of local or collector streets with one lane each direction entering the intersection; ~~however, they create problematic~~ they should be adequately sized and configured to accommodate turning conditions for large vehicles such as buses or trucks. Chicanes are a series of at least three alternating curb extensions used at midblock locations only. Careful design must ensure that speeding cannot occur by drivers cutting straight paths across the center line. Chicanes can be created using on-street parking, but are often difficult to design due to driveway access. Horizontal shifts are ~~also sometimes~~ preferred by emergency response teams over vertical deflections, and can provide opportunities for landscaping.
- 3) Other (Change in Material / Texture; Pedestrian ~~Operated Blinking Lights~~ Actuated Signals) Stamped asphalt, brick pavers, and rumble strips can be used to capture the attention of motorists. They are successfully used in conjunction with crosswalks or raised intersections / speed tables, and provide additional emphasis to mixed-use or commercial areas where there is also an increase in pedestrian activity. For especially dangerous geometries or high-volume / high-speed roads, pedestrian-actuated signals with flashers can be used at intersections or at mid-block locations.

[Figure 7.4: Intersection Neckdown/Bulbout]

## 7.5 Pedestrian and Bike Circulation

The pedestrian and bikeway network is an important component in ensuring connectivity and promoting non-vehicular travel within the WRSP Area. The network has been designed as a truly integral part of the community, providing easy and efficient access to the ~~NVR&GNVRG, the elementary school, and parks,~~ and other amenities. This network of bicycle, multi-purpose trail, sidewalk and paseo connections within the community ~~link-links~~ neighborhoods together and ~~connect-provides connections to the~~ surrounding areas. The WRSP Area is locally and regionally connected to the rest of the City of American Canyon by the crossing of two regional trails. Pedestrian connection opportunities are provided to adjacent uses and allow for easy access into the regional trail and bicycle network that is currently ~~present-existing~~ or planned in the City. Figure 7.5 illustrates the proposed bike and pedestrian circulation system.

### 7.5.1 SIDEWALKS

Sidewalks form ~~the day-to-day~~day-to-day linkages throughout the community ~~for the majority of pedestrians~~. All streets within ~~the~~ WRSP Area will have sidewalks on at least on one side of the street. The character of the sidewalks should reflect the adjacent land use. For example, sidewalks within residential neighborhoods will be a minimum of 5 feet wide and separated from the street by a landscaped parkway strip. In locations where a ~~more~~more-urban character is desired such as in front of row town homes, or adjacent to retail or commercial uses, sidewalks may widen and become curb-adjacent with street trees located in tree grates. This flexibility will create projects where the pedestrian experience responds to its context.

### 7.5.2 PEDESTRIAN PATHS AND BIKEWAYS

Pedestrian and bicycle circulation forms the backbone of the WRSP. This network creates linkages to all portions of the WRSP Area as well as connection opportunities to the regional trail system. ~~This~~The proposed pedestrian and bicycle network contains the following components:

Community ~~Trail~~Trails System – The Community Trails network system provides safe and convenient access to parks, natural open spaces, neighborhoods, ~~schools~~, the NVR&GNVRG, and regional trails. The Community Trails system is comprised of a series of ~~loops~~trails that provide different experiences within the WRSP Area. Loops provide route choices to destinations, offer differing experiences along their alignments and allow users to fit a route to the time they have available and their recreational needs. The primary Community Trail systems within the WRSP Area are:

Napa Valley Vine Trail - The Napa Valley Vine Trail is a proposed major regional multi-use trail from Calistoga to Vallejo. A portion of this proposed trail route passes through the WRSP Area thus providing a valuable regional non-motorized connection. The proposed route runs north-south along the entire length of the property. Portions of the Vine Trail utilize the existing gas easement line that traverses the WRSP Area. ~~The proposed school and mixed-use area are both connected by the Napa Valley Vine Trail~~. Other local community trails will connect to the Napa Valley Vine Trail thus providing opportunities for various loops within and outside the WRSP Area. Figure 7.6 shows the Napa Valley Vine Trail section.

River to Ridge Trail – The River to Ridge Trail is the proposed trail connecting the western part of the City to the open space areas to the east of Newell Drive. The ~~multiuse~~multi-use trail will connect to the WRSP Area at its western boundary on Rio Del Mar East and traverse ~~east-west~~east-west through the entire width of the site. The trail will provide connections to the NVR&GNVRG, Park A~~Newell Park~~, the Napa Valley Vine Trail, and local multi-use trails. Figure 7.7 shows the River to Ridge Trail ~~section~~alignment.

Multi-Use Trails – In addition to the regional trail systems the WRSP Area also has a network of multi-use trails that connect various open space and community gathering spaces. The multi-use trails run along the western edge of the WRSP Area linking dual use basins, wetlands, parks, ~~proposed school~~, and other destinations within the WRSP Area. Refer to Figure 7.8 and Figure 7.9 for multi-use trail ~~sections~~alignments.

Class II Bike Lanes – Major streets within the WRSP Area have Class II bikes lanes. Class II bike lanes are designated ~~5-foot-wide~~5-foot-wide (minimum) on-street bike lanes demarcated with a solid white stripe, ~~and~~ allowing for a safe and unrestricted passage for bicyclists.

[Figure 7.5: Pedestrian and Bicycle Circulation]

[Circulation Figures 7.6-7.9 : Trails]

## 7.6 Public Transit

American Canyon Transit (ACT) provides a deviated fixed route bus service aimed at getting local residents to shopping and healthcare facilities within American Canyon. ACT also connects to the Napa VINE Routes 11 and 29 allowing American Canyon residents and visitors to travel to Napa, Vallejo, the Vallejo Ferry and even BART in the East Bay. The VINE system serves all the cities in the Napa Valley and connects with [SolTrans](#), Sonoma County Transit, Petaluma Transit, Lake County Transit, BART, the Vallejo Ferry, Amtrak, and Greyhound.

While the WRSP Area is not currently served by ACT, there is the potential for the extension of routes to include key destinations within the WRSP Area. ~~A potential~~ Potential transit ~~stop stops~~ within the WRSP Area ~~would likely be located~~ could be located in proximity to the [NVR&GNVRG hotel site](#), [Newell Park](#), and [the Community Center](#). To preserve this potential opportunity, the major roads within the WRSP Area are based on the City of American Canyon's [Street-street](#) standards and have sufficient lane widths and right-of-way to accommodate transit service and transit stops. Potential future routes could include extending existing bus routes or new routes through the WRSP Area on Rio Del Mar [East](#) and/or along Newell Drive. Figure 7.10 shows possible future bus routes and potential transit stop locations.

As noted in Section 1.3.4 of the WRSP, the WRSP Area is proximal to the ~~draft~~ Broadway District Specific Plan (BDSP) Area. ~~The BDSP, which is a~~ Priority Development Area (PDA) as designated by the Association of Bay Area Governments (ABAG) and Bay Area communities as areas for new growth. PDA's PDAs are considered foundational for sustainable regional growth and Plan Bay Area. PDA's PDAs emphasize housing near transit. The WRSP represents an extension of that growth being located less than a quarter mile from the SR 29 corridor. Although separated from the PDA by the Railroad line and commercial properties fronting SR 29, the WRSP provides a key point of access to the BDSP Area and SR 29 through the extension of Rio Del Mar [East](#). This dramatically enhances connectivity to the primary transit corridor in American Canyon. Further, the potential transit stop shown at Rio Del Mar [East](#) and the [NVR&GNVRG](#) frontage is a quarter mile from approximately 46% of the units (+/- 500) within the WRSP Area as well as the [elementary school](#), [NVR&GNVRG commercial-mixed](#) uses and the [Hotel](#) hotel site.

[Figure 7.10: Local and Regional Transit]

## 7.7 Off-Site Improvements

Off-site improvements include ~~two~~ major roadway connections from the WRSP Area to existing American Canyon Roadways roadways and several local street connections to enhance local connectivity. A connection ~~from to the~~ WRSP Area at the existing Highway 29/Rio Del Mar intersection will include surface improvements, roadway widening, and an at-grade at-grade or grade-separated grade-separated railroad underpass to access the WRSP site.

The associated off-site improvements for the connection of Rio Del Mar [East](#) to SR 29/Broadway will include improvements to the extension of Rio Del Mar [East](#) from the western project boundary up to SR 29 and the intersection of Rio Del Mar [East](#) and SR 29 referred to as the "Tie-in" (see Figure 7.3.2e). Improvements at the Tie-in Tie-in are intended to comply with California Department of Transportation ([CalTrans](#) Caltrans) Encroachment Permit requirements, which may include the construction or financial contribution toward construction of the bicycle and pedestrian improvements at this intersection, identified in the [CalTrans](#) Caltrans District 4 Bike Plan (2018) as NAP-29-X12-~~(see~~ Policy. All improvements within the SR 29 State right of way (ROW) right-of-way requires an encroachment permit that is issued by [CalTrans](#) Caltrans.

Newell Drive and Mallen Way will be connected to the south where ~~it~~ Newell Drive currently terminates just north of Donaldson Way. Rolling Hills Drive will be connected to the south where it currently terminates just north of Terrazzo Lane.

The off-site improvements are shown on Figure 7.11.

[Figure 7.11: Off-Site Improvements]

## 7.8 South Napa Junction

### Primary Access Option

The City's General Plan Circulation Element (see Figure 3, Circulation Map in General Plan) shows a Major Collector designation and Major Intersection designation connecting SR 29 to Newell Drive. It allows for one of two options to connect to SR 29 from the Watson Ranch Specific Plan Area (Rio Del Mar or South Napa Junction Road). The final determination of which option will be used is to be as set forth in the Specific Plan (Chapter 9 - Implementation).

The Western edge of the Watson Ranch Specific Plan is bound by the Union Pacific Railroad. Primary project access from SR 29 must cross this rail line. Any crossing of the rail line is subject to review and approval by the Public Utilities Commission (PUC).

The preferred planned access to the site is the Rio Del Mar East access alignment with an at grade crossing (see Figure 7.1). An alternative to the at grade crossing at Rio Del Mar East is the grade separated crossing along the Rio Del Mar East alignment (see Figure 7.3.2d). A final option for primary access to the WRSP ~~From from~~ SR 29 is South Napa Junction with an at-grade crossing (Figures 7.12 and 7.13).

The final selection of the Major Collector alignment and connection to SR 29 from the WRSP site will be determined based upon legal, technical, economic, and other factors as provided for in the AC-1 Development Agreement as set forth in Chapter 9 Implementation (see 9.3.4 (~~409~~)). The South Napa Junction alignment is also considered consistent with both the General Plan Circulation Element and the WRSP.

# Chapter 8: Infrastructure and Public Services

## 8.1 Introduction

This chapter addresses the proposed infrastructure system and public services for the Watson Ranch Specific Plan (WRSP) Area. Infrastructure includes the water, wastewater and storm water runoff systems. The Public Services refer to public facilities and services and utilities necessary to serve the area. These include some ~~City-wide-citywide~~ system improvements that will benefit more than the properties within the WRSP Area. The majority of infrastructure improvements will be privately funded. When warranted, reimbursement or assistance in financing may be provided when improvements exceed the project requirements and pro-rata share of responsibility for system improvements (see Implementation Chapter).

## 8.2 Goals, Objectives, and Policies

**Goal 8A - To provide the infrastructure and public services required to support the WRSP Area without negatively affecting existing neighborhoods and residents of the City of American Canyon.**

~~Objective 8.1 - Provide educational institutions adequate in size to support the future population of the WRSP Area.~~

~~Policy 8.1.1 - A 10 acre parcel shall be allocated for the creation of an elementary school within the WRSP Area.~~

Objective ~~8.28.1~~ - Fully comply with the City of American Canyon "Zero Water Footprint Policy" in the development of the water supply and system for the WRSP.

Policy ~~8.2.18.1.1~~ - New potable water sources shall be identified, or existing water supply lines or uses shall be retrofitted to reduce water consumption so that the proposed development shall comply with the Zero Water Footprint Policy.

Policy ~~8.2.28.1.2~~ - New development shall comply with the City of American Canyon's Model Water Efficient Landscape Ordinance and with the new water rules established on May 2015.

Objective ~~8.38.2~~ - Address ~~on-on~~ site storm water drainage and retention through Low Impact Development (L.I.D.) standards and compliance with BASMAA and City of American Canyon requirements.

Policy ~~8.3.18.2.1~~ - On-site detention basins shall be efficiently sized to accommodate storm water flows from the project without adversely affecting downstream capacities.

Objective ~~8.48.3~~ - Provide improvements necessary to ensure sufficient downstream capacity in wastewater system.

Policy ~~8.4.18.3.1~~ - The proposed wastewater system shall be designed and sized accordingly to meet the project needs without adversely affecting downstream capacities.

Objective ~~8.58.4~~ - Provide solid waste recycling opportunities to reduce dependence on landfilling of solid waste.

Policy ~~8.5.18.4.1~~ - The existing solid waste collection and recycling service that exists within the City of American Canyon shall be extended to serve the project area.

Objective ~~8.68.5~~ - Provide state of the art telecommunication and technology infrastructure (e.g., fiber – optic cable) throughout the WRSP ~~area~~Area.

Policy ~~8.6.18.5.1~~ - City and developer shall work with telecommunications and cable television providers to provide the most advanced, market ready infrastructure for telecommunications and television. Necessary infrastructure shall be installed in the WRSP Area to facilitate upgrades in service as the technology becomes available.

## 8.3 Infrastructure

This section identifies the infrastructure required to serve the WRSP Area and addresses the overall infrastructure improvements for the WRSP. Each component will be designed and constructed to accommodate build out in a phased approach.

### 8.3.1 POTABLE WATER

The WRSP Area will require approximately 460 ~~acre-feet~~acre-feet per year of potable water. The total potable water demand will be reduced significantly by the use of recycled water for all commercial ~~uses~~ and public landscaping ~~resulting~~ in a reduction of approximately 250 ~~acre-feet~~acre-feet per year of potable water. The WRSP Area is subject to the City's Zero Water Footprint policy. Studies ~~are underway to~~ address the policy by a combination of (1) bringing additional sources of water to the City, ~~and/or~~ (2) facilitating potable water savings elsewhere in the City through water conservation improvements, and/or (3) an even more comprehensive use of recycled water. Through a Development Agreement, the AC-1 portion of the WRSP Area has satisfied the City's Zero Water Footprint policy.

The City of American Canyon obtains nearly all of its municipal water supply from the North Bay Aqueduct. This facility is managed by the Napa County Flood Control and Water Conservation District. The Sacramento River Watershed is the aqueduct's supply source. The aqueduct supply is supplemented with connections to the City of Vallejo and the City of Napa.

The WRSP Area is located within two potable water pressure zones: zone 1 and zone 3.

- Zone 1 provides service to areas within the City ranging in approximate elevation from 50 to 100 feet. This zone is supplied by a ~~2.5 million-gallon~~2.5-million-gallon tank at the water treatment plant, which is also connected to the ~~2.0 million-gallon~~2.0-million-gallon Oat Hill Tank #1.
- Zone 3 provides service to areas within the City ranging in approximate elevation from 100 to 160 feet. The existing Zone 3 tank is the ~~0.2 million-gallon~~0.2-million-gallon Oat Hill Tank #2.

Figure 8.1 Water Service Zones includes the preliminary zones for the proposed development. The service limits will be based upon final site grading and elevations.

The following facilities are adjacent to the WRSP Area:

- 6-inch water line (Zone 1) located in South Napa Junction Road.
- 18-inch water line (Zone 1) located on the west side of State Route 29.
- 18-inch water line (Zone 1) located in Newell Drive.
- 8-inch water line (Zone 1) located in Rolling Hills Drive.
- 8-inch water line (Zone 1) located in Summerwood Drive.
- 18-inch water line (Zone 3) located in Newell Drive north of the tank access road.

To provide for adequate potable water to the WRSP Area there will be off-site and on-site improvements to provide the required infrastructure.

#### OFF-SITE WATER IMPROVEMENTS

Off-site improvements may include the construction of two water tanks (Zone 1 and Zone 3) to provide ~~adequate-additional~~ supply (Figure 8.6), which would be the responsibility of the City of American Canyon and funded by the Capital Improvement Program (C.I.P.). These tanks have approved plans from the City. The Zone 1 tank (approximately 2.5 million gallons) has been designed to be constructed adjacent to the existing recycled water tank, north of the ~~high school~~American Canyon High School and southeast of the WRSP Area. The Zone 3 tank (2.0 million gallons) will be constructed at a higher elevation to achieve required water pressure located southeast of the existing recycled water tank and Zone 1 tank sites. Zone 1 and Zone 3 water lines were installed from Newell Drive to the Recycled and the Zone 1 potable water tank sites. An interconnecting water line will be installed between the new Zone 1 and Zone 3 water tanks and an access road of approximately 15 feet in width will be constructed to provide access to the new Zone 3 tank.

Additional off-site improvements include installing a Zone 3 water main that connects the WRSP Area to the existing 18" Zone 3 water main in Newell Drive located north of the tank access road. This ~~zone~~Zone 3 water main will serve the upper elevations of the WRSP Area and additional properties within the City of American Canyon.

See Figure 8.6 Water Infrastructure – Off-Site Improvements for existing (at the time of adoption of the 2018 WRSP) and proposed off-site water improvements.

#### ON-SITE WATER IMPROVEMENTS

Proposed on-site backbone improvements ~~will~~ include water lines ranging in size from 6-inch to 12-inch in diameter. The on-site improvements ~~will~~ connect to the following infrastructure lines:

- ~~Existing 6-inch water line (Zone 1) within South Napa Junction Road (6" water line to be upsized to 12" from the Southern Pacific Railroad to State Route 29).~~
- Existing 12-inch water line (Zone 1) within Watson Lane.
- Existing water line (Zone 1) within the east side of Highway 29, at a location approximately 480 feet south of S Napa Junction Road.
- Existing 8-inch water line (Zone 1) within Summerwood Drive.
- Existing 8-inch water line (Zone 1) within Rolling Hills Drive.
- Existing 18-inch water line (Zone 3) within Newell Drive located north of the tank access road.

All of the facilities will be designed and constructed to meet the City of American Canyon Standards.

See Figure 8.2 Water Infrastructure – On-Site Improvements

### 8.3.2 SANITARY SEWER

A Sewer Flow Monitoring Capacity Study was prepared for the WRSP Area in August 2014 (V&A Report). Its findings presented two methods for estimating peak sewer flow demand. Using existing City criteria the peak flow demand is estimated to be 1.28 mgd (million gallons per day). Using criteria that recognizes the reduced sewer flow that would occur as a result of the planned use of recycled water, the sewer flow demand is estimated to be 0.86 mgd. Both sewer flow results can be accommodated in the existing sewer main in American Canyon Road, if the existing sewer main in State Route 29 is upsized. The replacement and upsizing of the old sewer main in State Route 29, could significantly reduce the existing Inflow/Infiltration burden on the existing sewer system, and would offset most of the WRSP Area's increased burden on the City's wastewater treatment plant.

The City of American Canyon provides collection and treatment of the wastewater throughout the City. Wastewater is collected and directed to the Wastewater Treatment Plant on the eastside of the City for treatment.

The following facilities are adjacent to the WRSP Area:

- ~~6~~15-inch sanitary sewer line running behind the southern lots on South Napa Junction Road ([east of State Route 29](#)).
- ~~10~~-inch sanitary sewer line located in the west side of State Route 29.
- [6-inch sanitary sewer line running under State Route 29 that connects the 10" sanitary sewer \(west side of State Route 29\) to the 15-inch sanitary sewer \(east side of State Route 29\)](#).
- 6-inch sanitary sewer line in Napa Junction Road.
- 8-inch sanitary sewer line in Summerwood Drive.

The WRSP Area ~~will connect~~[connects](#) to the existing ~~6" sanitary sewer in South Napa Junction Road, and the existing~~ 10" sanitary sewer in State Route 29. A portion of the WRSP Area ~~may also connect~~[connects](#) to the existing 8-inch sanitary sewer in Summerwood Drive (~~subject to available capacity~~). Based on existing flow information, pipe upsizing and replacement is necessary [in State Route 29, in existing South Napa Junction road and State Route 29. This will include a new 15" sewer line in South Napa Junction Road and improvements of the](#) ~~replacing the existing~~ 10" sewer line ~~in Highway 29 to 15" from approximately 500 feet south of South Napa Junction Road to American Canyon Road~~. The segment of this line from Donaldson Way to American Canyon Road is a City C.I.P. project, [the cost of which to be borne by the C.I.P.](#) A sanitary sewer lift station will be required on-site to help maintain a gravity sewer system throughout the WRSP Area.

Backbone on-site facilities will include gravity sewer lines ranging from 8- inches to ~~48-15~~-inches in size. Sewer facilities will be designed and constructed in accordance with City of American Canyon Standards.

See Figure 8.3 - Sanitary Sewer Infrastructure Improvements for the backbone sanitary sewer improvements.

### 8.3.3 RECYCLED WATER

It is estimated that the WRSP Area's use of recycled water will be approximately 250 ~~acre-feet~~[acre-feet](#) per year. The City currently has the capacity to produce 1,000 ~~acre-feet~~[acre-feet](#) per year of recycled water and given the current usage, there is sufficient capacity in the existing City recycled water treatment plant.

The City of American Canyon provides recycled water service. At present, limited recycled water facilities are located throughout the City and not all portions of the City contain recycled water infrastructure. There is ~~currently, an existing~~ a 12-inch recycled water line within Newell Drive just south of the WRSP Area that was installed with the Vintage Ranch development. This 12-inch mainline is served by a ~~one-million gallon~~[one-million-gallon](#) recycled water tank located southeast of the site. [A recycled water system in the WRSP Area will be tied in to the](#) ~~The following facilities are adjacent or proximate to the WRSP Area:~~

- 12-inch recycled water line in Newell Drive
- Recycled Water line in State Route 29, ~~at the intersection of South Napa Junction Road~~
- 6-inch recycled water line in Watson Lane

As part of the on-site improvements, a 12-inch backbone recycled water system will be extended into the WRSP Area. Alley landscaping, median landscaping, frontage landscaping, City-owned landscape areas, and commercial landscape areas will utilize recycled water.

See Figure 8.4, Recycled Water Infrastructure Improvements, for the existing and proposed recycled water improvements.

### 8.3.4 STORMWATER DRAINAGE

The City of American Canyon is responsible for stormwater drainage facilities. The drainage pattern within American Canyon is generally in a western direction originating in the hills of the Sulfur Spring Mountains. The WRSP Area is located within two of the five primary watershed areas within the city: North Slough (northern portion of the site) and Rio Del Mar (southern portion of the site). Currently, the Union Pacific Railroad track embankment acts to detain the drainage coming off the eastern hills. The drainage is discharged under the railroad tracks through several culverts and box culverts.

Within the WRSP Area, the site is divided into drainage areas, each with a detention storage basin. On-Site storm drain facilities will collect site drainage and direct it to a specific detention basin. These detention areas will provide storage capacity to allow flows leaving the site to mimic the existing conditions. The detention areas will also incorporate storm water quality features to maximize their benefit. Storm water quality features will conform to the City of American Canyon, and Bay Area Storm Water Management Agencies (BASMAA) quality requirements.

The southern portion of the site is within the Rio Del Mar watershed. Downstream of the site, the existing City storm drain infrastructure has documented existing capacity constraints. All stormwater will be directed to detention basins on-site, which are primarily located downslope at the western edge of the WRSP Area. To help provide relief to this watershed, the existing quarry lake will also be utilized as a detention component of the WRSP storm drain system, helping to minimize the ultimate drainage volumes in the downstream stormwater system. After drainage is collected in a combination detention/water-quality basin near the Rio Del Mar extension, the drainage will be directed to both the existing culverts and the quarry lake. The quarry lake will act as a detention feature helping to minimize the ultimate drainage volumes in the downstream Rio Del Mar system.

The existing Quarry Lake will be used for detention purposes (in addition to the proposed detention basins). As a first means of detention, all stormwater will be directed to the proposed detention basins on-site. Surplus stormwater encountered in large storm events will be routed to the Quarry Lake as a secondary means of detention, in which case the water elevation could rise an additional 5' (maximum). By use of a pump system (subject to approval by the City of American Canyon), the water level in the lake would draw down to its natural elevation within 48 hours. Use of this natural area for detention will help reduce the overall detention footprint for the WRSP Area. See Figure 8.5— Storm Water Drainage Infrastructure.

[Infrastructure Figures 8.1-8.5]

## 8.4 Public Services

The following is an overview of the public services necessary to meet the needs of the WRSP Area residents in accordance with the policies of the City's General Plan.

### 8.4.1 FIRE AND EMERGENCY SERVICES

The American Canyon Fire Protection District will provide fire suppression, rescue, and emergency medical services to the WRSP Area. The closest fire and emergency services facility is Station 11, located at 911 Donaldson Way East within the Vintage Ranch neighborhood to the south.

### 8.4.2 POLICE PROTECTION

The American Canyon Police Department will serve the WRSP Area. The closest police station is located at 911 Donaldson Way East within the Vintage Ranch neighborhood to the south.

#### **8.4.3 LIBRARY**

The City of American Canyon operates the American Canyon branch of the Napa County Library located at 300 Crawford Way. No additional library facilities are planned within the WRSP Area.

#### **8.4.4 ELECTRICITY AND GAS**

The Pacific Gas and Electric Company currently provides electric and gas service within the City of American Canyon, and will do so for the WRSP Area.

There is an existing 12" high pressure PG&E gas main that traverses the site along the proposed location of the Napa Valley Vine Trail. Site grading and infrastructure will need to be designed and constructed in respect to the existing gas main. Infrastructure and facilities will be coordinated with PG&E.

Smaller gas pipe and services will be installed with the backbone and in-tract infrastructure to serve the WRSP Area.

#### **8.4.5 TELECOMMUNICATIONS**

The telecommunications provider will provide telecommunications services to the WRSP Area. They will determine the required facilities to adequately serve the site.

#### **8.4.6 CABLE TELEVISION**

The cable service provider will provide cable television and related services to the WRSP Area. The provider will determine the required facilities to adequately serve the site.

#### **8.4.7 SOLID WASTE**

Recology will provide solid waste and recycling collection services to the WRSP Area. Land use and development type will dictate trash service requirements. Solid waste and recycling services will be designed to meet the standards and requirements of Recology and the City of American Canyon.

#### **8.4.8 SCHOOLS**

The WRSP Area is located within the Napa Valley Unified School District boundary [\(NVUSD\)](#). There are five schools in American Canyon that will accommodate students from the WRSP area, based on existing and projected capacity. Development in the WRSP Area will mitigate its school impacts through the payment of school impact fees per the current published rates on the NVUSD website.

~~The number of potential elementary school students within the WRSP Area generates the need for approximately two-thirds of one elementary school. Based on the projected development and the anticipated student generation rates the WRSP Area will generate 381 elementary school students as well as 165 middle school students. The number of high school students is 188 students. The NVUSD has acknowledged that there is sufficient existing capacity in the American Canyon High School. A +/- 10 acre site is reserved for an elementary school and is centrally located within the Watson Ranch Specific Plan area. The WRSP will mitigate for school impacts by implementing those actions regarding the new elementary school and new middle school, as more particularly described in that The agreement entitled: School Facilities Funding Agreement among Napa Valley Unified School District and Developer dated October 10, 2016 ("Watson Ranch School Agreement") is no longer of legal force and effect. Therefore, development in the WRSP Area shall mitigate its school impacts through the payment of School Impact~~

~~Fees, pursuant to controlling law. Approximately one third of the elementary school students will be overflow students from the Vintage Ranch neighborhood.~~

~~Figure 8.6 shows the location of the school within the WRSP Area and its relationship to the adjoining neighborhoods. The central location for the school places it in relative walking distance for nearly all residences.~~

~~As the WRSP does not generate enough Middle school and high school students to require a new school with the plan area, the students will attend adjoining schools outside the WRSP.~~

## **8.5 Off-Site Improvements**

### **8.5.1 OFF-SITE DOMESTIC WATER IMPROVEMENTS**

Off-site improvements will include the construction of a new Zone 3 (upper pressure zone) water tank to provide adequate supply, which is the responsibility of the City and funded by the C.I.P. This tank, along with a proposed Zone 1 tank have approved plans from the City. The Zone 1 tank (approximately 2.5 million gallons), which is not a part of the project, would be constructed next to the existing recycled water tank, north of the high school and southeast of the WRSP Area. The Zone 3 tank (2.0 million gallons), which is necessary to serve the portion of the WRSP generally east of the PG&E gas line alignment (see figure 8.1), will be constructed at a higher elevation to achieve required water pressure in a location southeast of the existing recycled water tank and Zone 1 tank site. The Zone 3 water tank will provide service to the upper pressure zone within the WRSP as well as other existing and future projects within the City. Zone 1 and Zone 3 water lines were installed from Newell Drive to the Recycled and the Zone 1 potable water tank site.

A 12" Zone 3 water line will be installed in Newell Drive from the southern boundary of the project to the existing 18" Zone 3 water line in Newell Drive located north of the tank access road. A 12" Zone 3 water line was also installed parallel to – and approximately 480 feet south of – South Napa Junction Road.

~~The existing 6" domestic water line in South Napa Junction Road will be upsized to a 12" domestic water line from the WRSP Area to State Route 29.~~

### **8.5.2 OFF-SITE SANITARY SEWER IMPROVEMENTS**

The WRSP Area will upsize the existing 6" sanitary sewer in South Napa Junction Road to a 15" line, and will upsize the existing 10" sanitary sewer in State Route 29 between South Napa Junction Road and American Canyon Road to a 15" sanitary sewer line. The segment of this line from Crawford Way to American Canyon Road is a City C.I.P. project, to be funded by the C.I.P.

### **8.5.3 OFF-SITE RECYCLED WATER IMPROVEMENTS**

~~The WRSP Area will install a 12" recycled water pipe in South Napa Junction Road, connecting to the City's existing recycled water pipe in State Route 29. Off-site improvements include a 12" recycled water line south of – and running parallel to – South Napa Junction Road. A 12" recycled water line will be installed in east of Watson Lane (east of the Railroad), connecting the WRSP Area to the existing 6" recycled water line in Watson Lane (ends at the Railroad), which is the responsibility of the City and funded by the C.I.P. Both of the WRSP's WRSP Area's offsite recycled water connections will provide better redundancy in the existing City system.~~

### **8.5.4 OFF-SITE STORM DRAIN IMPROVEMENTS**

~~Off-site improvements include a storm drain pipe that connects from a WRSP Area detention basin to the existing City detention basin on Main Street and other minor drainage improvements for the Rio Del~~

Mar/State Route 29 roadway connection-connection from detention basins in the southwest corner of the WRSP Area to the existing storm drain located just east of State Route 29 and south of South Napa Junction Road, which is the responsibility of the City and funded by the C.I.P.

[Figure 8.6: Water Infrastructure – Off-Site Improvements]

## Chapter 9: Implementation

## 9.1 Introduction

This chapter fulfills the requirements of California Government Code Section 65451(a) (4), which requires that a Specific Plan include a program of implementation measures. This chapter shall serve as the program of implementation measures for the Watson Ranch Specific Plan (WRSP). It includes administrative procedures, public works projects, phasing and proposed methods of financing needed to carry out the WRSP.

The purpose of the implementation chapter is to ensure that:

- Public infrastructure and services are provided concurrently with private development.
- Adequate financing is in place to pay for the construction of necessary public facilities and improvements as defined in the Backbone Infrastructure.
- Adequate financing is in place to pay for the operation and maintenance of privately maintained facilities.
- Construction of public infrastructure by the city is coordinated with that constructed by the development.
- Consistency is achieved between the provisions of the WRSP and Development Agreement(s).
- Administrative procedures are in place to regulate development, in accordance with the standards and policies of the WRSP.
- Appropriate flexibility is provided to allow the project to respond to changing market conditions.

## 9.2 Land Use Regulations

### 9.2.1 TOWN CENTER (TC) ZONING AND WRSP LAND USE - ZONING

Consistent with the City of American Canyon's Town Center (TC) Zone (Municipal Code 19.12.020), supported by the City of American Canyon General Plan, the WRSP General Plan amendment and the WRSP, ~~which is the controlling regulatory document,~~ the regulations within the WRSP shall guide development in the WRSP area. The WRSP has established a WRSP Land Use Map (see Figure 4.2) that delineates the different Land Use – Zoning categories in the WRSP. These include Medium Density Residential (MDR-12 and MDR-16), High Density Residential (HDR), Napa Valley Ruins & Gardens Mixed Use (NVR&GMU), ~~Public (Pub),~~ Parks (PPARK), and Open Space (OS). Within the context of the WRSP and as authorized by the City of American Canyon Municipal Code Section 19.12.010 – 050, these designations shall serve as combined Land Use-Zoning designations for purposes of implementing the WRSP and related regulations.

### 9.2.2 DEVELOPMENT REGULATIONS

The WRSP contains development regulations and guidelines, including those found within Appendix A to govern architectural design character, site planning, setbacks, architectural form, and landscape selection for both residential and nonresidential uses. These regulations are intended to supplement the City of American Canyon Zoning Ordinance and serve as the regulations for the ~~WRSP Plan~~ Area; and supersede conflicting standards in the City of American Canyon Zoning Ordinance and subdivision regulations. Unless otherwise provided for in approved Development Agreement(s), ~~Where where~~ the WRSP standards do not provide express direction, the City of American Canyon Zoning Ordinance and subdivision regulations shall be used as appropriate.

### 9.2.3 ENTITLEMENT PROCESSING

Unless otherwise provided for in approved Development Agreement(s), applications for subsequent entitlements within the WRSP shall be processed in accordance with the City of American Canyon Municipal Code Sections 19.41.010 – 060 (see Subsequent Entitlements, Section 9.7 below). Development Plans within the WRSP shall integrate the design and development objectives, policies, regulations and guidelines contained in approved Development Agreement(s), the WRSP, and specific Design Guidelines that may be approved with specific development. Where conflicts arise with City ordinance, the policies, guidelines, and regulations contained in the WRSP and other city regulations, the City ordinances, policies, guidelines, and regulations contained in approved Development Agreement(s) herein shall prevail.

## 9.3 Phasing

~~This WRSP anticipates the phasing of construction and of land dedications as generally set forth below. There are four phases of residential development and four phases of NVR&GNVRG development. Each phase is described in more detail below and in the following tables. The phasing plan as shown in Figure 9.1, Residential Phasing Map, reflects the general order of anticipated residential development with the WRSP. Actual phasing of development will be at the discretion of the developer(s). The phasing plan as shown in Figure 9.2 NVR&G Phasing Map reflects the general order of anticipated development of the NVR&G. The phasing plan also identifies the backbone infrastructure associated with each phase of development, but the~~The phasing concept includes four phases, although the location and extent of each phase and the pace of the phased development may vary based upon market conditions and other economic factors. As a result, each phase may have smaller sub-phases which respond to market and financing conditions. For purposes of environmental review, the Project is anticipated to start~~construction in 2021~~began construction in 202149 with each phase time frame being 2 to 3 years. The conceptual phasing program also assumes some overlap in phases resulting in a total projected build-out of 8 years. Actual build out may extend over a longer period of time subject to the variations in the market. Table 9.1 below shows the anticipated start dates for each phase.

~~Projected phasing durations are as follows:~~

~~Phase I: 2019 – 2023~~

~~Phase II: 2022 – 2025~~

~~Phase III: 2023 – 2026~~

~~Phase IV: 2024 – 2027~~

Should the pace of project phasing advance significantly faster than the ~~proposed pace identified above~~anticipated build-out of 8 years (based on the commencement of construction in July 2021), and below in Table 9.1, the developer shall be required to do an updated air quality analysis to identify which additional mitigation requirements may need to be implemented.

### 9.3.1 RESIDENTIAL DEVELOPMENT (TABLE 9.1)

~~The following descriptions of unit mix and product type in each phase are based upon the potential mix of units reflected in the conceptual illustrative plan (see Figure 3.1). These are provided for illustrative purposes only. Specific product types and square footages are estimates and are subject to change based upon actual market demand at the time of implementation of each phase.~~Residential phasing will be a product of economic conditions, market demand, and infrastructure availability. If there is market demand and if infrastructure is constructed in a manner that ensures availability when such residential development

comes "on line," then there shall be no phasing limitations on such residential development. It is necessary that adequate infrastructure is planned, constructed, and available for whatever residential development is supported by economic conditions and market demand.

Further determinations of phasing may be contained in approved Development Agreement(s). For a description of the number and types of residential uses allowed in the WRSP Area, see Chapter 4.

Phase 1:

Approximately 397 units will be developed in Phase 1. These may include up to 328 units of medium density single family housing product including alley, cluster and bungalow type homes of approximately 1,000–2,500 square feet, and attached town-homes. Phase 1 may also include 69 High Density Residential Units.

Phase 2:

Approximately 345 units of housing units will be developed in Phase 2. The units will vary from townhomes, small lot alleys and bungalows. The homes will range from approximately 1,000 to 2,800 square feet.

Phase 3:

Approximately 267 units with single family homes of approximately 2,300 to 2,800 square feet will be developed in Phase 3.

Phase 4:

Approximately 244 units including 123 high density units and 121 single family homes will be developed in Phase 4. The size of the single family homes will be in the range of approximately 2,500 to 3,200 square feet.

#### **NVR&G DEVELOPMENT (TABLE 9.2; FIGURE 9.2)**

As seen in Figure 9.2 and Table 9.2, development of NVR&GNVRG has sub-phases. It is anticipated to occur that Phase 1 of NVR&GNVRG may occur in phases, based on economic conditions and market demand, concurrent with Phase 1 of the residential development however, vertical construction of NVR&GNVRG improvements must commence no later than concurrent with the commencement of the phase 2 of the residential development. Subsequent NVR&GNVRG phases will occur independent of the WRSP residential phasing based on economic conditions and market demand. Parking will be provided to meet the demand of each phase of the NVR&GNVRG. In early phases, to the extent necessary, interim parking areas will be provided to supplement parking demand. The phases include:

Phase 1:

Will May include all of the uses allowed in Phase 1, Phase 2, Phase 3, and Phase 4, including adaptive reuses of the existing ruins and the following uses: the chapel, wedding and event center, restaurant, pizza and coffee building, farmers market, winery, picnic area, sculpture garden, mobile food truck venue, children's play area, the associated required parking and the dedication of the community plaza and community center site. Phase 2:

May include all of the uses allowed in Phase 1, Phase 2, Phase 3, and Phase 4, including Will include a the hotel, retail, commercial and dining space consisting of the following: 100 rooms of the hotel, brewery, outdoor performance center, charcuterie, festival space, community garden, Quarry Lake Park, plus additional parking.

Phase 3:

~~May include all of the uses allowed in Phase 1, Phase 2, Phase 3, and Phase 4, including Will include the redevelopment and additional parking of the ruins, the remaining 100 rooms of the 200-room hotel and the development of an Artisan building.~~

Phase 4:

~~May include all of the uses allowed in Phase 1, Phase 2, Phase 3, and Phase 4, including Includes a mixed use building of approximately 29,560 square feet, and a live-work building.~~

~~The phasing discussed above and represented in Table 9.2 is conceptual and subject to variations based upon economic and market conditions.~~

### **9.3.19.3.2 INFRASTRUCTURE PHASING**

~~Infrastructure shall be constructed to serve development with the WRSP Area. As such, infrastructure planning, development, construction, completion, operation and maintenance shall be commensurate with development within the WRSP Area. Table 9.3 includes a conceptual illustration of how specific listing of infrastructure improvements may be constructed over time, by phase, which including roadways, water and sewer lines and storm drainage improvements, parks and an elementary school. Timing for some of these improvements may vary subject to economic and market conditions, or other factors such as acquisition of land dedicated to parks. For example, Park A is located upon two separate underlying ownerships and acquisition of the full land complement may not occur in a single phase. It may be in the best interest of the City to delay park improvement until the full acreage for the park has been dedicated.~~

~~As noted above for Table 9.2, Table 9.3 represents the conceptual timing and sequence of improvements associated with each phase which may be subject to variations in timing based upon economic or market conditions.~~

~~The WRSP includes the following backbone infrastructure in Table 9.3. Each of these improvements is described in detail in Chapters 8 and 9. Infrastructure improvements are described in Chapter 8.~~

~~The following maps (Figures 9.39.1 through 9.79.5) depict the anticipated proposed phasing of Backbone Infrastructure for the WRSP Area. These figures are for illustrative purposes only to indicate the general progression of infrastructure improvements anticipated through project completion. Actual phasing will be established in the adopted Development Agreement(s).~~

#### **[Implementation Figures 9.1-9.5]**

### **PHASE 1 INFRASTRUCTURE IMPROVEMENTS**

Phase 1 Infrastructure Improvements include all backbone improvements within Rio Del Mar, South Napa Junction Road, Newell Drive, Loop Road and phase 1 in-tract backbone improvements. ~~DOES IT?~~ Onsite improvements include: storm drain, detention basins, sanitary sewer and an on-site sanitary sewer lift station, domestic water, and recycled water systems. Offsite improvements include: sanitary sewer upgrade in South Napa Junction Road and Highway 29, Zone 1 water system upgrades in South Napa Junction Road and water system improvements in Newell Drive, and recycled water system improvements in Newell Drive. Zone 3 Water Tank is anticipated in Phase 1 but may be deferred to Phase 3 if no development occurs east of the PG&E gas line running north-south through the project area.

Backbone roadways constructed as part of phase 1 include Rio Del Mar, a segment of Newell Drive south of Rio Del Mar connecting to Newell Drive at Donaldson Way and Loop Road providing access to the school site (see Figure 9.7)

## PHASE 2 INFRASTRUCTURE IMPROVEMENTS

Phase 2 Infrastructure Improvements include all backbone improvements within Newell Drive, Rolling Hills Drive, Loop Road and phase 2 in-tract backbone improvements. Onsite improvements include: storm drain, sanitary sewer, domestic water, and recycled water systems, and a detention basin.

Phase 2 backbone roadway improvements include further extension of Loop Road, Rolling Hills Drive, and the extensions of Newell Drive north as a two-lane major collector from the intersection with Rio Del Mar to the northern boundary of phase 2.

## PHASE 3 INFRASTRUCTURE IMPROVEMENTS

Phase 3 Infrastructure Improvements include all backbone improvements within Newell Drive, Loop Road and phase 3 in-tract backbone improvements. Onsite improvements include storm drain, sanitary sewer, domestic water, and recycled water systems, and a detention basin.

Phase 3 backbone roadway improvements include the completion of Loop Road and the extensions of Newell Drive north as a two-lane major collector to the northern boundary of phase 3.

## PHASE 4 INFRASTRUCTURE IMPROVEMENTS

Phase 4 Infrastructure Improvements include all backbone improvements within Newell Drive and phase 4 in-tract backbone improvements. Onsite improvements include: storm drain, sanitary sewer, domestic water, and recycled water systems; a detention basin, and a domestic water connection from the existing water pipe in Watson Lane. Offsite improvements include: recycled water system improvements in Watson Lane.

Phase 4 backbone roadway improvements include the extension of Newell Drive as a two-lane major collector to the northern Project boundary.

## 9.3.29.3.3 PHASING OF LAND DEDICATIONS

### 1. General

All land necessary for public improvements and facilities as required by the WRSP, shall be offered for dedication to the City of American Canyon in accordance with the timeframes generally described below and more specifically defined in the Development Agreement(s).

All land subject to dedication shall be offered for dedication at no cost to the City, unless otherwise agreed to by City and Owner and shall be free and clear of all liens and encumbrances that would preclude its intended use.

Land dedication requirements of any subdivision map or parcel map approved within the WRSP [Area](#) shall not exceed the standards of the Specific Plan or accompanying Development Agreement(s).

Certain required elements of the WRSP's public infrastructure is located outside of the Plan's boundaries, and on lands not owned by the property owner. The general location of such infrastructure elements are indicated in graphics in Chapter 7, Circulation, and Chapter 8, Infrastructure and Public Facilities. The City and the WRSP developers shall work collaboratively to secure such sites and rights-of-way necessary for critical backbone infrastructure.

### 2. Land Dedication Conditions for First Final Map:

- Newell Drive as described in the approved Development Agreement(s)
- Rio Del Mar [East](#) from Newell Drive to the Western Project Boundary

- Associated road rights of way and utilities as described in the approved Development Agreement(s)
  - Associated Parks and Open Space as described in the approved Development Agreement(s)
3. Land Dedication Conditions of Subsequent Final Maps
- Associated road rights of way, utilities and associated Parks trails and open space areas as described in the approved Development Agreement(s)

### 9.3.39.3.4 PHASING OF PUBLIC AND QUASI-PUBLIC INFRASTRUCTURE

The public and quasi-public infrastructure in the WRSP Area is comprised of the streets, parks, open space, and trails\_ and school site. The phasing for streets and associated infrastructure is provided in Table 9.2. The Parks and Open Space areas will be provided in conjunction with the appropriate subdivision map and may include dedication with first subdivision map and construction of subdivision improvements. Parks A and B are public facilities spanning two ownerships. The timing of full park improvements may be delayed until full parkland dedication of both ownerships is complete. Specific conditions and timing of improvements shall be described in the Development Agreement(s).

### 9.3.49.3.5 PHASING OF PRIVATE DEVELOPMENT

General Policies Regarding the Phasing of Private Development

- 4.3. NVR&GNVRG is a development priority in the WRSP. Development of the NVR&GNVRG may commence pursuant to the phasing plan as part of phase 1. If not initiated during phase 1 of the residential development, the NVR&GNVRG must commence development in conjunction with the start of phase 2 of the residential development.
2. Subsequent residential phases will not be approved to proceed until the first phase of the NVR&GNVRG area is substantially complete.
- 3.4. Property owner shall have the right to commence development of the NVR&GNVRG at any time provided Backbone Infrastructure (as designated in the Phasing Plan) has been approved and is under construction.
- 4.5. Private development in a subsequent phase of residential development may commence before development of a previous phase is complete provided Infrastructure Backbone (as designated in the Phasing Plan) has been approved and is under construction.
- 5.6. Phase boundaries are shown on Figure 9.1 “Residential Phasing Map.” Phase boundaries may be modified if necessary as development progresses, subject to the approval of the City and general consistency with the proposed phasing plan.
- 6.7. Multiple final maps may be filed with each phase of development when approved as part of the tentative map entitlement stage.
- 7.8. Dedication and construction (or the requirement to cause the finance and construction) of Rolling Hills Drive shall occur at the commencement of Phase 2 of the residential development.
8. The commencement of WRSP Phase 4 of development shall be conditioned upon the developer’s construction of the “Last Segment of Newell Drive” (Segment 4) which is the segment of Newell Drive north of the Project site connecting Newell Drive to SR 29 at Green Island Road. This construction shall be revenue neutral to the developer. Said condition shall not be invoked unless and until the City has first secured all design and improvement plans, all permits, permissions and authorities from the

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~~permitting agencies, all right of way and funding required for construction as more fully detailed in the Development Agreement(s).~~

9. Phase 1 of the WRSP residential development may commence without the completion of the Rio Del Mar [East](#) extension (off site improvement) subject to the approval of at least two points of access to the Phase 1 area. No more than ~~397-743~~ homes may be constructed without completion of the Rio Del Mar [East](#) railroad crossing and the connection to SR29. ~~The 186 affordable housing units do not count towards this limit.~~
10. The Railroad crossing at Rio Del Mar [East](#) shall first be pursued for PUC approval as an at grade crossing. Should the at grade crossing not be approved, the grade separated crossing will be pursued. ~~Should the grade separated crossing not be approved or be infeasible to construct due to cost, an at grade crossing at S. Napa Junction Road (previously approved by the PUC) may be utilized.~~

## 9.4 Public Facilities ~~And~~ Infrastructure Financing

This ~~chapter section~~ describes how the public facilities and infrastructure needed to support development in the WRSP [Area](#) will be financed. Specifically, this chapter:

- Describes an overall financing framework
- Identifies infrastructure requirements for the plan area
- Sets forth principles and policies regarding how these financing obligations will be met
- Identifies potential financing mechanisms
- Proposes action items to implement the financing framework

### 9.4.1 PRIVATE DEVELOPER FINANCING

The WRSP will be implemented through different public and private financing mechanisms. There may be improvements that in the broader community context, provide benefits to populations or areas beyond the boundaries of the WRSP. This Infrastructure financing framework recognizes four geographic tiers of infrastructure benefit, which help to define conceptually how costs could be allocated. Tiers one through three represent improvements that may be eligible for some level of credit or public financing assistance.

#### 9.4.1.1 CITYWIDE

Costs for infrastructure items that are determined to be of citywide benefit, are included in the City's Capital Improvement Program, and could be funded by impact fees, "in-kind" construction, connection charges, or other citywide funding sources. An example of this category of improvement would be new water storage facilities that provide a ~~city-wide~~[citywide](#) benefit.

#### 9.4.1.2 SURROUNDING GROWTH AREA

Costs for infrastructure items that will benefit development proximate to [the WRSP Area](#) could be funded by allocating costs to each City sub-area based on "benefit received." An example of this type of infrastructure benefit may be the Rio Del Mar rail underpass.

#### 9.4.1.3 WATSON RANCH SPECIFIC PLAN

Costs for infrastructure items that are directly related to and will benefit development within the WRSP [Area](#) shall be funded primarily by private development within those areas.

#### 9.4.1.4 BACKBONE INFRASTRUCTURE COST ALLOCATION

The cost for the Master Backbone infrastructure, which includes backbone roadways (see Figure 9.79.5) and associated wet and dry utilities, ~~Parks and the School Site and parks~~, will be allocated on a prorated basis (\$/acre) between the two primary ownerships (AC-1 and the Newell Family properties) within the WRSP Area. Specific costs and allocations will be determined through Development Agreement(s) and subsequent Tentative and Final Subdivision Map and Improvement Plan approvals.

#### 9.4.1.5 SPECIFIC PLAN PREPARATION COSTS **AND COSTS OF STATE AND FEDERAL PERMITS**

Pursuant to controlling law (Government Code Section 65456 (a)), the City legally can require the property (and its property owners) within the WRSP to pay for the costs associated with the preparation and adoption of the WRSP.

In this case, the costs associated with the preparation and adoption of the WRSP include, without limitation, the costs associated with environmental review of the WRSP, the costs associated with the planning and financial consultants hired to assist with the preparation and adoption of the WRSP and related General Plan Amendment and Zoning criteria, the costs associated with funding and administering the preparation and adoption of the WRSP, the costs of securing all state and federal permits, and similar direct and indirect costs (WRSP Costs).

Generally, the AC-1 Property shall be responsible for approximately eighty-two percent (82%) of the total ~~WRSP costs~~ Costs associated with the preparation and adoption of the WRSP, whereas the Newell Family Property shall be responsible for eighteen (18%) of the total ~~WRSP costs~~ Costs associated with the preparation and adoption of the WRSP. The owner of AC-1 portion of the property has already paid for the bulk (if not all) of the ~~WRSP costs~~ Costs associated with the preparation and adoption of the WRSP. Therefore, the City, after adopting the WRSP, shall ~~act to ensure that~~ determine the total ~~WRSP cost~~ Costs, the City shall determine the amount the Newell Family Property owes toward those total WRSP Costs, and the City shall impose a requirement that the Newell Family Property pay its portion of the WRSP Costs before it is approved for any development, for preparation of the WRSP and impose a WRSP Fee to be collected for the purpose of defraying the expense of preparation of the WRSP. The WRSP Fee shall be established on a prorated basis and imposed upon persons benefitting from the WRSP on a prorated basis. Reimbursement for WRSP costs Costs already incurred will may also be addressed in determined through Development Agreement(s).

#### 9.4.2 INFRASTRUCTURE AND IMPROVEMENTS

The infrastructure requirements for the WRSP Area are composed of a variety of backbone infrastructure projects including land dedications, roadways, water supply improvements, and sewer infrastructure ~~and a new school~~. The WRSP Area also includes a variety of other public facilities that have community benefits beyond the WRSP Area.

#### 9.4.3 FINANCING PRINCIPLES AND POLICIES

The following principles and related policies will govern the funding of infrastructure and public facilities for the WRSP Area. The principles will guide future decisions regarding formation of financing entities, adoption of financing mechanisms, and project approvals.

*Note: The approved Development Agreement between AC-1 and the City of American Canyon establishes precise direction implementing the WRSP principles and policies. In any areas of conflict, the terms and conditions of the Development Agreement shall control.*

1. A financial analysis and funding strategy shall be prepared that identifies the private and public infrastructure and facilities (improvements) required for the WRSP Area, the allocation of these costs, and proposed methods for funding.

**Policy 1.1:** The financial analysis and funding strategy shall take into account the phasing and build out of the proposed development and all improvements needed to accomplish the development and their respective costs, and it should provide a financial analysis of all funding mechanisms proposed.

2. The WRSP shall not be a burden to existing residents and will cover the pro rata cost for development associated with the build out of the WRSP Area.

**Policy 2.1:** Funding mechanisms shall be established such that new development and property owners within the WRSP and in the City fund the infrastructure and facilities required to provide needed public services and utilities to the WRSP Area.

**Policy 2.2:** Existing residents within or nearby the WRSP Area should not be burdened with assessments or taxes to pay for new public facilities if no benefit is received. Any new assessments or taxes should be directly related to the benefit received and not place an undue burden on these residents.

**Policy 2.3:** ~~Existing City~~ development impact fees should be reevaluated to determine the development impact fee amount that new development outside the WRSP Area should have to pay toward if there is any overlap between the infrastructure improvements and facilities included within ~~the City's Impact Fee Program and those that will be provided as part of new development pursuant to the WRSP Area. Where there is overlap, Additionally,~~ a partial or full impact fee credit may be granted for public infrastructure and facilities that are provided as part of new development in the WRSP Area (as further described in Policy 7 below).

**Policy 2.4:** Properties outside the WRSP Area that benefit from public improvements provided by the WRSP should contribute their fair share to public improvement funding.

3. Future development within the WRSP Area shall pay the costs of mitigating impacts of the WRSP development on existing facilities and infrastructure in other parts of the City as identified in the WRSP FEIR and Mitigation Monitoring Program and as set forth in the Development Agreement(s). Future development within the WRSP Area shall not pay the cost of addressing existing deficiencies in parks and all other public improvements in the City of American Canyon.

**Policy 3.1:** ~~WRSP Area Development~~ development shall mitigate offsite public infrastructure and facility impacts as specified in the WRSP Environmental Impact Report. WRSP Area Development shall pay existing impact fees, help fund public improvements, or undertake needed public improvements in order to mitigate impacts on existing facilities and infrastructure in other parts of the City as defined in and determined by the approved Development Agreement(s).

4. Infrastructure costs shall be allocated among WRSP Area and surrounding properties based on the principle of benefit received (fair share allocation or rational nexus).

**Policy 4.1:** The City shall establish, on the basis of the financial analysis, a fair-share cost allocation for required public improvements to be borne by all benefiting new development within and adjoining the WRSP Area. These public improvement cost obligations shall be funded by developer construction and dedication of improvements, as an area development impact fee, and/or included in a local land-secured financing district covering the WRSP Area.

**Policy 4.2:** The City shall identify land (e.g., right of way) requirements for public improvements and establish a "fair share" (average) allocation to all developers and property owners in the WRSP Area.

5. Total public infrastructure and financing costs in the WRSP Area should not exceed industry standards of financial feasibility or benefit/cost burden on property owners.

**Policy 5.1:** Develop a detailed infrastructure phasing schedule that links the timing of infrastructure and facility construction to the timing of new residential, commercial/retail, and public facility development to the extent possible.

**Policy 5.2:** The City should encourage measures that minimize public improvement costs borne by new development in the WRSP Area. Such measures could include cost sharing agreements with other benefiting areas, use of revenue bond funding for utility improvements, and construction and reimbursement agreements with developers, which can lower costs generally associated with public construction projects. The City shall consider credits against City fees to the extent permissible by law and for public facilities constructed by WRSP Area developers that would otherwise be funded by City fees.

6. The City should assist in securing methods of WRSP Area infrastructure financing where feasible through the establishment of necessary financing entities and arrangements.

**Policy 6.1:** The City should assist in coordinating landowners, developers, and other jurisdictions in the establishment of the appropriate WRSP funding mechanisms.

**Policy 6.2:** At the request of landowners or developers in the WRSP Area, the City shall assist in the establishment of a financing district or districts (e.g., Community Facilities District) to provide necessary land-secured debt financing.

7. Generally, improvements that are to be located on a particular property in the WRSP Area shall be improved by the owner of such property (land). If such a landowner is required to make improvements (e.g., oversizing public infrastructure) with a higher value than the benefits that landowner receives, the excess value shall be reimbursed to such landowner from other benefiting properties.

**Policy 7.1:** The City shall require dedication of land for road improvements and construction of public improvements consistent with City policies and capital improvement programs.

**Policy 7.2:** The City shall require development projects in the WRSP Area to fund or support financing for oversizing of facilities if required by the City and as set forth in the Development Agreement(s).

**Policy 7.3:** The City shall consider mechanisms for future development to reimburse landowners or developers who oversize infrastructure or dedicate excess land, possibly as part of WRSP fee or related credit and reimbursement agreements.

**Policy 7.4:** The City shall consider credits against City impact fees to the extent that WRSP Area ~~property-land~~owners or developers build public improvements and/or dedicate land that would otherwise be funded by City impact fees and/or provide community benefit and to the extent permissible by law.

8. Mechanisms shall be identified or established to assure ongoing operations and maintenance of public improvements and extension of public services to accommodate new development.

**Policy 8.1:** Landowners or Developers-developers shall consider participatinge in duly established financing mechanisms that provide funding for operation and maintenance of public facilities and/or municipal services such as public safety services within the WRSP Area, to the extent standard tax revenues are insufficient to support appropriate levels of maintenance.

#### 9.4.4 FINANCING MECHANISMS AND RESOURCES

A number of funding and public financing mechanisms may be used to fund the public services, facilities, and infrastructure associated with the development in the WRSP Area. The ultimate mix of funding mechanisms shall be determined in the implementation process based on final technical analyses of costs, benefits and burdens on existing and future property owners, and on deliberations involving City staff, property owners, developers, elected officials, bond counsel, underwriters and finance experts.

This chapter describes the key features of the funding mechanisms available to finance WRSP Area infrastructure development. The mechanisms discussed in this section fall into four distinct categories:

1. Area-specific fees, dedications, and exactions
2. Assessment and special tax secured financing
3. Citywide sources
4. Federal and State grants
5. Other sources

Potential financing mechanisms including without limitation are discussed in the following section.

## WATSON RANCH SPECIFIC PLAN AREA FEES, DEDICATIONS, AND EXACTIONS

### WATSON RANCH SPECIFIC PLAN IMPACT FEES

WRSP impact fees may be enacted by a legislative body (i.e., city or county) through adoption of an ordinance. Such fees, if adopted prior to the development of the WRSP, do not require a public vote to be enacted, but they do require public hearings. WRSP fees must be directly related to the benefits received. They do not create a lien against property, but must be paid in full as a condition of approval. The principal use of these fees is to construct backbone infrastructure and facilities essential to the development of the WRSP Area that is not otherwise part of the City-wide impact fee program or other City funding source. WRSP fees are established so that all properties within the WRSP Area pay their fair share at the time they are developed. The WRSP fee effectively replaces a myriad of other funding devices (e.g. Area of benefit assessments, etc.). Proceeds may be used to reimburse property owners who pay up-front costs for facilities benefiting other properties.

### DEDICATIONS AND EXACTIONS

Under the Subdivision Map Act, developers may be required to dedicate land or make cash payments for public facilities required or affected by their project (e.g., road right-of-way ~~fronting individual properties~~). Dedications are typically made for road and utility rights-of-way, park sites, and land for other public facilities. Cash contributions are made for other public facilities that are directly required by their projects (e.g., payments for a traffic signal).

## LAND SECURED FINANCING

### SPECIAL ASSESSMENT DISTRICTS (1911, 1913, 1915 ACTS)

California law provides procedures to levy assessments against benefiting properties and issue tax-exempt bonds to finance public facilities and infrastructure improvements. Assessment districts, also known as improvement districts, are initiated by the legislative body (e.g., city council), subject to majority protest of property owners. Assessments are distributed in proportion to the benefits received by each property as determined by engineering analysis, and form a lien against property. Special assessments are fixed dollar amounts and may be prepaid, although they are typically paid back with interest over time by the assessed

property owner. Only improvements with property-specific benefits (e.g., roads, and sewer and water improvements) may be financed with assessments.

#### **MELLO-ROOS COMMUNITY FACILITIES DISTRICTS**

California's Mello-Roos Community Facilities Act of 1982 allows for the creation of a special district authorized to levy a special tax and issue tax exempt bonds to finance public infrastructure, facilities and services. A CFD may be initiated by the legislative body or by property owner petition, and must be approved by a two-thirds majority of either property owners or registered voters (if there are more than 12 registered voters living in the area). Special taxes are collected annually with property taxes, and may be prepaid if prepayment provisions are specified in the tax formula. The special tax amount is based upon a special tax lien against the property. There is no requirement that the tax be apportioned on the basis of direct benefit. Because there is no requirement to show direct benefit, Mello-Roos levies may be used to fund improvements of general benefit, such as schools, fire and police facilities, libraries and parks, open space, detention basins, etc. as well as improvements that benefit specific properties. The provision also allows for the allocation of cost burdens to alleviate burdens on specific classes of development.

#### **ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

The Enhanced Infrastructure Financing District (EIFD) is a new financing tool (see Government Code Section 53398.50 et, seq.) providing broad authority to local agencies to use tax increment to finance a wide variety of projects ranging from infrastructure such as roads, bridges and wastewater facilities to parks and open space, affordable housing, and other community facilities. An EIFD can be used for a single street, in a neighborhood or throughout the entire City. With the WRSP Area being completely undeveloped, there is a unique opportunity to capitalize on the future tax increment value associated with the project build out to help fund significant infrastructure improvements associated with the WRSP Area. The City, working with the WRSP developers, will evaluate and initiate the use of an EIFD, as deemed appropriate, ~~the use of an EIFD~~.

#### **LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS**

Landscaping and lighting maintenance districts (LLMDs) may be used for installation, maintenance, and servicing of landscaping and lighting through annual assessments on benefiting properties. LLMDs may also provide for construction and maintenance of appurtenant features, including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities. They may also be used to fund and maintain parks above normal park standards maintained from General Fund revenues. The City has an existing LLAD and may determine that the WRSP Area join the existing LLAD as a new zone.

#### **CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (CSCDA)**

California Statewide Communities Development Authority ("CSCDA") allows cities to provide CFD financing for infrastructure without acting as the issuer of the bonds. The City of American Canyon is a member of the Statewide Community Infrastructure Program ("SCIP"), a program run by CSCDA. In the event Developer elects to proceed with CSCDA financing, Developer shall notify City of its intent to proceed with CSCDA and CSCDA shall issue the bonds while adhering to the City's policy's pertaining to tax rates and value to lien ratios.

#### **BENEFIT COVENANT TRANSFER FEE**

The project applicant is assessing the appropriateness of a Benefit Covenant Transfer Fee on all properties in the WRSP Area. The fee, set at a percentage of sale price, would be levied on property transfer

transactions. Such a fee may be used to create a long-term revenue stream that could be applied to infrastructure development or facilities maintenance in the WRSP [Area](#).

## CITYWIDE DEVELOPMENT IMPACT FEES

The City has a number of existing impact fees. These fees may provide funding as credits to offset the costs of developing backbone infrastructure in the WRSP [Area](#) for improvements of citywide benefit. Impact fee credits may only be used on City-wide facilities included in the City's impact fee program for like improvements (e.g. traffic impact fee for traffic improvements credit) or as otherwise approved in the Development Agreement(s).

## FEDERAL AND STATE GRANTS

Investigation of potential funding for public facilities from other levels of government is appropriate. Since the availability of funding from these sources is unknown, it has not been assumed that these sources would be available for development financing.

### 9.4.5 IMPLEMENTATION

The following Implementation Plan describes the process that shall be undertaken to establish the required financing mechanisms and build required infrastructure associated with development of the WRSP [Area](#). The Action Steps detail the method to be followed by the City, in cooperation with development interests in the WRSP [Area](#), to establish the preferred financing mechanisms. The implementing actions have been specified to respond to varying circumstances, including variations in the infrastructure financed under the WRSP and the intensity of WRSP [Area](#) development. The recommended steps are presented according to their sequence and relative importance.

## ACTION STEPS

1. Establish infrastructure financing requirements and obligations.

**Action 1.1:** Assure consistency with WRSP EIR.

The EIR prepared for the WRSP is required to evaluate impacts of the project upon public facilities and services. This evaluation should be coordinated with parallel efforts by the City or the WRSP developers. Mitigation measures, to the extent they are required, should be consistent with the financing mechanisms implemented pursuant to the WRSP.

**Action 1.2:** Draft and adopt a Development Agreement(s) with WRSP developers.

The standard Development Agreement shall be offered to all developers in the WRSP [Area](#) and modified to meet each developer's particular circumstances. The Development Agreement is viewed as necessary to convey development program entitlements commensurate with the WRSP, in exchange for the financial commitments that will be asked of the developers (including participation in land secured financing mechanisms and acceptance of the area development impact fees).

**Action 1.3:** Reflect infrastructure and financing obligations in tentative subdivision maps.

The City shall establish a standard set of subdivision map conditions for certain subdivision map applications within the WRSP [Area](#). These conditions should incorporate obligations for funding specific improvements, land dedications needed for public improvements; and participation in any financing districts established.

2. Finalize cost and phasing assumptions.

**Action 2.1:** Identify final set of facilities.

Before financing mechanisms can be established, the City must provide direction and clarity concerning the backbone infrastructure and facilities to be financed as a part of the WRSP. This facility identification should be done in cooperation with the involved property owners or developers within the WRSP [Area](#).

**Action 2.2:** Formulate final cost estimates.

The City must also establish a set of infrastructure costs that will be financed within the WRSP. The infrastructure cost estimates included in this report can be “preliminary and for planning purposes.” More specific engineering estimates will need to be prepared as actual financing mechanisms are adopted.

**Action 2.3:** Establish infrastructure phasing based upon development priorities.

This task serves to ensure that a financially feasible and acceptable Financing Plan can be created to support development in the WRSP [Area](#).

3. Establish preferred financing mechanisms.

Implementing the Financing Plan within the context of overall WRSP implementation may require that the City, or State Agency, establish a CFD or assessment district to help improve the developer’s ability to meet the City’s infrastructure requirements, both with regard to amount and timing of the improvements.

## 9.5 Maintenance of Common Facilities

Common facilities within the WRSP [Area](#) will include both public and private facilities. Determination of public versus private shall be established ~~at through the tentative map process~~. The City shall be responsible for maintenance of public facilities while private facilities shall be maintained under the framework of a Master Homeowner’s Association, with sub-associations for individual neighborhoods as deemed appropriate.

## 9.6 Implementation Policies

### 9.6.1 ADMINISTRATION

#### 9.6.1.1 DEVELOPMENT AGREEMENTS ~~FOR AC-1 WATSON RANCH RESIDENTIAL, AC-1 NVR&G, AND THE NEWELL PROPERTY~~

To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code sections 65864 et seq. (“Development Agreement Statute”), which authorizes the City to enter into a development agreement with any person having a legal or equitable interest in real property providing for the development of that property and establishing certain development rights in the property. The City of American Canyon Municipal Code Chapter 19.47 further establishes the authority for the City to enter into development agreements.

~~The Development Agreement by and between American Canyon 1, LLC (AC-1) and the City of American Canyon (Ordinance 2019-06) establishes the administration of the terms and conditions of the WRSP. Participating property owners (AC-1 and the Newell Family) (Project Proponents) within the WRSP boundary shall enter into one or more Development Agreements with the City of American Canyon to establish the administration of the terms and conditions in the WRSP. The Development Agreement(s) will ensure ensures~~ predictable and equitable allocation of costs of basic and shared infrastructure, reimbursements of improvement costs benefiting other properties, and provisions for reciprocal and

mutually benefiting right-of-way dedications and grants of easements for public and private infrastructure. ~~The Development Agreement(s) may be approved in conjunction with or subsequent to approval and adoption of the WRSP. The administration of the terms and conditions of the WRSP for the development of property owned by the Newell Family may be established in separate development agreement(s) between the Newell Family and the City of American Canyon.~~

~~The Development Agreement is subject to future modification by a mutually executed document signed by the parties thereto. In the case of a conflict between the WRSP's description of the Development Agreement and the terms and conditions of the Development Agreement, the terms and conditions of the Development Agreement shall control.~~

~~Participating property owners (AC-1 and the Newell Family) (Project Proponents) within the WRSP boundary shall enter into one or more Development Agreements with the City of American Canyon to establish the administration of the terms and conditions in the WRSP. The Development Agreement(s) will ensure predictable and equitable allocation of costs of basic and shared infrastructure, reimbursements of improvement costs benefiting other properties, and provisions for reciprocal and mutually benefiting right-of-way dedications and grants of easements for public and private infrastructure. The Development Agreement(s) may be approved in conjunction with or subsequent to approval and adoption of the WRSP.~~

~~The Development Agreement(s) shall be prepared in accordance with California Government Code §65864 et seq. A Term Sheet, identifying the core provisions of the Development Agreement(s) was approved by the City on January 16, 2018.~~

~~In the case of a conflict between the WRSP's description of the anticipated Development Agreement and the terms and conditions of the Development Agreement, the terms and conditions of the Development Agreement shall control.~~

## **9.6.2 ADOPTION**

The WRSP ~~shall be~~ adopted by ordinance on October 16, 2018 (Ordinance 2018-08), in accordance with Section 19.17.070 of the American Canyon Municipal Code.

## **9.6.3 AMENDMENT**

Amendment of the WRSP shall be done in the same manner as adoption of the WRSP. Pursuant to City of American Canyon Municipal Code Section 19.17.070 (D), the WRSP provides provisions for minor and major amendments.

### **9.6.3.1 WRSP AMENDMENTS - MAJOR**

Major WRSP Amendments are those determined by the Community Development Director to be changes that could significantly alter the design intent and vision of the WRSP or affect environmental impacts and approved mitigation measures. Major Amendments to the WRSP must be reviewed and approved by Planning Commission and City Council. The following will likely be considered to be a major WRSP Amendment:

- Introduction of new land use categories.
- Changes in the boundaries of the Land Use-Zoning categories in conjunction with the approval of a tentative subdivision map or parcel map, resulting in an increase or decrease in area of more than 20% or 5 acres, whichever is greater.
- Changes to the circulation system or community facility design which would materially affect a planning concept detailed in this WRSP, or this WRSP as subsequently amended.

- Density increases in excess of the maximum allowable stated density or Density Transfers in excess of limits set in Section 9.8 below.
- Any change that would result in a significant adverse environmental impact.
- Goals, Objectives and/or policies changes.
- Changes that would substantially alter the design character or vision of the WRSP.

#### 9.6.3.2 WRSP AMENDMENTS - MINOR

Minor WRSP Amendments are those amendments determined by the Community Development Director to be consistent with the intent of the Plan's vision, goals, objectives and policies. Minor WRSP Amendments may be denied or approved at the discretion of the Community Development Director with conditions imposed to safeguard public safety and health. No Planning Commission or City Council review is required for Minor Amendments unless an Appeal is filed. Examples of Minor Amendments to the WRSP subject to the approval of the Community Development Director include, but are not limited to, the following:

- An amendment that will not significantly affect the physical character, goals or intent of the WRSP.
- An amendment that will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity.
- An amendment that will not significantly increase environmental impacts beyond levels identified in the WRSP FEIR.
- An amendment to the sequencing or size of phases described in the Phasing Plan ~~(see Fig. 9.1).~~
- An amendment to a Land Use-Zoning boundary in conjunction with the approval of a tentative subdivision map or parcel map, that does not result in an increase or decrease in area of more than 20% or 5 acres, whichever is less.

#### 9.6.3.3 REQUIRED FINDINGS

All amendments to the WRSP must be found to be consistent with the City of American Canyon General Plan and this WRSP. Individually, major and minor amendments must have supporting findings which document their consistency with the sections above. For Minor Amendments, the Community Development Director shall include the findings in a letter of approval, a copy of which is to be kept on file with the City. Findings required are:

- Changes have occurred in the community since the adoption of the WRSP which warrant approving the proposed amendment.
- The proposed amendment is consistent with the City of American Canyon General Plan.
- The proposed amendment will result in a public benefit to neighborhoods within the WRSP Area.
- The proposed amendment will not result in any unmitigated impact to adjacent properties.
- The proposed amendment will enable the delivery of services and public facilities to the population within the WRSP Area.

## 9.7 Subsequent Entitlements

The WRSP sets in place the vision and approach to development of the property within the WRSP Area. As a part of implementing the WRSP vision, additional entitlements are required. Some of these may be processed in conjunction with the WRSP, but most will likely follow the adoption of the WRSP. The

entitlement approvals anticipated to be granted by the City of American Canyon subsequent to adoption of the WRSP are described below. The City's process for these entitlements will apply.

## **9.7.1 MAPPING AND DESIGN PERMITS**

### **9.7.1.1 SUBDIVISION MAPS**

Development proposals requiring division of property will require the filing of a subdivision map and review and approval by the City of American Canyon. Tentative maps must be consistent with the goals, objectives, policies and standards set forth in the WRSP. All subdivisions within the WRSP [Area](#) will be governed by the State Subdivision Map Act (Government Code Sections 66410-66499.58) as well as City of American Canyon regulations and policies not included in the WRSP (see Municipal Code Chapter 18.22).

All projects with approved maps must submit final subdivision maps to the City Engineer for review and approval. Final maps must be consistent with the tentative map, must include all information required by the City of American Canyon Municipal Code, and will be governed by the Subdivision Map Act (Government Code Sections 66410-66499.58). Subdivision maps must be recorded prior to the expiration of the tentative maps. Multiple final maps may be filed with each phase of development when approved as part of the tentative map entitlement stage.

### **9.7.1.2 IMPROVEMENT PLANS**

Implementation of the WRSP will require the submittal and approval of improvement plans by the City. Improvement plans must include detailed engineered grading, street improvement and utility plans for both on and off site improvements. All improvement plans shall comply with the requirements of the WRSP and other City standards not otherwise specified in the WRSP.

### **9.7.1.3 DESIGN PERMITS - ARCHITECTURE AND SITE APPROVAL**

All Architecture and Site approvals require a Design Permit. Development proposals shall be consistent with the goals, policies and regulations of the WRSP and shall implement the Community Design Guidelines set forth in the WRSP, Appendix A. Architectural and Site Approval shall be required for all development within the Watson Ranch Area and shall be subject to review and approval of the City staff and Planning Commission pursuant to the City of American Canyon Municipal Code Sections 19.41.010 through 19.41.060. Applications shall provide a site development plan, architectural design drawings, landscaping plans and any other information deemed necessary by the American Canyon Community Development Director. All Design Permits may be processed concurrently with Tentative Tract Map application(s).

A single Design Permit may be processed for the [NVR&GNVRG](#) Area. The Design Permit will include all that area defined as [NVR&GNVRG](#) on Figure 4.2 and may include the adjoining open space properties (~~Quarry Lake Park, Community Center Site and Community Plaza~~) and will include the Parking Management Plan (PMP). This Design Permit may serve as a master plan for the ongoing implementation of the [NVRG, NVR&G by phase as reflected in Figure 9-2](#).

### **9.7.1.4 CONDITIONAL USE PERMITS**

Uses defined as conditional uses under each of the land use categories within the WRSP [Area](#) shall be subject to the City of American Canyon Municipal Code Section 19.42.020. An application for conditional use permit shall be submitted to the City of American Canyon for review by City staff and the Planning Commission. The Planning Commission shall review the application at a properly noticed public hearing and consider approval or denial of the Conditional Use Permit pursuant to the required findings set forth in 19.42.020 (D).

#### 9.7.1.5 OTHER APPROVALS

Other approvals as may be required by the City of American Canyon and any other public agency having legal jurisdiction regarding development and use of property within the WRSP (e.g., final map approvals, execution of subdivision improvement agreements, building permits, certificates of occupancy, etc.).

#### 9.7.2 ENVIRONMENTAL REVIEW/CEQA EXEMPTION

In advance of adopting this WRSP, the City of American City Council Certified an Environmental Impact Report (EIR) evaluating the significant environmental impacts associated with buildout of the WRSP and adopted mitigation and monitoring program which has been incorporated by reference into the WRSP.

Under the California Environmental Quality Act (CEQA), the WRSP is a “project” subject to evaluation of potential adverse impacts to the environment. The information obtained in a project’s environmental review provides decision makers with the insight necessary to guide policy development, thereby ensuring that the WRSP’s policies will address and provide the means to avoid potential environmental impacts.

Although the EIR and the WRSP are separate documents, it is important to note that the environmental review process has been an integral component of the planning process to ensure the WRSP’s sensitivity to critical environmental concerns. The WRSP was reviewed as a project anticipated to be developed over an extended period of time. This approach enabled the City of American Canyon to comprehensively evaluate the cumulative impacts of the WRSP and consider alternatives and area-wide mitigation measures in conjunction with the adoption of the WRSP.

Subsection (a) of Government Code Section 65457 states: “Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a WRSP for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the WRSP, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the WRSP is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan”.

A large portion of the WRSP involves residential neighborhoods that will be eligible for the exemption from CEQA under this provision.

As specific development projects are proposed within the boundary of the WRSP, the City of American Canyon will evaluate if any additional environmental review is required under CEQA. The environmental document and review process required will depend on the nature of the project and circumstances at the time.

### 9.8 Unit Transfers

It is the intent of the WRSP to permit flexibility in adjusting unit and product mix in response to market demand. Transfers of residential units between neighborhoods and residential land use categories are permitted as long as the overall number of units does not exceed the total project entitlement of 1253 units. In addition to the 1253 units, 186 affordable units are provided at Lemos Point, and additional allowed residential units may be secured through density and affordability bonus law. (not including the 186 affordable units provided by Lemos Point and not including increased density allowed by Density Bonus law and other applicable law). Additionally, the area density resulting from unit transfers shall not exceed

the maximum allowable density for each residential Land Use-Zoning category specified in the WRSP. The number of units in each land use category (MDR-12, MDR-16, HDR) as defined by WRSP (see Table 4.1) may be increased administratively a maximum of 10%. Unit transfers must be identified as part of a final subdivision map and are subject to the approval of the Community Development Director. There is no limit on the total unit decrease in any given neighborhood.

Up to 10% of the total units may be transferred from the residential area to the Mixed Use area (~~NVR&GNVRG~~) as integrated mixed use residential units. This allocation of density may also be applied to the Hotel on a unit to room equivalent (e.g. 10 units = 10 rooms).

The request for unit transfer may be administratively approved by the Community Development Director. Each request must specify the total number of units being adjusted, including a summary showing what area the units are transferring from, with a running total for the entire WRSP Area of individual ownership. Transfers of units between the separate ownerships (e.g. AC-1 and Newell Family) shall not be permitted without written consent of all parties involved.

Unit transfers must not result in impacts beyond those identified in the WRSP Environmental Impact Report.

## Appendix A: Design Guidelines

*There were minimal revisions to Appendix A, as indicated below.*

### Section A4.3, second paragraph

The predominant ground plane in each lot ~~shall~~should be planted with groundcovers, turf or shrubs to maintain an open character and view corridors throughout the community while providing neighborhood identity. The use of turf in the front yard is strongly discouraged

### Section A4.3.3, first paragraph bullets

- Overspray onto paving, fences or walls should be avoided and soil erosion ~~shall~~should be minimized by the use of in-line or in-head check valves.
- Turf areas should be irrigated by an overhead spray or rotor system or by subsurface irrigation drip tubing. Overspray onto paving, fences or walls ~~shall~~should be avoided and soil erosion should be minimized by the use of in-line or in-head check valves.

### Section A5.1.1, first paragraph

NVR&G should create an environment where people are comfortable walking and spending time ~~and incorporating~~and should incorporate the following Design Guidelines:

## Appendix B: General Plan Consistency

## B.0 General Plan Policy

A “town center” should be established in proximity to the closed basalt plant which functions as the symbolic center of American Canyon. A wide diversity of uses characterized by a high level of activity should be accommodated, including government, retail, office, service, entertainment, housing, and open space. The center should be developed as a pedestrian-oriented village that is physically linked by pedestrian and bicycle trails and other elements to surrounding neighborhoods and districts.

Watson Ranch Specific Plan (WRSP) calls for housing, parks and open space, and a non-residential component – the Town Center Mixed Use area (TC-1 MU) also referred to as the Napa Valley Ruins & Gardens ([NVR&GNVRG](#)), which allows retail, entertainment, hotels, events center for weddings, receptions, farmers’ market, restaurants, winery, wine tasting and related uses. The WRSP also provides a site which would allow public and or private community facilities such as church, day care, non-profit community-oriented service or government offices.

The WRSP will function as the symbolic center of the city due to the following aspects:

- Retention of iconic structures such as the rotunda building.
- High level of activity programmed for the TC-1 MU area, including both public and private functions.
- WRSP Circulation Plan includes multi-use trails which link TC-1 MU subarea to the remainder of the WRSP, existing residential neighborhoods, and other off-site destinations.

## B.1 Land Use Element

**1.6.7 Work with local agricultural producers to consider the possible establishment of farmers markets, festivals, site tours, and other events that emphasize the agricultural and rural character of the region. (I 1.23)**

**1.11.8 Require that any lands proposed for dedication to the City (parks, schools, etc.) be usable and appropriate for the intended use and a source of funds to maintain the area be confirmed to ensure that inappropriate costs are not shifted to the City. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)**

Events and festivals open to the public such as a farmers’ market and community gardens are allowable uses for the TC-1 MU area.

[The Implementation and Administration \(Chapter 9\) Chapter 9 \(Implementation\)](#) proposes the establishment of a Community Facilities District (CFD) and/or a Lighting Landscaping Assessment District (LLAD) to pay for the cost of public park maintenance, street lighting and other similar improvements. There will be Homeowners Association (HOA) for the residential portion of the WRSP. The HOA will maintain any private recreational facilities and common areas. See Implementation Chapter for financing information.

**1.12.1 Accommodate the development of parks, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with the intended residential function and subject to City review and approval. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)**

**1.15.4 Require that mixed use structures and sites be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access. (I 1.1, I 1.4, I 1.5, 1.11, and 1.14)**

**1.15.5 Require that mixed-use developments be designed to provide adequate transitions with adjacent land uses, which may include horizontal and vertical setbacks, landscape, screening elements, and similar techniques. (I 1.1, I 1.4, I 1.5, I 1.11, and I 1.14)**

**1.18.4 Require that entertainment, drinking establishments, and other uses characterized by high levels of activity provide adequate physical, safety, and operational measures to prevent negative impacts on adjacent properties. (I 1.1, I 1.4, I 1.5, I 1.11, and I 1.12)**

**1.19 Provide for the development of a Town Center that physically and functionally serves as the symbolic and identifiable focus of community activities and events for the City of American Canyon and which is a regional destination within Napa Valley. The Town Center shall have two principal land use areas: (s) Town Center Core Area, and (b) Town Center Residential Neighborhoods. The Town Center Core Area shall mean the area around the basalt industrial ruins which will be developed with the land uses described in Policy 1.19.2 below to create a the residential areas portion of Town Center that surrounds the Town Center Core Area, which shall be developed with land uses described in 1.19.4 below**

The WRSP designates land for public parks. Other community facilities which may be developed as day care or other community facilities are allowable uses in the [NVR&GNVRG](#).

While the TC-1 MU Land Use Category provides a list of allowable uses and development standards, the precise nature and intensity of such uses cannot be determined at the time of consideration of the WRSP.

~~While the [NVR&GNVRG](#) section provides a list of allowable uses and development standards, the precise nature and intensity of such uses cannot be determined at the time of consideration of the WRSP.~~

Potential conflicts between residential and commercial uses will be addressed in the context of subsequent approval when there is a specific development proposal.

The WRSP has two sub-areas: (1) Watson Ranch Residential and (2) [NVR&GNVRG](#). The Watson Ranch Residential provides residential neighborhoods surrounding the nonresidential uses in the [NVR&GNVRG](#) subarea. The allowable uses and the proposed public improvements within the [NVR&GNVRG](#):

- Provide a focal point for community activities ~~in the Quarry Pond Park and Plaza~~
- Functions as a regional destination with such allowed uses as a hotel, winery, and specialty retail and events center.

**1.19.1 Ensure that the Town Center shall have two principal land use areas: (a) Town Center Core Area, and (b) Town Center Residential Neighborhood.**

**1.19.2 Require that the Town Center Core Area will be the “downtown” for the City of American Canyon, centered around the basalt industrial ruins and quarry lake, including:**

**a. A rich diversity of land uses which may include government and community services, retail commercial, professional offices, entertainment, restaurants, cultural facilities (museums, libraries, etc.), visitor- serving facilities (hotels, information centers), event center/conference center, wineries, transit, parking, variety of housing types including single family attached and detached, townhouses, condominiums, mixed-use and apartments, and public park and other amenities;**

**b. A plaza to facilitate community gatherings and events**

**1.19.3 Require that the Town Center Core Area is surrounded by the Town Center Residential Neighborhoods in order to satisfy the City’s need for housing and to support the economic vitality of the commercial uses within the Town Center Core Area.**

**1.19.4 Provide for a broad range of housing types within the Town Center Residential Neighborhoods, including single family detached, attached single family, townhouses, condominiums, and apartments**

The WRSP consists of two principal land use areas. The Town Center Mixed Use area (~~NVR&GNVRC~~)(MU) corresponds to the Town Center Core Area. The remainder of the WRSP consists of residential uses, corresponding to the Town Center Residential Neighborhoods.

The TC-1 MU area provides for a diverse range of land uses. The land uses allowed include: specialty retail, restaurants, hotel, event center, wine tasting, winery, brewery, distillery, parking, open space and public park. This subarea land uses also include a variety of live/work residential.

~~The plan for the TC-1 MU~~The TC-1 TC area includes the provision of a 1 to 2 acre public plaza with an adjoining site for a community center.

The WRSP residential areas surround the TC-1 MU area (corresponding to the Town Center Core Area). Higher density uses are located more proximal to the TC-1 MU area, ~~and located to the south east and west~~. The densities then transition to lower densities moving away from the TC-1 MU to the north. The WRSP provides for a broad range of housing types including single family detached, attached single family, townhouses, condominiums, and apartments.

**1.19.5 Require that the Town Center Residential Neighborhoods provide sites for ~~a public park and a public school~~public parks, with the size of facilities corresponding to the future population of the Town Center and which may allow community facilities that support residences**

**1.19.6 Provide for the extension of Newell Drive, which will define the eastern boundary of the Town Center, connecting with Highway 29 in the vicinity of Green Island Road and for the extension of South Napa Junction Road from Highway 29 to Newell Drive.**

**1.19.7 Determine the location of land uses within the Town Center through the subsequent approval of one or more Specific Plans.**

**1.19.8 Determine the range of residential densities allowed through the subsequent approval of one or more Specific Plans, with the guiding principle that, in general, densities will be highest around the Town Center Core Area with decreasing density further away**

**1.19.9 Determine the range of intensities of non-residential uses, as measured in building height and/or floor area ratio, through the subsequent approval of one or more Specific Plans, with the guiding principle that in general, intensity will be highest around the Town Center Core Area with decreasing intensity further away.**

**1.19.10 Provide for unified design standards and a cohesive development through the adoption of one or more Specific Plans for the Town Center**

The WRSP provides for approximately ~~23.26~~23 acres of public parks ~~and an elementary school site~~. The acreage of the public parks exceeds ~~to~~ the City’s park land dedication policy of 5 acres of public park land per 1000 residents. ~~The school site will accommodate an elementary school which could serve up to 600 students. The projected number of elementary students within the WRSP is 374.~~

The WRSP provides an alignment for Newell Drive along the eastern boundary of the property. The alignment is consistent with the Circulation Element depiction. This alignment is within the boundary of the WRSP and within the existing city limits.

The WRSP determines the location of land uses within the entire area designated by the City's General Plan as "Town Center".

The WRSP provides for three residential density categories: ~~low density~~, medium density (MDR-12 land use designation – between 2 and 12 dwelling units per gross developable area), medium density (MDR-16 – between 8 and 16 dwelling units per gross developable acre), and high density (HDR – minimum of 20 dwelling units per gross developable acre).

The ~~land plan~~ Land Use Plan shows that ~~medium-MDR-16 and HDR and high density~~ areas are immediately around or within the NVR&GNVRG. The ~~low density-medium density (MDR-12)~~ residential is generally further from the NVR&GNVRG Area.

Chapter 4 contains a description of the range of non-residential uses within the WRSP. Appendix A contains design guidelines for WRSP.

**1.19.11 Ensure that the Town Center is a sustainable, "green" development through the implementation of low impact development practices, highlighted in Appendix A. Such features could include:**

- a. use of recycled water for landscape irrigation
- b. use of drought tolerant vegetation
- c. energy efficient buildings
- d. pedestrian and bicycle circulation system
- e. mix of land uses which reduce travel

**1.19.12 Require that the Town Center Core Area provide a pedestrian-oriented, "village environment, including a plaza as a gathering place for community activities.**

**1.19.13 Require the implementation of public streetscape improvements that uniquely identify the Town Center, including elements such as landscape, street furniture, signage, and lighting; public street sections may vary from citywide standards in order to create this unique identity.**

**1.19.14 Require that development of Town Center incorporate the natural and cultural resources on site including:**

- a. preserving portions of the basalt industrial ruins and incorporating them into the commercial and public activities, to the extent it is economically viable;
- b. preserving the quarry lake as a future public park site, for the benefit of both Town Center residents and the residents of the City as a whole;

The WRSP details out low impact development practices, outlined in Appendix A. ~~The WRSP Requiresrequires~~ use of recycled water for landscape irrigation for major park and arterial landscape parkways, ~~and provides guidance for the includes~~ use of drought tolerant landscaping, ~~and E~~energy efficient homes, ~~including the following menu of features or options.~~ ~~The Plan includesincludes~~ an extensive system of neighborhood multi-use paths (pedestrian and bicycle) which links neighborhoods with parks, ~~schools~~ and commercial areas; in addition, the local paths will connect with two regional trails – Napa Valley Vine Trail and River to Ridge Trail. The WRSP

~~Features~~features a mix of land uses including residential, ~~school,~~ parks, and commercial areas which will reduce automobile travel.

Residential neighborhoods within the WRSP are linked to the NVR&GNVRG Area (Town Center Core) Area through a system of multi-use trails. The NVR&GNVRG Area will include public gathering space such as a plaza which will accommodate gatherings for community events.

WRSP design guidelines, as contained in Appendix A, provide unique standards for the NVR&GNVRG Area.

A substantial portion of ruins will be activated, ~~as described in the Reuse and Preservation Plan (Appendix G)~~; those preserved portions will be incorporated into commercial and public activities.

The Quarry Pond will be preserved and the surrounding area will be dedicated to the city and improved as a public park.

#### **Development Policy: Community Subarea M – Town Center**

##### **Uses/Density:**

- **Location and types of land uses, residential densities and non-residential intensities shall be determined through approval of subsequent Specific Plan(s) (1.19.7)**

##### **Design and Development:**

- **WRSP required prior to development of any portion of the site (including land use plan, circulation plan, infrastructure plan, public facility plan, conceptual landscape plan, and similar elements) (1.19.10)**
- **Adherence to Town Center Design and Development Principles sections 1.19.10-1.19.14**
- **Create a “main street” design in the commercial portion of the Town Center Core Area with such items as on-street parking, plaza and buildings constructed to the right-of-way line (1.19.12)**
- **Incorporate pedestrian and bicycle circulation linkages to the Community Commercial Center along Rio Del Mar**
- **Provide view corridors to the Napa River, valley, and foothills**
- **Encourage the retention and integration of existing structures previously used for the basalt plant operations**
- **Town Center Core Area will be centered around the basalt industrial ruins and quarry lake; this mixed-use area will have higher residential densities and higher intensity of non-residential uses; Residential Neighborhoods will surround the Core Area and will generally have lower residential densities and will include community facilities such as a park**

The WRSP identifies Land Uses, a range of residential densities and describes non-residential uses and densities.

WRSP is being proposed in advance of development of the area.

The circulation plan calls for a pedestrian and bike trail along Rio Del Mar to Highway 29.

A substantial portions of ruins will be preserved and re-used, ~~in accordance with the Preservation and Reuse Plan (Appendix C).~~

WRSP calls for Medium and High Density residential surrounding core area.

**1.32.5 Require the use of drought-tolerant species in landscape design in accordance with the provisions of the Water Conservation and Landscape Act. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.7, and I 1.8)**

**1.32.6 Require that commercial, industrial, and multi-family residential development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.7, and I 1.8)**

The Design Guidelines in the WRSP address landscape design and the use of drought-tolerant species.

The WRSP Master Landscape Plan requires uses of drought-tolerant species.

## **B.2 Housing Element**

### **PROGRAM 2.1.2**

Sustain residential land use designations that:

1. Include a minimum density for each designation's range of permitted densities.
2. Allow flexibility in the types of units that may be constructed in master-planned communities and other planned developments.
3. Include a density category that, when combined with an affordable housing density bonus, is sufficiently high enough to facilitate the development of lower-income housing.

The residential portion of WRSP provides three density categories: LDR, MDR, and HDR. Each density category has a minimum and maximum density as defined by the City's General Plan.

WRSP will be a master planned community. It provides flexibility in the types of housing units as follows:

4. Medium Density Residential allows single family detached, single family attached and townhouses
5. High Density Residential allows both apartments and townhomes
6. The Implementation Chapter 9 allows a density transfer, which means the redistribution of residential units from one planning area to another, under specified procedures and criteria

The High Density Residential has a density range of 18 to 30 dwelling units per acre

**Policy 2.2.1 Allow flexibility in the type of units developed on vacant, residentially designated properties in master-planned communities and other planned developments.**

**Policy 2.2.2 Require larger projects to include a mix of housing types**

**Policy 2.2.3 Encourage the development of residential uses in association with compatible nonresidential uses**

**Objective 2.3 Promote residential design that is functional, people and pedestrian-oriented, aesthetically pleasing, and contributes to a sense of community through the sensitive arrangement of buildings, open space (public and private), and circulation (vehicular and pedestrian). Encourage innovative and creative design in residential projects**

**Policy 2.3.1 Ensure that new residential development fulfills the above objective through the establishment and application of comprehensive design guidelines and development standards.**

**Objective 2.6 Expand the availability of affordable housing in American Canyon**

WRSP will be a master planned community. It provides flexibility in the types of housing units as follows:  
Low Density Residential allows both single family detached and secondary living units

Medium Density Residential allows single family detached, single family attached and townhouses High Density Residential allows both apartments and townhomes

The Implementation Chapter 9 allows a density transfer, which means the redistribution of residential units from one planning area to another, under specified procedures and criteria.

WRSP allows a broad range of housing types including single family attached, single family detached, townhomes, apartments, condominiums, and secondary living units.

WRSP proposed residential uses in conjunction with nonresidential uses.

The WRSP Circulation Plan provides an extensive system of multi-use trails linking the plan area and providing connections to regional trails. WRSP provides approximately 36 acres of public and private open space.

WRSP contains comprehensive design guidelines and development standards

WRSP does not call for the construction affordable housing within the project boundaries.

**PROGRAM 2.13.1 Require all residential projects of ten or more above moderate-income units to include affordable units**

**The intent of the Inclusionary Alternatives is to provide options for developers while still meeting the City's affordable housing demand. Alternatives to providing on-site inclusionary units are 1) the provision of the units at an acceptable off-site location or 2) payment of in-lieu fees to the City's Housing Fund, to be used in the provision of housing affordable to lower-income households, or 3) the dedication of suitable land to the City for future inclusionary units, or 4) if the project exceeds its required inclusionary amount, the project owner may request inclusionary credits be counted toward another project subject to the approval of the City Manager**

Included within Zoning Code Chapter 19.28 Inclusionary Housing Requirements is Section 19.28.050, Inclusionary Alternatives. Subsection B.2. states:

**Provided, however, that the following alternatives to providing inclusionary units on-site may be approved by the decision-making body if it finds that evidence presented by the applicant shows that on-site inclusionary units are infeasible due to project size, location or site characteristics, or that the alternative would further housing opportunities for lower-income households to an equal or greater extent: The provision of some or all of the required inclusionary units at an offsite location.**

**The payment of an in-lieu contribution to the City equal to \$10,250.00 per unit in an ownership project. (The in-lieu contribution alternative is not available to rental projects.)**

**All fees shall be updated annually to adjust for market conditions.**

**Dedication of suitable land can be accepted as a substitute for payment of fees**

The WRSP proposes that project will comply with the Inclusionary Housing Ordinance through payment of an in-lieu fee or its financial equivalent.

## B.3 Economic Development

### Town Center Development

The City currently does not have a Town Center. Designation of the basalt plant area to be a government center and a commercial core will provide at least one stimulus for further development in the long term.

3.6.2 Provide and promote opportunities for uses which capitalize on the City's proximity to the wine country and the airport, as well as take advantage of the City's natural resources. Consider tourist-supported commercial activities, such as a wine train depot, winery outlets, hotel, and golf course. (I 3.6)

3.7.1 Adopt a Specific Plan for the Highway 29 commercial corridor and Town Center to guide future developments. Provide for a cohesive urban design which creates and maintains an attractive image to ensure that the City captures its full potential share of market demand. (I 3.1)

Objective 3.8 In the long term, improve and strengthen the City's identity through the creation of a Town Center as a principal government and commercial center.

3.8.5 Encourage the development of uses in the designated Town Center area (e.g., theater complex, auditorium, cultural entertainment, dining, retail, or other) that would draw residents, promote foot traffic and provide evening activity. (I 3, 6)

The [NVR&GNVRG](#) provides for a variety of commercial uses within the [NVR&GNVRG](#) Area.

The [NVR&GNVRG](#) provides for commercial uses in and around the ruins of the Portland Cement Company structures and basalt plant structures. These structures provide a unique environment for specialty retail, wineries, [pubs](#), [distillery](#), special events and entertainment. Development of this unique property assists in establishing the City's identity and image.

The allowable uses within the [NVR&GNVRG](#) includes several regional (tourist-oriented) uses such as hotel, events center for weddings and receptions, winery, [pubs](#), [distillery](#), and specialty retail.

The WRSP is the specific plan for the Town Center area. It will include design guidelines to ensure a cohesive and attractive design.

The [NVR&GNVRG](#) Area corresponds to the Town Center Core Area in the General Plan. It is planned as a mixed-use area where government uses are an allowable use.

The uses allowed in the [NVR&GNVRG](#) include uses that generate activity such as: specialty retail, events center for weddings and receptions, winery, brewery, [distillery](#), hotel, restaurants, farmers market and outdoor amphitheater for entertainment.

## B.4 Circulation Element

Achieve and maintain a Multimodal LOS D or better for roadways and intersections during peak hours where possible and as long as possible. However, recognizing that LOS D may not be achievable or cannot be maintained upon full build-out of the General Plan, due to traffic generated from sources beyond the control of the City, the City Council shall have the discretion to only require feasible mitigation measures that may not achieve LOS D, but will reduce the impact of any development use or density planned for in the Land Use Element of the General Plan.

**1.24 Impacts of new development.** Based upon the findings of a transportation impact analysis, consistent with Guiding Policy 1.26, new development will be responsible for mitigation of transportation related impacts.

**1.34 Rights-of-Way fully within master plan boundaries.** Planning areas shall not use roadway centerlines as boundaries. Roadways shall be built to their full width within the annexed City limits. Part-width roads shall not be permitted where master plan areas abut unincorporated properties that are not expected to be annexed to the City within the time frame of this General Plan. Road rights-of-way that demarcate the edge of a planning area shall be fully contained within the development area boundary, and expanded only within that boundary.

**4.10 New railroad crossings.** Provide new crossings across the railroad (UPRR) in conjunction with the planned roadway improvements shown on Figure 3. The provision of new crossings will ensure at least one cross-town route is maintained in case rail activity interrupts local and regional traffic flow and/or emergency access. New crossings will be at: Newell Drive (grade separated); and Rio Del Mar or South Napa Junction Road (initially at-grade, may be grade separated in the future).

An Environmental Impact Report ~~will be was~~ prepared by the City prior to its consideration of WRSP. A determination of the LOS ~~will be was~~ made through the EIR process.

New development shall mitigate its share of transportation-related impacts.

The alignment for Newell Drive extension is proposed along the eastern boundary of the WRSP. The proposed roadway is entirely within the city limits and entirely within the boundary of the WRSP.

The WRSP incorporates a below grade ~~or at grade~~ crossing at Rio Del Mar connecting Highway 29 with Newell Drive. This will ensure a cross town connection without interruption by the rail activity. ~~Construction would occur with the first phase of the development within WRSP.~~

Should an at-grade or grade-separated railroad crossing at Rio Del Mar prove unfeasible, an alternate route for providing the connection with Highway 29 is South Napa Junction Road. There exists a private at-grade railroad crossing at South Napa Junction that is the subject of a previous settlement agreement.

## **B.5 Utilities Element**

**5.8.1 Require improvements to the existing water supply, distribution, storage, and treatment facilities necessitated by a new development proposal be borne by the project proponent (in proportion to benefit); either through the payment of fees, or by the actual construction of the improvements. (I 5.2, I 5.8, and I 5.9)**

**5.10.3 Require that adequate storm drain and flood control facilities be constructed coincident with new development. (I 5, 24, 15,25, and I 5.33)**

**5.11. Require improvements to existing storm drain and flood control facilities necessitated by a new development proposal be borne by the project proponent; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation. (I 5.30, I 5.31, and I 5.33)**

**5.16.1 Require that the cost for improvements to the existing wastewater collection and treatment facilities necessitated by a new development proposal be borne by the project proponent in proportion to benefit; either through the payment of fees, or by the actual construction of the improvements. (I 5.51 and I 5.52)**

The Infrastructure Chapter of WRSP identifies the improvements for water distribution, storage and treatment necessary to serve the proposed development. A Water Supply Assessment ~~will be~~ was prepared in conjunction with the EIR. ~~The WRSP states new development will not occur until the City determines there is sufficient water supply.~~

New development with WRSP will make a proportionate contribution to the City's water distribution, storage and treatment facilities.

The Infrastructure Chapter of WRSP identifies the storm water detention and conveyance facilities needed to serve the development. The WRSP states that appropriate storm water detention and conveyance facilities shall be constructed with each phase of development. These facilities will be designed and constructed to accommodate a 100-year storm event.

New development with WRSP will make a proportionate contribution to the City's wastewater collection and treatment facilities.

## **B.6 Public Services and Facilities**

### **6.1.1 Work with the Napa Valley Unified School District to ensure that school facilities and programs are expanded commensurate with the City's population growth and development. (I 6.1 and I 6.2)**

~~The WRSP Land Plan designates a 10-acre site for an elementary school. That the timing and scope of the elementary school facility shall be determined through a subsequent School Mitigation Agreement, between the property owner(s) and the Napa Valley Unified School District. Development in the WRSP Area shall mitigate its school impacts through the payment of school impact fees, pursuant to controlling law.~~

### **6.1.13 Locate preschool and day care facilities in appropriate areas throughout the City to meet the needs of a growing population. Require master planned areas to designate sites for daycare facilities. (16.1 and I 6.4)**

The WRSP Land Use Plan includes the Town Center Mixed Use (TC-1 MU) area (~~NVR&GNVRG~~) where allowable uses include community facilities such as a community center site, preschool and day care uses.

## **B.7 Parks and Recreation**

### **7.1.1 Provide a sufficient number of mini, neighborhood, community and regional park facilities to achieve a minimum standard of 5 acres of parkland per 1,000 residents (see Figure 5-1 and Table 5-1 for an illustration and explanation of existing park facilities). (I 7.1)**

### **7.1.3 Work toward the establishment of a system of public parks interconnected by off-street trails or bicycle lanes. (I 7.1 and I 7.4)**

### **7.2.5 Require all large scale developments to incorporate an internal trail system with linkages to the surrounding sidewalk network. (I 7.7)**

The WRSP Land Use Program allows for a maximum of ~~1253-1439~~ dwelling units. Using the 3.49 persons per dwelling unit figure in the City's General Plan, the project would have ~~4373-5022~~ residents. At 5 acres per 1000 residents, the standard for parkland for the WRSP is ~~24.925.1~~ acres. The WRSP Land Use Plan designates approximately ~~23.2633.27~~ acres for public park and open space uses, exceeding the City standard.

As shown on Figure 5.1 of WRSP, the public parks are connected by a series of multi-use trails.

As shown on Figure 5.1 of WRSP, there is an internal system of multi-use trails which connect neighborhoods with public parks, commercial areas and regional trails.

**7.3.1 Establish the following classifications for American Canyon’s parks:**

**a. Mini-Park-Mini parks are less than one acre in size and are not designed for active recreational uses. They do, however, provide passive open space and buffering from adjacent urban development and typically include elements such as walking paths and benches.**

**b. Neighborhood Park Neighborhood parks are usually two and a half to five acres in size and are primarily planned for children five to fourteen years of age. To maximize the use of the parcel, these parks are ideally located within the center of a neighborhood and sited adjacent to a school whenever possible. Recreation facilities typically provided in neighborhood parks include children’s play areas (ideally equipped with a variety of play equipment for a range of users), picnic tables, and basketball courts. The service area for a neighborhood park is generally one-quarter to a one-half mile radius.**

**7.4.4 Require that adequate development and maintenance funds are available before new parklands are acquired. (I 7.24)**

**7.4.7 Require that new residential subdivisions dedicate parklands within their project boundaries, unless it is the City’s objective to develop a park that serves the subdivision at an alternative location as specified in the Parks and Recreation Master Plan, in which case in-lieu fees shall be provided by the developer. (7.1 and I 7.3)**

**7.4.8 Require that new multi-family residential developments of five or more units provide recreational or open space facilities onsite and contribute fees that aid in the public development of other facilities to offset additional demands generated by their resident population. (7.1 and i 7.3)**

The WRSP Land Use Plan shows ~~three two~~ large parks which serve the WRSP community. ~~Park B is in the approximate center of WRSP and is adjacent to a public elementary school.~~ The type of recreational facilities and recreational uses within each park will be determined through City approval of a conceptual park plan concurrent with a tentative subdivision map.

The parks within WRSP will be dedicated and improved by the project for fee credits. That policy also requires that public parks be maintained through a Lighting Landscaping Assessment District, which must be established concurrently with final subdivision map approval.

The dedication of park land shall occur through the City’s approval of final subdivision maps.

The Development Standards require multifamily residential development to include private open space at a ratio of 80 square feet per dwelling unit and 150 square feet of common open space per dwelling unit. The common open space would provide for recreational and open space facilities onsite.

**7.7.4 Design and improve community and neighborhood parks according to the following:**

- a. locate on collector or neighborhood streets, accessible to adjacent residential neighborhoods;**
- b. site uses so that they do not adversely impact adjacent residencies (e.g. locate high activity, noise- generating uses away from residencies);**
- c. provide parking so that it does not disrupt abutting residences;**
- d. design for defensible space;**

e. site parks away from high noise generators (highways) and other nuisances (i.e. power lines); and

f. incorporate park landscape that is compatible with the landscape of adjacent areas. (I 7.4, I 7.5, and I 7.28)

As shown on the Land Use Plan, all public parks are located on collector or neighborhood streets and accessible to surrounding residential neighborhoods.

Landscaping within the parks should support the overall character of the Watson Ranch Community as defined by the Design Guidelines.

## B.8 Natural & Historic/Cultural Element

**Goal 8E To promote the preservation and restoration of the sites, structures and districts that have architectural, historical, archaeological and/or cultural significance to the City of American Canyon.**

**Objective 8.19 Ensure that the City's historically and archaeologically significant resources are protected in a manner that preserves and/or enhances the resources' inherent historic value,**

~~WRSP includes a Preservation and Reuse Plan which identifies those structures within the ruins for preservation, the manner of preservation and re-use plan.~~

### Policies

**8.19.1 Conduct a comprehensive survey of archaeological and cultural resources and historic vegetation that is based on established criteria and encompasses the entire City and its Sphere of Influence. (I 8.40)**

**8.19.2 Adopt a Preservation Ordinance that will authorize the City to designate appropriate vegetation or archaeological sites deemed to be of historic, archaeological, or cultural significance an American Canyon City Historic Point, Site or District. Such an ordinance shall conform to state and federal criteria for establishing a preservation ordinance. (I 8.5, I 8.48, and I 8.49)**

**8.19.4 Though the design review process, encourage compatibility between new development and existing adjacent historic structures in terms of scale, massing, building materials and general architectural treatment. (J 8.29)**

**8.20.4 Prohibit demolitions if other alternatives exist that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Variances of setbacks, heights and parking requirements should be given to make the preservation of an existing historic building feasible when no other reasonable alternative exists. (J 8.49)**

**8.20.4 Prohibit demolitions if other alternatives exist that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Variances of setbacks, heights and parking requirements should be given to make the preservation of an existing historic building feasible when no other reasonable alternative exists. (J 8.49)**

**8.20.5 Encourage appropriate adaptive reuse of historic resources such as the Basalt Plant in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods and/or agricultural land from incompatible uses. (I 8.49)**

~~WRSP includes a Preservation and Reuse Plan which identifies those structures for preservation, the manner of preservation and re-use plan.~~

The City has not established criteria or conducted an archaeological and cultural resources survey for the city and its Sphere of Influence. An archaeological survey was prepared by ESA (dated 4/2006). Further assessment ~~will be~~was included in the EIR. The evaluation of the resources onsite will be evaluated in accordance with applicable State and federal criteria and guidelines.

The City has not adopted a Preservation Ordinance.

~~The Preservation and Reuse Plan is included in the WRSP.~~

**8.13.1 Encourage the preservation of agricultural uses on the City's periphery through the creation of a permanent greenbelt. (I 8.11, I 8.17, r 8.26, I 8.28, and I 8.41)**

Through the initiative process, the City has adopted a Urban Limit Line ("ULL"), as part of its General Plan. In accordance with the provisions of that initiative, no urban development may occur outside the ULL. The term of the initiative remain in effect until January 1, 2030.

## **B.9 Geology Element**

**9.4.1 Require the determination of the landslide, slope instability, and erosion potential of all proposed development sites with a grade of 10 percent or greater and incorporate pertinent measures in the project design to mitigate this potential. Exceptions to these mitigation requirements shall be considered for agricultural areas. (I 9.1, I 9.6, I 9.25, 19.27, and I 9.28)**

**9.4.3 Prohibit the mass grading of slopes with a grade of 25 percent or greater and development on slopes with a grade of 50 percent or greater. For projects built upon slopes with a grade of between 15 and 25 percent, cluster the units and reduce overall density in accordance with Natural/Cultural Resources Policy 8.18.2. (I 9.1 and 19.2)**

A preliminary geotechnical study shall be prepared in conjunction with the WRSP EIR. The study evaluates the potential for landslides, slope instability and erosion and proposes mitigation measures. Development shall comply with any adopted mitigation measures in accordance with the Mitigation Monitoring and Reporting Program.

Development in WRSP is on land with a slope less than 15%.

## **B.10 Flood Hazards Element**

**10.1.4 Ensure that storm water drainage is designed for peak flow conditions. (I 10.1)**

All storm water detention and conveyance facilities within the WRSP are designed to accommodate a 100-year storm event.

## **B.11 Noise Element**

**Airport Vicinity Land Use Compatibility Criteria Land Use Zone E (Figure 11-2): Prohibited Uses: Noise-sensitive outdoor uses**

**Other Development Conditions: Overflight easement or deed notice required Examples of Normally Acceptable Uses: Any permitted use**

**Examples of Uses not Normally Acceptable:**

- Amphitheaters

- Landfills
- Ponds
- Airport Land Use Zone E

7. Maximum residential densities in accordance with local adopted General Plans and zoning designations. Consideration should be given to the proximity of flight patterns, frequency of overflight, terrain conditions, and type of aircraft in determining acceptable locations of residential uses. Referral to the ALUC for review of development plans prior to approval is recommended.

**Objective 11.6** Minimize the potentially adverse noise impacts associated with the development of mixed-use structures in which residential units are located above ground floor commercial uses.

**Policies 11.6.1** Require that the commercial component of a mixed-use project not generate excessive noise. (I 11.9)

**11.9.1** Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons onsite, as well as within a reasonable and legally justified distance from the place of business, to minimize potential noise-related impacts on adjacent residential neighborhoods. (I 11.11)

The WRSP ~~will be~~was submitted to ALUC for review and a conformance determination with the Airport Land Use Plan ~~was~~made.

A Residential Compatibility Plan shall be prepared prior to approval of nonresidential development; noise standards and noise mitigation measures are included in that Plan.

**11.9.2** Discourage the development of new nightclubs, discotheques, and other high noise-generating entertainment uses directly adjacent to any residential neighborhoods, residential dwelling units, schools, health care facilities, or other “noise-sensitive” land uses, unless it is demonstrated that adequate measures can be installed and employed by these establishments to adequately mitigate the potential impacts of onsite operations and/or offsite customer activities upon these areas. (I 11.8)

Such high noise-generating uses are not permitted per WRSP Table 4.2 (Permitted and Conditionally Permitted Uses).

**Brent Cooper**

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**From:** Brent Cooper  
**Sent:** Monday, May 22, 2023 3:40 PM  
**To:** Steve Reilly  
**Cc:** Erica Ahmann Smithies; Jason Holley; Terrence McGrath-External; Bill Ross - External  
**Subject:** 330 Land Company WRSP Amendment Comments  
**Attachments:** WRSP Comments.pdf

Hello Steve,

Thank you for your letter on the proposed WRSP Amendments. I also appreciate you taking my phone call this afternoon to discuss the three comments in your letter.

With respect to your three comments, I have shared them with our Management Team. Management staff acknowledges that further discussions between all three parties (i.e.: 330 Land Company LLC on behalf of the Newell Family, AC1-LLC, and the City) are needed in the not-too-distant future to clarify private and public infrastructure cost sharing allocations.

I appreciate your involvement in the planning process. We will email you a notice when the Planning Commission packet is published and look forward to seeing you at the Planning Commission meeting on May 25, 2023 at 6:30 pm.

Sincerely,

**Brent Cooper, AICP**

**Community Development Director**

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

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**From:** Steve Reilly <[sreilly@330land.com](mailto:sreilly@330land.com)>  
**Sent:** Monday, May 22, 2023 8:10 AM  
**To:** Brent Cooper <[bcooper@cityofamericancanyon.org](mailto:bcooper@cityofamericancanyon.org)>  
**Cc:** William He <[wh@cityofamericancanyon.org](mailto:wh@cityofamericancanyon.org)>; Jason Holley <[jholley@cityofamericancanyon.org](mailto:jholley@cityofamericancanyon.org)>; 'Bryan Wenter' <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>  
**Subject:** [External] WRSP Amendment Comments

Brent,

Please see our comments on the proposed WRSP Amendments.

Feel free to reach out with any questions.

Best regards,

Steve Reilly  
 330 Land Company, LLC  
 16381 Scientific Way - Irvine, CA 92618  
 Cell: 925.368.3128 Web: [www.330land.com](http://www.330land.com)

**VIA EMAIL**

Brent Cooper, AICP  
Community Development Director  
City of American Canyon  
4381 Broadway Street, Suite 201  
American Canyon, CA 94503  
Email: [bcooper@cityofamericancanyon.org](mailto:bcooper@cityofamericancanyon.org)

**Re: Proposed Watson Ranch Specific Plan Amendments**

Dear Mr. Cooper,

Thank you for providing the proposed amendments to the WRSP. As you are aware, 330 Land Company, LLC ("330 Land") is processing a development application on behalf of the Newell Family within Watson Ranch. 330 Land has no objections to the proposed land use amendments on the AC-1 property but provides the following comments on the proposed redline of the WRSP.

**Comment 1.** The Newell development's Park Obligation is approximately 3.77 acres based on 216 lots; however, the Newell are dedicating over 7 acres for parks. The city should create a reimbursement mechanism to compensate the Newell ownership for the over dedication of parkland.

**Comment 2.** Section 9.4.1.5 should be deleted in its entirety. The Newells and AC-1 are parties to a Settlement Agreement and AC-1 has already been fully reimbursed for all WRSP Costs.

**Comment 3.** Section 9.4.3 requires that a financial analysis and funding strategy be prepared that identifies the private and public infrastructure and facilities (improvements) required for the WRSP Area, the allocation of these costs, and proposed methods for funding. Has the City of American Canyon prepared the financial analysis?

Previously, it was assumed that the breakdown for costs within WRSP would be approximately 82% AC-1 and 18% Newell, which appears to have been based on acreages owned. However, that approach failed to acknowledge that the benefit to be received from infrastructure is only allocable to developable acreages. Land that is owned by one party but is ultimately part of a land dedicated to a

backbone road does not receive a benefit, but rather that land dedication is what is creating the benefit for the development land. Assuming that the costs of WRSP should be allocated based on the amount of developable land between AC-1 and Newell, the obligations under the original plan would have been 83.6% AC-1 and 16.4 Newell. As the Newells have had to provide more land dedications for roundabouts, slope easements, and the Newell Drive extension the amount of developable acreage the Newell have has been reduced to 28.1 acres, versus AC-1's 184.4 acres. As such the WRSP backbone costs should be split approximately 86.7% AC-1 and 13.3% Newell.

Sincerely,



---

Steve Reilly, Managing Member  
330 Land Company, LLC

Cc: Bryan Wenter, Miller Starr

# Memorandum

Date: May 5, 2023  
To: Terrence McGrath, American Canyon I, LLC  
From: Bob Grandy, Fehr & Peers  
Subject: **Watson Ranch Specific Plan – Revised Trip Generation Analysis**

SF23-1296

This memorandum provides a trip generation comparison for the Watson Ranch Specific Plan (WRSP) and evaluates whether the revised land use program is covered by the environmental analysis and mitigation measures in the Watson Ranch Specific Plan EIR (WRSP EIR). The City of American Canyon certified the WRSP EIR on October 16, 2018, and subsequently adopted the WRSP on November 6, 2018.

## Project Description

The WRSP allows development of up to 1,253 new residential uses, a mixed-use town center including a 200-room hotel, and a 600-student elementary school. The mixed-use town center located on the Napa Valley Ruins & Gardens (NVR&G) site allows up to 220,000 square feet of commercial and community uses including an event center (750-seat amphitheater), office uses, retail uses, restaurants, mobile food vendors, a farmer's market, wine tasting venues, a brewery/brew pub, an artisan retail building, artist studios, a community center, community plaza, and three buildings for adaptive reuse for events.

Most of the original WRSP land use program remains unchanged in the revised land use program with the exception of the addition of a 3,250 seat Quarry Amphitheater and the removal of the following land uses.

- 600-student Elementary School
- 24,780 square foot Office Use
- 20,000 square foot Community Center

There will not be concurrent use of the 3,250 seat Quarry Amphitheater and the 750 seat Fig Tree Amphitheater.



**Attachment A** provides a detailed list of uses in the revised WRSP land use program.

## Trip Generation Methodology

The following summarizes the trip generation methodology applied in this memorandum that builds off the methodology applied in the certified WRSP EIR transportation assessment. The time periods for a trip generation are the same as evaluated in the certified WRSP EIR. These time periods combine trips generated at full occupancy of the WRSP commercial uses on a Thursday including an event at 7 pm in the Quarry Amphitheater with peak hour commute traffic generated by the WRSP residential uses that occurs on weekdays.

- The time periods analyzed in the certified WRSP EIR are the AM peak hour and PM peak hour for a typical weekday.
- The trip generation estimates provided in this memo are for a Thursday with a fully occupied evening event starting at 7:00 pm at the 3,250-seat Quarry Amphitheater, but no concurrent event at the 750-seat Fig Tree Amphitheater.
- Trip generation rates from the latest version of the Institute of Transportation Engineers (ITE) Trip Generation manual, the 11<sup>th</sup> edition, are used where available for project land uses.
- Where trip rates are not available in the Trip Generation manual, trips are estimated either using other trip generation rate sources or are derived based on best available data on the number of vehicles and/or people who would be traveling to that use during the time period.
- The trip generation methodology for the Quarry Amphitheater is based on analysis conducted for and data collected for event scenarios at the Chase Center in San Francisco and Barclays Arena in Brooklyn.

**Attachment B** provides an expanded description of the trip generation methodology.

## Comparison of Project Trip Generation

The following section provides an updated trip generation for the WRSP based on the methodology described above. **Table 1** below shows that the revised WRSP land use program would generate about 16,469 daily, 1,020 AM peak hour, and 1,500 PM peak hour net new external weekday trips.

As shown below, the revised WRSP land use program would generate about 1,530 fewer net new daily trips, about 60 fewer net new trips during the AM peak hour, and about 10 more net new trips during the PM peak hour compared to the certified WRSP EIR.



**Attachment C** provides a detailed trip generation spreadsheet for the revised WRSP land use program.

TABLE 1: COMPARISON OF NET NEW WEEKDAY VEHICLE TRIPS							
Scenario	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<b>Total Net New WRSP Trips (Updated April 2023)</b>	<b>16,469</b>	<b>379</b>	<b>641</b>	<b>1,020</b>	<b>984</b>	<b>514</b>	<b>1,498</b>
<b>Total Net New WRSP Trips (2018 WRSP EIR)</b>	<b>18,001</b>	<b>420</b>	<b>659</b>	<b>1,079</b>	<b>844</b>	<b>644</b>	<b>1,488</b>
<b>Difference in Total Net New Trips</b>	<b>-1,532</b>	<b>-41</b>	<b>-18</b>	<b>-59</b>	<b>+140</b>	<b>-130</b>	<b>+10</b>

## Summary of Trip Reduction and Consistency with EIR

- The WRSP Build-out would generate about 1,530 fewer net new daily trips (about 8.5 percent less), about 60 fewer net new trips during the AM peak hour (about 5.5 percent less), and about 10 more net new trips (about 0.7 percent more) during the PM peak hour compared to the trips generated by the WRSP as evaluated in the EIR.
- Based on the above trip generation comparison, the potential transportation impacts of the WRSP Build-out would be less or similar for all potential traffic operations impacts as a result of the comparison of net new weekday vehicle trips. Consequently, the revised land use program for WRSP is covered by the identified transportation impacts and mitigation measures in the certified WRSP EIR and no additional analysis or mitigation measures are necessary.

**ATTACHMENT A**  
**WRSP Project Description**

## **Revised WRSP Land Use Program**

Most of the original WRSP land use program remains unchanged in the revised land use program with the exception of the addition of a 3,250 seat Quarry Amphitheater and the removal of the following land uses.

- 600-student Elementary School
- 24,780 square foot Office Use
- 20,000 square foot Community Center

The 750-seat amphitheater evaluated in the 2018 EIR would not operate on a Thursday evening during the April through November period when an event is scheduled at the Quarry Amphitheater. The 200-room hotel remains unchanged. The following is a list of all the uses in the revised WRSP land use program.

### **Residential Uses**

- 1,253 single family units
- 186 affordable multi-family units

### **Napa Valley Ruins & Gardens Uses**

- 200-room Hotel
- 19,580 sf Artisan Shops (NVRG 9)
- 3,000 sf Fine Dining Restaurant (NVRG 11)
- 5,710 sf Pizza Service (NVRG 2)
- 5,510 sf Brewery Tap Room (NVRG 12 + 13)
- 4,630 sf Wine Tasting Room (NVRG 7)
- 12,195 sf Distillery (NVRG 3 + 18)
- 0.67-acre Open Space Uses (NVRG 21 + 22 + 23)
- 4,240 sf Catering Kitchen (NVRG 10)
- 1,380 sf Takeout Food Service (NVRG 6)
- 30,000 sf Event Space Buildings (NVRG 4 + 5 + 15)
- 12,000 sf Derail Skate Park (NVRG 26)
- 0.6-acre Farmer's Market (NVRG 24)
- 10,000 sf Food Truck Venue (NVRG 25)
- 3,250-seat Quarry Amphitheater (NVRG 19)
- 750-seat Fig Tree Amphitheater (NVRG 16)

**ATTACHMENT B**  
**Trip Generation Methodology**

The following sources were used to estimate trip generation for the revised WRSP land use program.

**Trip Generation Sources**

1. ***Trip Generation Manual, 11<sup>th</sup> Edition***, Institute of Transportation Engineers (ITE).
2. ***Chase Center Transportation Report Card for Opening Year (San Francisco)***, Fehr & Peers, Fall 2019.
3. ***Event Center & Mixed-Use Development at Mission Bay Blocks 29-32 (Chase Center, San Francisco) EIR***, San Francisco Planning Department, 2015.
4. ***Barclays Center TDM Effectiveness in Meeting Mode Split Objectives***, 2013.
5. ***Center Avenue Skate Park Traffic Analysis***, City of Huntington Beach, December 2011.
6. ***San Diego Trip Generation Manual***, May 2003.

**Trip Generation Methodology for 3,250 Seat Quarry Amphitheater**

The following is a summary of the trip generation methodology for the 3,250 seat Quarry Amphitheater for a weekday AM peak hour and PM peak hour based on a 7:00 pm show at the amphitheater on a Thursday evening. The trip generation is based on full occupancy of the amphitheater and surrounding NVRG uses.

The trip generation methodology for the amphitheater is based on analysis conducted for and data collected for event scenarios at the Chase Center in San Francisco and Barclays Arena in Brooklyn. The following are key parameters for the analysis.

- 3,250 Amphitheater Attendees.
- 2.1 Daily Person Trips per Attendee.
- AM Peak Hour (highest hour in 7-9 am window): 25 percent of employee trips in AM peak hour, total of about 80 trips, 90% inbound, 10% outbound.
  - Mode: 100% auto
  - Employee Vehicle Occupancy: 1 person per vehicle
- PM Peak Hour (5-6 pm is highest hour in 4-6 pm peak period): 18 percent of event attendees arrive in the 5-6 pm window (Chase Center analysis based on 12 percent arriving 1-2 hours before scheduled event start time). Total of about 180 trips, 93% inbound, 7% outbound.
  - Modes: 76.5% auto, 1.3% limo, 8% taxi/uber/Lyft, 9% walk from site hotel, 5% walk from local American Canyon residents
  - Event Attendee Vehicle Occupancy (auto): 2.9 persons per vehicle
  - Event Attendee Vehicle Occupancy (limo): 4.0 persons per vehicle
  - Event Attendee Vehicle Occupancy (taxi/uber/lyft): 3.9 persons per vehicle

The following table shows the resulting trip generation for the 3,250 seat Quarry Amphitheater.

Description	Attendees	Daily Total	Weekday AM Peak			Weekday PM Peak		
			In	Out	Total	In	Out	Total
Amphitheater	3250	2266	73	8	81	168	12	180

**Internal Capture (Linked Trip) Methodology**

The certified WRSP EIR trip generation included an internal trip adjustment for linked trips between project land uses. Examples include internal trips between residential or hotel uses and NVRG retail uses. The linked trip adjustment for the Quarry Amphitheater and NVRG retail uses is based on the trip generation assessment for a similar mix of use types at the Chase Center in San Francisco.

Linked Trips: 67 percent of the daily and AM peak hour trips, and 75 percent of the PM peak hour trips, generated by NVRG retail uses (i.e., restaurants, brewery, wine tasting, distillery, artisan shops), are linked internal trips to the Quarry Amphitheater.

**ATTACHMENT C**  
**Trip Generation Spreadsheet**

**TRIP GENERATION FOR WATSON RANCH**  
**WEEKDAY CONDITIONS - THURSDAY WITH EVENT AT 3,250 SEAT AMPHITHEATER**  
**MAY 2023 VERSION**

DESCRIPTION	LAND USE	ITE CODE	QUANTITY	UNITS	DAILY	WEEKDAY AM PEAK			WEEKDAY PM PEAK			NOTES
						IN	OUT	TOTAL	IN	OUT	TOTAL	
Residential	Single-Famiy	210	1253	DU	10328	193	550	743	674	396	1070	
Residential	Multi-Family	223	186	DU	833	16	40	56	48	33	82	
Hotel	Resort Hotel	330	200	ROOMS	1400	34	13	47	21	28	49	Daily trips from 2018 TIS, AM/PM form ITE 330
NVRG - Artisan Shops	Retail (Oxbow style)	822	19580	SF	1056	27	18	45	63	63	125	NVRG 9
NVRG - Restaurant	Fine Dining Restaurant	931	3000	SF	252	2	1	2	16	8	23	NVRG 11
NVRG - Pizza	Small Food Service	931	5710	SF	479	2	1	4	30	15	45	NVRG 2
NVRG - Brewery	Brewery Tap Room	971	5510	SF	340	3	0	4	32	22	54	NVRG 12 + 13
NVRG - Wine Tasting	Wine Tasting Room	970	4630	SF	213	7	3	10	17	17	34	NVRG 7
NVRG - Distillery	Fine Dining Restaurant	931/975	12195	SF	1022	2	1	2	22	12	34	NVRG 3+18; 931 for daily and AM, 975 for pm
NVRG - Open Space West	Public Park	411	0.67	ACRES	89	1	1	2	1	1	2	NVRG 21+22+23
NVRG - Central Kitchen	Catering Kitchen	Note 1	4240	SF	44	10	1	11	0	0	0	NVRG 10: Employee trips
NVRG - Steam Plant Kitchen	Takeout Window Service	Note 2	1380	SF	11	2	1	3	0	0	0	NVRG 6: Employee trips
NVRG - Event Areas	Event Space	Note 3	30000	SF	100	0	0	0	19	1	20	NVRG 4, 5, and 15
NVRG - Derail Skate Park	Skate Park	Note 4	12000	SF	110	2	2	4	8	9	16	NVRG 26
NVRG - Farm to Table Operation	Farmer's Market	Note 5	0.60	ACRES	239	29	19	48	0	0	0	NVRG 24
NVRG - Mobile Food Truck Venue	Food Truck Lot	Note 6	10000	SF	16	8	0	8	1	1	2	NVRG 25; Food truck trips
The Quarry Large Amphitheater	Event Center	Note 7	3250	SEATS	2266	73	8	81	168	12	180	NVRG 19
Fig Tree Small Amphitheater	Event Center	Note 8	750	SEATS	20	5	0	5	0	0	0	NVRG 16; Employee trips
Subtotal Trips without Adjustment					18817	415	658	1075	1120	617	1736	
Total NVRG Eastside Trips (not including event areas)					3505	55	26	83	181	137	318	
NVRG Eastside Trips-Linked Trip Reduction					-2349	-37	-17	-55	-136	-103	-238	67% daily and AM; 75% PM internal with amphitheater
<b>2023 Net New External Project Trips</b>					<b>16469</b>	<b>379</b>	<b>641</b>	<b>1020</b>	<b>984</b>	<b>514</b>	<b>1498</b>	
<b>2018 TIS Net New External Project Trips</b>					<b>18001</b>	<b>420</b>	<b>659</b>	<b>1079</b>	<b>844</b>	<b>644</b>	<b>1488</b>	
<b>Difference between 2023 and 2018 Net New External Trips</b>					<b>-1532</b>	<b>-41</b>	<b>-18</b>	<b>-59</b>	<b>140</b>	<b>-130</b>	<b>10</b>	
					-8.51%			-5.46%			0.67%	Percent Change from 2018 TIS

**NOTES**

- Catering Kitchen - based on 20 employees (cooks, prep cooks, support staff, etc).
- Steam Plant Kitchen (takeout order window servers) - based on 5 employees.
- Event areas - based on 200 persons at event unrelated to amphitheater (50% staying at residences/hotel, 40% of drivers arrive 5-6 pm, 2 persons per car). Employee trips in other restaurant/bar uses.
- Trip rates from Center Avenue Skate Park Traffic Analysis (December 2011), 27,000 square feet of skate park and bowl areas, City of Huntington Beach.
- Farmer's market based on City of San Diego Trip Generation Manual trip rate for specialty retail center for daily trips- 400 daily trips/acre; AM Peak - 20% of daily (60/40 in/out).
- Food Truck Venue - 8 food trucks in 10,000 sf (one truck per 1,250 sf), includes space for internal circulation.
- The Quarry Large Amphitheater (3,250 seats) trip generation based on 100% occupancy, 2.1 daily trips per attendee, 88% dailiy auto share, 2.65 average vehicle occupancy, and 25% of attendees arrive from 5-6 pm.
- The Fig Tree Small Amphitheater (750 seats) would not operate on a Thursday evening during the April-November period when the Quarry Amphitheater is operating. Thursday trips assume 10 staff who are providing maintenance.

**Brent Cooper**

---

**From:** Brent Cooper  
**Sent:** Monday, May 22, 2023 4:42 PM  
**To:** [REDACTED]  
**Cc:** Erica Ahmann Smithies; Jason Holley; Terrence McGrath-External; Edison Bisnar  
**Subject:** Mallen Way Street Lights  
**Attachments:** Watson Ranch Specific Plan Amendment Project Comments 5\_12\_2023 5\_50\_40 AM.pdf

Hello Michael Douglas,

Thank you for your comments regarding street lights on Mallen Way in Watson Ranch.

Street lights standards are administered by the Public Works Department. The lights are constructed and installed by the Developer and inspected by the City before they are turned over to City ownership.

I have copied the Public Works Director, Erica Ahmann Smithies, on this email. Ms. Smithies or one of her staff will respond to your concern.

I have copied the Developer, Terry McGrath on this email in case he has any additional information to share.

Sincerely,

**Brent Cooper, AICP**

**Community Development Director**

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



# Watson Ranch Specific Plan Amendment Project Comments

Date\* 05/12/2023

Name\* michael douglas

Company

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address  
[REDACTED]

Address Line 2

City

American Canyon

Postal / Zip Code

94503

State / Province / Region

California

Country

United States

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

The lights on Mallen Way are overwhelmingly bright. Attached are photos taken at around 9 p.m. from interior and back exterior. I reinstalled interior shutters but light is still pervasive. It also does not allow for open windows at night without search light level light coming in the homes. The lights on the east side on Mallen way sit approximately 30 feet closer to homes than on Newell. Please adjust the lamp wattage down or turn off east side of Mallen Way lights.

File Upload Mallen Way Street light encroachment 1 of 3.jpg 2.76MB





Mallen Way street light encroachment 2 of 3.jpg 3.22MB



Mallen Way street light encroachment 3 of 3.jpg 2.36MB





**TITLE**

Napa Valley Ruins & Gardens Hotel and Condominiums Vesting Tentative Subdivision Map

**RECOMMENDATION**

A Resolution of the City Council of the City of American Canyon approving a Vesting Tentative Subdivision Map for the Napa Valley Ruins and Gardens Hotel and Condominiums to subdivide a 17.98-acre site into fourteen lots for condominium purposes in the Watson Ranch Specific Plan Mixed-Use Zoning District, APN 059-430-020 and 059-430-021 (File No. PL23-0007)

**CONTACT**

William He, AICP, Senior Planner

**BACKGROUND & ANALYSIS**

**Table 1: Site Information**

General Plan Designation	Watson Ranch Specific Plan Mixed-Use (WRSP-MU)
Zoning District	WRSP - MU
Site Size	17.98 acres
Present Use	Undeveloped Lot
Surrounding Zoning and Uses	North: WRSP / Harvest Subdivision South: SEASP SF-1 / Vintage Ranch Subdivision East: WRSP / Vacant Lot West: WRSP / NVRG Area
Access	Site access is provided off Rio Del Mar East, Malley Way, and Rolling Hills Drive

History: The project site is part of the Watson Ranch Specific Plan (WRSP) approved by the City Council in November 2018. The WRSP consists of 309 acres north of the Vintage Ranch subdivision and east of the Napa Junction shopping center. The specific plan includes 1,253 dwelling units, approximately 50 acres of parks, and a new hotel.

Within the WRSP, the Napa Valley Ruins & Gardens (NVRG) consists of 37.3 acres. The unique site

features physical remnants of the former industrial era for Watson Ranch. According to the WRSP, the NVRG area would be an activity center, which includes community spaces, restaurants, a hotel, outdoor performance venues, and mixed-use development.

In January 2023, the Planning Commission approved the NVRG Hotel at the Ruins Design Permit for development of a 200-room hotel and 30 dwelling units, see PC Resolution 2023-01. The NVRG Hotel and Condominium Vesting Tentative Subdivision Map (VTM) would implement the project by subdividing the site to allow individual ownership of the residential condominium units. The NVRG Hotel at the Ruins Design Permit staff report from January is available at [this link](#). In July 27, 2023, the Planning Commission recommended approval of the Vesting Tentative Subdivision Map (VTM). The July staff report is available at [this link](#).

Proposed Development: AC-1, LLC proposes to subdivide the NVRG Hotel and Condominium site from two to fourteen lots in the WRSP Mixed-Use Zone. The subdivision will enable the applicant to finance and/or sell parcels in the subdivision for condominium purposes.

The 17.98-acre site will not change in size. It is worth noting that, originally, the site consisted of two lots, Watson Ranch Lot 16 and 17, which equated to 19.76 acres. The site was reduced by 1.59 acres for dedication of Mallen Way as a public street and 0.19-acres for the Rio Del Mar East roundabout, which reduced the total size to 17.98-acres. The plans are available in Attachment 1. The location map for the site is available as Attachment 2.

#### Site Specific Issues:

*Lot Maintenance:* The condominiums will form a maintenance association to maintain the access road, private utilities, and other private improvements. According to the applicant, the hotel will likely be part of the condominium maintenance association.

#### *Public Comment:*

June 6 – Project Posted on website

June 6 - Neighborhood letters sent within 300 feet.

June 6 – Project Information Announcement to GovDelivery Recipients (3,800+/-)

July 12 – Planning Commission (PC) Public Hearing Notice mailed to property owners within 300 feet

July 12 – PC Public Hearing Notice sent to GovDelivery Recipients (3,800+/-)

July 15 – PC Public Hearing Notice published in the Vallejo Times Herald

July 21 – PC Staff Report published on City Website and emailed to GovDelivery Recipients

July 25 – PC Public Hearing reminder emailed to GovDelivery Recipients

July 27 – PC Public Hearing

August 2 – City Council (CC) Public Hearing Notice mailed to property owners within 300 feet

August 4 – CC Public Hearing Notice Published in the Vallejo Times Herald

August 11 – CC Staff Report published on City Website and emailed to GovDelivery Recipients

Throughout the public review period, staff received seven comments. The comments and the staff's responses are included as Attachment 3.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

## **FISCAL IMPACT**

The NVRG Hotel and Condominiums VTM application required a developer deposit for review and processing, so there is no fiscal impact for staff time. The addition of 30 condominium units would provide additional housing units and tax revenue to the City.

## **ENVIRONMENTAL REVIEW**

The proposed Vesting Tentative Subdivision Map for the Napa Valley Garden and Ruins (NVRG) Mixed-Use Zoning District of the Watson Ranch Specific Plan is a contemplated "Project Approval" analyzed under the Project FEIR and the Watson Ranch Specific Plan Development Agreement. Under CEQA, the Watson Ranch Specific Plan Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines § 15168. There is no substantial evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approval sought is contemplated under the Project FEIR analysis.

## **ATTACHMENTS:**

- [1.0 NVRG Hotel and Condos VTM - CC Resolution](#)
- [1.1 NVRG Hotel and Condos VTM Exhibit A - Specific Conditions](#)
- [1.2 NVRG Hotel and Condos VTM Exhibit B - Plans](#)
- [1.3 Exhibit C Hotel and Condos VTM - Confirmation of COAs](#)
- [2 NVRG Hotel and Condos VTM - Location Map](#)
- [3 NVRG Hotel and Condo VTM - Public Comments](#)

**RESOLUTION NO. 2023-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING A VESTING TENTATIVE SUBDIVISION MAP FOR THE NAPA VALLEY RUINS AND GARDENS HOTEL AND CONDOMINIUMS TO SUBDIVIDE A 17.98-ACRE SITE INTO FOURTEEN LOTS FOR CONDOMINIUM PURPOSES IN THE WATSON RANCH SPECIFIC PLAN MIXED-USE ZONING DISTRICT, ASSESSOR'S PARCEL NUMBERS 059-430-020 AND 059-430-021 (FILE NO. PL23-0007)**

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

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

**WHEREAS**, on December 15, 2020, the City Council approved the Master Conditions of Approval for the AC-1 portion of Watson Ranch (Resolution 2020-106); and

**WHEREAS**, on January 26, 2023, the Planning Commission approved the Hotel at the Ruins Design Permit for development of a 200-room hotel and 30 residences on Lot 16 and Lot 17 in the WRSP (PC Resolution 2023-01 / File No. PL22-0012); and

**WHEREAS**, on March 23, 2023, the applicant submitted a Vesting Tentative Subdivision Map (VTM) application to divide the NVRG Hotel and Condominiums project into fourteen lots for condominium purposes in the WRSP (File No. PL23-0007); and

**WHEREAS**, on July 27, 2023, the Planning Commission conducted a public hearing and recommended approval of the NVRG Hotel and Condominiums VTM; and

**WHEREAS**, the NVRG Hotel and Condominiums VTM is located within the Watson Ranch Specific Plan Mixed-Use (MU) zoning district; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), a final environmental impact report (Final EIR) was prepared for the Watson Ranch Specific Plan, which included the 37.3 acres within the Watson Ranch Specific Napa Valley Ruins and Gardens Mixed Use zoning district, having analyzed the actions contemplated by the Vesting Tentative Subdivision Map and includes required mitigation measures, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

**WHEREAS**, a duly-noticed public hearing was held by the City of American Canyon City Council on August 15, 2023 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal, and all comments were reviewed and considered.

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

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

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

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

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

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; [*There is no substantial evidence in the light of the whole record revealing any changes proposed in the Project, let alone changes that will involve involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The*

*NVRG Hotel and Condominium VTM implements the Watson Ranch Specific Plan Project, and no new significant environmental effects or substantial increase in the severity of previously identified significant effects not already addressed by the Project EIR will result from that implementation.]*

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. *[There is no substantial evidence in the light of the whole record revealing circumstances under which the Project is undertaken which require major revisions to the Project EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects: the NVRG Hotel and Condominiums VTM is an implementation of the Watson Ranch Specific Plan Project (and Project Approvals), and no new significant environmental effects or a substantial increase in the severity of previously identified significant effects not already addressed by the Project EIR will result from that implementation.];* or

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

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

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

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

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant

effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. *[There is no substantial evidence in the light of the whole record supporting a determination that mitigation measures or alternatives which are considerably different from those analyzed in the Project EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. No such mitigation measure nor alternatives have been proposed, nor are warranted, and no rejection of such mitigation measure or alternative by the project applicant has taken place.]*

Because there is no substantial evidence in the record to support any of the findings set forth in CEQA Guidelines section 15162, as a matter of law, no additional CEQA work can be required by the City relating to the City's consideration and approval of the NVRG Hotel and Condominiums VTM.

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

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

Therefore, the City finds and determines that the Project EIR provides the appropriate CEQA compliance documentation for the City's consideration and approval of the proposed NVRG Hotel and Condominium VTM.

## **SECTION 2. SUBDIVISION MAP FINDINGS**

According to the American Canyon Municipal Code Section 18.22.055, 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 subdivision map does not change the size of the project site and is consistent with the General Plan and Watson Ranch Specific Plan.*

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 subdivision map is an implementation of the approved NVRG Hotel at the Ruins Design Permit, which has designs and improvements that comply with the General Plan and the Watson Ranch Specific Plan.*

- C. That the site is not physically suitable for the type of development proposed;

*Findings for the physical suitability for the NVRG Hotel and Condominiums were reviewed and approved in the NVRG Hotel at the Ruins Design Permit. The subdivision map does not change the scope of work for the project.*

- D. That the site is not physically suitable for the proposed density of development proposed;

*The Watson Ranch Specific Plan Mixed-Use zoning district does not have density limits for development. For reference, the NVRG Hotels and Condominiums VTM will subdivide the site into 14 lots. The 30 condominium units approved through Planning Commission Resolution 2023-01 will be located on four lots that equal 2.81-acres with a density of 10.7 dwellings per acre. The 200-room 173,000 SF (approximately 3.97 acres) hotel with parking also approved through Planning Commission Resolution 2023-01 will be located on five lots that equal 10.45-acres, which has a floor-area-ratio of 0.38. The densities of the condominiums and hotel will be similar to neighboring developments and suitable for the site.*

- 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 will not cause substantial environmental damage. The hotel and residential condominium development was contemplated in the Watson Ranch EIR, and applicable mitigation measures are attached as conditions of approval.*

- F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

*There is no evidence that the subdivision of the hotel and condominium site would cause serious health problems. The development intensity envisioned by the subdivision (200-room hotel and 30 residential condominium units) was evaluated through Planning Commission approval Resolution 2023-01.*

- 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.

*There are no easement conflicts proposed with this subdivision.*

- H. That the discharge of wastewater, 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.

*There is no evidence that the subdivision of the site would cause conflicts with wastewater discharge or stormwater runoff that would result in a violation with the regional water quality control board.*

**SECTION 3. CONDITIONS OF APPROVAL.** The NVRG Hotel and Condominiums VTM conditions of approval incorporate the adopted Master Conditions of Approval for AC-1 Portion of Watson Ranch (Resolution No. 2020-106) and specific conditions of approval included 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 15<sup>th</sup> day of August, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Taresa Geilfuss, CMC, City Clerk

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

EXHIBITS:

- A. NVRG Hotel and Condominium VTM specific conditions of approval
- B. NVRG Hotel and Condominium VTM Plans
- C. Applicant confirmation of Conditions of Approval



**EXHIBIT C**  
**Applicant Confirmation of Conditions of Approval**  
**NVRG Hotel and Condominiums Vesting Tentative Subdivision Map**  
**(FILE NO. PL23-0007)**

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the City Council Resolution dated August 15, 2023.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's name

\_\_\_\_\_  
Property Owner's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's name

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

**SPECIFIC CONDITIONS – NVRG HOTEL AND CONDOS VESTING TENTATIVE MAP**

Approval, Exhibits, and Expiration

**Planning Conditions**

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
1.	The Vesting Tentative Subdivision Map for NVRG Hotel and Condominiums (PL23-0007; APN 059-430-020 and 059-430-021) (sometimes referred to herein as “NVRG Hotel and Condominiums VTM” and sometimes referred to herein as the “Project”) to subdivide Large Lot 16 and 17 (approximately) into 14 lots for a 200-room hotel and 30 residential condominium units and associated parking, is approved as shown on the Vesting Tentative Map for the NVRG Hotel and Condominiums VTM prepared by Carlson, Barbee & Gibson, dated May 22, 2023, consisting of 2 sheets, marked “Exhibit C” to the Resolution approving the NVRG Hotel and Condominiums VTM, and on file in the Community Development Department. The final map for NVRG Hotel and Condominiums VTM is referred to herein as the “Final Map.”	NVRG Hotel and Condominiums VTM	Final Map Recordation	Applicable
2.	Development of the subdivision and the individual lots comprising the 200-room NVRG Hotel, 30 residential Condominiums, and associated parking VTM shall be subject to the NVRG Hotel at the Ruins Design Permit Guidelines, on file in the Community Development Department and described in Planning Commission Resolution 2023-01.	Design Guidelines	Building Permit	Applicable
3.	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	Design Guidelines	Final Map	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	<p>proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental document, mitigation plan, or other documents, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.</p> <p>The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney’s fees (including a third party award of attorney’s fees), arising out of, resulting from, or in connection with the City’s act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the applicant, incurred on behalf of, or by, the City, its elected 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.</p> <p>The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney’s fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, or any other document or approval related to the applicant’s project.</p> <p>The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City.</p> <p>In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the applicant’s project is successful, and an award of attorneys’ fees is granted against the City, the applicant shall be</p>			

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
	responsible to timely pay the full amount of such an award.			
4.	Applicant shall be responsible for paying for charges related to the processing of NVRG Hotel and Condominiums VTM as set forth in the Development Agreement.	Development Agreement	Final Map	Applicable
5.	NVRG Hotel and Condominiums Design Permit (file no. PL22-0012 / PC Resolution 2023-01) conditions of approval shall remain in effect.	Design Guidelines	Building Permit	Applicable
6.	Applicant shall obtain an Address Map for the Hotel and Condominiums prior to the issuance of the first Building Permit.	CDD / Fire District	Building Permit	Applicable
7.	Prior to the issuance of a building permit, provide a lighting study to be reviewed and approved by the Community Development Department.	Specific Condition	Building Permit	Applicable

#### **Building Division Conditions**

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
8.	According to WRSP Appendix A.2 Sustainability Design Guidelines, Tier 2 Design Guidelines, homes and commercial buildings should be built incorporating the finest building and energy savings techniques. Prior to the issuance of building permits, provide a summary of prospective energy saving features for the hotel and residences.	WRSP	Prior to Building Permit Issuance	Applicable; Not Completed
9.	Hotels typically contain detailed requirements for rated corridors, horizontal exits and occupancy separation. Care must be taken for construction and utility penetrations, per California Building Code (CBC) Chapter 10. Prior to the issuance of building permits, provide a detailed egress plan for review.	State Code	Prior to Building Permit Issuance	Applicable; Not Completed
10.	Prior to the issuance of building permits, ensure that emergency egress and rescue openings shall open to the public way or to a yard or court that opens to a public way, per CBC 1030.1.	State Code	Prior to Building Permit Issuance	Applicable; Not Completed
11.	Pools areas are typically Assembly use, per CBC 1004 and require two exits, per CBC 1006. Prior to the issuance of building permits, ensure that pool area exits comply with CBC Ch 10.	State Code	Prior to Building Permit Issuance	Applicable; Not Completed

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
12.	The swimming pools will require a Napa County Health permit prior to building permit issuance.	Specific Condition	Prior to Building Permit Issuance	Applicable; Not Completed
13.	Plastic pipe is prohibited in buildings in excess of 2 stories, per CPC 701.2, 9023.1.1, 1101.4.	State Code	Prior to Building Permit Issuance	Applicable; Not Completed
14.	Prior to the final inspection, the applicant shall submit letters to the Building Official from the project architect, civil engineer, and landscape architect indicating that all improvements have been constructed in accordance with the approved building plans.	Building Division	Prior to issuance of the Certificate of Occupancy	Applicable; Not Completed
15.	Prior to the final inspection, a Certified Access Specialist (CASp) shall submit a letter certifying that all improvements have been constructed in compliance with applicable state and federal accessibility standards. Determination of consistency shall be subject to the review and approval of the Building Official.	Design Guidelines	Prior to issuance of the Certificate of Occupancy	Applicable; Not Completed
16.	Prior to issuance of a building permit the applicant shall submit a plan for the diversion of at least 70 percent of the debris from the building demolition and construction. The plan shall include the qualified recycler that will be used, the methods of managing diversion of construction materials on site, and the proposed documentation that will be submitted to confirm that the diversion goal has been met.	State	Prior to Building Permit Issuance	Applicable; Not Completed
17.	Deferred Submittals: Prior to issuance of a building permit, the applicant shall submit a request to the Chief Building Official for any proposed deferred submittals on a form provided by the Building and Safety Division. The Deferred Submittal request shall include a justification for each proposed deferred submittal. The Chief Building Official shall issue a determination on each proposed deferred submittal request.	Building Division	Prior to Building Permit Issuance	Applicable
18.	<b>WRSP Mitigation Measure 4.2-3a: Architectural Coatings.</b> The applicant shall use low-VOC architectural coatings during construction for all buildings, which shall have VOC content that is more stringent than local requirements prescribed in Bay Area Air Quality Management District (BAAQMD) Regulation 8 Organic Compounds, Rule 3 Architectural	WRSP	Prior to Building Permit Issuance	Applicable

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
	Coatings as revised on July 1, 2009. Coatings that meet the "super-compliant" VOC standard of less than 10 grams of VOC per liter of paint would qualify.			

**Fire Protection District Conditions**

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
19.	Buildings in excess of two stories shall pay Aerial Apparatus mitigation fees prior to the issuance of any building permits (see current Standard Fees and Charges adopted by resolution).	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
20.	Show the aerial apparatus / fire truck access around the circle drive as this area will be needed for aerial deployment.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
21.	If Section 1030.1 of the California Building Code is applicable, please provide a detail showing how fire department will be able to access the windows.	State	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
22.	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 Impact Fees (see current Standard Fees and Charges adopted by resolution), prior to the issuance of any building permits.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
23.	New buildings and additions to existing buildings shall conform to requirements set forth in the currently adopted editions of the California Building Code, California Fire Code, City of American Canyon standards and Nationally Recognized Standards.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
24.	There shall be no deferred submittals for fire protection equipment and related utilities. Fire protection plans shall not be attached to or bound with the building plan submittal package. This includes but is not limited to Automatic Fire Sprinkler, Fire Alarm, Fixed Fire Protection and Civil plans.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
25.	All Fire related underground piping and fire appurtenances shall be shown on the Civil plan submittal. In addition to the Civil plan submittal, at least (1) plan set under separate cover shall be submitted to	Fire District	Prior to Improvement Plans Issuance	Applicable; not completed

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
	American Canyon Building Division for routing to the American Canyon Fire Protection District detailing all underground piping and related fire appurtenances including but not limited to underground piping, underground sweep detail, underground trench details showing depth of burial, type of backfill, manufacturer's specifications of piping, valves joints, fittings and calculated size and locations of thrust blocks, hydrants locations (designate public or private), gate shut-off valves, PIV's, FDC's, fire pumps, fire pump and/or riser rooms.			
26.	Underground utility contractor, architect and fire sprinkler contractor shall coordinate the location of risers and control valves prior to the issuance of a building permit.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
27.	Fire Department 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 District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
28.	<p>An approved water supply capable of supplying the required fire flow for fire protection systems shall be provided to all premises upon which facilities or buildings are hereby constructed or moved into or within the City. Required fire flow and hydrant distribution shall be in accordance with Appendix B and C of the California Fire Code. Applicant shall demonstrate on plan submittal; square footage of each building on plan and provide the required fire flow information. Applicant shall demonstrate that the number and spacing of onsite fire hydrants meets with requirements of the California Fire Code. <b>See sample below regarding fire flow and hydrant detail information needed.</b></p> <p style="text-align: center;"><b>BUILDING FIRE FLOW REQUIREMENTS – CFC TABLES B105.2 &amp; B105.1(2) INFORMATION BELOW IS A SAMPLE AND FOR REFERENCE ONLY</b></p> <p>Table B105.1(2) – Building size = 129, 600 square feet Construction type = Type IIA</p>	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	<p>FF = 5,250 gpm at 20 psi Duration = 4 hours</p> <p>Table B105.2 – Fire sprinkler allowance = - 50% 5,250 – 2,625 = 2,625 gpm FF = 2,625 gpm @ 20 psi Duration = 2 hours</p> <p>Table CC105.1 – Approximate number of hydrants = 3 Average spacing = 400 feet + 25% allowable increase = 500 Maximum distance from street or frontage = 225 feet = 50% allowable increase = 337.5</p>			
29.	Fire Protection systems shall be installed in accordance with provisions set forth in the California Fire Code as amended by the City of American Canyon and the applicable National Fire Protection Association Standard.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
30.	The fire protection equipment shall be located within an interior room having an approved exterior access door or in an exterior enclosure attached to the building, specifically, for the purpose of housing such equipment.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
31.	Fire Apparatus Access Roads shall be designed in accordance with provisions set forth in the California Fire Code Chapter 5 and Appendix D as amended by the City of American Canyon and the applicable Public Works Standard.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
32.	Fire apparatus access roads shall have an unobstructed minimum width of 20 feet (curb to curb) and a minimum unobstructed vertical clearance of 13' 6". They shall have an all-weather paved surface capable of supporting a GVW of 71,000 pounds.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
33.	Access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction. Fire apparatus access shall be provided to within 150 feet of the most remote portions of all building from an approved exterior route. If this cannot be achieved fire apparatus turn arounds will be needed.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
34.	Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed bumps, humps or dips are prohibited along fire access roads without prior approval of the fire Code Official. The minimum width	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
	and clearances established in Section 503.2.1 shall be maintained at all times.			
35.	When required by the Fire Chief, fire apparatus access roads shall be designated as Fire Lanes and appropriate signs and/or markings installed in accordance with the California Vehicle Code and approved City standards.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
36.	Where applicable improvement plan submittals for permit shall include locations of fire lane red curbing and fire lane signage. Please refer to and include City Public Works Standard FP-2A & 2B with plan submittals for permitting.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
37.	The City of American Canyon requires that a fire hydrant be in service within 250 feet of the furthest point of construction prior to the stockpiling of combustible materials for the beginning of construction.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
38.	Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

**Public Works Conditions**

**GENERAL CONDITIONS OF APPROVAL**

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
39.	Applicant's responsibility for fees and costs relating to Final Map check, Improvement Plans check, inspections, and all other related City acts shall be as set forth in the Development Agreement.	Development Agreement	Relevant City Act	Applicable
40.	All improvements shall be designed in accordance with the City's American Canyon Municipal Code (ACMC), Engineering Standard Plans and Specifications for Public Improvements (City Standards), except as specifically noted otherwise in these Specific Conditions or the Development Agreement.	City Standards	Relevant SIA, Building Permits, Certificates of Occupancy	Applicable
41.	All 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.	Specific Conditions	SIA	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
42.	Unless otherwise explicitly permitted by the Development Agreement, 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.	Development Agreement	Relevant Permit	Applicable
43.	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.	Specific Conditions	Improvement Plans Submittal	Applicable
44.	A Drainage Report prepared by a California Registered Civil Engineer shall be submitted for review with the initial submittal of the Improvement Plans. The Drainage 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. The report shall include hydraulic grade line profiles for all proposed storm drains for the 10-year, 25-year and 100-year storm events.	Specific Conditions	Improvement Plans Submittal	Applicable
45.	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 <i>Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual</i> and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).	Specific Conditions	Improvement Plans Submittal	Applicable
46.	A Post Construction Stormwater Operations and Maintenance Plan that includes a plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the Applicant shall enter into an agreement (transferrable to future Maintenance	Specific Conditions	Improvement Plans Submittal	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	Association) with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.			
47.	The 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 lots, 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 HOTEL & RESIDENCES AT THE RUINS VESTING TENTATIVE MAP and all applicable Conditions of Approval. The Final Map shall be approved by the City and recorded with the Napa County Recorder. Closure calculations shall be provided at the time of initial Final Map submittal. All calculated points within the Final 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 shall be submitted at the time of initial Final Map submittal.	Specific Conditions	Final Map Approval and Recordation	Applicable
48.	Where relevant, Applicant shall secure all necessary rights-of-way and public and private easements for both onsite and offsite Public Improvements, pursuant to the Development Agreement. Public rights-of-way and easements shall be dedicated to the City on the Final Map or granted by separate instrument, all pursuant to the Development Agreement. If granted by separate instrument, Applicant shall prepare all necessary legal descriptions and deeds.	Specific Conditions	Final Map Dedication and Recordation	Applicable
49.	To the extent any offsite Public Improvements require the acquisition of property not currently owned by Applicant or the City, the Development Agreement shall apply, and if the Development Agreement does not address the issue, the California Subdivision Map Act shall apply.	Specific Conditions	Final Map Submitted	Applicable
50.	Applicant shall transmit by certified mail a copy of HOTEL & RESIDENCES AT THE RUINS VESTING TENTATIVE MAP to each public entity or public utility that is an easement holder of record on the land comprising the Final Map.	Specific Conditions	Pre Final Map Recordation	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
51.	Applicant shall submit all site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City. Please be aware that this is separate submittal from the building permit application. The final plan set shall include all civil, landscape and joint trench drawings under a single cover sheet. Applicant shall submit a Rough Grading Plan for review and approval of the City. Rough Grading Plan approval and site grading may commence prior to Improvement Plan and Final Map approval. An Encroachment Permit shall be required for any work within City right of way, unless explicitly not required by the City.	Specific Conditions	Improvement Plans Submittal	Applicable
52.	All Public Improvements, including without limitation street, water mains, sewer mains, recycled water facilities, and storm drains shall be clearly labeled as "Public" on the Improvement Plans, along with clear demarcation points where they become Public. Likewise, all Private Improvements, including without limitation, retention basins, shall be clearly labeled as "Private " on the Improvement Plans, along with clear demarcation points.	Specific Conditions	Improvement Plans Submittal	Applicable
53.	Cathodic protection shall be provided for all water valves, fittings, hydrants, meters, backflow devices and other metal appurtenances, regardless of the findings of any soils corrosivity analysis. Cathodic protection details shall be included in the Improvement Plans.	City Standards	During Construction	Applicable
54.	All public water service laterals or services (domestic, recycled and fire water) shall include approved backflow prevention devices.	City Standards	During Construction	Applicable
55.	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.	Specific Conditions	During Construction	Applicable
56.	If any hazardous material is encountered during any construction, all construction work shall immediately stop, and the Fire Department, Napa County Department of Environmental Services, or other designated agency, and the City Inspector, shall be notified immediately. Construction work shall not recommence until clearance has been issued by appropriate agencies.	Specific Conditions	During Construction	Applicable
57.	Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed, and service connections stubbed out behind	Specific Conditions	During Construction	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	the sidewalk. All public utilities, cable TV, sanitary sewers, and water lines, shall be installed in a manner that, where possible, will not result in disturbing the street pavement, curbs, gutters, and sidewalks when future service connections or extensions are made.			
58.	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 shall be provided to the City for review and approval prior to construction.	Specific Conditions	During Construction	Applicable
59.	All new fire hydrants shall be covered with burlap coverings 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(s) shall be permitted on-site until all hydrants meet City flow requirements, or until alternative fire protection measures are in place, as determined by the City.	Specific Conditions	Pre- and during construction	Applicable
60.	Prior to placing the final lift of asphalt, all public storm drains and sanitary sewer lines shall be video inspected at Applicant's expense. All video tapes shall be submitted to the City. If any inadequacies are found by City, such inadequacies shall be repaired prior to the placement of the final lift of asphalt.	Specific Conditions	Prior to placing the final lift of asphalt	Applicable
61.	All streets, curbs, gutters, sidewalks, or other public facilities damaged in the course of construction associated with the Project shall be the responsibility of Applicant and shall be repaired to the satisfaction of the City, at Applicant's expense.	Specific Conditions	During and post Construction	Applicable
62.	After all of the new underground utilities within public streets have been installed, where necessary, the affected areas shall be milled and repaved to present a neat finished pavement area. Multiple trench patches are not acceptable.	Specific Conditions	SIA	Applicable
63.	All construction stormwater pollution prevention best management practices (BMP's) shall be installed as the first order of work and in accordance with the <i>State Water Resources Control Board's General Construction</i>	Specific Conditions	Pre-Construction	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	<i>Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ) and 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.</i>			
64.	Construction and grading activities on the site shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 5:00 p.m. on Saturday. Work on Sunday and holidays shall require approval from the City Engineer. If Sunday and/or holiday work is approved, construction and grading activities on the site shall be limited to the hours between 10:00 a.m. and 6:00 p.m. on Sundays and State and Federal holidays.	Specific Conditions	Any Construction and Grading Activity	Applicable
65.	In accordance with the Development Agreement, City shall execute any and all Will-Serve Letter(s) and Water Supply Report(s) that 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 options set forth in the Development Agreement.	Specific Conditions	Relevant Permit	Applicable
66.	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.	Specific Conditions	Improvement Plans Submittal	Applicable
67.	With the exception of water used for loading and testing of potable water lines, all construction water used for the project shall be obtained from a source other than American Canyon potable water sources. The Applicant shall provide verification that an outside source of construction water, e.g., recycled water, has been established and will be available for the duration of the project construction.	Specific Conditions	During Construction	Applicable

**SPECIAL CONDITIONS OF APPROVAL**

<b>Specific Condition</b>	<b>Developer Obligation</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
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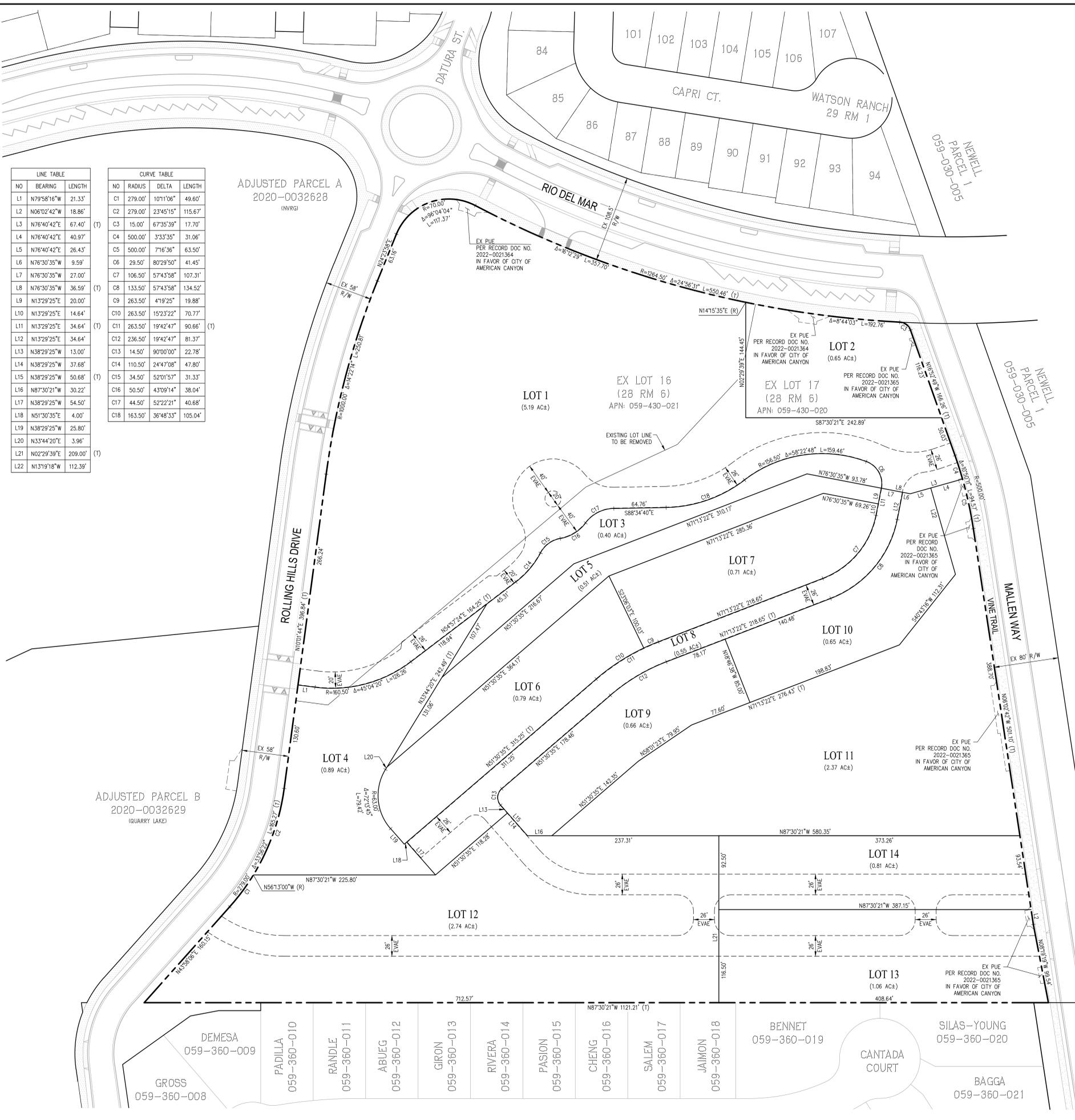
68.	Applicant shall submit Improvement Plans prepared by a registered Civil Engineer (Engineer of Record) in substantial conformance with HOTEL & RESIDENCES AT THE RUINS VESTING TENTATIVE MAP (two sheets), prepared by CBG Civil Engineers dated May 22, 2023, except as modified by these conditions.	Specific Condition	Improvement Plans Submittal	Applicable
69.	Applicant shall construct all of the on-site and off-site Private Improvements as shown on HOTEL & RESIDENCES AT THE RUINS VESTING TENTATIVE MAP. In addition, on-site walks shall be constructed to provide pedestrian connectivity from the hotel and the residences to the Vine Trail along Mallen Way.	Specific Condition	Relevant Approval	Applicable
70.	<p>Prior to the submittal of any Improvement Plans, Applicant shall:</p> <ul style="list-style-type: none"> <li>a. Submit the City's "Improvement Plan Checklist" to City.</li> <li>b. Be responsible for Improvement Plan check services, as set forth in the Development Agreement.</li> <li>c. Provide the following: <ul style="list-style-type: none"> <li>(1) Public Street Repair Plan</li> <li>(2) Utility Plan and Joint Trench Plan</li> <li>(3) Construction Storm Water Pollution Prevention Plan (SWPPP)</li> <li>(4) Drainage Report</li> <li>(5) Post-Construction Stormwater Runoff Management Plan (SRMP)</li> <li>(6) Geotechnical Report</li> <li>(7) Soil Corrosivity Analysis</li> <li>(8) Construction Traffic Control Plan.</li> </ul> </li> </ul>	Specific Condition	Prior to the submittal of any Improvement Plans	Applicable
71.	<p>Prior to APPROVAL OF THE IMPROVEMENT PLANS, the Applicant shall:</p> <ul style="list-style-type: none"> <li>a. Provide written acknowledgment by the Geotechnical Engineer of Record that the Plans incorporate all design and construction criteria specified in the Geotechnical Report.</li> <li>b. Furnish proof of the acquisition of all rights of entry and/or temporary and permanent easements necessary to construct the project and the location of all such rights on the Plans.</li> <li>c. Fill out and submit the City's Erosion and Sediment Control Template.</li> <li>d. Furnish proof that all permits that may be required by the California Department of Fish &amp; Wildlife, State and Regional Water Quality Control Board, US Army Corps of Engineers and any other regulatory</li> </ul>	Specific Condition	Prior to approval of Improvement Plans	Applicable

	<p>agencies with jurisdiction over the proposed construction have been obtained.</p> <p>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).</p>			
72.	<p><b>Mitigation Measure 4.2-2a (same as Mitigation Measure 4.12-3a in Section 4.12, <i>Transportation and Traffic</i>): <i>Transportation Demand Management (TDM) Program</i></b>. Prior to issuance of the first building permit for the non-residential use areas (i.e., Napa Valley Ruins &amp; Gardens (“NVRG”) and hotel), the Project Applicant shall:</p> <p>develop a TDM program for the non-residential use areas (i.e., NVRG and hotel) and shall submit the TDM program to the City Department of Public Works for review and approval. A qualified air quality expert shall prepare a calculation of the ROG and NO<sub>x</sub> emissions reductions that would result from implementation of the TDM program. The Project Applicant shall be responsible for funding and overseeing the delivery of trip reduction/TDM proposed programs and strategies, which may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Establishment of carpool, bus pool, or vanpool programs;</li> <li>2. Vanpool purchase incentives;</li> <li>3. Cash allowances, passes or other public transit subsidies and purchase incentives;</li> <li>4. Preferential parking locations for ridesharing vehicles;</li> <li>5. Computerized commuter rideshare matching services;</li> <li>6. Guaranteed ride-home program for ridesharing;</li> <li>7. Bicycle programs including bike purchase incentives, storage, and maintenance programs;</li> <li>8. On-site car share and bike share service;</li> <li>9. Preparation of a Parking Management Plan to address parking accommodations for large events;</li> <li>10. Designation of an on-site transportation coordinator for the project;</li> <li>11. Transit and trip planning resources such as commute information kiosk;</li> </ol>	<p>Watson Ranch Specific Plan Mitigation Monitoring and Reporting Program</p>	<p>Prior to issuance of the first building permit for the non-residential use areas (i.e., Napa Valley Ruins &amp; Gardens (“NVRG”) and hotel)</p>	<p>Applicable</p>

	<p>12. Employer-provided showers, changing rooms, and clothing lockers for office employees that commute via active transportation;</p> <p>13. Bicycle route mapping resources;</p> <p>14. Participation in future citywide Transportation Management Association (TMA); and</p> <p>15. Submit annual reports to the City regarding TDM activities.</p>			
73.	<p>Unless otherwise specified in the Development Agreement, prior to commencement of construction activities, Applicant shall:</p> <p>a. Pay off all current account balances with the City of American Canyon.</p> <p>b. Pay any inspection fees pursuant to the Development Agreement.</p> <p>c. Conduct a pre-construction meeting with representatives of the City whereby Applicant, the Legally Responsible Party (LRP), Qualified SWPPP Practitioner (QSP), Qualified SWPPP Developer (QSD), and/or the Contractor provides the following:</p> <p>(1) Six (6) full-size bond copies of the approved Improvement Plans for the City's use.</p> <p>(2) One (1) job-site copy of the latest edition of the City Standards for the Contractor use.</p> <p>e. One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor.</p>	Specific Condition	Prior to Commencement of Construction	Applicable
74.	<p>Prior to RECORDATION OF THE FINAL MAP, the Applicant shall:</p> <p>a. Construct all of the Public and Private Improvements to the satisfaction of the City. 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.</p> <p>b. Generally, in substantial conformance with that which is shown on the approved HOTEL &amp; RESIDENCES AT THE RUINS VESTING TENTATIVE MAP, convey all easements and dedications, public and private, for the construction, use and/or maintenance of roads or other access, drainage facilities, utilities and post-construction storm water</p>			

	<p>management facilities on the Final Map or by separate instruments. All dedications to the City shall be irrevocable offers of dedication. Specific public offers of dedication include:</p> <ul style="list-style-type: none"> <li>i. Emergency Vehicle Access Easement (EVAEs).</li> </ul> <p>c. Private reciprocal access, parking, drainage and utility easements as necessary to provide access and services to the various lots shall be dedicated on the Final Map or included in the Maintenance Association's Covenants, Conditions and Restrictions (CC&amp;Rs) to the satisfaction of the City Engineer.</p> <p>(3) Furnish proof of the payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.</p>			
75.	<p>Prior to release of Project Bonds, Applicant shall:</p> <ul style="list-style-type: none"> <li>a. Submit an inspector's punch list indicating that all of the improvements are constructed to the satisfaction of the City Engineer.</li> <li>b. Restore all adjacent off-site road surfaces to pre-Project conditions.</li> <li>c. Submit a letter by the Geotechnical Engineer of Record indicating that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.</li> <li>d. Submit testing certification all backflow devices installed.</li> <li>e. Provide a bond and digital copy of the Improvement Plans and Rough Grading Plans that include all as-built or field changes, in digital AutoCAD (.dwg) compatible with the City's current version.</li> <li>f. Provide proof that all relevant Conditions of Approval have been satisfied.</li> <li>g. Provide a letter from the Civil Engineer of Record indicating that all the site improvements were constructed in substantial conformance with the approved Improvement Plans and City Standards.</li> <li>h. Provide proof from the Architect of Record, Structural Engineer of Record and/or other design professionals who signed the building permit plan submittal indicating that all building improvements have been constructed in substantial conformance with relevant plans.</li> </ul>	Specific Condition	Prior to release of project Bond's.	Applicable

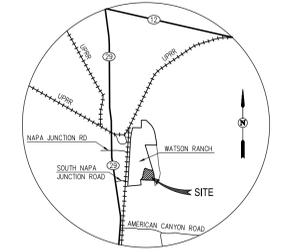
	<ul style="list-style-type: none"> <li>i. Execute Post-Construction Stormwater Operations and Maintenance Agreement with the City.</li> <li>j. Enter into a Recycled Water User's Agreement with the City.</li> </ul>			
76.	<p><b>Pump Station Needs:</b></p> <p>The City's existing water distribution system may not have adequate pressure to serve the 30 condominium residences proposed above the hotel development. If the City's new water model, as currently being performed by GHD, determines that the existing water pressure is adequate then there are no further conditions. If GHD's water model determines there is a deficiency in water pressure, the applicant shall be conditioned as follows:</p> <ul style="list-style-type: none"> <li>a. Applicant shall design and install an adequate onsite private pump station, at their own cost, to provide required potable and fire pressures; or</li> <li>b. Applicant will contribute a fair share to a new public pump station being designed and constructed by others located at the City owned parcel (APN 059-454-005) within the Canyon Estates Subdivision.</li> </ul> <p>If the applicant's project moves earlier than the public pump station, then the applicant is responsible for building and having the onsite private pump station operational prior to Certificate of Occupancy with no fair share cost contribution to the public pump station.</p>	Specific Condition	Prior to Certificate of Occupancy	Applicable



LINE TABLE			CURVE TABLE			
NO	BEARING	LENGTH	NO	RADIUS	DELTA	LENGTH
L1	N79°58'16"W	21.33'	C1	279.00'	10°11'06"	49.60'
L2	N06°02'42"W	18.86'	C2	279.00'	23°45'15"	115.67'
L3	N76°40'42"E	67.40'	C3	15.00'	67°35'39"	17.70'
L4	N76°40'42"E	40.97'	C4	500.00'	3°33'35"	31.06'
L5	N76°40'42"E	26.43'	C5	500.00'	7°16'36"	63.50'
L6	N76°30'35"W	9.59'	C6	29.50'	80°29'50"	41.45'
L7	N76°30'35"W	27.00'	C7	106.50'	57°43'58"	107.31'
L8	N76°30'35"W	36.59'	C8	133.50'	57°43'58"	134.52'
L9	N13°29'25"E	20.00'	C9	263.50'	4°19'25"	19.88'
L10	N13°29'25"E	14.64'	C10	263.50'	15°23'22"	70.77'
L11	N13°29'25"E	34.64'	C11	263.50'	19°42'47"	90.66'
L12	N13°29'25"E	34.64'	C12	236.50'	19°42'47"	81.37'
L13	N38°29'25"W	13.00'	C13	14.50'	90°00'00"	22.78'
L14	N38°29'25"W	37.68'	C14	110.50'	24°47'08"	47.80'
L15	N38°29'25"W	50.68'	C15	34.50'	52°01'57"	31.33'
L16	N87°30'21"W	30.22'	C16	50.50'	43°09'14"	38.04'
L17	N38°29'25"W	54.50'	C17	44.50'	52°22'21"	40.68'
L18	N51°30'35"E	4.00'	C18	163.50'	36°48'33"	105.04'
L19	N38°29'25"W	25.80'				
L20	N33°44'20"E	3.96'				
L21	N02°29'39"E	209.00'				
L22	N13°19'18"W	112.39'				

GENERAL NOTES

- OWNER/DEVELOPER: AMERICAN CANYON I, LLC  
1001 42ND STREET, SUITE 200  
OAKLAND, CA 94608  
CONTACT: TERENCE M. McGRATH  
PHONE: (510) 273-2001
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
CONTACT: WILLIAM P. CARLSON, PE 89309  
PHONE: (925) 866-0322
- ARCHITECT: ROBERT GLAZIER ARCHITECT INC.  
633 PARA GRANDE LANE  
SANTA BARBARA, CA 93108  
CONTACT: ROBERT C. GLAZIER  
PHONE: (650) 269-0794
- GEOTECHNICAL ENGINEER: ENGeo INCORPORATED  
2010 CROW CANYON PLACE, SUITE 250  
SAN RAMON, CA 94583  
CONTACT: TED P. BAYHAM, G.E. 2480  
PHONE: (925) 866-9000
- LANDSCAPE ARCHITECT: FORMA DESIGN PARTNERS  
3656 WILLOW STREET  
DENVER, CO 80238  
CONTACT: ROLAND CRIGHTON, PLA 5527  
PHONE: (720) 479-8275
- TOPOGRAPHIC SOURCE: EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS,  
DATED OCTOBER 20, 2005.
- BENCHMARK: NAPA COUNTY BENCHMARK BM 934C: STATE WELL MONUMENT  
STAMPED B-55 IN CUL DE SAC AT NORTH END OF LOMBARD  
ROAD.  
ELEV = 58.37' NGVD 29  
(TO CONVERT TO NAVD88 = NGVD29 + 2.44')
- A.P.N.'S: 059-430-020, 059-430-021
- EXISTING LAND USE: VACANT OPEN SPACE
- PROPOSED LAND USE: MIXED USE
- SITE AREA: 17.98± ACRES
- LOTS: 14 LOTS
- UNITS: 200 HOTEL UNITS (LOT 1) AND  
30 CONDOMINIUM UNITS (LOTS 6, 7, 9, AND 10)
- GENERAL PLAN: TOWN CENTER (TC)
- ZONING: NAPA VALLEY RUINS & GARDENS (TC-1 MU)
- DENSITY: HOTEL 38.6± DU/ACRE  
RESIDENCES 10.7± DU/ACRE
- WATER: CITY OF AMERICAN CANYON
- SANITARY SEWER: CITY OF AMERICAN CANYON
- STORM DRAIN: CITY OF AMERICAN CANYON
- GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- UTILITIES ONSITE: ALL ONSITE UTILITIES (STORM DRAIN, SANITARY SEWER, DOMESTIC  
WATER, FIRE WATER AND IRRIGATION) TO BE PRIVATELY OWNED  
AND MAINTAINED.
- FLOOD ZONE: FEMA FLOOD ZONE X - UNSHADED (AREAS DETERMINED TO BE  
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
(MAP NUMBER: 060555C0650E, DATED 09/26/2008)
- STORMWATER QUALITY: ALL STORM WATER QUALITY TREATMENT TO BE PROVIDED BY  
IMPROVEMENTS ADJACENT TO QUARRY LAKE, WITHIN NVRG.
- HYDRO-MODIFICATION: ALL HYDRO-MODIFICATION TO BE PROVIDED BY THE QUARRY LAKE.
- PRIVATE ROAD AND PATHWAYS: SOME PRIVATE ROADS AND PATHWAYS WITHIN THE DEVELOPMENT  
WILL HAVE A LONGITUDINAL SLOPE GREATER THAN 5.0%.
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL  
SUBDIVISION MAP.
- EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO  
FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED  
AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR  
BY SEPARATE INSTRUMENT AS NECESSARY.
- STREETS: ALL ON-SITE STREETS TO BE PRIVATE STREETS.
- FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE  
FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP IN  
ACCORDANCE WITH ARTICLE 4, SECTION 66.456.1 OF THE  
SUBDIVISION MAP ACT.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 6, 7, 9, AND  
10. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN  
SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF  
CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.  
THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL NOT  
BE MORE THAN 30 UNITS.
- RECIPROCAL ACCESS  
AND EASEMENTS: FUTURE RECIPROCAL ACCESS RIGHTS AND EASEMENTS TO BE  
INCLUDED AS PART OF THE FINAL SUBDIVISION MAP OR AS PART  
OF THE PROJECT CC&R'S.



VICINITY MAP  
NOT TO SCALE

LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	LOT LINE
---	---	PROJECT BOUNDARY
---	---	RIGHT OF WAY
---	---	EASEMENT LINE
---	---	CURB & SIDEWALK
---	---	VINE TRAIL
---	---	CURB & GUTTER

ABBREVIATIONS

AC	ACRES
BD	BOUNDARY
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT

LOT SUMMARY

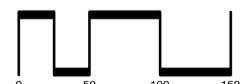
LOT	AREA (SF±)	AREA (AC±)	USE
1	225,941	5.19	HOTEL
2	28,421	0.65	OPEN SPACE / PARKING
3	17,333	0.40	OPEN SPACE
4	38,980	0.89	OPEN SPACE
5	22,180	0.51	OPEN SPACE
6	34,252	0.79	RESIDENTIAL CONDOMINIUM
7	30,848	0.71	RESIDENTIAL CONDOMINIUM
8	24,128	0.55	PRIVATE ROADWAY
9	28,654	0.66	RESIDENTIAL CONDOMINIUM
10	28,520	0.65	RESIDENTIAL CONDOMINIUM
11	103,349	2.37	OPEN SPACE
12	119,390	2.74	OPEN SPACE / PARKING
13	46,317	1.06	OPEN SPACE / PARKING
14	35,169	0.81	OPEN SPACE / PARKING
TOTAL	783,484	17.98	

# HOTEL & RESIDENCES AT THE RUINS

## VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

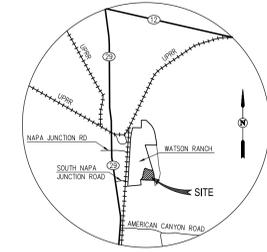
### WATSON RANCH

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: MAY 22, 2023



SAN RAMON • (925) 866-0322  
ROSEVILLE • (916) 788-4456  
WWW.CBANDCO.COM  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

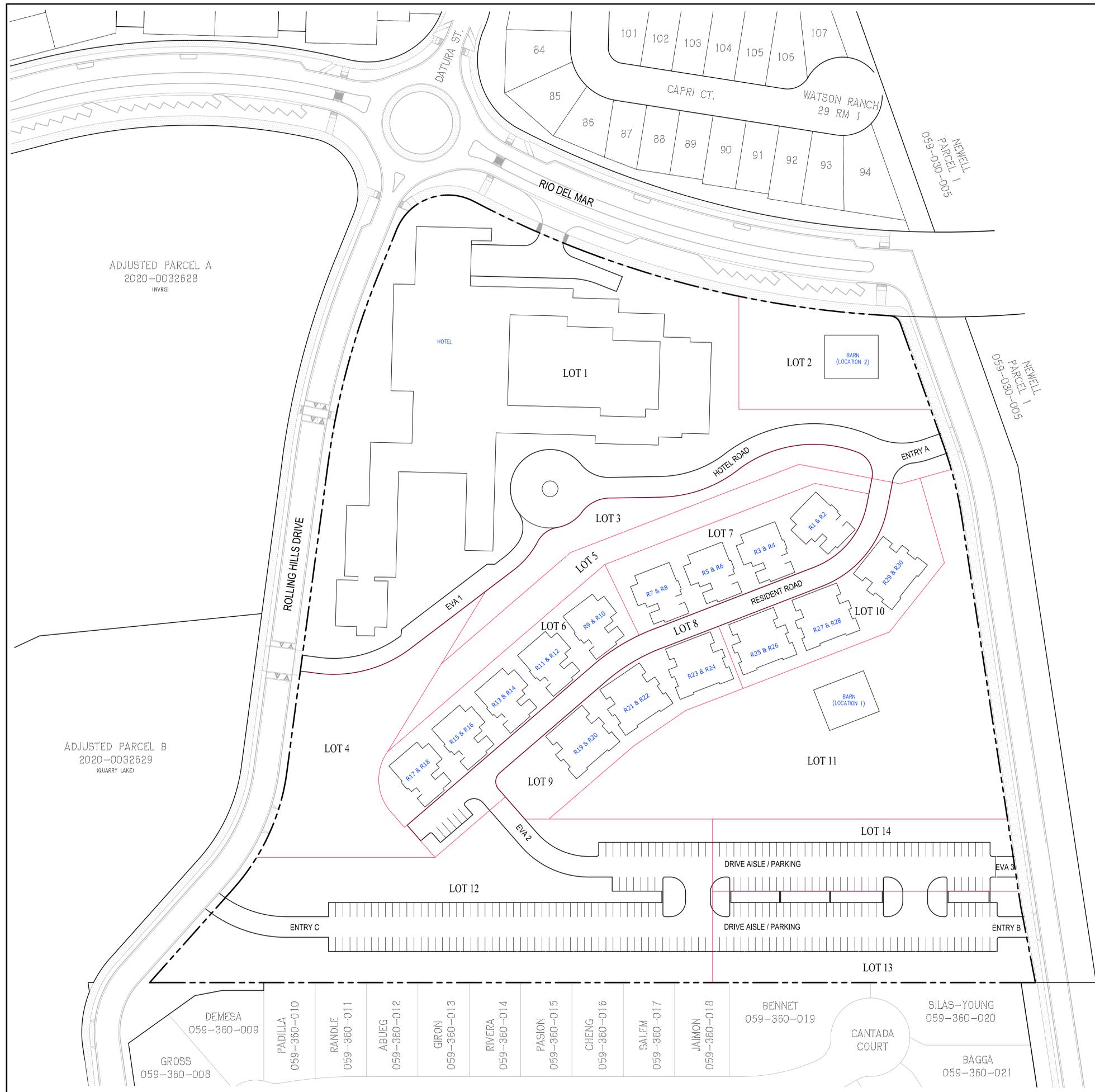
SHEET NO.  
**1**  
OF 1 SHEETS



VICINITY MAP  
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION
	LOT LINE



ADJUSTED PARCEL A  
2020-0032628  
(INVRG)

ADJUSTED PARCEL B  
2020-0032629  
(QUARRY LAKE)

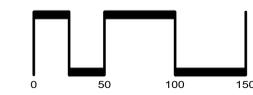
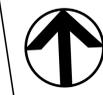
FOR REFERENCE ONLY

# HOTEL & RESIDENCES AT THE RUINS

## VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES WATSON RANCH

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: MAY 22, 2023

- DEMESA  
059-360-009
- PADILLA  
059-360-010
- RANDLE  
059-360-011
- ARUEG  
059-360-012
- GIRON  
059-360-013
- RIVERA  
059-360-014
- PASION  
059-360-015
- CHENG  
059-360-016
- SALEM  
059-360-017
- JAIMON  
059-360-018
- BENNET  
059-360-019
- SILAS-YOUNG  
059-360-020
- BAGGA  
059-360-021



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ROSEVILLE • (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.  
**1**  
OF 1 SHEETS



**EXHIBIT C**  
**Applicant Confirmation of Conditions of Approval**  
**NVRG Hotel and Condominiums Vesting Tentative Subdivision Map**  
**(FILE NO. PL23-0007)**

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the City Council Resolution dated August 15, 2023.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's name

\_\_\_\_\_  
Property Owner's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's name

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





## NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date\* 06/06/2023

Name\* Kathleen Leilani Duenas

Company [REDACTED]

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address

[REDACTED]

Address Line 2

City

[REDACTED]

State / Province / Region

[REDACTED]

Postal / Zip Code

[REDACTED]

Country

United States

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

I'm excited to hear about the planned condominiums! I hope they will be affordable. I'm a single mother who teaches at ACHS. I'm looking to buy a home in AC preferably a condominium because of less maintenance for me, but I cannot afford a 700k price tag. Please make some affordable options. Thank you!

File Upload

**From:** [Leilani Duenas](#)  
**To:** [William He](#)  
**Cc:** [Terrence McGrath-External](#); [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#)  
**Subject:** Re: [External] NVRG Hotel and Condos VTM  
**Date:** Monday, July 10, 2023 5:24:09 PM

---

Thank you for the update.

I hope American Canyon considers building affordable housing to own rather than rent. I'm an experienced teacher and single mother at American Canyon High School with 2 school aged kids. I recently sold a property and am trying to move closer to my place of work as well as to the city where my kids play sports and that has embraced my family. I'm not low income and my income doesn't qualify for the low income options. I fall into that grey area that other high income communities (such as Benicia) do serve. I hope American Canyon considers my market as well.

Thank you for reading my email.

Leilani Duenas

On Mon, Jul 10, 2023, 4:29 PM William He <[whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)> wrote:

Hello Kathleen,

Thank you for your interest in the planned condominiums at the NVRG Hotel. The applicant has not released prices for the condominiums at this time.

Unfortunately, at this time, there are no condominiums for sale in American Canyon. Homes restricted to lower income residents at this time are limited to rental options in American Canyon and elsewhere in Napa County. A list of current income-restricted rental properties is available on the City of Napa Housing Authority website at this address: <https://rb.gy/x4qer>

Also, a new affordable apartment project, Lemos Pointe Apartments, is under construction close to the NVRG site. The apartment includes a picnic area, playground, and a half basketball court. To be placed on the interest list, please call (707) 927-0809 or visit their website at <https://www.lemospointeapts.com/>.

I have copied the applicant on this email in case he has any additional information to share.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



# NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date\* 06/06/2023

Name\* Cindy Lederer

Company Retired Educator & Co-owner "Dynamic Duo...Health and Physical Education"

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address  
[REDACTED]

Address Line 2

City  
[REDACTED]

State / Province / Region

[REDACTED]

Postal / Zip Code

[REDACTED]

Country

United States

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

Against turning this city into a bedroom community with more housing and totally against another Hotel.

File Upload

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Terrence McGrath-External](#); [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#)  
**Subject:** RE: [External] NVRG Hotel and Condos VTM  
**Date:** Thursday, July 13, 2023 11:17:00 AM

---

Hi Cindy,

Thank you for your comments. We will share it with the Planning Commission in the staff report.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)

---

**From:** Cindy Lederer [REDACTED]  
**Sent:** Monday, July 10, 2023 11:08 PM  
**To:** William He <[whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)>  
**Cc:** Terrence McGrath-External <[terry@mcgrathproperties.com](mailto:terry@mcgrathproperties.com)>; Brent Cooper <[bcooper@cityofamericancanyon.org](mailto:bcooper@cityofamericancanyon.org)>; Jason Holley <[jholley@cityofamericancanyon.org](mailto:jholley@cityofamericancanyon.org)>; Bill Ross - External <[wross@lawross.com](mailto:wross@lawross.com)>; Nicolle Hall <[nhall@cityofamericancanyon.org](mailto:nhall@cityofamericancanyon.org)>  
**Subject:** Re: [External] NVRG Hotel and Condos VTM

Hello Mr. He, Thank you for taking the time to respond to my comments on Am Can's housing issue. In the city newsletter it does ask for comments, I just don't want to disappoint. Ha-Ha.

I get what the state wants but is it known in Sacramento that we have a huge traffic problem here and what more housing will do to worsen that problem? I don't believe opening up additional side streets, (which all stop at the Hwy 12 and HWY 29 intersection) is the total answer. I feel that it's the job of our representatives in Sacramento to convince the CA Dept. of Transportation, that before we are required to add additional housing, Sacramento should fix our traffic issues first. For me, I would like to see our city council and county supervisors do a "full court press" on our behalf to our representatives in Sacramento. Dodds and Thompson should be going to the Dept of Transportation and the CA Dept. of Housing to let them know what's going on here. I'm all for the entertainment plans for the Ruins, but don't agree that we need to elevate our status. Just my opinion.

Again, Thanks for replying,

Sincerely,  
Cindy Lederer

---



## Cindy Lederer

Co-Owner: The Dynamic-Duo...Health & Physical Education

CAHPERD Legislative and Governance & Structure Committees

CAHPERD President 2017-18

California Association for Health, Physical Education, Recreation & Dance (CAHPERD)



On Mon, Jul 10, 2023 at 4:32 PM William He <[whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)> wrote:

Hi Cindy,

Thank you for your interest in the NVRG Hotel and Condominiums VTM project. You mentioned that you are opposed to additional housing in American Canyon and hotel development.

As you may have heard in the news, a housing shortage in the Bay Area continues to grow more acute. To address this issue, in 2017 alone, the Governor signed 15 housing bills intended to require cities, like American Canyon to increase housing supply. In 2019, [the Governor signed 18 bills](#) to boost housing production. In 2020, [the Governor signed 13 bills](#). In 2021, [the Governor signed 37 bills](#). In 2022, [the Governor signed 38 bills](#). Like all cities in California, American Canyon must comply with these laws to prevent legal challenges, losing local control over new development, and to qualify for a growing list of grant programs that are used to pay for roadway infrastructure and other programs.

In American Canyon, much of the new housing, including these new condominiums, will occur in Watson Ranch. The Watson Ranch Specific Plan is the product of over 15 years of careful and thorough planning for the future of 300 acres on the east side of town. In 2018, Watson Ranch was approved with 1,253 market rate dwelling units, an affordable housing component, parks, trails, important roadway extensions on Newell Drive and Rio Del Mar, a rejuvenated tourism and entertainment center at the Napa Valley Ruins & Gardens (NVRG), which includes a 200-room boutique hotel. A Development Agreement will “locks in” the Specific Plan for 30 years, was approved in 2020. The addition of the hotel, condominiums and exciting new venues and activities at the NVRG will elevate American Canyon from a “bedroom community” status to an important destination. Modern and attractive features at the NVRG, such as the hotel and stylish condominiums will improve this destination status goal.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date\* 06/07/2023

Name\* Juliana Lopez

Company Lozeau Drury

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address  
[REDACTED]

Address Line 2

City  
[REDACTED]

State / Province / Region

[REDACTED]

Postal / Zip Code  
[REDACTED]

Country  
U.S.A.

Comments\* If comments are being provided through the upload of a document, please indicate so.  
Please provide updates on all documents submitted to city on this project's plans, including CEQA and Land Use Notices. Thank you.

File Upload

**From:** [William He](#)  
**To:** [REDACTED]; [Terrence McGrath-External](#)  
**Cc:** [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#)  
**Subject:** NVRG Hotel and Condos VTM  
**Date:** Monday, July 10, 2023 4:33:00 PM

---

Hi Juliana,

Thank you for your interest in the NVRG Hotel and Condominiums VTM project plans, CEQA notices, and land use notices. You may subscribe to receive this information from the City's website at this address: <https://rb.gy/x4qer>. As a courtesy, we have added your email address to our distribution list.

If you require any further document, you may visit our website to submit a Public Records Act Request at this address: <https://rb.gy/ey7aw>.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



# NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date\* 06/07/2023

Name\* Mary Robinett

Company

Email\* [Redacted]

Phone Number\* [Redacted]

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

Address\* Street Address

[Redacted]

Address Line 2

City

[Redacted]

State / Province / Region

[Redacted]

Postal / Zip Code

[Redacted]

Country

Usa

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

What is being done to relieve the horrible, daunting, and overlooked traffic problem in American Canyon. Why are the officials ignoring the traffic problem? Why do officials keep allowing building? What I see, along with hundreds of other in AC, irresponsible decisions increasing the traffic without any road improvements to eliminate the horrible traffic in AC.

File Upload

**From:** [William He](#)  
**To:** [REDACTED]; [Terrence McGrath-External](#)  
**Cc:** [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#); [Erica Ahmann Smithies](#)  
**Subject:** NVRG Hotel and Condos VTM  
**Date:** Monday, July 10, 2023 4:37:00 PM

---

Hi Mary,

Thank you for your inquiry about what is being done about traffic in American Canyon.

The city is working hard to address traffic issues in American Canyon. The Watson Ranch project will provide important roadway extensions to Newell Drive, Rio Del Mar, Summerwood, and Rolling Hills Drive.

Across the City the City Council adopts a 5-Year Capital Improvement Program (CIP) every year. The CIP includes numerous physical improvements to city facilities in many categories, including roadways. Roadway improvements in the current 5-Year CIP include the following:

- Green Island Road reconstruction and widening
- Wetlands Edge Court extension
- South Kelly Road/Highway 29 intersection widening
- Melvin Road traffic calming, sidewalk and storm drainage improvements
- Rancho Del Mar paving and utility improvements.

In 2022, the City made the following road improvements:

- Completed the missing Devlin Road link from the railroad bridge at Middletown Way to Green Island Road
- 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

In 2022, the City completed the 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.

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

In 2023, six streets are planned for 1.5 miles of grind and overlay through Measure T Funding. Streets that will be rehabilitated are selected based on the Pavement Management Program, which considers 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](http://CityofAmericanCanyon.org/Streets).

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

Safe roadways begin with safe drivers, and that includes ourselves. Take the *We Love Safe Streets* traffic calming program resident pledge and safety program [HERE](#).

On June 6, 2023, the Public Works Department provided the City Council with a quarterly update of activities. You can view the presentation from our website [HERE](#).

As we know, Highway 29 is a chronically congested highway through American Canyon. Owned and operated by the State of California through Caltrans, the Napa Valley Transportation Agency (NVTA) is the authorized Napa County liaison with Caltrans. The NVTA, with funding support from the City of American Canyon, recently completed a Project Initiation Document (PID) to improve Highway 29 through American Canyon. This plan requires environmental review to evaluate two alternatives. Completion of this study is anticipated to provide access to federal funds for Highway 29 transit, operations, beautification, and pedestrian improvements. You can view the PID study documents at the NVTA website [HERE](#).

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date\* 06/07/2023

Name\* Alicia Mijares

Company Sheet Metal Workers Local 104

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address

[REDACTED]

Address Line 2

City

[REDACTED]

State / Province / Region

[REDACTED]

Postal / Zip Code

[REDACTED]

Country

Solano

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

Is this the hotel previously known as the Watson Ranch Hotel? Is McGrath Properties the owner?

File Upload



# NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date\* 06/08/2023

Name\* Alicia Mijares

Company Sheet Metal Workers Local 104

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address  
[REDACTED]

Address Line 2

City  
[REDACTED]

State / Province / Region

[REDACTED]

Postal / Zip Code  
[REDACTED]

Country

United States

Comments\* If comments are being provided through the upload of a document, please indicate so.  
Who is the owner of the land, and who is the developer?

File Upload

**From:** [William He](#)  
**To:** [REDACTED]; [Terrence McGrath-External](#)  
**Cc:** [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#); [Michael Mark](#)  
**Subject:** RE: [External] NVRG Hotel and Condos VTM  
**Date:** Thursday, July 13, 2023 11:00:00 AM  
**Attachments:** [image001.png](#)

---

Hi Alicia,

I am informed that the City Attorney, Bill Ross, is looking into your questions and preparing a response. The City Attorney will respond to you directly.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)

---

**From:** Alicia Mijares [REDACTED]  
**Sent:** Wednesday, July 12, 2023 3:43 PM  
**To:** William He <[whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)>; Terrence McGrath-External <[terry@mcgrathproperties.com](mailto:terry@mcgrathproperties.com)>  
**Cc:** Brent Cooper <[bcooper@cityofamericancanyon.org](mailto:bcooper@cityofamericancanyon.org)>; Jason Holley <[jholley@cityofamericancanyon.org](mailto:jholley@cityofamericancanyon.org)>; Bill Ross - External <[wross@lawross.com](mailto:wross@lawross.com)>; Nicolle Hall <[nhall@cityofamericancanyon.org](mailto:nhall@cityofamericancanyon.org)>; Michael Mark <[MichaelM@smw104.org](mailto:MichaelM@smw104.org)>  
**Subject:** RE: [External] NVRG Hotel and Condos VTM

Dear Mr. He,

Thank you for your time and information. Could you please provide me with a map of the proposed new subdivision for this project?

Best Regards,

**Alicia Mijares**

Business Representative District 1 North Bay  
SMART, SMW Local Union No. 104





---

**From:** Alicia Mijares

**Sent:** Tuesday, July 11, 2023 7:55 AM

**To:** William He <[whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)>; Terrence McGrath-External <[terry@mcgrathproperties.com](mailto:terry@mcgrathproperties.com)>

**Cc:** Brent Cooper <[bcooper@cityofamericancanyon.org](mailto:bcooper@cityofamericancanyon.org)>; Jason Holley <[jholley@cityofamericancanyon.org](mailto:jholley@cityofamericancanyon.org)>; Bill Ross - External <[wross@lawross.com](mailto:wross@lawross.com)>; Nicolle Hall <[nhall@cityofamericancanyon.org](mailto:nhall@cityofamericancanyon.org)>

**Subject:** RE: NVRG Hotel and Condos VTM

Hello Mr. He,

Thank you for your response. Can you please tell me what stage the project is in? Is there a schedule for review and approval or council vote on approving the project?

Thank you,

**Alicia Mijares**

Business Representative District 1 North Bay  
SMART, SMW Local Union No. 104



---

**From:** William He <[whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)>

**Sent:** Monday, July 10, 2023 4:41 PM

**To:** Alicia Mijares <[REDACTED]>; Terrence McGrath-External <[terry@mcgrathproperties.com](mailto:terry@mcgrathproperties.com)>

**Cc:** Brent Cooper <[bcooper@cityofamericancanyon.org](mailto:bcooper@cityofamericancanyon.org)>; Jason Holley <[jholley@cityofamericancanyon.org](mailto:jholley@cityofamericancanyon.org)>; Bill Ross - External <[wross@lawross.com](mailto:wross@lawross.com)>; Nicolle Hall <[nhall@cityofamericancanyon.org](mailto:nhall@cityofamericancanyon.org)>

**Subject:** NVRG Hotel and Condos VTM

Hi Alicia,

Thank you for two inquiries regarding the Watson Ranch Hotel and property owner.

The proposed project is the only hotel contemplated in Watson Ranch. According to the application, the property owner and developer is the following: Terrence McGrath, American Canyon I, LLC. He is copied on this e-mail.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## Customer Feedback

Have something you would like to tell us? Please use this form for whatever you have to say - maybe someone you'd like to thank a staff member, make a request for additional information, or share a problem you encountered? Whatever it is, we're listening! Let us know if you want us to contact you and the best way to do that.

Your contact information will be kept confidential and will only be used for this specific purpose. You'll be hearing from us soon!

**Full Name \***

Colin J. Cabral

**Would you like to be contacted? \***

Yes

**Email \***

[REDACTED]

**Number**

[REDACTED]

**What would you like to say? \***

Does American Canyon have any applications from hotel chains for the Watson Ranch Project , or start times for the Ruins Project?

**Staff name or department your feedback relates to?**

Building Projects

**Any other comments?**

Who will build parks and schools. Mare Island has had a housing project built for decades with no retail on the Island. What are the prospects for Watson Ranch?

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Terrence McGrath-External](#); [Jason Holley](#); [Brent Cooper](#); [Cherry Flathers](#); [Jen Kansanback](#); [Nicolle Hall](#)  
**Subject:** Watson Ranch - Public Comment  
**Date:** Wednesday, June 21, 2023 9:54:00 AM  
**Attachments:** [REDACTED]

---

Hi Colin,

Thank you for contacting the City regarding the Watson Ranch Project. Mr. Terry McGrath is the developer for the project, and he can respond to your questions. You can contact him directly by e-mail at [terry@mcgrathproperties.com](mailto:terry@mcgrathproperties.com).

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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**TITLE**

Promontory Subdivision Vesting Tentative Subdivision Map

**RECOMMENDATION**

A Resolution of the City Council of the City of American Canyon, California approving a Vesting Tentative Subdivision Map for development of 216 single-family residential lots and 54 junior accessory dwelling units (JADUS) on a 56.94-acre site in the Watson Ranch Specific Plan area, APN 059-030-007 (File No. PL22-0034).

**CONTACT**

William He, AICP, Senior Planner

**BACKGROUND & ANALYSIS**

**Table 1: Site Information**

General Plan Designation	Watson Ranch Specific Plan Medium Density Residential (WRSP - MDR and Park)
WRSP Zoning District	WRSP - MDR-12, MDR-16, and Park
Present Use	Undeveloped Lot
Surrounding Zoning and Uses	North: WRSP / Vacant Lot, Watson Ranch Lot 5 South: SEASP SF-1 / Vintage Ranch Subdivision East: Napa County / Open Space West: WRSP / Harvest Subdivision
Access	Site access is provided off Newell Drive

History: The project site is part of the Watson Ranch Specific Plan (WRSP) approved by the City Council in November 2018. The WRSP consists of 309 acres north of the Vintage Ranch subdivision and east of the Napa Junction shopping center. The specific plan includes 1,253 dwelling units, approximately 50 acres of parks, and a new hotel. Within the WRSP, 252 acres are owned by American Canyon I, LLC and 57 acres are owned by the Newell Family interests. The Promontory Subdivision is being developed on the Newell Family property with the help of 330 Land Company, LLC (Applicant).

Proposed Development: 330 Land Company, LLC proposes to develop the Promontory Subdivision (Project), east of the Harvest single family subdivision in Watson Ranch and accessible from Newell Drive. The project will construct Rio Del Mar East between Mallen Way and Newell Drive; and extend Newell Drive from its current terminus at the Mallen Way intersection to the northern limits of the Newell Family property. The Rio Del Mar East extension divides the subdivision into a “Newell North” parcel and a "Newell South" parcel.

The “Newell North” parcel, (approximately 50 acres) contains 216 single-family lots with 54 junior accessory dwelling units (JADUs), 8 new local streets, and approximately 1/2 a mile of the Napa Valley Vine Trail. The new two-story single-family homes range from 2,251 SF to 3,151 SF and include 3 to 4 bedrooms and two-car garages.

The “Newell South” parcel, (approximately 7.4 acres) contains a detention basin, Newell Drive dedication, 3.77 acres of parkland, and open space.

The Promontory draft resolution and plans are available in Attachments 1. The site photographs are available in Attachment 2. The location map for the project is available at Attachment 3.

Design Permit: The Design Permit application complies with WRSP design standards and the WRSP Final Environmental Impact Report (FEIR). The lots will be located in the WRSP Medium Density Residential 16 (MDR-16) zoning district, which allows single-family detached houses. The project has a density of 7.9 dwelling units per acre. On July 27, 2023, the Planning Commission approved the Design Permit and recommended approval of the Vesting Tentative Subdivision Map through a public hearing. The July staff report is available at [this link](#).

#### Site Specific Issues:

*WRSP Amendment:*The project requires an amendment to the WRSP to change land use designations within the site. The amendment increases the MDR-16 designation within the “Newell North” parcel from Park and MDR-12 and shifts a proposed park site to the “Newell South” parcel. These changes are included in a WRSP Amendment sponsored by AC1, LLC, which was recommended for City Council approval by the Planning Commission in May 2023. The City Council meeting to consider the WRSP Amendment is scheduled for August 2023. The proposed WRSP land use changes are shown on Attachment 4.

*Inclusionary Housing:* The Promontory Subdivision is subject to inclusionary housing provisions in the American Canyon Municipal Code Chapter 19.28. According to the code, projects containing five or more residential units must provide at least ten percent of project units at prices or rents affordable to lower income households. The Promontory Subdivision proposes to satisfy its inclusionary housing requirement with 54 Junior Accessory Dwelling Units (JADUs). A JADU is a separate living unit that equals five hundred square feet or less and is contained entirely in the primary residence. The JADUs will be evenly distributed throughout the subdivision.

The applicant notes that the JADU program may be useful because JADU rental income may help first-time homebuyers qualify for a mortgage, reduce downpayment, and total monthly housing costs. A copy of the applicant's letter of justification for the inclusionary housing approach is available in Attachment 5.

The proposed JADUs, which equal 25% of the market rate units, will be deed-restricted to be affordable to 26 very-low-income and 26 low-income households. The deed restriction means that homeowners who purchase a home with a deed-restricted JADU will be required to rent their JADU to a low-income or very-low-income household with annual income monitoring by the Napa Housing Authority. As a condition of approval, the applicant is required to deed-restrict these units prior to building permit issuance.

*Park Dedication:* According to WRSP Table 5.2 and ACMC Section 18.44, new subdivisions must dedicate land for park and recreation purposes based on a park dedication ratio of 5 acres of parkland per 1,000 new residents. Per State Law, the City may not require park dedication for JADUS.

For single-family dwelling units, the household population estimate is 3.49 residents per dwelling unit. The project population therefore equals 216 dwelling units x 3.49 people per dwelling unit which equals 754 people. 754 people at a ratio of 5 acres/1,000 people equals 3.77 acres of parkland dedication. The 3.77 acres of parkland dedication is proposed on Parcel G, located south of Rio Del Mar East.

*Architecture:* The project consists of two types of residential lots: "N1" Lots have a minimum size of 43' x 70' (3,010 square feet) and "N2" Lots have a minimum size of 50' x 80' (4,000 square feet). The N1 Lots have three floor plans: a 2,251, 2,357, and a 2,394 square foot plan. The N2 Lots also have three floor plans: a 2,663, 2,821, and a 3,151 square foot plan. Both the N1 and N2 lots have 3 architectural designs and 3 color schemes for each design to create 18 variations for the project. All homes will have two stories and include two-car garages on the ground floor. The lots will also have a 6-foot wooden fence and front yard landscaping. To improve the long-term durability and aesthetics of the wooden fences, a condition of approval requires the fences to be painted or stained.

The architectural designs consist of traditional, ranch, and farmhouse. The houses feature composite shingle roofs, stucco finishing, and decorative posts and gables. In accordance with WRSP Design Guidelines Section A.4.2.2, enhanced aesthetic wrapping is required for all corner lots and rear lots visible to the public. The enhanced aesthetic features include decorative shutters, additional siding, and enhanced head and sill trims. The applicant provided a map of the aesthetic enhanced lots in the Landscaping Plans (see Attachment 1-b). There is a condition of approval that requires the applicant to submit a map and list of lots with enhanced aesthetics prior to building permit issuance.

*Newell Drive Views:* According to WRSP Section A.7.3, properties visible to public view require an enhanced 6-foot-high privacy (“good neighbor”) fence. Staff discussed this guideline with the applicant regarding the homes facing Newell Drive. The applicant explained that the homes will be separated from Newell Drive with Parcel A and B, due to the slope of the road. The land designated for the Newell Drive extension has a higher elevation on the east and lowers towards the west, where the homes are located. Through preliminary grading sections, the houses are shown as approximately 66’ away from the Newell Drive right-of-way. Given the elevation distance between Newell Drive and the Promontory subdivision, only the houses’ second floor windows and rooftops will be visible from Newell Drive.

Landscape Parcels A and B, parallel to Newell Drive will be landscaped with large trees for additional screening. Furthermore, homes closest to Newell Drive will have enhanced aesthetic wrapping. A cross section of Newell Drive is shown in Attachment 6.

*Napa Valley Vine Trail:* An extension of the Napa Valley Vine Trail is included in the project on the western edge of the Newell North parcel. The trail will be accessible through Parcel C, going along Basin A, and through Parcel E, along Basin B. Both Basins A and B will have paved walking paths around them. Pedestrians may also walk through Parcel D, which is a parcel dedicated to house a future pump station. A graphic showing the Vine Trail is available as Attachment 7.

*Secondary Vehicle Access:* In 2019, the State adopted Senate Bill (SB) 99 which requires cities to require residential developments to have at least two access roads that would be used in an emergency evacuation. In American Canyon, the City has required second access points for subdivisions of this size for many years.

As shown on the subdivision map, there is only one access roadway serving the site to Newell Drive (Street A). In the long run, Lot 5, to the north, owned by AC1-LLC, will develop and provide a roadway network for the second access. To provide a second access in the short term, the owner proposed two options:

Option 1: The owner connects Street B with Newell Drive with a temporary access road easement through Lot 28.

Option 2: The owner connects Street B with Newell Drive by constructing a temporary road bisecting the northern lots in the proposed Promontory subdivision.

Under both options, the temporary access road would be fully paved with appropriate street sections for the anticipated traffic loads. Design would be determined in conjunction with the first improvement plan construction permit. The access road would be removed when the neighboring property provides a replacement second access. The temporary access roadway options are shown in Attachment 8.

*Public Comment:*

May 4 – Project Posted on Website.

May 4 – Neighborhood letters sent within 300 feet.

May 5 – Project Information Announcement to GovDelivery Recipients (3800+/-)

July 12 – Planning Commission (PC) Public Hearing Notice mailed to property owners within 300 feet.

July 12 – PC Public Hearing Notice sent to GovDelivery Recipients (3800 +/-)

July 15 – PC Public Hearing Notice Published in the Vallejo Times Herald

July 21 – PC Staff Report published on City Website and emailed to GovDelivery Recipients

July 25 – PC Public Hearing reminder emailed to GovDelivery Recipients

August 2 – City Council (PC) Public Hearing Notice mailed to property owners within 300 feet

August 4 – CC Public Hearing Notice Published in the Vallejo Times Herald

August 11 – CC Staff Report published on City Website and emailed to GovDelivery Recipients

Throughout the public review period, staff received seven comments. The comments and staff responses are included in Attachment 9.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

## **FISCAL IMPACT**

The Promontory Subdivision VTM application required a developer deposit for review and processing, so there is no fiscal impact for staff time. The addition of 216 single-family homes would provide additional housing units and tax revenue to the City.

## **ENVIRONMENTAL REVIEW**

The proposed Promontory Vesting Tentative Subdivision Map for the Town Center Medium Density 12 and 16 (MDR12 and MDR16) districts of the Watson Ranch Specific Plan are contemplated "Project Approvals" analyzed under the Project FEIR and the Watson Ranch Specific Plan Development Agreement. Under CEQA, the Watson Ranch Specific Plan Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines § 15168.

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

## **ATTACHMENTS:**

[1.0 Promontory VTM - CC Resolution](#)

[1.1 Promontory VTM Exhibit A - Specific Conditions](#)

[1.2 Promontory VTM Exhibit B - Plans](#)

[1.3 Promontory VTM Exhibit C - Yocha Dehe Protocols](#)

- 1.4 Promontory VTM Exhibit D - Confirmation of COAs
2. Promontory VTM - Site Photos
3. Promontory VTM - Location Map
4. Promontory - Land Use and Zoning changes
5. American Canyon Inclusionary Housing Memo
6. Newell Drive cross section
7. Promontory Subdivision - Napa Valley Vine Trail
8. Temporary Secondary Access Options
9. Promontory Subdivision - Public Comments

**RESOLUTION NO. 2023-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING A VESTING TENTATIVE SUBDIVISION MAP FOR PROMONTORY SUBDIVISION TO SUBDIVIDE THE 56.94-ACRE SITE INTO 216 SINGLE-FAMILY LOTS, 54 JUNIOR ACCESSORY DWELLING UNITS (JADUS), AND 8 PARCELS WITH 8 NEW STREETS IN THE WATSON RANCH SPECIFIC PLAN MDR-12, MDR-16, AND PARK ZONING DISTRICTS, ASSESSOR'S PARCEL NUMBER 059-030-007 (FILE NO. PL22-0034)**

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

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

**WHEREAS**, on December 20, 2022, the applicant submitted a Vesting Tentative Subdivision Map (VTM) application to divide the project site into 216 lots and 8 parcels (File No. PL22-0034); and

**WHEREAS**, on December 20, 2022, the applicant submitted a Design Permit application for development of 216 single-family lots with 54 junior accessory dwelling units (JADUs), which includes dedicating 3.77 acres of parkland, open space, 8 new streets, and approximately half a mile of designated walking trails as part of the Napa Valley Vine Trail (File No. PL22-0035); and

**WHEREAS**, on July 27, 2023, the Planning Commission conducted a public hearing and approved the Promontory Subdivision Design Permit and recommended approval of the Promontory Subdivision VTM; and

**WHEREAS**, AC1-LLC submitted a specific plan amendment for Watson Ranch Specific Plan which will facilitate proposed land uses within the Promontory project area (File No. PL22-0023); and

**WHEREAS**, the Promontory Subdivision is located within the proposed Watson Ranch Specific Plan Medium Density Residential 12 (MDR-12), Medium Density Residential 16 (MDR-16), and Park Zoning Districts and single-family homes are a permitted use in the MDR-12 and MDR-16 zoning districts; and

**WHEREAS**, the Promontory Subdivision will provide irrevocable offers of dedication for the extension of Newell Drive and Rio Del Mar East adjacent to the project site; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), a final environmental impact report (Final EIR) was prepared for the Watson Ranch Specific Plan, which included the 56.94 acres of the Promontory Subdivision within the WRSP MDR-12, MDR-16, and Park zoning districts, having analyzed the actions contemplated by the VTM and includes required mitigation measures, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

**WHEREAS**, a duly-noticed public hearing was held by the City of American Canyon City Council on August 15, 2023 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal, and all comments were reviewed and considered.

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

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

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

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

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

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

*[There is no substantial evidence in the light of the whole record revealing any changes proposed in the Project, let alone changes that will involve involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Promontory Subdivision VTM implements the Watson Ranch Specific Plan Project, and no new significant environmental effects or substantial increase in the severity of previously identified significant effects not already addressed by the Project EIR will result from that implementation.]*

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. *[There is no substantial evidence in the light of the whole record revealing circumstances under which the Project is undertaken which require major revisions to the Project EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects: the Promontory Subdivision VTM is an implementation of the Watson Ranch Specific Plan Project (and Project Approvals), and no new significant environmental effects or a substantial increase in the severity of previously identified significant effects not already addressed by the Project EIR will result from that implementation.];* or

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

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

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

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

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

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

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

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

Therefore, the City finds and determines that the Project EIR provides the appropriate CEQA compliance documentation for the City's consideration and approval of the proposed Promontory Subdivision VTM.

## **SECTION 2. SUBDIVISION MAP FINDINGS**

According to the American Canyon Municipal Code Section 18.22.055, 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 subdivision map does not change the size of the project site and is consistent with the General Plan and Watson Ranch Specific Plan.*

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 subdivision map is an implementation of the approved Promontory Subdivision Design Permit, which has designs and improvements that comply with the General Plan and the Watson Ranch Specific Plan.*

C. That the site is not physically suitable for the type of development proposed;

*Findings for the physical suitability for the NVRG Hotel and Condominiums were reviewed and approved in the Promontory Subdivision Design Permit. The subdivision map does not change the scope of work for the project.*

D. That the site is not physically suitable for the proposed density of development proposed;

*The Promontory Subdivision site consists of a single 56.94-acre parcel in Watson Ranch. The subdivision would result in 216 single-family lots, 8 new streets, and the future extension of Newell Drive. The site is relatively flat and physically suitable with some grading. The lots range from 3010 SF to 9056 SF, with many of the lots in the 3 to 4,000 SF range. The density would be 7.9 dwellings per acre, which is permissible in the TC1: MDR-12 and MDR-16 zoning districts.*

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 Promontory Subdivision will not cause substantial environmental damage. The development of single-family lots were contemplated in the Watson Ranch EIR, and applicable mitigation measures are attached as conditions of approval.*

F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

*There is no evidence that the Promontory Subdivision site would 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.

*There are no easement conflicts proposed with this subdivision.*

H. That the discharge of wastewater, 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.

*There is no evidence that the subdivision of the site would cause conflicts with wastewater discharge or stormwater runoff that would result in a violation with the regional water quality control board.*

**SECTION 3. CONDITIONS OF APPROVAL.** The Promontory Subdivision VTM conditions of approval are included 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 15<sup>th</sup> day of August, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Taresa Geilfuss, CMC, City Clerk

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

EXHIBITS:

- A. Promontory VTM specific conditions of approval
- B. Promontory VTM Plans
- C. Yocha Dehe Cultural Protocols
- D. Applicant confirmation of Conditions of Approval



**EXHIBIT D**  
**Applicant Confirmation of Conditions of Approval**  
**Promontory Vesting Tentative Subdivision Map**  
**(FILE NO. PL23-0034)**

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the City Council Resolution dated August 15, 2023.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's name

\_\_\_\_\_  
Property Owner's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's name

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

**Promontory Subdivision Specific Conditions – VTM Approval**

**General Conditions**

Approval, Exhibits, and Expiration

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
1.	The Vesting Tentative Subdivision Map for the Promontory Subdivision (PL22-0034; APN 059-030-007) (sometimes referred to herein as “Promontory VTM” and sometimes referred to herein as the “Project”) to subdivide the 56.94-acre parcel into 216 single-family residential lots with 54 junior accessory dwelling units (JADUs) and 8 parcels, is approved as shown on the Promontory Vesting Tentative Map prepared by Carlson, Barbee & Gibson, revised through June, 2023, consisting of multiple sheets, marked “Exhibit B” to the Resolution approving the Promontory VTM, and on file in the Community Development Department. The final map for Promontory VTM is referred to herein as the “Final Map.”	Promontory VTM	Final Map Recordation	Applicable
2.	Development of the subdivision and the individual lots comprising Promontory VTM shall be subject to the Promontory Subdivision Design Permit Design Guidelines, on file in the Community Development Department.	Design Guidelines	Building Permit	Applicable
3.	The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, consultants, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental document, mitigation plan, or other documents, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.	Design Guidelines	As Needed	Applicable

	<p>The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney’s fees (including a third party award of attorney’s fees), arising out of, resulting from, or in connection with the City’s act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the applicant, incurred on behalf of, or by, the City, its elected and appointed officials, officers, employees, representatives, attorneys, boards, commissions, volunteers and agents in connection with the defense of any claim, action, or proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim.</p> <p>The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney’s fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, or any other document or approval related to the applicant’s project.</p> <p>The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City.</p> <p>In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the applicant’s project is successful, and an award of attorneys’ fees is granted against the City, the applicant shall be responsible to timely pay the full amount of such an award.</p>			
4.	The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.	City Code	Prior to Building Permit Issuance	Applicable
5.	The date upon which the approval is final shall be considered the day of the imposition of the fees,	City Code	Prior to Building Permit Issuance	Applicable

	dedications, reservations and exactions required by these conditions approval for the purposes of protesting the imposition pursuant to California Government Code Section 66020.			
6.	If no construction permits have been issued and construction commenced within two years of the date upon which this approval is final, the approval shall become null and void and of no effect. According to ACMC Section 18.24.050, an extension of time may be granted by the City Council through a public hearing upon the written request by a responsible party before the expiration of the two-year period, provided that the Community Development Director can make the findings that there have been no substantial changes in the approved plans, and that there has been no change of circumstances which would prevent any of the required findings of approval to be made.	City Code	Prior to Improvement Plans or Building Permit Issuance	Applicable
7.	This VTM approval shall take effect no sooner than the effective date of the Watson Ranch Specific Plan Amendment (PL22-0023)	City Code	Effective Date of Approval	Applicable

**Planning Conditions**

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
8.	All plans submitted for review and approval by City and all development within the Project shall be in substantial conformance with the approved Design Guidelines. City’s Community Development Director or designee may approve minor changes on the plans submitted for the construction permits with a determination that the changes are in substantial compliance with the representation of the project as reviewed by the Planning Commission (and City Council if applicable), that the proposed change will be in compliance with the required development standards, and the change will not materially affect adjacent private or public property.	Design Guidelines	Permits for Development within the area comprising Promontory Subdivision	Applicable
9.	These Specific Conditions for the Design Guidelines shall be attached to plan sets submitted for the building permit master plans, under the title “Design Guidelines Conditions.” The conditions shall be printed on the first sheet of each plan set submitted for a building permit pursuant to this Design Permit, under the title ‘Design Permit Conditions’. The second sheet may also be used if the first sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2” by 11” sheets are not acceptable.	Design Guidelines	Prior to Building Permit Issuance	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
10.	The project consists of 54 deed-restricted Junior Accessory Dwelling Units (JADUs), where 27 JADUs will be very-low-income and 27 units will be low-income units. Prior to the issuance of building permits, the applicant shall complete a “Declaration of Restrictive Covenant for ADUs” compliant with the American Canyon Municipal Code (ACMC) and to the satisfactory of the Community Development Director and City Attorney.	Design Guidelines	Prior to Building Permit Issuance	Applicable
11.	The Master Building Permit Plans for the single-family homes shall show enhanced aesthetic wrapping for all corner lots and lots adjacent to open spaces in compliance with the Watson Ranch Specific Plan. Prior to building permit issuance, the applicant shall provide a map and list of all applicable lots. Lots 1-25, 26, 29, 30, 34, 35, 39, 41, 46, 47, 54, 55, 63, 64, 71, 73, 81, 82, 84, 94, 95, 105-111, 113, 121, 122, 130, 132, 139, 141, 148, 150, 158, 159, 167, 169, 176, 178, 185, 187, 195, 196, 204, 206, 209, 210, 216.	Design Guidelines	Prior to Building Permit Issuance	Applicable
12.	Consistent with General Plan Policy H-8.12, the “Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation” shall be implemented in the event any Native American human remains, grave goods, ceremonial items, and items of cultural patrimony are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. A copy of the “Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation” is included in this Resolution as Exhibit C.	General Plan	Prior to Grading Activities or ground disturbance	Applicable
13.	Prior to issuance of a building permit, the applicant shall submit a street name and address plan through an Address Assignment Request application for approval by the Community Development Director and American Canyon Fire Protection District.	Specific Condition	Prior to Building Permit Issuance	Applicable
14.	Final landscape plans that comply with the State of California Water Efficient Landscape regulations are set forth in the Design Guidelines and shall be followed, and all plant materials shall be installed in accordance with the approved Design Guidelines. All tree stakes and ties shall be removed as set forth in the Design Guidelines. All landscape plantings and required irrigation systems shall be maintained as set forth in the Design Guidelines.	Design Guidelines	Prior to Certificate of Occupancy	Applicable

**Building and Safety**

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
15.	Construction and grading activities on the site shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday. Work between the hours of 6:00 pm and 7:00 am and work on weekends and holidays requires prior written approval from the Building Official. If weekends and holiday work is approved construction and grading activities on the site shall be limited to between 8:00 a.m. to 6:00 p.m. on Saturdays, and between 10:00 a.m. and 6:00 p.m. on Sundays and State and Federal holidays.	Design Guidelines	During Construction	Applicable
16.	<u>Recycling of Construction and Demolition Debris:</u> Prior to issuance of a building permit, the applicant shall submit a plan for the diversion of at least 70 percent of the debris from the building demolition and construction. The plan shall include the qualified recycler that will be used, the methods of managing diversion of construction materials on site, and the proposed documentation that will be submitted to confirm that the diversion goal has been met.	State Code	Prior to Building Permit Issuance	Applicable
17.	<u>NVUSD Fees:</u> Prior to the issuance of each building permit, the applicant shall provide a receipt or proof of exemption for Napa Valley Unified School District (NVUSD) facility fees.	Specific Condition	Prior to Building Permit Issuance	Applicable
18.	<u>Deferred Submittals:</u> Prior to issuance of a building permit, the applicant shall submit a request to the Chief Building Official for any proposed deferred submittals on a form provided by the Building and Safety Division. The Deferred Submittal request shall include a justification for each proposed deferred submittal. The Chief Building Official shall issue a determination on each proposed deferred submittal request.	Design Guidelines	Prior to Building Permit Issuance	Applicable

**Fire Protection District Conditions**

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
19.	Prior to the 200 <sup>th</sup> single-family residential building permit, the project will require a secondary ingress / egress to Newell Drive (or another acceptable alternative), north of Street A.	Fire District	Prior to 200th Fire Permit or Building Permit issuance for single-family homes	Applicable; not completed
20.	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 Impact Fees (see current Standard Fees and Charges adopted by resolution) as set forth in the Development Agreement, prior to the issuance of any building permits.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
21.	New buildings and additions to existing buildings shall conform to requirements set forth in the currently adopted editions of the California Building Code, California Fire Code, City of American Canyon standards and Nationally Recognized Standards.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
22.	There shall be no deferred submittals for fire protection equipment and related utilities. Fire protection plans shall not be attached to or bound with the building plan submittal package. This includes but is not limited to Automatic Fire Sprinkler, Fire Alarm, Fixed Fire Protection and Civil plans.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
23.	All Fire related underground piping and fire appurtenances shall be shown on the Civil plan submittal. In addition to the Civil plan submittal, at least (1) plan set under separate cover shall be submitted to American Canyon Building Division for routing to the American Canyon Fire Protection District detailing all underground piping and related fire appurtenances including but not limited to underground piping, underground sweep detail, underground trench details showing depth of burial, type of backfill, manufacturer's specifications of piping, valves joints, fittings and calculated size and locations of thrust blocks, hydrants locations (designate public or private), gate shut-off valves, PIV's, FDC's, fire pumps, fire pump and/or riser rooms.	Fire District	Prior to Improvement Plans Issuance	Applicable; not completed
24.	Underground utility contractor, architect and fire sprinkler contractor shall coordinate the location of risers and control valves prior to the issuance of a building permit.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
25.	Fire Department 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 District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
26.	An approved water supply capable of supplying the required fire flow for fire protection systems shall be provided to all premises upon which facilities or buildings are hereby constructed or moved into or within the City. Required fire flow and hydrant distribution shall be in accordance with Appendix B and C of the California Fire Code. Applicant shall demonstrate on plan submittal; square footage of each building on plan and provide the required fire flow information. Applicant shall	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
	<p>demonstrate that the number and spacing of onsite fire hydrants meets with requirements of the California Fire Code. <b>See sample below regarding fire flow and hydrant detail information needed.</b></p> <p><b>BUILDING FIRE FLOW REQUIREMENTS – CFC TABLES B105.2 &amp; B105.1(2)</b></p> <p><b>INFORMATION BELOW IS A SAMPLE AND FOR REFERENCE ONLY</b></p> <p>Table B105.1(2) – Building size = 129, 600 square feet Construction type = Type IIA FF = 5,250 gpm at 20 psi Duration = 4 hours</p> <p>Table B105.2 – Fire sprinkler allowance = - 50% 5,250 – 2,625 = 2,625 gpm FF = 2,625 gpm @ 20 psi Duration = 2 hours</p> <p>Table CC105.1 – Approximate number of hydrants = 3 Average spacing = 400 feet + 25% allowable increase = 500 Maximum distance from street or frontage = 225 feet = 50% allowable increase = 337.5</p>			
27.	Fire Protection systems shall be installed in accordance with provisions set forth in the California Fire Code as amended by the City of American Canyon and the applicable National Fire Protection Association Standard.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
28.	The fire protection equipment shall be located within an interior room having an approved exterior access door or in an exterior enclosure attached to the building, specifically, for the purpose of housing such equipment.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
29.	Fire Apparatus Access Roads shall be designed in accordance with provisions set forth in the California Fire Code Chapter 5 and Appendix D as amended by the City of American Canyon and the applicable Public Works Standard.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
30.	Fire apparatus access roads shall have an unobstructed minimum width of 20 feet (curb to curb) and a minimum unobstructed vertical clearance of 13' 6". They shall have an all-weather paved surface capable of supporting a GVW of 71,000 pounds.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
31.	Access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction. Fire apparatus access shall be provided to within 150 feet of	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
	the most remote portions of all building from an approved exterior route. If this cannot be achieved fire apparatus turn arounds will be needed.			
32.	Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed bumps, humps or dips are prohibited along fire access roads without prior approval of the fire Code Official. The minimum width and clearances established in Section 503.2.1 shall be maintained at all times.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
33.	When required by the Fire Chief, fire apparatus access roads shall be designated as Fire Lanes and appropriate signs and/or markings installed in accordance with the California Vehicle Code and approved City standards.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
34.	Where applicable improvement plan submittals for permit shall include locations of fire lane red curbing and fire lane signage. Please refer to and include City Public Works Standard FP-2A & 2B with plan submittals for permitting.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
35.	The City of American Canyon requires that a fire hydrant be in service within 250 feet of the furthest point of construction prior to the stockpiling of combustible materials for the beginning of construction.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
36.	Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

**Public Works**

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
37.	The Applicant shall be responsible for all City plan check, map check, and inspection costs. The Applicant shall establish a Developer Deposit Account with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual costs.	Specific Conditions	Improvement Plans	Applicable
38.	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.	City Standards	Building Permits, Certificates of Occupancy	Applicable

<b><i>Specific Condition</i></b>	<b><i>Developer Obligations</i></b>	<b><i>Mechanism</i></b>	<b><i>Implementation</i></b>	<b><i>Status</i></b>
39.	All existing overhead utilities, both on-site and along project frontages, and all new utilities to serve the project, shall be placed underground. Exceptions may be allowed for surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.	Specific Conditions	Improvement Plans Submittal	Applicable
40.	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.	Specific Conditions	Improvement Plans Submittal	Applicable
41.	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.	Specific Conditions	Improvement Plans Submittal	Applicable
42.	A drainage report prepared by a California Registered Civil Engineer shall be submitted for review with the initial submittal of the Improvement Plans. The report shall include detailed hydrologic and hydraulic calculations to support the design and sizing of all public and private drainage facilities including storm drains and detention facilities. The report shall address existing downstream storm drain facilities and hydraulic conditions which may impact the design of proposed facilities and improvements. The report shall include hydraulic grade line profiles for all proposed storm drains for the 10-year, 25-year and 100-year storm events.	Specific Conditions	Improvement Plans Submittal	Applicable
43.	A final detailed post-construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review and approval. The SWCP 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). It is the City's discretion whether to accept alternative treatment facilities other than bioretention.	Specific Conditions	Improvement Plans Submittal	Applicable
44.	A Post Construction Stormwater Operations and Maintenance Plan that includes a plan sheet showing all storm drain and water quality infrastructure that is to be	Specific Conditions	Improvement Plans Submittal	Applicable

<b><i>Specific Condition</i></b>	<b><i>Developer Obligations</i></b>	<b><i>Mechanism</i></b>	<b><i>Implementation</i></b>	<b><i>Status</i></b>
	maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner(s) shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the post-construction Stormwater Best Management Practices.			
45.	Final Maps, as defined in the Subdivision Map Act, shall be prepared by a licensed surveyor or civil engineer. Final Maps shall show all lots, parcels, rights-of-way, and easement(s), and shall be submitted to the City Engineer for review. Final Maps shall be in substantial conformance with the approved Tentative Map and all applicable conditions of approval. Final Maps are not valid until they have been approved by the City and recorded. Closure calculations shall be provided at the time of each initial Final Map submittal. All calculated points within the maps shall be based upon one common set of coordinates. All information shown on the Final Maps 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 Maps 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 each initial Final Map submittal.	Specific Conditions	Improvement Plans Submittal	Applicable
46.	Subject to the terms of Condition 47, the Applicant shall secure all necessary rights-of-way and public and private easements for both onsite and offsite improvements. The Applicant shall prepare all necessary legal descriptions and deeds.	Specific Conditions	Improvement Plans Submittal	Applicable
47.	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	Specific Conditions	Improvement Plans Submittal	Applicable

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
	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. A good faith offer includes identification of property rights needed (permanent and temporary), appraisal of the value of the highest and best use of the property, and a bonafide offer to pay this amount at the close of escrow.			
48.	Applicant shall submit all site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City. <b>Please be aware that this is separate submittal from the building permit application.</b> The final plan set shall include all civil, landscape and joint trench drawings under a single cover sheet. Applicant shall submit a Rough Grading Plan for review and approval of the City. Rough Grading Plan approval and site grading may commence prior to Improvement Plan and Final Map approval. An Encroachment Permit shall be required for any work within City right of way, unless explicitly not required by the City.	Specific Conditions	Improvement Plans Submittal	Applicable
49.	All public water service laterals or services (domestic, recycled and fire water) shall include approved backflow prevention devices.	City Standards	During Construction	Applicable
50.	Cathodic protection shall be provided for all water valves, fittings, hydrants, meters, backflow devices, ductile iron pipe, and other metal appurtenances, regardless of the findings of any soils corrosivity analysis. Cathodic Protection Details shall be included in the Improvement Plans.	City Standards	During Construction	Applicable
51.	All sanitary sewer manholes shall be epoxy coated on the inside or installed with an exterior seal to limit infiltration.	City Standards	During Construction	Applicable
52.	The Applicant shall keep adjoining public and private streets free and clean of project dirt, mud, materials, and debris during the construction period in accordance with an approved SWPPP and Erosion and Sediment Control Plan using appropriate BMPs and as is found necessary by the City Engineer.	City Standards	During Construction	Applicable
53.	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	City Standards	During Construction	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	immediately. Work shall not proceed until clearance has been issued by all of these agencies.			
54.	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.	Specific Conditions	During Construction	Applicable
55.	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.	Specific Conditions	During Construction	Applicable
56.	All new fire hydrants shall be covered with burlap sacks until the hydrants have been tested and found to be in conformance with City flow requirements. No storage of combustible materials or construction of building shall be permitted until all hydrants meet City flow requirements.	Specific Conditions	Pre- and during Construction	Applicable
57.	Prior to placing the final lift of asphalt, all public storm drains and sanitary sewer lines shall be video inspected at the Applicant's expense. All video media (CD, DVD, or portable hard drive) 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.	Specific Conditions	Prior to placing the final lift of asphalt	Applicable
58.	All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.	Specific Conditions	During and post Construction	Applicable
59.	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.	Specific Conditions	Improvement Plans	Applicable
60.	All construction stormwater pollution prevention best management practices (BMP's) shall be installed as the first order of work and in accordance with the <i>State Water Resources Control Board's General Construction Permit for</i>	Specific Conditions	Pre-Construction	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	<i>Stormwater Discharges Associated with Construction and Land Disturbance Activities</i> (Order 2009-0009-DWQ, as amended), the Applicant's Storm Water Pollution Prevention Plan (SWPPP), and the City's Erosion and Sediment Control Plan in accordance with the City's MS4 Permit. All stormwater BMP's shall be maintained to the satisfaction of the Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), and the City Engineer.			
61.	With the exception of water used for loading and testing of potable water lines, all construction water used for the project shall be obtained from a source other than American Canyon potable water sources. The Applicant shall provide verification that an outside source of construction water, e.g., recycled water, has been established and will be available for the duration of the project construction.	Specific Conditions	During Construction	Applicable
62.	The development shall comply with the City's Zero Water Footprint policy.	Specific Conditions	During and post Construction	Applicable
63.	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.	Specific Conditions	Improvement Plans Submittal	Applicable

**Public Works Special Conditions of Approval**

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
64.	The Applicant shall submit Improvement Plans prepared by a registered Civil Engineer (Engineer of Record) in substantial conformance with the preliminary civil plans titled "Vesting Tentative Map, Watson Ranch – Newell Property" prepared by CBG Engineers, dated March 9, 2023, revised through June 2023 except as modified by these conditions. Subdivision Improvement Plans and rough grading plans may be submitted in phases based on the site phasing and-preliminary phasing as shown on the final Vesting Tentative Map.	Specific Conditions	Improvement Plans Submittal	Applicable
65.	Improvement Plans shall be tied to the State of California coordinate system.	Specific Conditions	Improvement Plans Submittal	Applicable

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
66.	<p>The Applicant shall design and construct all <b><u>the Public Improvements</u></b> as shown on the Vesting Tentative Map, Watson Ranch – Newell Property and more specifically described below; although, construction may be phased to correspond with the boundaries of each final map.</p> <ul style="list-style-type: none"> <li>a. <u>Newell Drive Extension:</u> Extend Newell Drive from its existing northern terminus at the intersection with Mallen Way to the north end of the subdivision’s frontage. Roadway cross-sections shall be consistent with those in the adopted Watson Ranch Specific Plan.</li> <li>b. <u>Rio Del Mar Extension:</u> Extend Rio Del Mar from its existing northern terminus to its intersection with Newell Drive. The roadway cross-section shall be consistent with that in the adopted Watson Ranch Specific Plan.</li> <li>c. <u>Roundabouts:</u> Design and construct roundabouts at the intersection of Newell Drive with Mallen Way and the intersection of Newell Drive with Rio Del Mar.</li> <li>d. <u>Second Vehicular Access to Newell Drive:</u> As shown on the Vesting Tentative Map, in addition to Street A, the Applicant shall provide a secondary temporary vehicular access way into the project site by executing one of two project shall provide one of the two options: 1) subject to the granting of temporary access rights from the owner of the adjacent property to the north, construct vehicle access on said property, or 2) construct temporary for temporary vehicular access within the subdivision bisecting future lots that connect Street B to Newell Drive. The temporary secondary vehicular access road shall be in place until Lot 5 begins development, and a permanent secondary vehicular access way is provided. The temporary access road shall be fully paved with an appropriate structural section for the anticipated traffic loads. Project civil engineer shall design the temporary access road and shall be shown in the Improvement Plans.</li> </ul>	Specific Conditions	Improvement Plans Submittal	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	<p>e. <u>Newell Drive/ Street A Intersection:</u>  Applicant shall conduct a traffic safety analysis of the intersection of Newell Drive with Street A regarding refuge and safety of all users entering and exiting the Promontory development to determine whether acceleration/deceleration lanes, a roundabout or other measures are warranted. The traffic safety analysis shall be subject to the review and approval of the City Engineer and additional safety measure shall be constructed as directed.</p> <p>f. <u>EVA on Parcel C:</u>  The emergency vehicle access over Parcel C shall be paved with asphalt cement with a structural section design to the satisfaction of City Engineer and Fire District.</p> <p>g. <u>Public Water Pump Station:</u>  The City’s existing water distribution system does not have adequate pressure to serve the Promontory development. The project shall design and install a public water pump station located at City owned parcel (APN 059-454-005) within the Canyon Estates Subdivision. The water pump station shall be designed and sized to serve all of the areas referred to as Zone 5 in the City’s 2016 Water Master Plan and all of the areas referred to as Zone 3 in the Watson Ranch Specific Plan. The water pump station improvements shall be consistent with the preliminary design prepared by GHD (DOCUMENT REFERENCE AT A LATER TIME) and shall include a hydro-pneumatic tank, auxiliary power supply and City SCADA controls.</p> <p>Applicant shall be responsible for its fair share of the cost of designing and constructing the water pump station as determined by the Promontory Subdivision’s calculated Average Daily Demand (ADD) as a percentage of the pump station’s design total ADD capacity. Costs in excess of this amount shall be eligible for water capacity fee credits. Costs in excess of the Applicant’s combined fair shall plus eligible water capacity fee credits, if any, shall be eligible for a reimbursement agreement to be paid by City over a ten year timeframe (after</p>			

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	<p>final Notice of Completion of the public improvements) via Water Capacity Fees paid citywide by others. Prior to the issuance of the site improvement plans, the applicant shall execute reimbursement agreement with the City.</p> <p>The water pump station shall be completed, operational and accepted by the City prior to issuance of any certificate of occupancy for any building within the Promontory development.</p> <p>h. <u>Zone 5 Water Main Extension in Newell Drive:</u> Extend the existing 12" Zone 5 water main in Newell Drive from its existing northern terminus approximately 500-feet south of Donaldson Way (south of the bridge) to the north end of Newell Drive Extension at the north end of the subdivision's frontage. The cost of this improvement will qualify for a credit against the project's Water Capacity Fee and included in the reimbursement agreement.</p> <p>i. <u>Water Main Extension In Rio Del Mar:</u> Extend the 8" domestic water line in Rio Del Mar east from its existing eastern terminus to Newell Drive connecting to the new Zone 5 water main described above.</p> <p>j. <u>Recycled Water Main Extension:</u> Extend the 12" recycled water line in Rio Del Mar east from its existing eastern terminus to Newell Drive and north in Newell Drive to the north end of Newell Drive Extension at the north end of the subdivision's frontage.</p> <p>k. <u>Storm Drain Pipe Barriers:</u> The open end of all storm drainage pipes shall be designed and equipped with a barrier that will prevent a person, pets or wild animals from entering the storm drainage system.</p> <p>l. <u>Vine Trail:</u> Prior to the submittal of the site improvement plan, the applicant shall provide a dedication of a public multi-use trail easement for the Vine Trail over Parcels E and F.</p>			

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	<p>m. <u>Safety Barrier:</u>  The Newell Drive extension fronting the Promontory Project is at a higher elevation with drop ranging from 23' to 10'. The applicant shall provide roadside barrier for safety of all road users.</p>			
67.	<p>Prior to the SUBMITTAL OF THE IMPROVEMENT PLANS, Applicant shall:</p> <p>a. Submit the City's "Improvement Plan Checklist" to City.</p> <p>b. Be responsible for Improvement Plan check services, as set forth in the Development Agreement.</p> <p>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 Control Plan (SWCP)  (6) Geotechnical Report  (7) Construction Traffic Control Plan.</p> <p>d. Submit a water and sewer Will Serve application</p>	Specific Conditions	Improvement Plans Submittal	Applicable
68.	<p>Prior to APPROVAL OF THE IMPROVEMENT PLANS, the Applicant shall:</p> <p>a. Provide written acknowledgment by the Geotechnical Engineer of Record that the Plans incorporate all design and construction criteria specified in the Geotechnical Report.</p> <p>b. Provide documentation demonstrating that the existing PG&amp;E pole line easements (212 OR 423 and 40 OR 242) has been quitclaimed or otherwise vacated.</p> <p>c. Provide documentation demonstrating that the existing 25' roadway easement in favor of Ted D. Brown has been quitclaimed or otherwise vacated.</p> <p>d. Subject to the terms of Condition 47, 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.</p>	Specific Conditions	Prior to Improvement Plans Approval	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	<p>e. Furnish proof that all permits that may be required by the California Department of Fish &amp; 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.</p> <p>f. Complete and submit the City's Erosion and Sediment Control Plan (ESCP) Template. Applicant may refer to a SWPPP, as appropriate, by referencing page number within the SWPPP that addresses the requirements of the ESCP.</p> <p>g. 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).</p>			
69.	<p>Prior to COMMENCEMENT OF CONSTRUCTION ACTIVITIES, the Applicant shall:</p> <p>a. Pay off all current account balances with the City of American Canyon.</p> <p>b. Pay an inspection fee in amount to be determined at the time of commencement for the City's inspection of the Public Improvements.</p> <p>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:</p> <ol style="list-style-type: none"> <li>(1) Six (6) full-size bond copies of the approved Improvement Plans for the City's use.</li> <li>(2) One (1) job-site copy of the latest edition of the City Standards for the Contractor use.</li> <li>(3) One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor.</li> <li>(4) Electronic copies of Improvement Plans and SWPPP</li> </ol>	Specific Conditions	Prior to Commencement of Construction	Applicable
70.	<p>The Watson Ranch – Newell Property Vesting Tentative Map states that multiple final maps may be filed and shows preliminary phasing between Phase 1 and Phase 2 final maps. PRIOR TO RECORDATION OF THE FIRST FINAL MAP, the applicant shall:</p>	Specific Conditions	Prior to Recordation of Each Final Map	Applicable

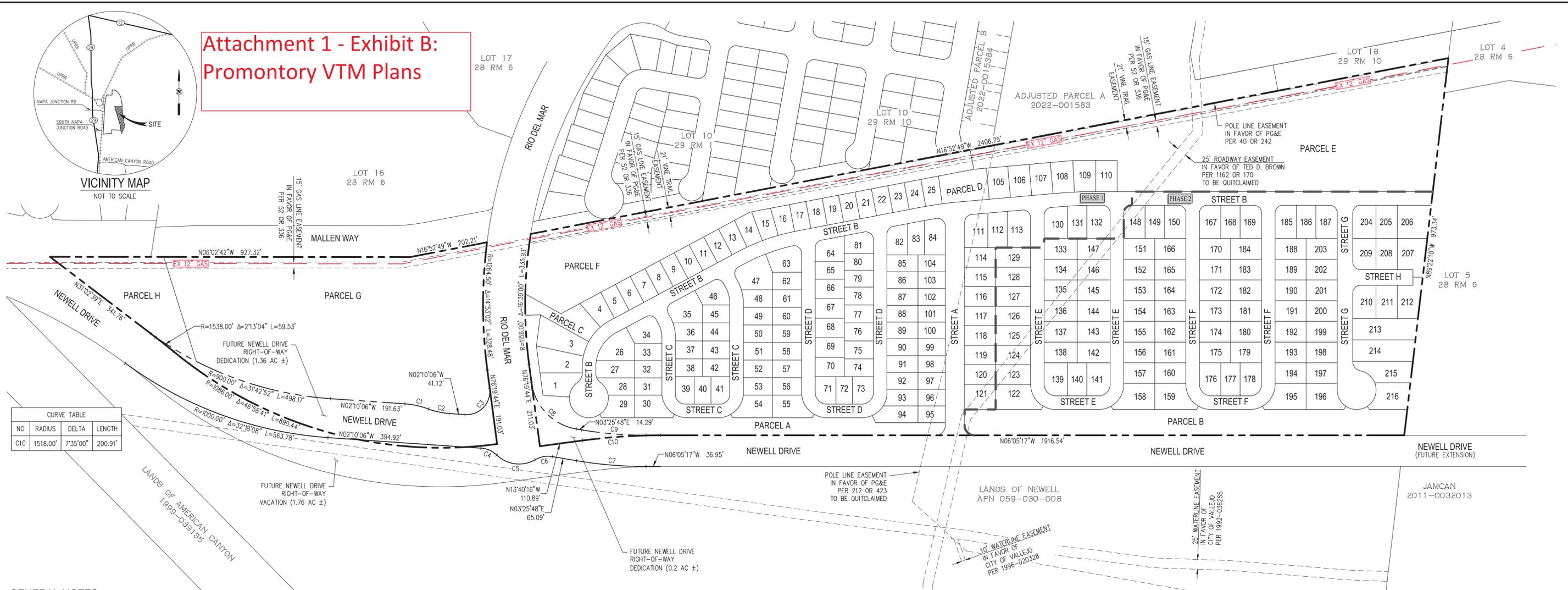
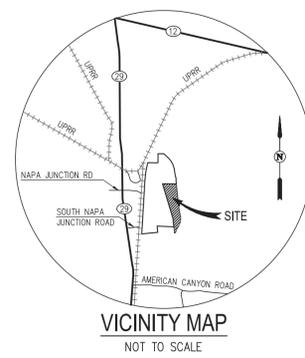
<b><i>Specific Condition</i></b>	<b><i>Developer Obligations</i></b>	<b><i>Mechanism</i></b>	<b><i>Implementation</i></b>	<b><i>Status</i></b>
	<p>a. Construct all of the Public and Private Improvements within that final map phase to the satisfaction of the City. Alternatively, the Applicant may enter into a Subdivision Improvement Agreement with the City agreeing to complete all of the Public and Private improvements within that final map phase prior to Occupancy of the first unit on that final map. Such an Agreements will require the Applicant to provide bonds, proof oof workers compensation insurance, and general liability insurance in the forms and amounts as deemed satisfactory to the City.</p> <p>b. Establish a Homeowner’s Association (HOA) in accordance with State law with recorded Codes, Covenants, &amp; Restrictions (CC&amp;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 stormwater quality facilities within the limits of the subdivision and the pavement of the emergency vehicle access on Parcel C. The City will have enforcement authority over the HOA’s maintenance obligations and the obligation to review and approve proposed changes and/or amendments to the CC&amp;R’s. The CC&amp;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&amp;Rs.</p> <p>c. Generally, in substantial conformity with that which is shown on the Watson Ranch – Newell Property Vesting Tentative Map, convey all easements and dedications, public and private, for the construction, use and/or maintenance of roads or other access, drainage facilities, parks, utilities, and post-construction storm water management facilities in within each Final Map on said Final Map or by separate instruments. All dedications to</p>			

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	<p>the City shall be irrevocable offers of dedication. Specific public offers of dedication include:</p> <ul style="list-style-type: none"> <li>i. Streets A through G and Courts G and H in fee for public road and utility purposes.</li> <li>ii. Slope easements for public roadway purposes over portions of Parcels A and B as determined necessary by the City Engineer.</li> <li>iii. An easement over Parcel C for emergency vehicle access, public access and utility purposes.</li> <li>iv. Parcel D in fee for public utility purposes.</li> <li>v. Parcel G, 3.77 acres in fee for park purposes based upon American Canyon Municipal Code Section 18.44.035. Prior to City acceptance, this property shall be graded to a 2% slope to enable it to be used efficiently for park purposes.</li> <li>vi. Parcel G, approximately 2.67 +/- acres, in fee for public park purposes. Prior to recordation of the first final map, the applicant shall submit a valid appraisal for the property to the satisfaction of the City Manager. The City shall compensate the applicant for this parkland from accrued in-lieu park dedication fees over a maximum 10-year period. Prior to City acceptance, this property shall be graded to a 2% slope to enable it to be used efficiently for park purposes.</li> <li>vii. Parcel H in fee for stormwater and park purposes.</li> <li>viii. Approximately 1.56 +/- acres of Newell Drive in fee for right-of-way and utility purposes.</li> <li>ix. The existing portions of the Newell Drive and Rio Del Mar rights-of-way to remain that were dedicated as right of way easements and public utility easements on the Parcel Map Newell Property (28 PM 5-8) shall be rededicated in fee either on a final map or by separate instrument.</li> <li>x. Furnish proof of payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.</li> </ul>			
71.	Parcels A, B, C, E and F shall be reserved by the owner and granted in fee to the Homeowners Association as common areas.	Specific Conditions	Prior to Improvement Plan issuance	Applicable
72.	Note 30 on the Sheet TM-1.1 of the Vesting Tentative Map notwithstanding, a separate overlapping parcel map is not approved with the approval of the Vesting Tentative Map. Notwithstanding this condition, the filing and recordation	Specific Conditions	Prior to Final Map	Applicable

<b>Specific Condition</b>	<b>Developer Obligations</b>	<b>Mechanism</b>	<b>Implementation</b>	<b>Status</b>
	of a separate Large Lot Parcel Map (up to 4 parcels) for financing and/or conveyance purposed shall not invalidate the approval of this tentative map.			
73.	<p>Prior to APPROVAL OF A BUILDING PERMIT, the Applicant shall:</p> <p>a. Pay all account balances and current City and American Canyon Fire District fees (Mitigation &amp; Capacity) based on the rates in effect at the time of permit issuance. These fees include, but may not be limited to the following: Traffic Mitigation, General Plan Update, Civic Facilities, Fire District, Water Capacity, Zero Water Footprint Mitigation and Wastewater Capacity.</p>	Specific Conditions	Prior to Building Permit issuance	Applicable
74.	<p>Prior to acceptance of any public improvements of release of Project Bonds, the Applicant shall:</p> <p>a. Submit an inspector’s punch list indicating that all of the public improvements are constructed in substantial conformance with the approved improvement plans and to the satisfaction of the City Engineer.</p> <p>b. Restore all adjacent off-site road surfaces to pre-project conditions.</p> <p>c. Submit a letter by the Geotechnical Engineer of Record indicating that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.</p> <p>d. Provide digital copy of the Improvement Plans that include all as-built or field changes, in digital (.pdf) and AutoCAD Civil 3D (.dwg) format (void of any AutoCAD block formats preventing full editing capabilities of the drawings), compatible with the City's current AutoCAD Civil 3D version, and tied to the NAD83 (California Zone 2, feet) coordinate system.</p> <p>e. Provide proof that all relevant Conditions of Approval have been satisfied.</p> <p>f. Provide a letter stating that all of the Developer’s Conditions of Approval have been met.</p> <p>g. Provide a letter from the Civil Engineer of Record and Landscape Architect of Record indicating that all the site</p>	Specific Conditions	Prior to Release of Project Bonds	Applicable

<b><i>Specific Condition</i></b>	<b><i>Developer Obligations</i></b>	<b><i>Mechanism</i></b>	<b><i>Implementation</i></b>	<b><i>Status</i></b>
	<p>improvements were constructed in substantial conformance with the approved improvement plans and City Standards.</p> <p>h. Provide proof from the Architect of Record, Structural Engineer of Record, and/or other design professionals who signed the building permit plan submittal indicating that all building improvements have been constructed in substantial conformance with approved plans.</p> <p>i. Execute a post-construction Stormwater Operations and Maintenance Agreement with the City.</p>			

# Attachment 1 - Exhibit B: Promontory VTM Plans



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C10	1518.00'	7°35'00"	200.91'

### GENERAL NOTES

- DEVELOPER: 330 LAND COMPANY, LLC  
16381 SCIENTIFIC WAY  
IRVINE, CA 92618  
CONTACT: STEVE REILLY  
PHONE: (925) 368-3128
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
CONTACT: JASON NERI, PE 59136  
PHONE: (925) 866-0322
- ARCHITECT: KTG ARCHITECTURE & PLANNING  
1818 FRANKLIN ST, SUITE 400  
OAKLAND, CA 94612  
CONTACT: JILL D. WILLIAMS, AIA  
PHONE: (510) 272-2910
- LANDSCAPE ARCHITECT: GATES & ASSOCIATES  
165 N MAIN ST, SUITE 365  
WALNUT CREEK, CA 94596  
CONTACT: ERIK GELLERMAN  
PHONE: (925) 736-8176
- TOPOGRAPHIC SOURCE: EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.
- BENCHMARK: NAPA COUNTY BENCHMARK BM 934C. STATE WELL MONUMENT STAMPED B-55 IN CUL DE SAC AT NORTH END OF LOMBARD ROAD.  
EL = 58.37' NVD 29  
(TO CONVERT TO NAVD88 = NGVD29 + 2.44')
- A.P.N.'S: 059-030-007
- EXISTING LAND USE: VACANT/AGRICULTURE
- PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE/PARK
- SITE AREA: 47.89± ACRES (GROSS)  
20.63± ACRES (LOTS 1-216)  
11.48± ACRES (PARCELS A-F)  
7.40± ACRES (PARCEL G-H)  
6.79± ACRES (STREET DEDICATIONS)  
1.56± ACRES (NEWELL DRIVE DEDICATION)  
27.42± ACRES (SITE AREA: LOTS 1-216 & STREET DEDICATIONS)
- LOTS: 216 LOTS AND 8 PARCELS
- RESIDENTIAL UNITS: 216 (LOTS 1-216)
- GENERAL PLAN: TOWN CENTER (TC)
- ZONING: MEDIUM DENSITY RESIDENTIAL - 16 (TC-1 MDR-16)  
MEDIUM DENSITY RESIDENTIAL - 12 (TC-1 MDR-12)  
HIGH DENSITY RESIDENTIAL (TC-1 HDR)  
PARKS (TC-1 R-1 PARK)  
OPEN SPACE (TC-1 OS)
- DENSITY: 7.90± DU/ACRE
- WATER: CITY OF AMERICAN CANYON
- SANITARY SEWER: CITY OF AMERICAN CANYON
- STORM DRAIN: CITY OF AMERICAN CANYON
- GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- FLOOD ZONE: FEMA FLOOD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
(MAP NUMBER: 06055C0650E)
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.
- EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR BY SEPARATE INSTRUMENT AS NECESSARY.
- STREETS: ALL STREETS TO BE PUBLIC STREETS, OWNED & MAINTAINED BY THE CITY OF AMERICAN CANYON.
- DETENTION/STORMWATER: DETENTION/STORMWATER QUALITY BASINS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PUBLIC ROADS AND PATHWAYS: SOME PUBLIC ROADS AND MONOLITHIC SIDEWALKS WITHIN THE DEVELOPMENT MAY HAVE A LONGITUDINAL SLOPE OF GREATER THAN 5.0%.
- DOMESTIC WATER: FINAL DOMESTIC WATER SYSTEM CONFIGURATION TO BE DETERMINED BY THE CITY OF AMERICAN CANYON.
- PHASING: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASING SHOWN ON THE VESTING TENTATIVE MAP IS PRELIMINARY AND SUBJECT TO THE FINAL MAP(S).
- PARCEL MAP: A LARGE LOT PARCEL MAP, FOR FINANCE AND CONVEYANCE PURPOSES, MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.

### LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CENTERLINE
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	EASEMENT LINE
---	---	CURB & SIDEWALK
---	---	TOP/TOE OF SLOPE
---	---	RETAINING WALL
---	---	PRELIMINARY PHASE LINE

### ABBREVIATIONS

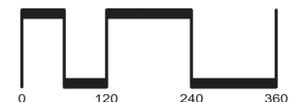
AC	ACRES/ASPHALT CONCRETE	PR	PROPOSED
AB	AGGREGATE BASE	PUE	PUBLIC UTILITY EASEMENT
BD	BOUNDARY	R	RADIUS
BGL	BOTTOM OF GRAVEL LAYER	RET	RETURN/RETAINING
CB	CATCH BASIN	RM	RECORDED MAP
CL	CENTERLINE	R/W	RIGHT-OF-WAY
CY	CUBIC YARD	SF	SQUARE FOOT
ESMT	EASEMENT	SD	STORM DRAIN
EVA	EMERGENCY VEHICLE ACCESS EASEMENT	SLS	SEWER LIFT STATION
EX	EXISTING	SS	SANITARY SEWER
FH	FIRE HYDRANT	S/W	SIDEWALK
INV	INVERT	TGL	TOP OF GRAVEL LAYER
L/S	LANDSCAPE	TSL	TOP OF SOIL LAYER
MH	MANHOLE	TYP	TYPICAL
		W	WATER

### SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM-1.1	VESTING TENTATIVE MAP
TM-1.1.A	SPECIFIC PLAN LAND USE AND ZONING
TM-1.2	VESTING TENTATIVE MAP
TM-1.3	VESTING TENTATIVE MAP
TM-2	EXISTING CONDITIONS
TM-3.1	PRELIMINARY GRADING & DRAINAGE PLAN
TM-3.2	PRELIMINARY GRADING & DRAINAGE PLAN
TM-4	PRELIMINARY GRADING CROSS SECTIONS
TM-5.1	PRELIMINARY UTILITY PLAN
TM-5.2	PRELIMINARY UTILITY PLAN
TM-6.1	PRELIMINARY STORMWATER CONTROL PLAN
TM-6.2	PRELIMINARY STORMWATER CONTROL PLAN
TM-7	PRELIMINARY FIRE ACCESS PLAN
TM-8	PRELIMINARY SECONDARY SITE ACCESS PLAN

# VESTING TENTATIVE MAP WATSON RANCH - NEWELL PROPERTY

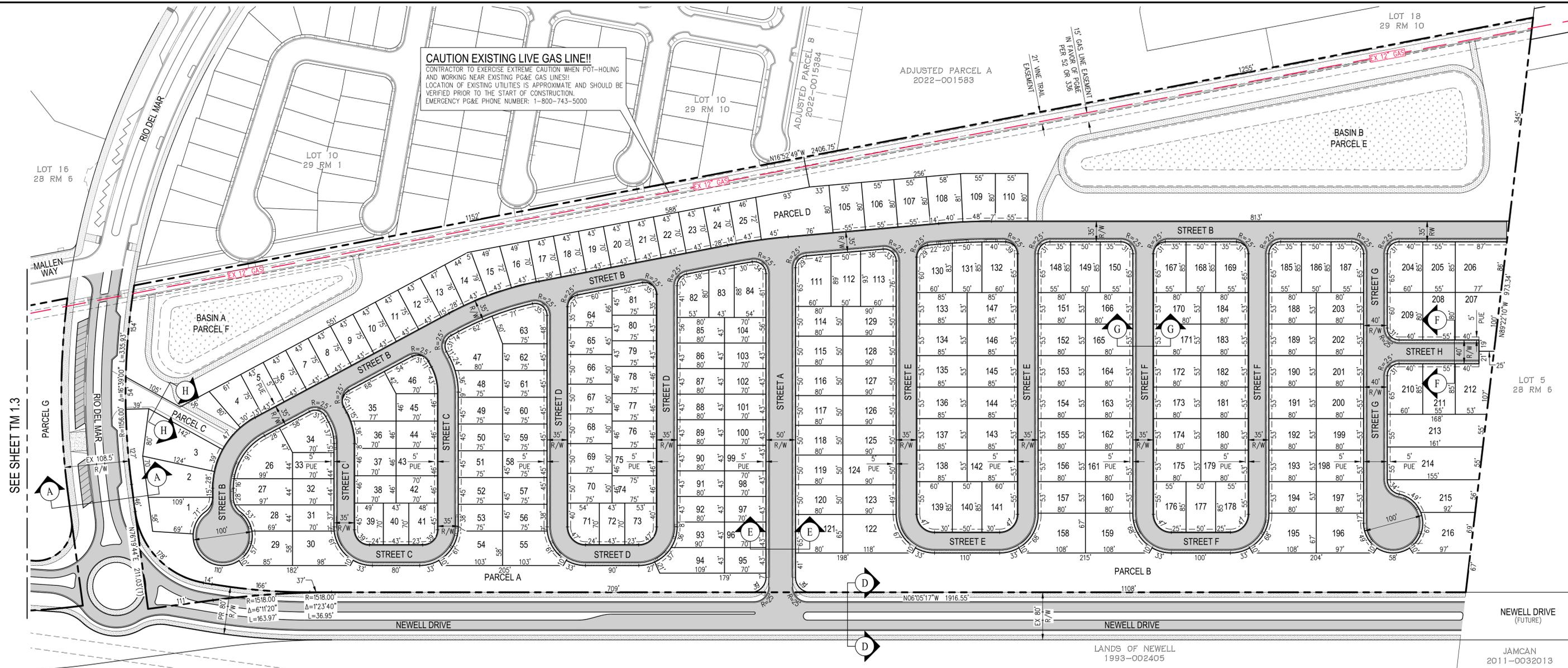
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
SCALE: 1" = 80' DATE: MARCH 9, 2023



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

SHEET NO.  
**TM-1.1**  
OF 14 SHEETS

**CAUTION EXISTING LIVE GAS LINE!!**  
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!! LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000



SEE SHEET TM 1.3

LOT AREAS															
LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)
1	5,236	26	5,887	51	3,375	76	3,450	101	3,010	126	4,500	151	4,240	176	4,482
2	6,404	27	4,383	52	3,375	77	3,450	102	3,010	127	4,500	152	4,240	177	4,250
3	7,699	28	3,538	53	3,376	78	3,450	103	3,010	128	4,500	153	4,240	178	4,482
4	3,942	29	4,385	54	5,143	79	3,235	104	3,010	129	4,500	154	4,240	179	4,240
5	3,225	30	4,853	55	5,143	80	3,225	105	4,400	130	4,764	155	4,240	180	4,240
6	3,225	31	3,080	56	3,376	81	3,790	106	4,400	131	4,213	156	4,240	181	4,240
7	3,225	32	3,080	57	3,375	82	3,958	107	4,400	132	5,026	157	4,240	182	4,240
8	3,225	33	3,080	58	3,375	83	3,620	108	4,541	133	4,505	158	6,154	183	4,240
9	3,225	34	4,859	59	3,375	84	4,842	109	4,572	134	4,505	159	6,154	184	4,240
10	3,225	35	5,608	60	3,375	85	3,440	110	4,400	135	4,505	160	4,240	185	4,601
11	3,225	36	3,303	61	3,375	86	3,440	111	5,087	136	4,505	161	4,240	186	4,261
12	3,225	37	3,220	62	3,375	87	3,440	112	4,538	137	4,505	162	4,240	187	4,601
13	3,383	38	3,220	63	3,220	88	3,440	113	5,629	138	4,505	163	4,240	188	4,240
14	3,586	39	3,261	64	4,370	89	3,440	114	4,000	139	4,907	164	4,240	189	4,240
15	3,465	40	3,010	65	3,375	90	3,440	115	4,000	140	4,250	165	4,240	190	4,240
16	3,273	41	3,261	66	3,750	91	3,440	116	4,000	141	4,907	166	4,240	191	4,240
17	3,010	42	3,220	67	3,750	92	3,440	117	4,000	142	4,505	167	4,601	192	4,240
18	3,010	43	3,220	68	3,750	93	3,553	118	4,000	143	4,505	168	4,261	193	4,240
19	3,010	44	3,220	69	3,750	94	4,587	119	4,000	144	4,505	169	4,601	194	4,240
20	3,010	45	3,220	70	3,750	95	3,010	120	4,000	145	4,505	170	4,240	195	6,154
21	3,010	46	4,266	71	3,552	96	3,010	121	5,177	146	4,505	171	4,240	196	5,799
22	3,010	47	6,688	72	3,010	97	3,010	122	6,618	147	4,505	172	4,240	197	4,240
23	3,010	48	3,440	73	3,552	98	3,010	123	4,500	148	4,601	173	4,240	198	4,240
24	3,046	49	3,375	74	3,450	99	3,010	124	4,500	149	4,261	174	4,240	199	4,240
25	3,148	50	3,375	75	3,450	100	3,010	125	4,500	150	4,601	175	4,240	200	4,240
														TOTAL AREA (LOT 1-216)	898,643

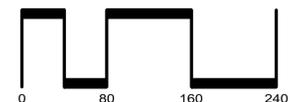
PUBLIC STREET AREAS	
STREET	AREA (SF±)
A	28,491
B	89,509
C	26,692
D	36,820
E	41,187
F	41,141
G	25,597
H	6,371
NEWELL DRIVE	67,953
TOTAL AREA (STREET A-H, RIO DEL MAR, NEWELL DRIVE)	363,761

PARCEL AREAS	
PARCEL	AREA (SF±)
A	51,162
B	75,629
C	9,028
D	9,479
E	242,470
F	111,837
G	280,434
H	41,759
TOTAL AREA (PARCEL A-F)	821,798



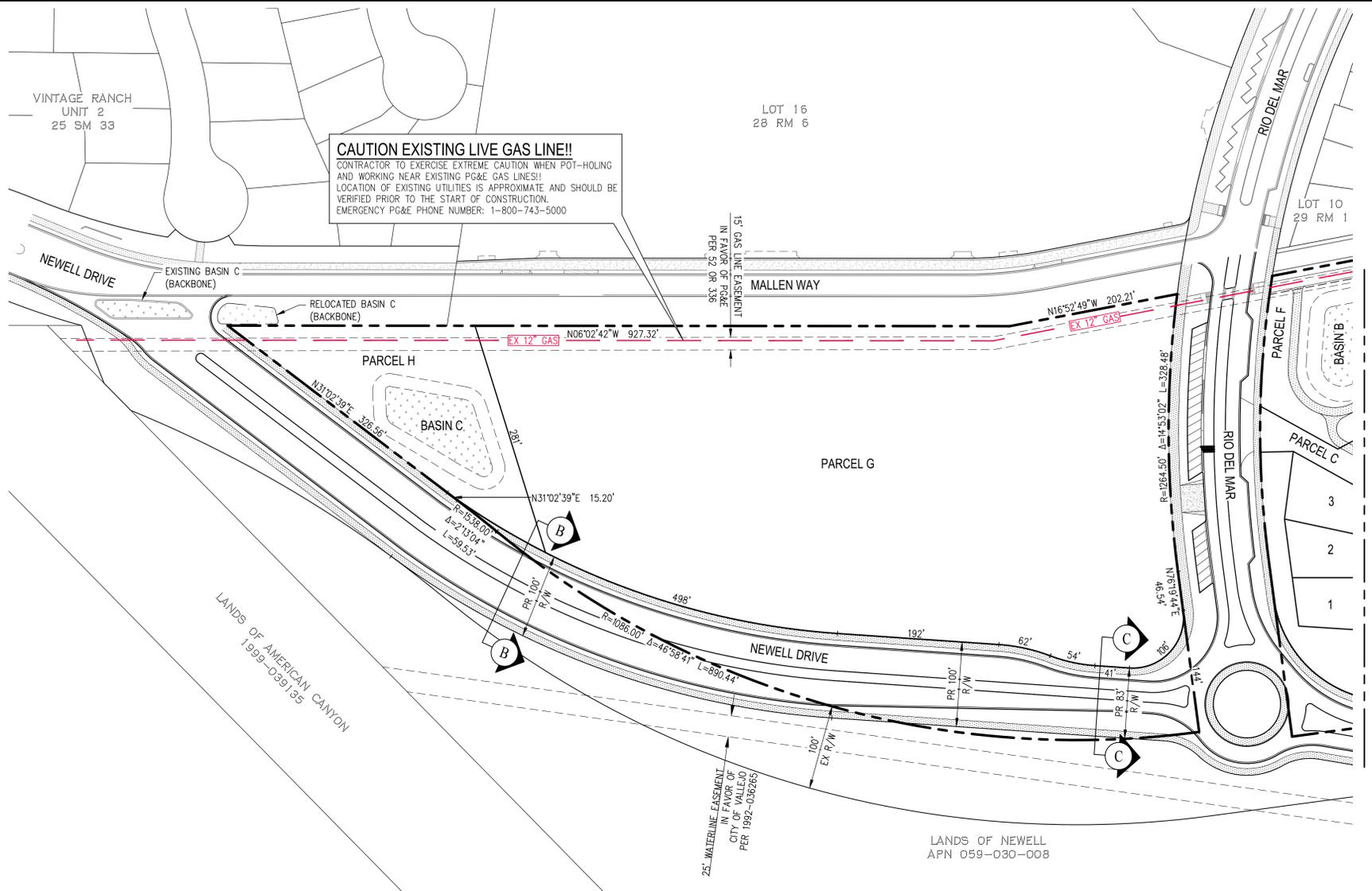
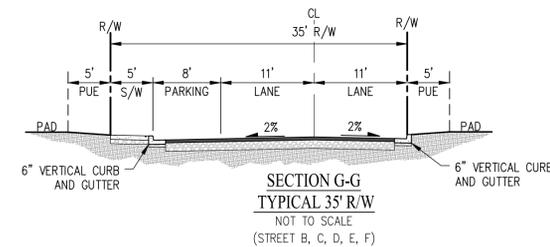
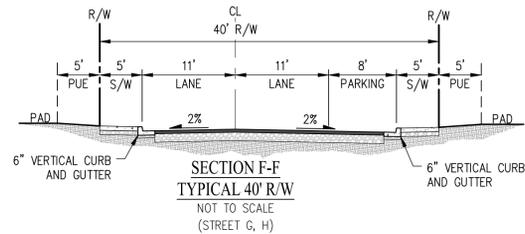
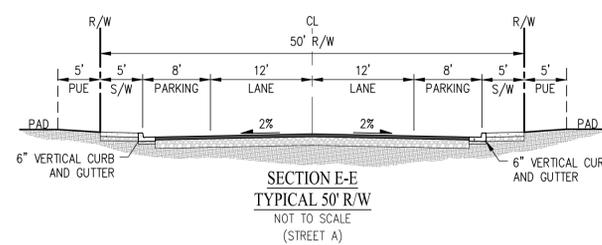
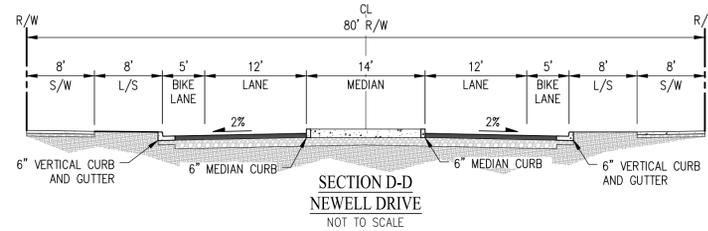
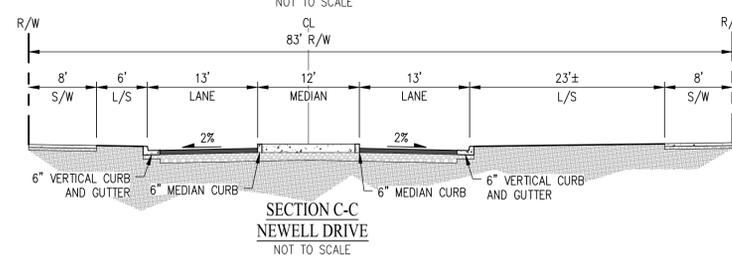
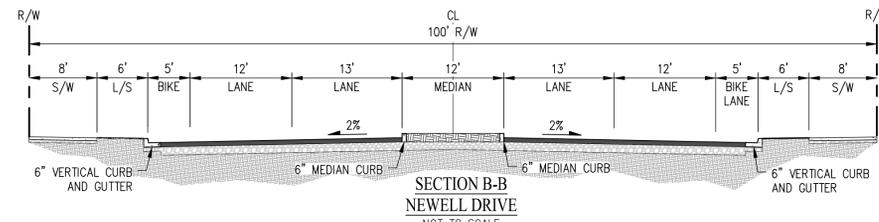
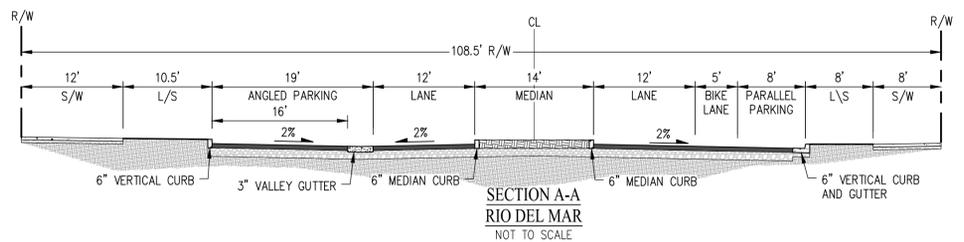
# VESTING TENTATIVE MAP WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
 SCALE: 1" = 80' DATE: MARCH 9, 2023

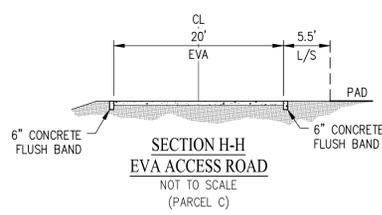


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 ROSEVILLE (916) 788-4456  
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 SURVEYORS PLANNERS

SHEET NO.  
**TM-1.2**  
 OF 14 SHEETS

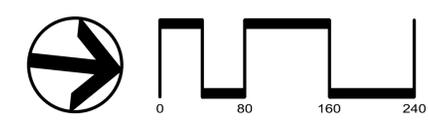


**CAUTION EXISTING LIVE GAS LINE!!**  
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!!  
 LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.  
 EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000



# VESTING TENTATIVE MAP WATSON RANCH - NEWELL PROPERTY

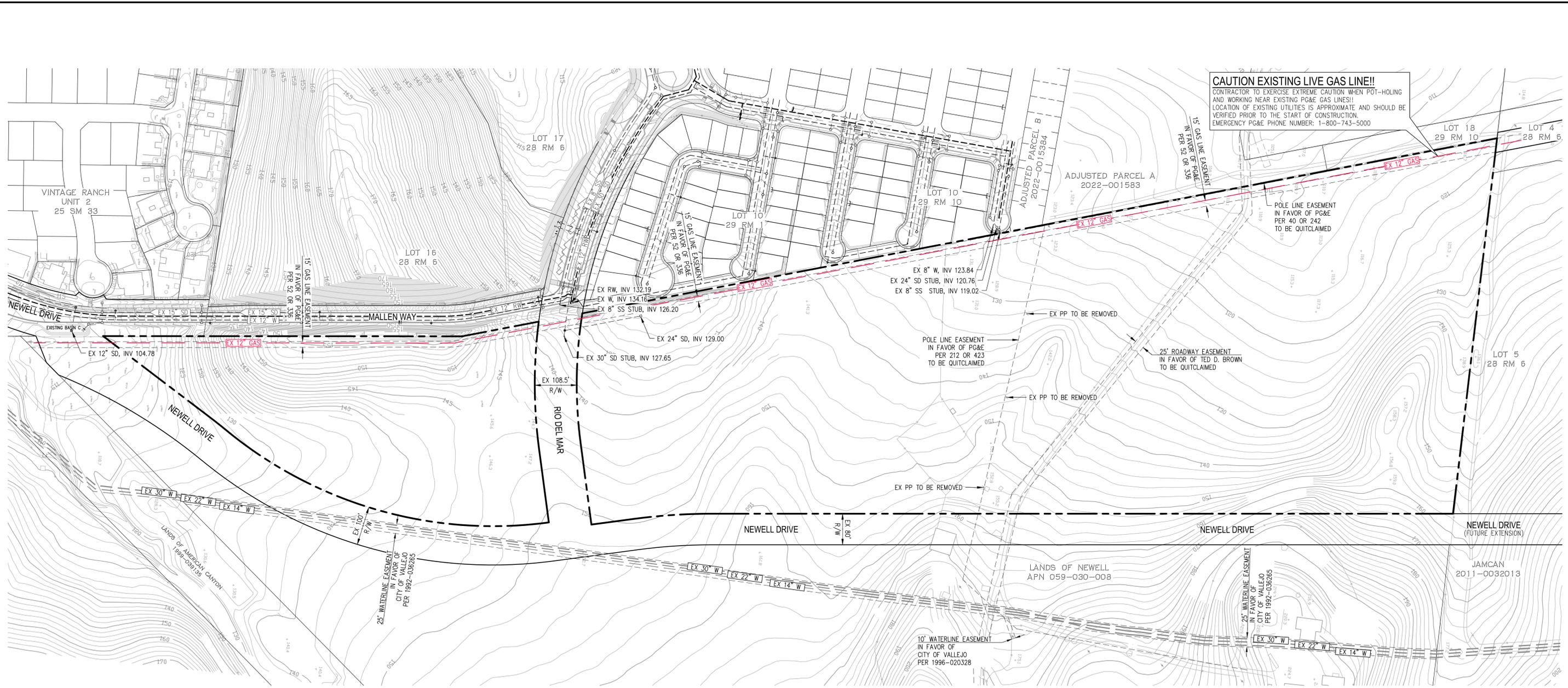
CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
 SCALE: 1" = 80'    DATE: MARCH 9, 2023



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SHEET NO.  
**TM-1.3**  
 OF 14 SHEETS

SEE SHEET TM 1.2

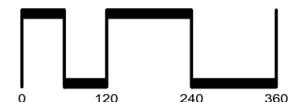


**CAUTION EXISTING LIVE GAS LINE!!**  
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 LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.  
 EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

- NOTES:**
1. EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.
  2. ALL EXISTING VEGETATION TO BE REMOVED.
  3. ALL EXISTING FENCING TO BE REMOVED.

# EXISTING CONDITIONS WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
 SCALE: 1"=120'    DATE: MARCH 9, 2023



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SHEET NO.  
**TM-2**  
 OF 14 SHEETS

**CAUTION EXISTING LIVE GAS LINE!!**  
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 EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

**PRELIMINARY PAVEMENT DESIGN CHART**

	TI	PCC	AC	AB
STREETS A-H	6	-	0.35" (4")	1.10" (13")
RIO DEL MAR	9	-	0.45" (5.5")	1.70" (20")
NEWELL DRIVE	9	-	0.45" (5.5")	1.70" (20")
SIDEWALK	-	0.35" (4")	-	0.35" (4")
VINE TRAIL	-	0.35" (4")	-	0.35" (4")

- NOTES:**
- ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  - STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  - ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD29 DATUM.
  - SEE SHEET TM-4 FOR PRELIMINARY GRADING CROSS SECTIONS.
  - RETAINING WALLS ARE NOT PROPOSED FOR PAD SPLITS OF 1.0' OR LESS.
  - TREATED DRAINAGE TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM IN RIO DEL MAR & TO THE EXISTING UNDEVELOPED AC-1 PROPERTY TO THE WEST.
  - SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN TABLE.

**PRELIMINARY EARTHWORK SUMMARY**

DESCRIPTION	CUT (CY)	FILL (CY)
IN-TRACT ROUGH GRADING	96,000	285,000
BACKBONE ROUGH GRADING	69,000	27,000
SUBTOTAL	165,000	312,000
NET (IMPORT)		147,000

- EARTHWORK NOTES:**
- ASSUMES A STREET SECTION OF 3.5" AC/ 13" AB (WITH T.I. OF 6.0). FINAL STREET STRUCTURAL SECTION TO BE VERIFIED WITH FINAL DESIGN.
  - SPOILS QUANTITIES ARE NOT INCLUDED; TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS.
  - EARTHWORK QUANTITIES DO NOT INCLUDE ANY SHRINK OR SWELL ADJUSTMENT.
  - EARTHWORK QUANTITIES DO NOT INCLUDE ANY GEOTECHNICAL REMEDIATION. IF GEOTECHNICAL REMEDIATION IS REQUIRED, FINAL DESIGN LEVEL EARTHWORK QUANTITIES SHALL BE UPDATED ACCORDINGLY WITH THE GEOTECHNICAL RECOMMENDATIONS.

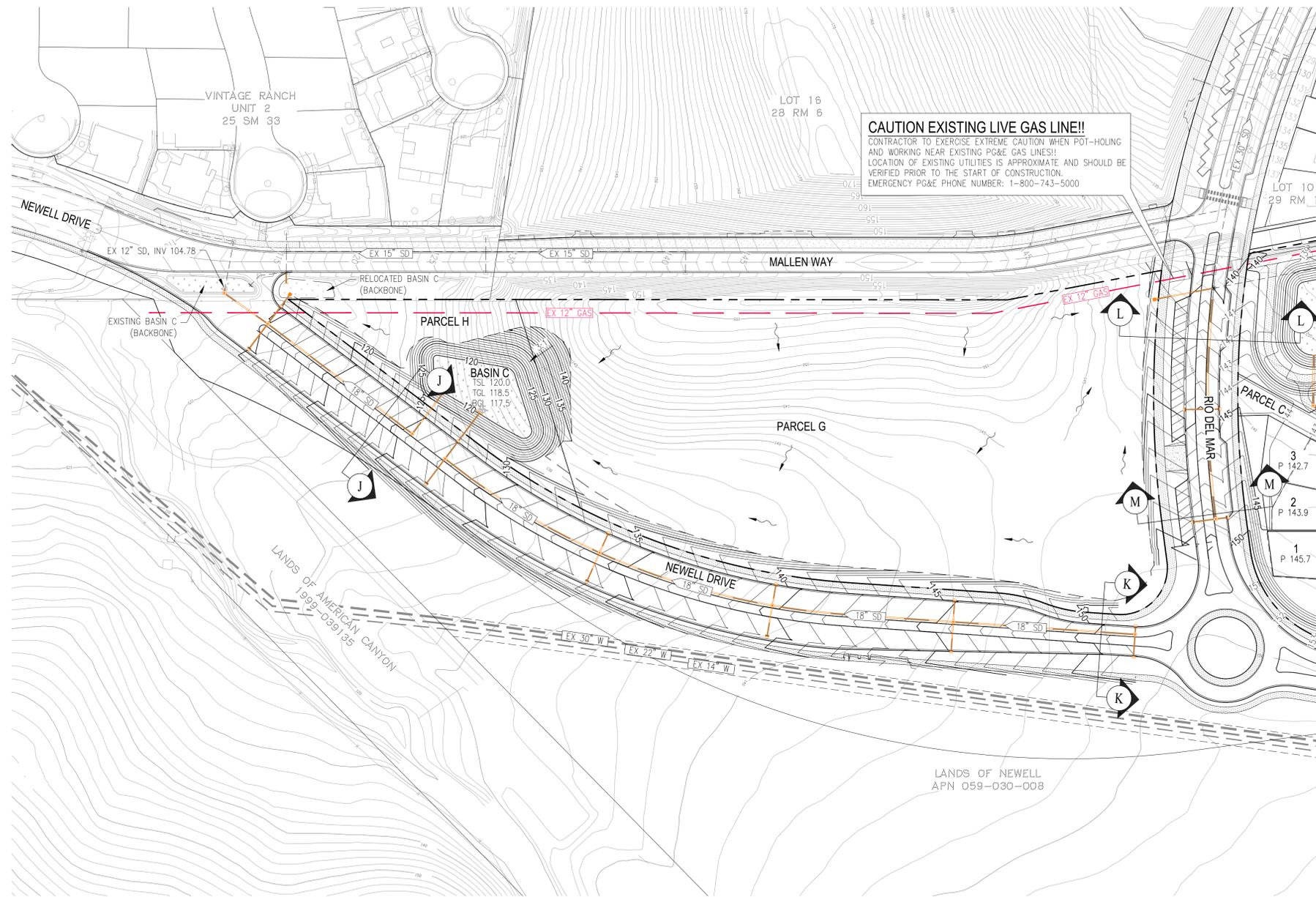
# PRELIMINARY GRADING & DRAINAGE PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
 SCALE: 1" = 80'    DATE: MARCH 9, 2023

**cbg**  
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SHEET NO.  
**TM-3.1**  
 OF 14 SHEETS



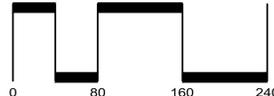
**CAUTION EXISTING LIVE GAS LINE!!**  
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 AND WORKING NEAR EXISTING PG&E GAS LINES!!  
 LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE  
 VERIFIED PRIOR TO THE START OF CONSTRUCTION.  
 EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

SEE SHEET TM 3.1

- NOTES:**
1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD29 DATUM.
  4. SEE SHEET TM-4 FOR PRELIMINARY GRADING CROSS SECTIONS.
  5. RETAINING WALLS ARE NOT PROPOSED FOR PAD SPLITS OF 1.0' OR LESS.
  6. TREATED DRAINAGE TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM IN RIO DEL MAR & TO THE EXISTING UNDEVELOPED AG-1 PROPERTY TO THE WEST.
  7. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN TABLE.

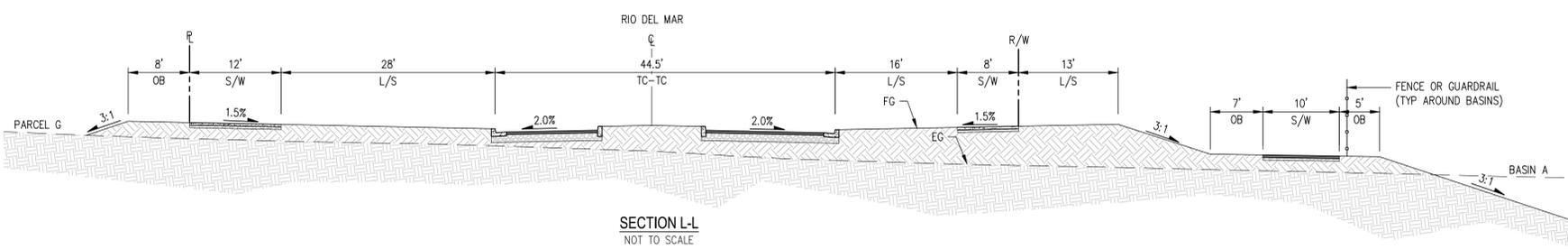
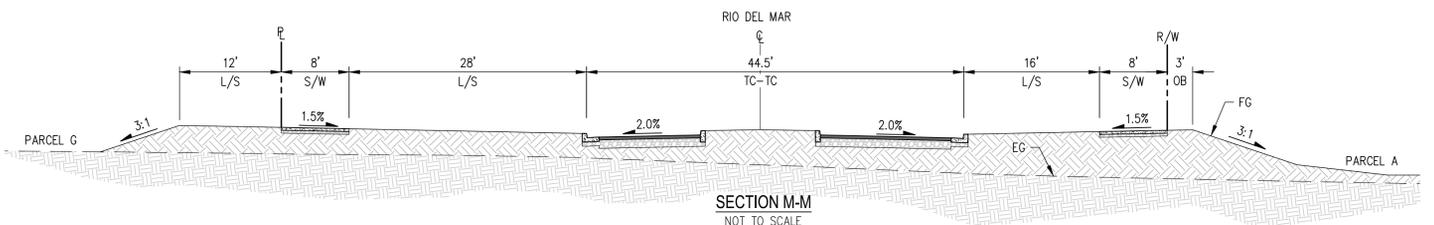
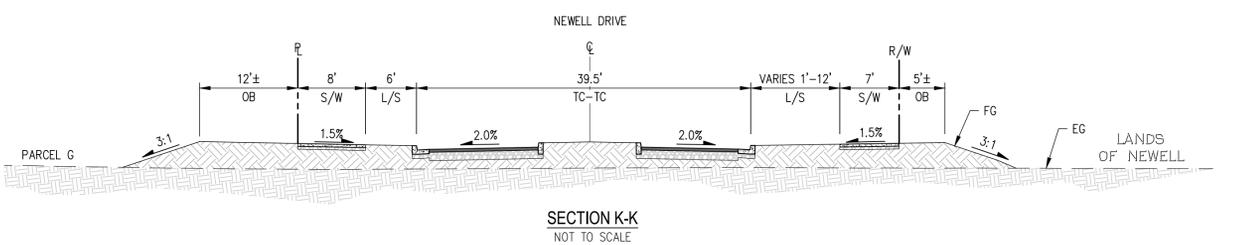
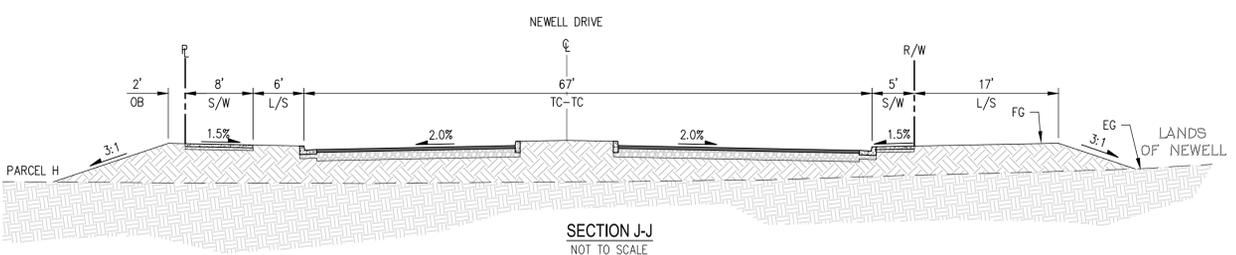
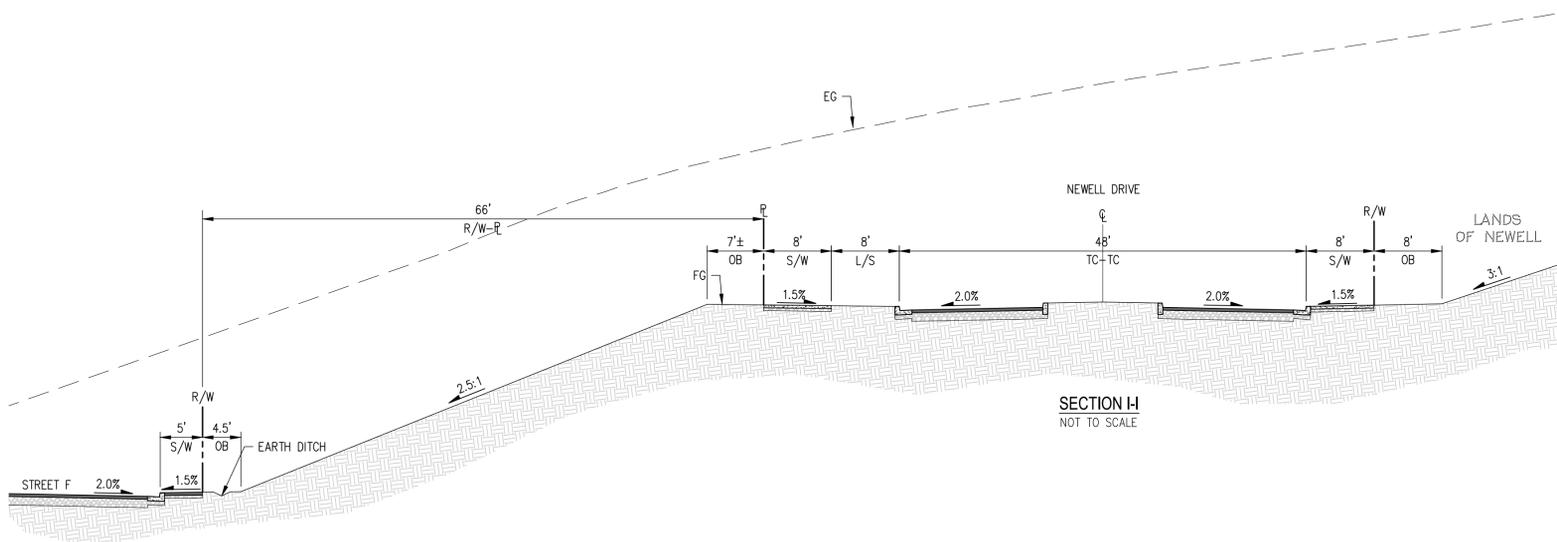
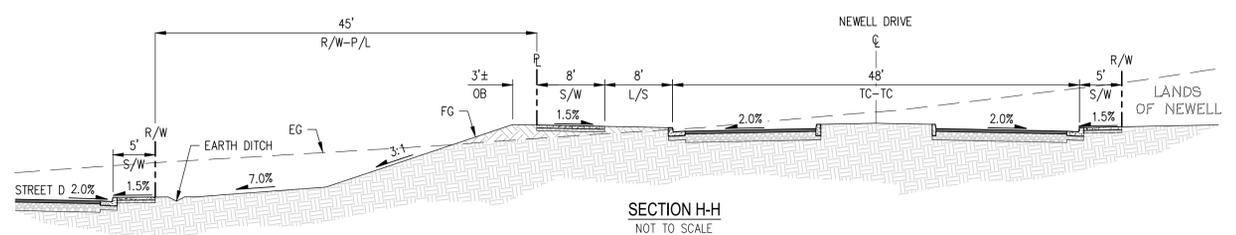
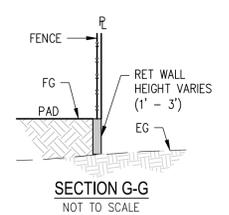
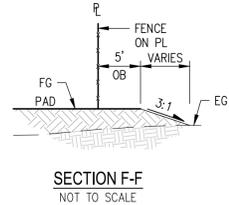
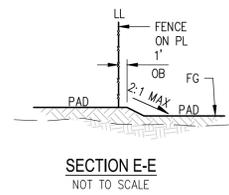
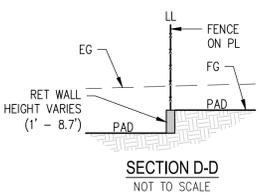
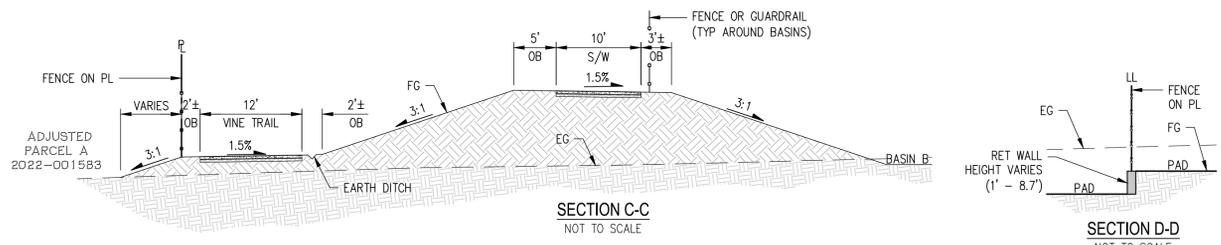
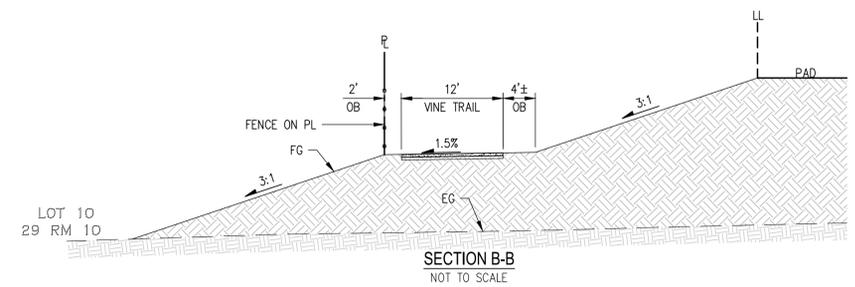
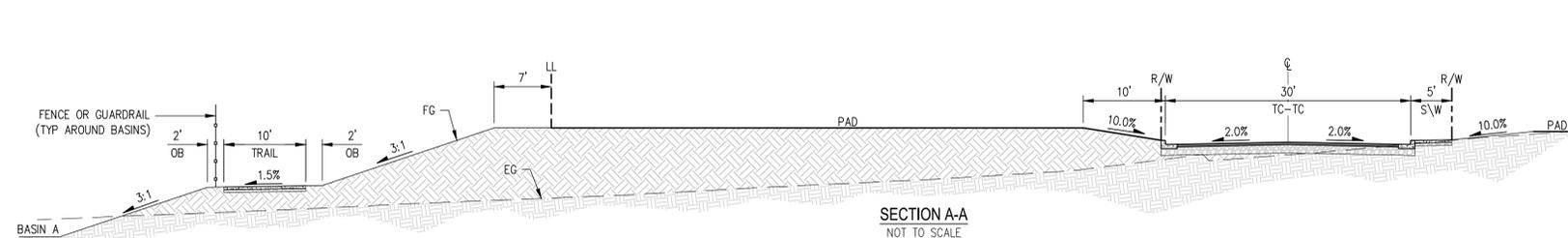
# PRELIMINARY GRADING & DRAINAGE PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
 SCALE: 1" = 80'    DATE: MARCH 9, 2023



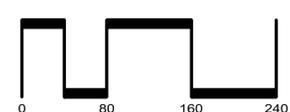
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SHEET NO.  
**TM-3.2**  
 OF 14 SHEETS



# PRELIMINARY GRADING CROSS SECTIONS WATSON RANCH - NEWELL PROPERTY

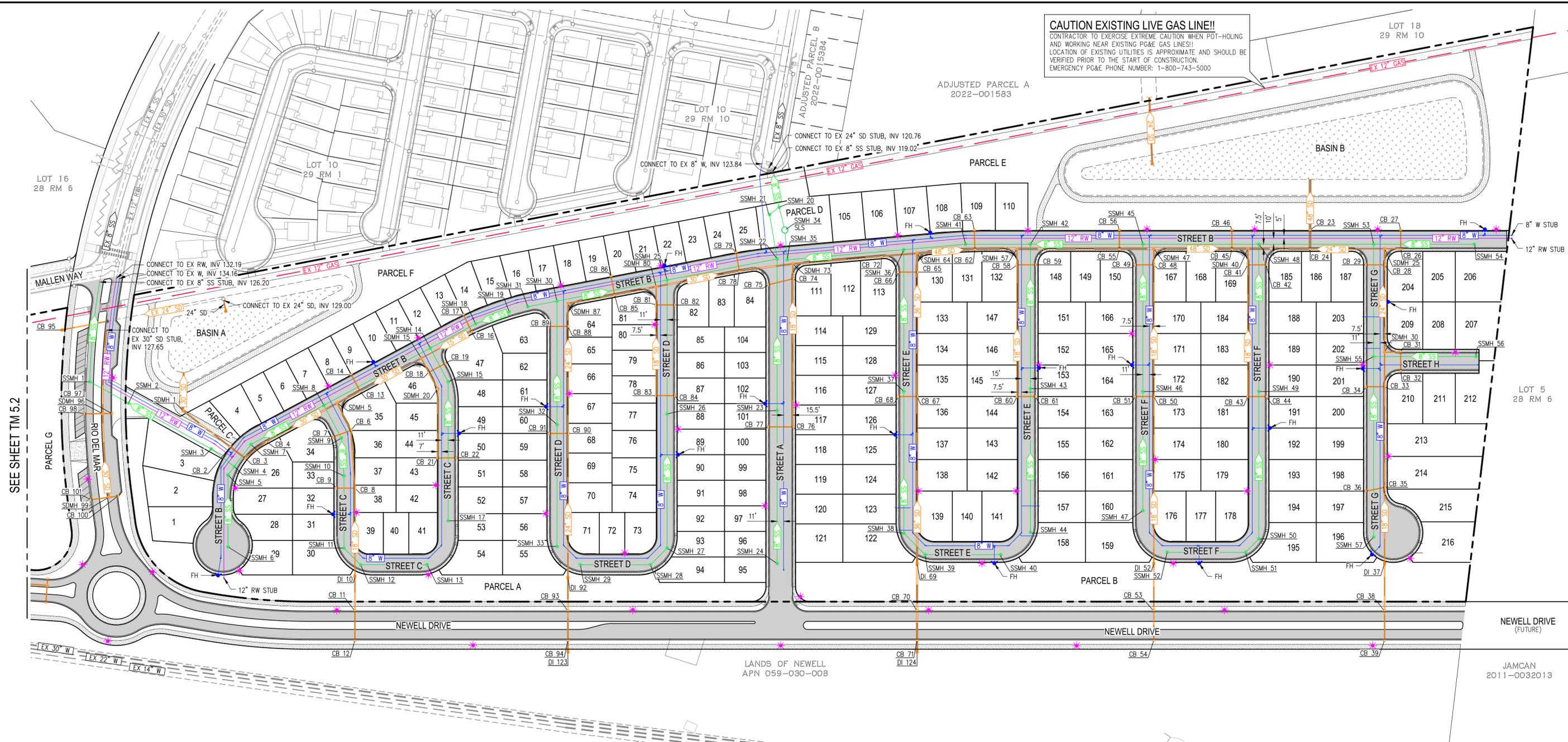
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
SCALE: NO SCALE DATE: MARCH 9, 2023



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SHEET NO.  
**TM-4**  
OF 14 SHEETS

**CAUTION EXISTING LIVE GAS LINE!!**  
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING P&E GAS LINES!! LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. EMERGENCY P&E PHONE NUMBER: 1-800-743-5000



SEE SHEET TM 5.2

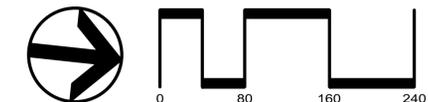
**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	SUBDIVISION BOUNDARY
- - - - -	- - - - -	STORM DRAIN PIPE
- - - - -	- - - - -	SANITARY SEWER PIPE
- - - - -	- - - - -	DOMESTIC WATER PIPE
- - - - -	- - - - -	RECYCLED WATER PIPE
●	○	MANHOLE
■	■	DRAINAGE INLET
■	■	CATCH BASIN
■	■	FIRE HYDRANT
★	★	ELECTROLIER (EL)/STREET LIGHT
■	■	BIORETENTION/DETENTION AREA
○	○	SEWER LIFT STATION (SLS)

- NOTES:**
- ALL UTILITIES ARE PRELIMINARY & SUBJECT TO FINAL REVISION.
  - SEE WATSON RANCH PHASE 1 BACKBONE IMPROVEMENT PLANS & LOT 10 IMPROVEMENT PLANS FOR ALL EXISTING STORM DRAIN, SANITARY SEWER, WATER, AND RECYCLED WATER IMPROVEMENTS.
  - SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN AND SANITARY SEWER PIPE INFORMATION.
  - FINAL DOMESTIC WATER SYSTEM CONFIGURATION & SERVICE REQUIREMENTS TO BE DETERMINED BY CITY OF AMERICAN CANYON.

# PRELIMINARY UTILITY PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
 SCALE: 1" = 80' DATE: MARCH 9, 2023



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SHEET NO.  
**TM-5.1**  
 OF 14 SHEETS

**PRELIMINARY STORM DRAIN TABLE**

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SDMH 1	142.71	130.65	30	1.00%	64.59
CB 2	141.30	132.15	30	1.00%	100.30
CB 3	141.14	132.46	30	1.00%	30.93
CB 4	141.56	132.69	30	0.50%	45.44
SDMH 5	142.51	133.37	30	0.50%	136.25
CB 6	143.13	134.88	18	1.00%	51.37
CB 7	142.97	135.19	15	1.00%	30.91
CB 8	144.07	135.85	18	1.00%	97.38
CB 9	143.91	136.16	15	1.00%	30.91
DI 10	145.77	137.33	18	1.00%	148.00
CB 11	155.25	140.72	18	5.00%	59.00
CB 12	155.25	150.25	18	1.00%	48.45
CB 13	143.36	133.58	30	0.50%	43.49
CB 14	143.52	138.72	15	8.00%	30.91
SDMH 15	144.13	134.17	30	0.50%	117.41
CB 16	145.43	134.65	15	0.50%	95.98
CB 17	145.59	135.96	15	1.00%	30.91
CB 18	144.75	135.44	18	1.00%	26.81
CB 19	144.59	135.75	15	1.00%	30.91
SDMH 20	144.69	135.76	18	1.00%	31.63
CB 21	146.27	136.92	18	1.00%	116.28
CB 22	146.11	137.23	15	1.00%	30.96
CB 23	132.22	118.29	48	9.69%	85.63
CB 24	132.06	121.29	48	9.69%	30.91
SDMH 25	132.59	121.92	24	0.50%	125.92
CB 26	133.26	122.19	18	1.00%	27.21
CB 27	133.42	123.70	15	1.00%	30.91
CB 28	133.12	123.39	24	1.00%	27.21
CB 29	132.96	123.70	15	1.00%	30.91
SDMH 30	136.80	129.71	24	4.30%	146.88
CB 31	137.94	129.98	15	1.00%	27.21
CB 32	138.10	130.29	15	1.00%	30.91
CB 33	139.20	130.87	18	2.00%	58.12
CB 34	139.04	131.18	15	1.00%	30.91
CB 35	144.08	136.80	18	3.50%	169.40
CB 36	144.02	137.11	15	0.98%	31.51
DI 37	145.84	138.72	18	1.50%	128.15
CB 38	165.00	159.52	18	25.96%	80.13
CB 39	165.00	160.00	18	1.00%	48.42
SDMH 40	132.12	123.62	48	0.60%	104.99
CB 41	132.80	124.89	18	1.00%	27.21
CB 42	132.64	127.58	15	8.00%	30.91
CB 43	136.91	132.20	18	1.85%	221.55
CB 44	136.75	131.56	15	8.00%	30.45
CB 45	132.64	123.78	48	0.60%	27.21
CB 46	132.80	125.09	15	1.00%	30.91
SDMH 47	132.92	124.57	48	0.60%	131.88
CB 48	133.75	125.84	18	1.00%	27.21
CB 49	133.59	128.53	15	8.00%	30.91
CB 50	138.18	120.38	18	1.00%	221.55
CB 51	138.02	132.96	15	8.00%	30.91
DI 52	143.52	138.82	18	6.53%	281.00
CB 53	162.98	157.51	18	23.34%	80.09
CB 54	162.99	157.99	18	1.00%	48.45
CB 55	133.59	124.92	48	0.60%	58.12
CB 56	133.75	126.23	15	1.00%	30.91
SDMH 57	134.09	125.96	48	0.60%	173.24
CB 58	134.94	127.23	18	1.00%	26.94
CB 59	134.78	129.72	15	8.00%	30.91
CB 60	140.48	132.94	18	1.22%	221.55
CB 61	140.32	135.11	15	6.80%	30.45
CB 62	134.82	126.39	48	0.60%	71.03
CB 63	134.98	127.70	15	1.00%	30.91
SDMH 64	134.96	126.97	48	0.60%	97.89
CB 65	136.03	128.29	36	1.00%	31.50
CB 66	135.87	130.81	15	8.00%	30.91
CB 67	141.42	124.23	36	1.00%	209.41
CB 68	141.26	136.20	15	8.00%	30.91
DI 69	148.53	143.70	36	6.89%	281.00
DI 70	160.69	153.44	36	12.16%	80.09
CB 71	160.69	154.41	36	2.00%	48.45
CB 72	135.61	127.34	30	0.60%	60.42
SDMH 73	136.25	128.24	30	0.60%	150.32
CB 74	137.00	129.62	18	1.50%	25.16
CB 75	137.15	130.04	15	1.00%	42.09
CB 76	146.38	137.09	18	3.00%	249.08
CB 77	146.38	137.50	15	1.00%	40.91
CB 78	138.23	129.79	30	1.70%	91.27
CB 79	138.39	133.33	15	8.00%	30.91
SDMH 80	140.26	132.22	30	1.70%	142.89
CB 81	140.81	133.68	18	1.50%	30.76
CB 82	140.64	133.99	15	1.00%	30.91

**PRELIMINARY STORM DRAIN TABLE**

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
CB 83	143.86	135.97	18	1.50%	152.53
CB 84	143.70	136.28	15	1.00%	30.91
CB 85	141.88	133.44	30	1.70%	71.65
CB 86	142.04	136.98	15	8.00%	30.91
SDMH 87	142.85	134.80	30	1.70%	80.12
CB 88	143.85	136.19	24	1.00%	38.53
CB 89	143.69	138.63	15	8.00%	30.91
CB 90	146.81	139.07	24	1.60%	180.03
CB 91	146.65	141.59	15	8.07%	30.91
DI 92	150.47	142.95	24	1.60%	242.78
CB 93	157.31	150.21	24	12.91%	56.22
CB 94	157.31	151.18	24	2.00%	48.45
CB 95	141.55	136.55	15	8.41%	77.86
SDMH 96	144.44	136.18	30	3.97%	155.67
CB 97	144.57	139.89	15	8.00%	15.45
CB 98	144.66	139.85	15	8.00%	29.95
SDMH 99	148.76	141.78	30	3.97%	141.30
CB 100	148.89	144.21	15	8.00%	15.45
CB 101	148.98	144.18	15	8.00%	29.95
DI 102	111.36	104.87	18	1.49%	6.00
SDMH 103	115.10	105.55	18	1.00%	68.68
CB 104	114.98	108.96	18	1.00%	40.45
CB 105	112.02	108.83	18	1.00%	27.50
CB 106	115.14	109.28	15	1.00%	19.95
SDMH 107	125.49	119.31	18	4.50%	233.66
DI 108	124.28	120.00	18	1.00%	68.58
CB 109	127.44	120.46	18	1.00%	45.95
SDMH 110	127.54	120.73	18	1.00%	27.50
CB 111	127.54	121.39	15	1.00%	40.45
SDMH 112	133.94	126.46	18	2.45%	233.55
CB 112	133.85	126.98	15	1.00%	27.45
CB 113	133.95	127.11	15	1.00%	40.45
SDMH 114	139.71	132.17	18	2.45%	233.37
CB 115	139.62	132.70	15	1.00%	27.45
CB 116	139.72	132.83	15	1.00%	40.45
SDMH 117	145.47	137.91	18	2.45%	234.19
CB 118	145.37	138.44	15	1.00%	27.45
CB 119	145.52	138.54	15	1.00%	38.14
SDMH 120	151.71	143.67	18	2.45%	235.00
CB 121	151.40	144.02	15	1.00%	10.45
CB 122	151.40	144.20	15	1.00%	28.45
DI 123	157.29	151.58	24	2.00%	20.00
DI 124	159.64	154.81	36	2.00%	20.00

**PRELIMINARY SANITARY SEWER TABLE**

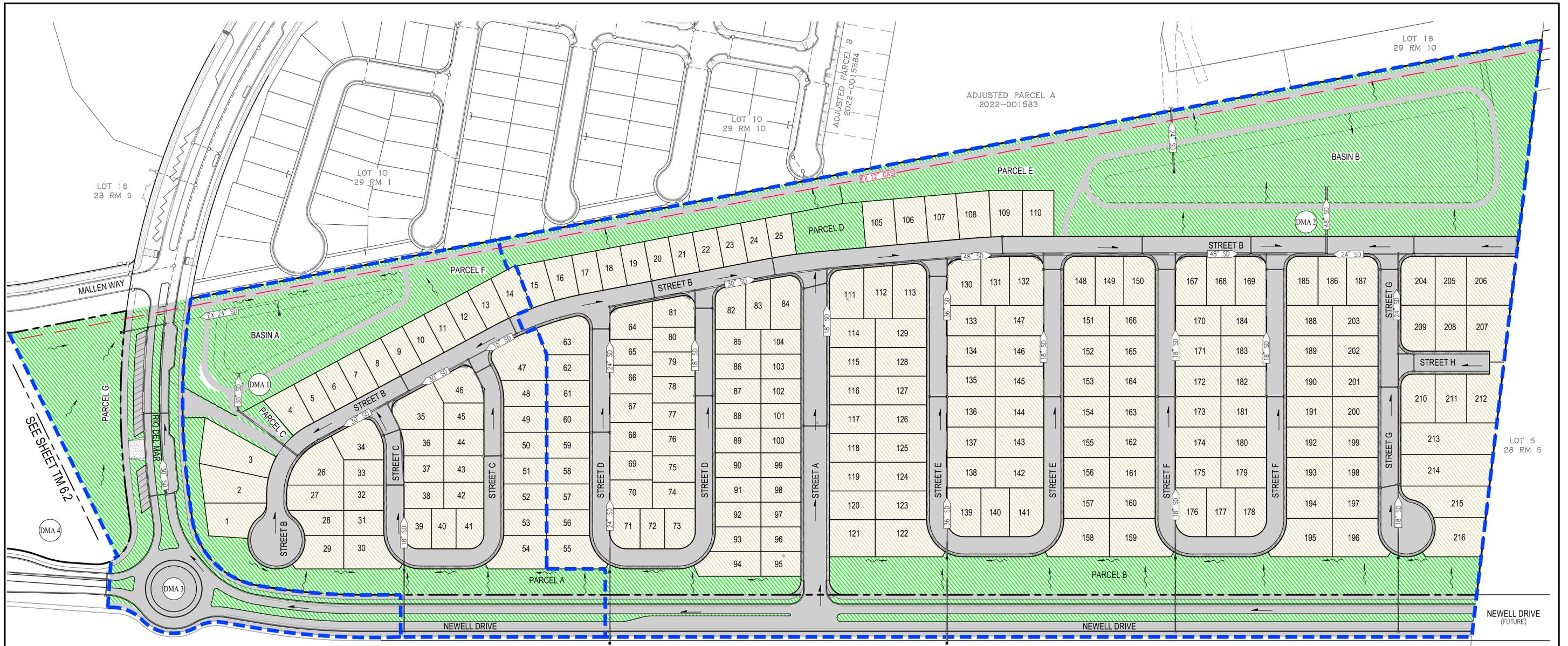
STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SSMH 1	130.02	128.73	8	1.50%	168.60
SSMH 2	140.67	129.20	8	0.50%	74.74
SSMH 3	141.98	132.15	8	0.50%	159.49
SSMH 4	140.94	130.45	8	0.50%	49.05
SSMH 5	141.28	17.65	8	1.50%	17.65
SSMH 6	145.31	134.49	8	1.50%	144.28
SSMH 7	141.02	130.78	8	0.50%	46.64
SSMH 8	142.40	131.58	8	0.50%	139.78
SSMH 9	142.82	132.30	8	0.50%	62.54
SSMH 10	143.50	133.04	8	1.00%	63.91
SSMH 11	144.64	134.36	8	1.00%	121.39
SSMH 12	144.96	134.85	8	1.00%	39.76
SSMH 13	146.10	136.15	8	1.00%	119.76
SSMH 14	144.44	132.70	8	0.50%	203.72
SSMH 15	144.55	133.44	8	1.00%	64.15
SSMH 16	146.02	134.94	8	1.00%	139.91
SSMH 17	146.43	136.44	8	1.00%	139.91
SSMH 18	145.17	133.23	8	0.50%	86.85
SSMH 19	144.67	133.63	8	0.50%	60.31
SSMH 20	136.95	120.30	8	2.00%	60.00
SSMH 21	137.50	125.40	8	1.00%	22.08
SSMH 22	136.84	126.25	8	1.00%	75.00
SSMH 23	144.87	134.00	8	3.00%	255.02
SSMH 24	157.03	141.75	8	3.00%	255.02
SSMH 25	140.01	129.56	8	1.70%	189.35
SSMH 26	144.11	134.73	8	2.00%	225.48
SSMH 27	148.47	225.48	8	2.00%	225.48
SSMH 28	149.11	142.14	8	2.00%	39.76
SSMH 29	149.99	143.54	8	1.00%	129.76
SSMH 30	143.23	132.88	8	1.70%	189.35
SSMH 31	144.11	133.84	8	1.70%	50.33
SSMH 32	146.20	136.31	8	1.60%	207.76
SSMH 33	149.47	139.63	8	1.60%	207.76
SSMH 34	136.91	120.80	8	1.00%	39.76
SSMH 35	136.49	120.26	8	0.50%	50.33

**LEGEND**

	EXISTING		PROPOSED	DESCRIPTION
	EX 15" SD		18" SD	SUBDIVISION BOUNDARY
	EX 8" SS		6" SS	STORM DRAIN PIPE
	EX 8" W		8" W	SANITARY SEWER PIPE
	EX 8" RW		8" RW	DOMESTIC WATER PIPE
				RECYCLED WATER PIPE
				MANHOLE
				DRAINAGE INLET
				CATCH BASIN
				FIRE HYDRANT
				ELECTROLIER (EL)/STREET LIGHT
				BIORETENTION/DETENTION AREA

**PRELIMINARY SANITARY SEWER TABLE**

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SSMH 36	135.11	121.35	8	0.50%	197.74
SSMH 37	140.75	132.46	8	2.53%	238.48
SSMH 38	146.75	138.09	8	2.32%	238.48
SSMH 39	147.77	138.32	8	0.25%	51.08
SSMH 40	146.99	138.80	8	0.30%	125.88
SSMH 41	134.61	121.97	8	0.50%	104.79
SSMH 42	134.04	122.62	8	0.50%	109.61
SSMH 43	139.70	131.41	8	2.45%	243.05
SSMH 44	145.63	137.44	8	2.44%	243.05
SSMH 45	133.09	123.67	8	0.50%	190.00
SSMH 46	137.65	129.36	8	1.95%	247.88
SSMH 47	142.37	134.18	8	1.90%	247.88
SSMH 48	132.11	124.75	8	0.50%	196.00
SSMH 49	136.39	128.10	8	1.81%	247.88
SSMH 50	140.75	132.46	8	1.72%	247.88
SSMH 51	141.20	132.91	8	1.	



LANDS OF NEWELL  
APN 059-030-008

JAMCAN  
2011-0032013

**LEGEND**

- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- STORM DRAIN PIPE
- MANHOLE
- DRAINAGE INLET
- CATCH BASIN
- DEVELOPED LOT AREA
- PERVIOUS AREA
- IMPERVIOUS ASPHALT/CONCRETE AREA
- BIORETENTION AREA
- DMA ID

LOT 10 STORMWATER TREATMENT SUMMARY							
DMA ID	DRAINAGE AREA (SF±)	SURFACE TYPE	RUNOFF FACTOR	SIZING FACTOR	TREATMENT AREA REQUIRED (SF±)	TOTAL TREATMENT AREA REQUIRED (SF±)	Basin Area Provided (SF±)
1	196,982	HARDSCAPE	1.0	0.04	7,879	8,565	16,385
	171,484	SOFTSCAPE	0.1	0.04	686		
2	826,116	HARDSCAPE	1.0	0.04	33,045	35,499	51,827
	613,597	SOFTSCAPE	0.1	0.04	2,454		
3	49,072	HARDSCAPE	1.0	0.04	1,963	2,317	N/A
	88,500	SOFTSCAPE	0.1	0.04	354		
TOTAL	1,808,179					46,381	68,212

**NOTES:**  
 1. STORM DRAIN AND BIORETENTION SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.  
 2. DMA 3 DRAINS TO THE QUARRY LAKE. QUARRY LAKE TREATMENT AREA TO BE DESIGNED BY OTHERS UNDER A SEPARATE APPLICATION.

# PRELIMINARY STORMWATER CONTROL PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
 SCALE: 1" = 80'    DATE: MARCH 9, 2023

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

CIVIL ENGINEERS    SURVEYORS    PLANNERS

SHEET NO.  
**TM-6.1**  
 OF 14 SHEETS



SEE SHEET TM 6.1

**LEGEND**

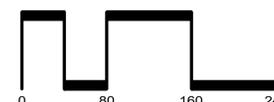
- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- 18" SD  
STORM DRAIN PIPE
- MANHOLE
- DRAINAGE INLET
- CATCH BASIN
- DEVELOPED LOT AREA
- OPEN SPACE/PARK AREA
- IMPERVIOUS ASPHALT/CONCRETE AREA
- BIORETENTION AREA
- (DMA #)  
DMA ID

STORMWATER TREATMENT SUMMARY							
DMA ID	DRAINAGE AREA (SF±)	SURFACE TYPE	RUNOFF FACTOR	SIZING FACTOR	TREATMENT AREA REQUIRED (SF±)	TOTAL TREATMENT AREA REQUIRED (SF±)	BASIN AREA PROVIDED (SF±)
4	163,238	HARDSCAPE	1.0	0.04	6,530	7,411	7,500
	220,344	SOFTSCAPE	0.1	0.04	881		
TOTAL	383,582					7,411	7,500

**NOTES:**  
1. STORM DRAIN AND BIORETENTION SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

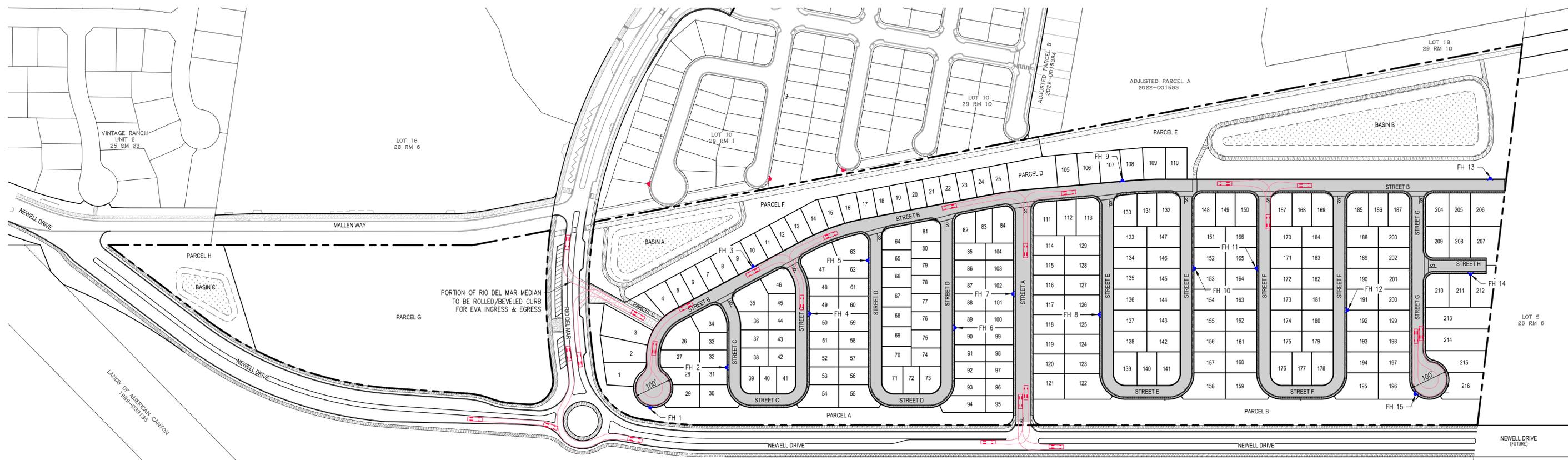
# PRELIMINARY STORMWATER CONTROL PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
SCALE: 1" = 80'    DATE: MARCH 9, 2023

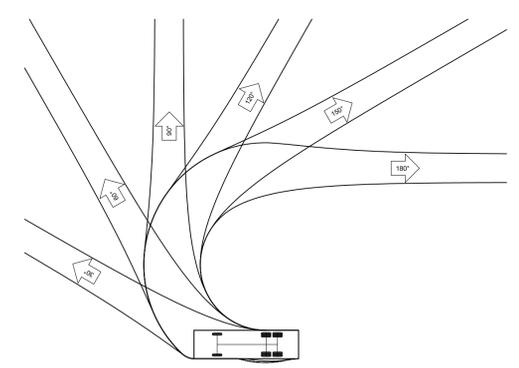


SAN RAMON    (925) 866-0322  
ROSEVILLE    (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS    SURVEYORS    PLANNERS

SHEET NO.  
**TM-6.2**  
OF 14 SHEETS



LOT 16 28 RM 6  
 VINTAGE RANCH UNIT 2 25 SM 33  
 LOT 10 29 RM 10  
 ADJUSTED PARCEL B 2022-0015384  
 ADJUSTED PARCEL A 2022-0015383  
 LOT 18 29 RM 10  
 PARCEL E  
 BASIN B  
 PARCEL D 105 106 107 108 109 110  
 PARCEL F  
 STREET B  
 FH 13  
 PARCEL H  
 BASIN C  
 PORTION OF RIO DEL MAR MEDIAN TO BE ROLLED/BEVELED CURB FOR EVA INGRESS & EGRESS  
 PARCEL G  
 RIO DEL MAR  
 NEWELL DRIVE  
 MALLEN WAY  
 LANDS OF AMERICAN CANYON 1989-0037136  
 PARCEL C  
 STREET A  
 STREET B  
 STREET C  
 STREET D  
 STREET E  
 STREET F  
 STREET G  
 STREET H  
 FH 1  
 FH 2  
 FH 3  
 FH 4  
 FH 5  
 FH 6  
 FH 7  
 FH 8  
 FH 9  
 FH 10  
 FH 11  
 FH 12  
 FH 14  
 FH 15  
 LOT 5 28 RM 6  
 NEWELL DRIVE (FUTURE)  
 LANDS OF NEWELL APN 059-030-008  
 JAMCAN 2011-0032013



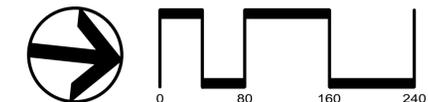
AMERICAN CANYON FIRE AERIAL APPARATUS  
 NOT TO SCALE

**LEGEND**

- SUBDIVISION BOUNDARY
- PROPOSED PAVEMENT AREA (FIRE ACCESSIBLE ROADWAY)
- EMERGENCY VEHICLE ACCESS ROAD AREA (EVA)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- RED CURB (NO PARKING)
- STOP SIGN (PRELIMINARY LOCATION)

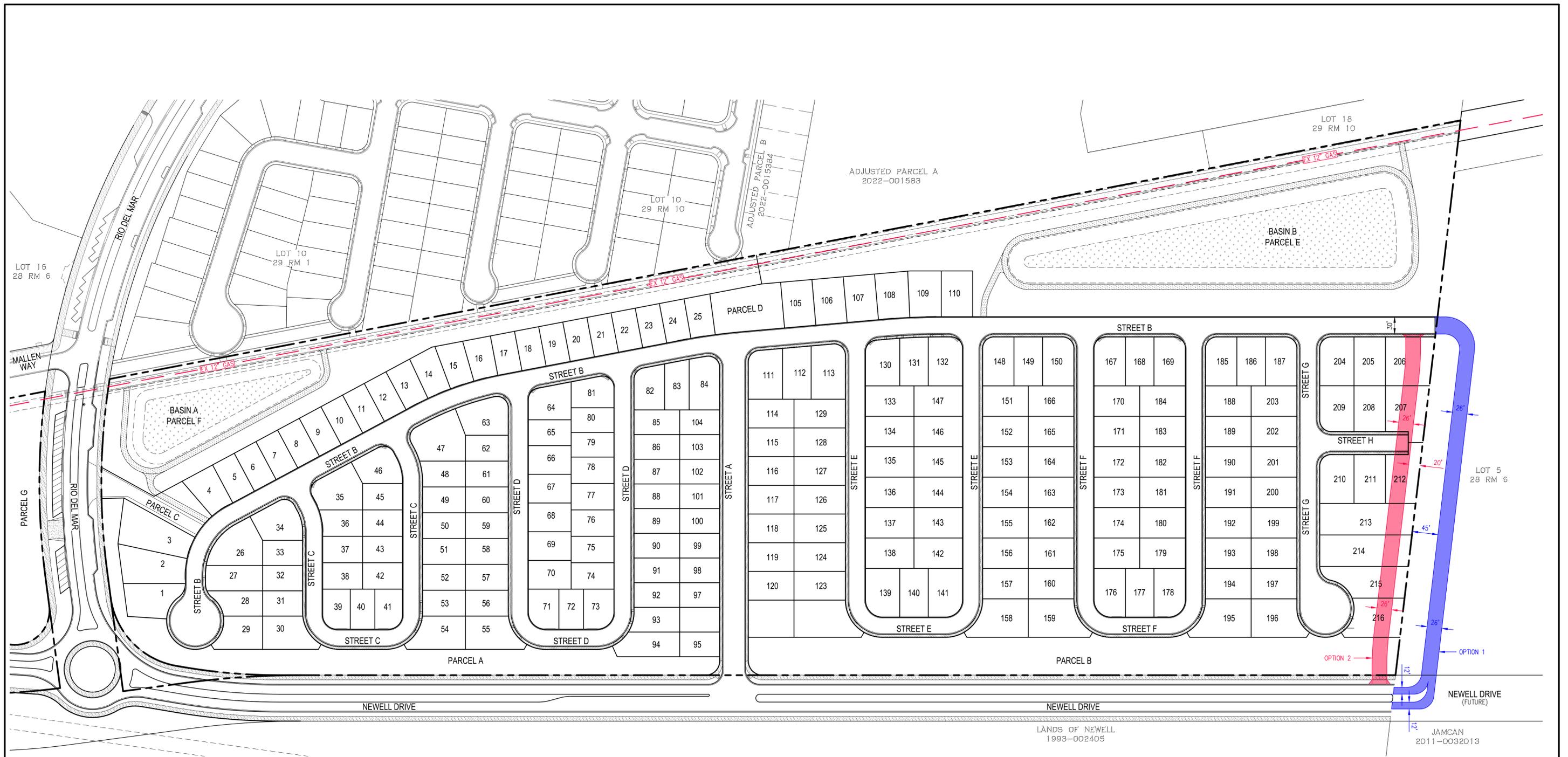
# PRELIMINARY FIRE ACCESS PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
 SCALE: 1" = 80' DATE: MARCH 9, 2023



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

SHEET NO.  
**TM-7**  
 OF 14 SHEETS



- NOTES:**
- PROJECT OWNER TO EXECUTE ONE OF TWO OPTIONS FOR A TEMPORARY VEHICULAR ACCESS TO PROVIDE A SECOND VEHICULAR ACCESS WAY INTO THE PROJECT SITE. A PERMANENT SECONDARY VEHICULAR ACCESS WAY WILL BE PROVIDED WHEN THE NEIGHBORING PROPERTY TO THE NORTH DEVELOPS. STREET B WILL CONNECT TO THE FUTURE LOT 5 (28RM6) SUBDIVISION.
  - OPTION 1 - OWNER TO EXECUTE TEMPORARY ACCESS RIGHTS THROUGH NEIGHBORING PROPERTY TO THE NORTH THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION.
  - OPTION 2 - OWNER TO CONSTRUCT TEMPORARY ACCESS BIsectING FUTURE LOTS THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION. TEMPORARY VEHICULAR ACCESS ROAD TO BE IN PLACE UNTIL NEIGHBORING PROPERTY (LOT 5 OF 28RM6) BEGINS DEVELOPMENT AND A PERMANENT SECONDARY ACCESS VEHICULAR ACCESS WAY IS PROVIDED.
  - TEMPORARY ACCESS ROADS TO BE FULLY PAVED WITH APPROPRIATE STREET SECTION FOR THE ANTICIPATED TRAFFIC LOADS. DESIGN OF TEMPORARY ACCESS ROADS TO BE DETERMINED AND SHOWN AS PART OF THE CONSTRUCTION DRAWINGS FOR THE PROJECT.

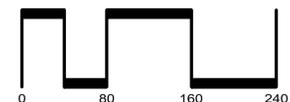
**LEGEND**

█ OPTION 1 - SEE NOTE 2 AND 4

█ OPTION 2 - SEE NOTE 3 AND 4

# PRELIMINARY SECONDARY SITE ACCESS PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
SCALE: NO SCALE    DATE: MARCH 9, 2023






YOCHA DEHE  
CULTURAL RESOURCES

August 18, 2022

City of American Canyon  
Attn: Nicolle Hall, Administrative Technician  
4381 Broadway St., Suite 201  
American Canyon, CA 94503

RE: American Canyon 6th Cycle Housing Element YD-03152022-04

Dear Ms. Hall:

Thank you for the consultation meeting on, August 08, 2022, regarding the proposed American Canyon 6th Cycle Housing Element. We appreciate you taking the time to discuss the project.

Based on the information provided during our consultation meeting, the Tribe has concerns that the project could impact known cultural resources. Therefore, we request that you incorporate Yocha Dehe Wintun Nation's Treatment Protocol into the mitigation measures for this project. Please submit the updated mitigation measures to the Cultural Resources Department once completed. We respectfully decline any comment on the project at this time.

Should you have any questions, please feel free to contact:

CRD Administrative Staff  
Yocha Dehe Wintun Nation  
Office: (530) 796-3400  
Email: [THPO@yochadehe-nsn.gov](mailto:THPO@yochadehe-nsn.gov)

Please refer to identification number YD - 03152022-04 in any correspondence concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

DocuSigned by:

5ED632FDB9C34EA  
Tribal Historic Preservation Officer



YOCHA DEHE  
CULTURAL RESOURCES

## **Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation**

The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities.

### **I. Cultural Affiliation**

The Yocha Dehe Wintun Nation (“Tribe”) traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee (“Committee”) to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with Projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol.

### **II. Inadvertent Discovery of Native American Human Remains**

Whenever Native American human remains are found during the course of a Project, the determination of Most Likely Descendant (“MLD”) under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission (“NAHC”) upon notification to the NAHC of the discovery of said remains at a Project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents.

Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

### **III. Treatment of Native American Remains**

In the event that Native American human remains are found during development of a Project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site



YOCHA DEHE  
CULTURAL RESOURCES

of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (48) hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.

The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b).

The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

#### **IV. Non-Disclosure of Location of Reburials**

Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, Cal. Govt. Code § 6250 et seq. The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System ("CHRIS") on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.

#### **V. Treatment of Cultural Resources**

Treatment of all cultural items, including ceremonial items and archeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The Project Proponent should waive any and all claims to ownership of



YOCHA DEHE  
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Tribal ceremonial and cultural items, including archeological items, which may be found on a Project site in favor of the Tribe. If any intermediary, (for example, an archaeologist retained by the Project Proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

**VI. Inadvertent Discoveries**

If additional significant sites or sites not identified as significant in a Project environmental review process, but later determined to be significant, are located within a Project impact area, such sites will be subjected to further archeological and cultural significance evaluation by the Project Proponent, the Lead Agency, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

**VIII. Work Statement for Tribal Monitors**

The description of work for Tribal monitors of the grading and ground disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.



YOCHA DEHE  
CULTURAL RESOURCES

**ADDENDUM I**

**Yocha Dehe Wintun Nation  
Tribal Monitors  
Description of Work and Treatment Protocol**

**I. Preferred Treatment**

The preferred protocol upon the discovery of Native American human remains is to (1) secure the area, (2) cover any exposed human remains or other cultural items, and (3) avoid further disturbances in the area.

**II. Comportment**

All parties to the action are strongly advised to treat the remains with appropriate dignity, as provided in Public Resource Code Section 5097.98. We further recommend that all parties to the action treat tribal representatives and the event itself with appropriate respect. For example, jokes and antics pertaining to the remains or other inappropriate behavior are ill advised.

**III. Excavation Methods**

If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. At this point, we recommend the following procedures:

*(A) Tools.* All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.

*(B) Extent of Exposure.* In order to determine the nature and extent of the grave and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.

*(C) Perimeter Balk.* To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 cm around the maximum extent of the known skeletal remains, with attention to counter-intuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.

*(D) Exposure Methods.* Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be given to ensure that human remains are not further impacted by the process of excavation.



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CULTURAL RESOURCES

(E) Provenience. Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) **Perimeter Balk** (described above), (2) **Exposure** (dirt removed in exposing the exterior/burial plan and associations, and (3) **Matrix** (dirt from the interstices between bones or associations). Thus, each burial may have three bags, “Burial 1 Perimeter Balk,” “Burial 1 Exposure Balk,” “Burial 1 Matrix.”

Please note the provisions below with respect to handling and conveyance of records and samples.

(F) Records. The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for preinterment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supercede information contained in the burial recording form, and (4) photographs, including either or standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

(G) Stipulations for Acquisition and Use of Imagery. Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.

(H) Association. Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative, and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.

(I) Samples. For each burial, all **Perimeter Balk** soil is to be 1/8”-screened. All **Exposure** soil is to be 1/8”-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All **Matrix** soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.

(J) Human remains are not to be cleaned in the field.



YOCHA DEHE  
CULTURAL RESOURCES

(K) Blessings. Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

#### **IV. Lab Procedures**

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures are recommended:

(A) Responsibility. The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.

(B) Blessings. Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

(C) Physical Proximity of Associations. To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, **Matrix** dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images, and insuring that the original notes and records accompany the remains throughout the process.

(E) Additional Lab Finds. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.

#### **V. Re-internment without Further Disturbance**

No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains.



YOCHA DEHE  
CULTURAL RESOURCES

**VI. Curation of Recovered Materials**

Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.



**EXHIBIT D**  
**Applicant Confirmation of Conditions of Approval**  
**Promontory Vesting Tentative Subdivision Map**  
**(FILE NO. PL23-0034)**

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the City Council Resolution dated August 15, 2023.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's name

\_\_\_\_\_  
Property Owner's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's name

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

# Promontory Subdivision Site Photos

Attachment 2



Top: Site facing northeast



Bottom: Site facing east



# Current and Proposed Land Use Plan

- No change to Market Rate units or commercial square footage





330 Land Company LLC  
16381 Scientific Way  
Irvine, California 92618

March 15, 2023

Mr. Brent Cooper  
Community Development Director  
City of American Canyon  
4381 Broadway Avenue, Suite 201  
American Canyon, CA 94503

**Re: Inclusionary Housing Proposal**

Dear Mr. Cooper:

We are writing to provide a preliminary proposal intended to meet the City of American Canyon’s Inclusionary Housing (“IH”) requirements as detailed in Chapter 19.28 of the Municipal Code. Chapter 19.28.050 provides for Inclusionary Alternatives, which we are proposing with the project.

The Development Application includes 216 single family detached market rate lots, which under the IH’s requirement for 10% lower-income units will require 22 units of affordable housing. To meet those requirements, we are proposing an alternative consisting of 54 Deed Restricted Accessory Dwelling Units (“ADUs”) interspersed throughout the market rate development at the following affordable levels:

Income Level	Proposed
Very low	26 units (50%)
Low	26 units (50%)

The ADU units will each include deed restrictions limiting prospective tenant’s income based on this distribution, ensuring additional new housing stock that is available in the marketplace for low- and very low-income residents based on the area median income.

The applicant has identified a number of benefits of providing the affordable housing to American Canyon in this manner, as follows:

1. **Increased Supply:** This ADU program increases American Canyon’s housing supply with 54 new additional residential units. The ADU units will help reduce demand on other housing opportunities, including other affordable programs and apartment communities.

2. **Flexibility** The ADU product offers flexibility to residents that typical inclusionary units lack. Residents may utilize the ADU unit for additional income, while concurrently providing new housing stock to those in need of affordable housing. In addition, the flexibility with this plan allows for multi-generational living opportunities. We view this flexibility as a benefit that helps add supply to the housing market while providing optionality to residents.
  
3. **Down payment:** The ADU program is particularly useful to first time homebuyers. Buyers often use rental income from an ADU to help qualify for their mortgages. This rental income may help reduce the downpayment required as well as the total monthly housing cost.

Lastly, it is important to note that pursuant to Government Code sections 65852.2 subdivision (m) and section 65583.1, ADU's may be utilized towards meeting the Regional Housing Need Allocation (RHNA) and Annual Progress Report pursuant to Government Code section 65400. The definition of ADU's includes both attached and detached product. In this case, the proposal conforms to the definition of an attached ADU under Government Code section 65852.22.

Following approval of the development, the applicant will work with staff to develop a "Declaration of Restrictive Covenant for Accessory Dwelling Units," which would be recorded on title against each unit that includes an ADU unit (please see enclosed sample).

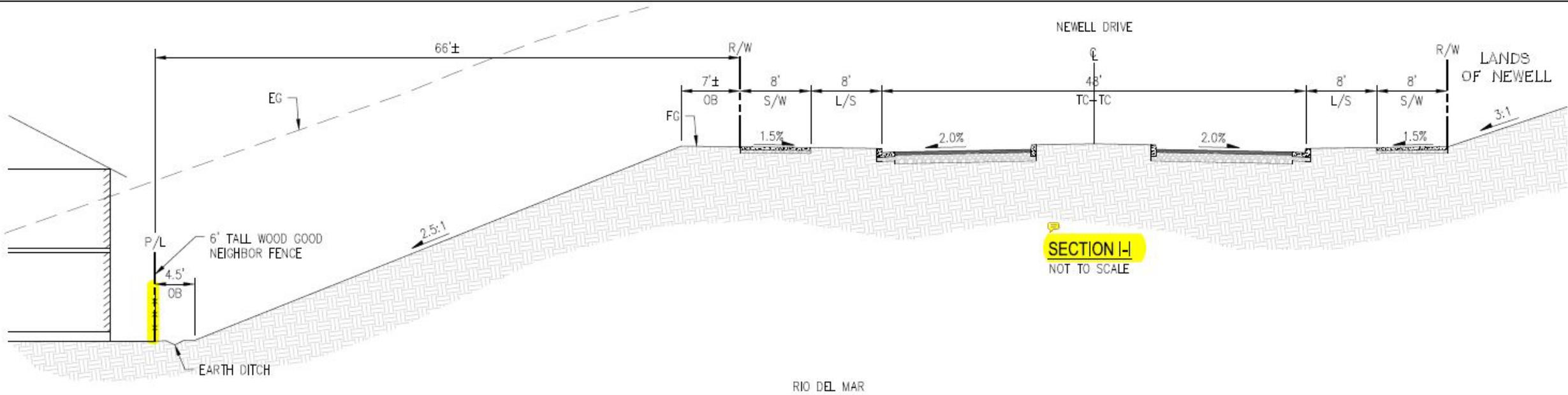
We look forward to working with staff to create exciting new housing opportunities at a wide range of income levels. Please do not hesitate to contact us should you have any questions.

Sincerely,

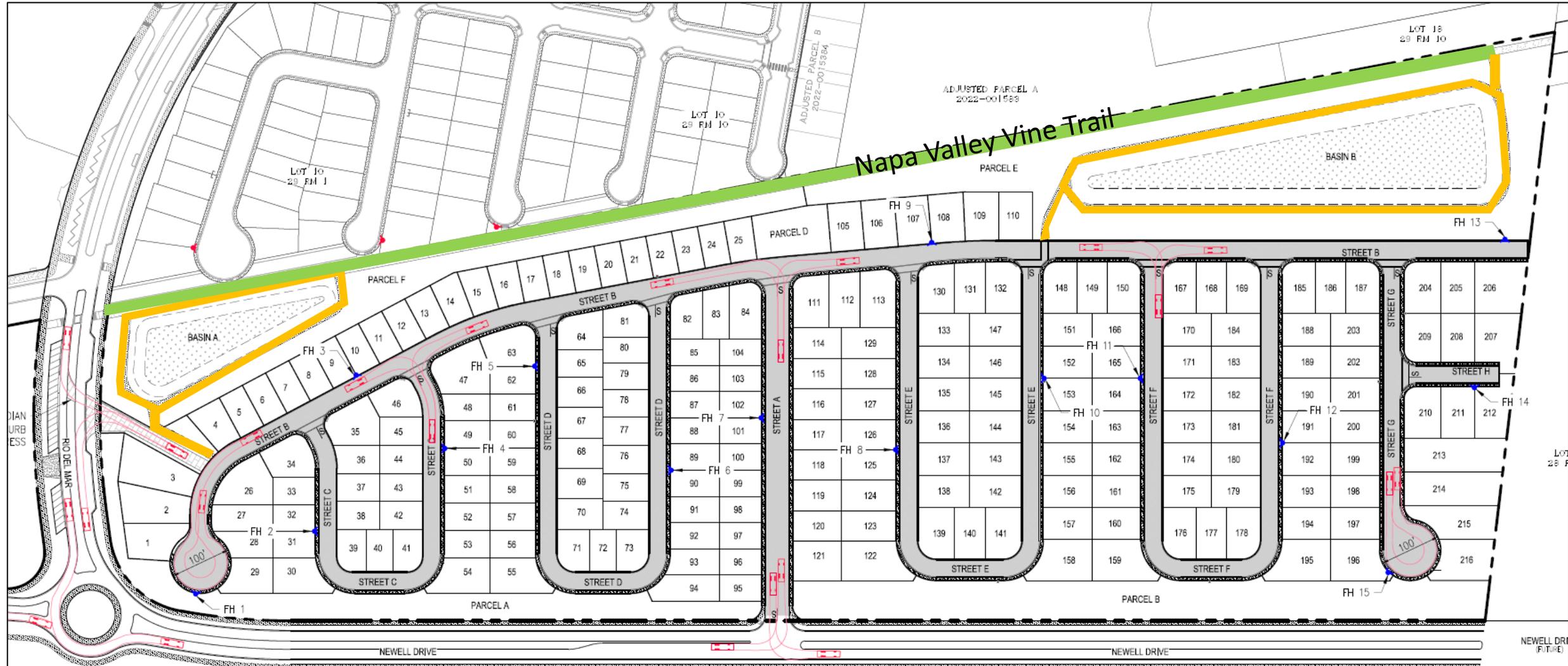


Steve Reilly  
330 Land Company, LLC

# Promontory Subdivision Newell Drive Cross Section



# Promontory Subdivision Napa Valley Vine Trail extension





- NOTES:**
- PROJECT OWNER TO EXECUTE ONE OF TWO OPTIONS FOR A TEMPORARY VEHICULAR ACCESS TO PROVIDE A SECOND VEHICULAR ACCESS WAY INTO THE PROJECT SITE. A PERMANENT SECONDARY VEHICULAR ACCESS WAY WILL BE PROVIDED WHEN THE NEIGHBORING PROPERTY TO THE NORTH DEVELOPS. STREET B WILL CONNECT TO THE FUTURE LOT 5 (28RM6) SUBDIVISION.
  - OPTION 1 - OWNER TO EXECUTE TEMPORARY ACCESS RIGHTS THROUGH NEIGHBORING PROPERTY TO THE NORTH THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION.
  - OPTION 2 - OWNER TO CONSTRUCT TEMPORARY ACCESS BIsecting FUTURE LOTS THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION. TEMPORARY VEHICULAR ACCESS ROAD TO BE IN PLACE UNTIL NEIGHBORING PROPERTY (LOT 5 OF 28RM6) BEGINS DEVELOPMENT AND A PERMANENT SECONDARY ACCESS VEHICULAR ACCESS WAY IS PROVIDED.
  - TEMPORARY ACCESS ROADS TO BE FULLY PAVED WITH APPROPRIATE STREET SECTION FOR THE ANTICIPATED TRAFFIC LOADS. DESIGN OF TEMPORARY ACCESS ROADS TO BE DETERMINED AND SHOWN AS PART OF THE CONSTRUCTION DRAWINGS FOR THE PROJECT.

**LEGEND**

█ OPTION 1 - SEE NOTE 2 AND 4

█ OPTION 2 - SEE NOTE 3 AND 4

# PRELIMINARY SECONDARY SITE ACCESS PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
SCALE: NO SCALE DATE: MARCH 9, 2023

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

CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**TM-8**  
OF 14 SHEETS



## Promotory Subdivision Project Comments

Date\* 05/05/2023

Name\* Debra Bibby

Company

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address

[REDACTED]

Address Line 2

[REDACTED]

City

American Canyon

Postal / Zip Code

94503

State / Province / Region

CA

Country

United States

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

I am interested in low-income housing for myself. I work in property management, and what is available to be able to help.

File Upload

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Steve Reilly](#); [bernice@barrelcreek.com](mailto:bernice@barrelcreek.com); [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#)  
**Subject:** Promontory Subdivision  
**Date:** Thursday, July 20, 2023 1:52:00 PM

---

Hi Debra,

Thank you for your interest in the Promontory Subdivision. The Promontory project consists of 216 new single-family homes, of which 54 will include a junior accessory dwelling unit (JADU). Each JADU will be limited to lower income residents.

Other homes restricted to lower income residents at this time are limited to rental options in American Canyon and elsewhere in Napa County. A list of current income-restricted rental properties is available on the City of Napa Housing Authority website at this address:  
<https://rb.gy/x4qer>.

Also, a new affordable apartment project, Lemos Pointe Apartments, is under construction close to the NVRG site. The apartment includes a picnic area, playground, and a half basketball court. To be placed on the interest list, please call (707)927-0809 or visit their website at  
<https://www.lemospointeapts.com/>.

I have copied the developer's project manager on this email, who may share additional information on this matter.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## Promotory Subdivision Project Comments

Date\* 05/05/2023

Name\* Al Donaldson

Company

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address

[REDACTED]

Address Line 2

City

American Canyon

Postal / Zip Code

94503

State / Province / Region

California

Country

United States

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

How high on the hill are these new homes? Will they be visible from Hwy-29/Broadway? We are losing our view of the hills! Supposedly, as I recall it, we had a restriction to 2-stories for buildings in American Canyon. Somehow, we are constructing a 4-story hotel presently which blocks our view of the hills!!!

File Upload

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Steve Reilly](#); [bernice@barrelcreek.com](mailto:bernice@barrelcreek.com); [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#)  
**Subject:** Promontory Subdivision  
**Date:** Thursday, July 20, 2023 1:54:00 PM

---

Hi Al,

Thank you for your comments regarding the Promontory Subdivision in Watson Ranch.

You mentioned that you are concerned with losing views of hills in American Canyon. You will be pleased to know the Promontory homes are limited to two-stories. The Promontory neighborhood is located in the eastern side of Watson Ranch. So, these homes should not be visible from Highway 29/Broadway.

With regard to building heights, in 2006 the City Council approved a Community Commercial zoning code amendment that allows residential or mixed-use buildings to be 3-stories west of Broadway and 4-stories east of Broadway (Ordinance 2006-07). According to the applicant, the hotel requires 4 stories to be financially feasible. In response to the Home2Suites applicant's building height request, the City Council added hotels (i.e.: lodging) to the list of uses that may be 4 stories east of Broadway in 2018.

Since 2018, the Home2 Suites hotel site now has a Local Serving Mixed Use (LSMU) zoning district, but the 4-story height limit remains. The Home2 Suites hotel project is not part of the Promontory Subdivision.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## Promotory Subdivision Project Comments

Date\* 05/05/2023

Name\* Cindy Ledeter

Company Retired Educator

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address

[REDACTED]

Address Line 2

City

American Canyon

Postal / Zip Code

94503

State / Province / Region

CA

Country

Napa

Comments\* If comments are being provided through the upload of a document, please indicate so.  
I'm am totally against this building of this new development of housing.

File Upload

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Steve Reilly](#); [bernice@barrelcreek.com](mailto:bernice@barrelcreek.com); [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#)  
**Subject:** Promontory Subdivision  
**Date:** Thursday, July 20, 2023 1:56:00 PM

---

Hi Cindy,

Thank you for your comment on the Promontory Subdivision.

You mentioned that you were opposed to this new housing development. The Promontory project includes 216 new single-family homes, of which 54 will include a junior accessory dwelling unit (JADU). Each JADU will be limited to lower income residents.

As discussed in a previous e-mail, the Watson Ranch Specific Plan (WRSP) was approved in 2018. The Promontory Subdivision is a privately-financed development on private land. Because this project has zoning to allow single family homes, and was contemplated in the WRSP, extraordinary conditions would need to exist to prevent the property owner(s) from exercising their property rights to develop the project.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## Promotory Subdivision Project Comments

Date\* 05/05/2023

Name\* Maria Magsaysay

Company

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address

[REDACTED]

Address Line 2

[REDACTED]

City

San Bruno

Postal / Zip Code

94066

State / Province / Region

CA

Country

USA

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

Hello,

I am interested in applying for a low income housing unit on this upcoming project.

What is the process to apply? Thank you!

File Upload

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Steve Reilly](#); [bernice@barrelcreek.com](mailto:bernice@barrelcreek.com); [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#)  
**Subject:** Promontory Subdivision  
**Date:** Thursday, July 20, 2023 1:58:00 PM

---

Hi Maria,

Thank you for your interest in the new Promontory Subdivision homes.

The Promontory project includes 216 new single-family homes, of which 54 of them will include a junior accessory dwelling unit (JADU). The JADUs will be limited to lower income residents. At this time, construction is one year or longer from now.

Elsewhere in American Canyon and in Napa County Homes, there are rental homes restricted to lower income residents. A list of current income-restricted rental properties is available on the City of Napa Housing Authority website at this address: <https://rb.gy/x4qer>

Also, a new affordable apartment project, Lemos Pointe Apartments, is under construction close to the NVRG site. The apartment includes a picnic area, playground, and a half basketball court. To be placed on the interest list, please call (707) 927-0809 or visit their website at <https://www.lemospointeapts.com/>.

I have copied the developer's project manager on this email, who may share additional information on this matter.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## Promotory Subdivision Project Comments

Date\* 05/06/2023

Name\* Margaret Gutierres

Company

Email\* [REDACTED]

Phone Number\* 8052334058

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

Address\*

Street Address

[REDACTED]

Address Line 2

City

American Canyon

Postal / Zip Code

94503

State / Province / Region

CA

Country

United States

Comments\*

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

Why are there no single story homes being built anywhere in Watson Ranch for older people that do not want to climb stairs? We have a family member interested in moving here in a new home. She would not qualify for affordable housing.

File Upload

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Steve Reilly](#); [bernice@barrelcreek.com](mailto:bernice@barrelcreek.com); [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#)  
**Subject:** Promontory Subdivision  
**Date:** Thursday, July 20, 2023 1:59:00 PM

---

Hi Margaret,

Thank you for expressing a concern that there are no single level homes in Watson Ranch. Whether homes have one, two, or three stories is a private business decision by the applicant and property owner. We have copied the Promontory applicant to provide them with an opportunity to explain the reason all homes in the Promontory project have two stories.

If you're interested in a new single-story custom home, the Canyon Estates subdivision contains 35 lots with amazing views. You can find out more about Canyon Estates at [this link](#). You can also contact the project manager, Dick Loewke, at this phone number 925-679-4850.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## Promotory Subdivision Project Comments

Date\* 05/08/2023

Name\* Gladys Lopez

Company

Email\* [REDACTED]

Phone Number\* [REDACTED]

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

Address\* Street Address

[REDACTED]

Address Line 2

[REDACTED]

City

Vallejo

Postal / Zip Code

94590

State / Province / Region

CA

Country

United States

Comments\*

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

Hello, my father in law is a homeowner in American Canyon and forwarded me this email regarding the new future housing development. I would like to get additional information if it is available regarding purchasing a home in this upcoming development. I am aware it might be too soon to inquire but wanted to get a head start. Can someone point me in the right direction on who to contact regarding my inquiry. Thank you so much for your time.

File Upload

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Steve Reilly](#); [bernice@barrelcreek.com](mailto:bernice@barrelcreek.com); [Brent Cooper](#); [Jason Holley](#); [Bill Ross - External](#); [Nicolle Hall](#)  
**Subject:** Promontory Subdivision  
**Date:** Thursday, July 20, 2023 2:02:00 PM

---

Hi Gladys,

Thank you for your interest in the Promontory Subdivision.

The Promontory Subdivision is proposed by 330 Land Company. I have copied their project manager, Steve Reilly, to this e-mail. You can also contact him by phone at 925-368-3128.

To keep up with City projects, please sign up for our City updates, [link here](#).

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

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707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## **TITLE**

Voting Delegate and Alternate(s) for the League of California Cities 2023 Annual Business Meeting

## **RECOMMENDATION**

Approve a Minute Order designating a Voting Delegate and Alternate(s) for the League of California Cities 2023 Annual Business Meeting.

## **CONTACT**

Taresa Geilfuss, CMC, City Clerk

## **BACKGROUND & ANALYSIS**

The League of California Cities 2023 Annual Conference and Expo will be held on September 20-22, 2023. The Annual Business Meeting is scheduled for Friday, September 22, 2023. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, the City Council must designate a Voting Delegate and up to two (2) alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity. To be eligible to vote, the delegate must be registered to attend the conference.

The League has requested that voting delegate information be transmitted to the League as soon as possible and no later than August 28, 2023.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Organizational Effectiveness: "Deliver exemplary government services."

## **FISCAL IMPACT**

There is no fiscal impact to designating a voting delegate.

## **ENVIRONMENTAL REVIEW**

Not Applicable.

**ATTACHMENTS:**

2023 Voting Delegate Packet



**Council Action Advised by August 28, 2023**

**DATE: Wednesday, June 21, 2023**

**TO: Mayors, Council Members, City Clerks, and City Managers**

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES  
League of California Cities Annual Conference and Expo, Sept. 20-22, 2023,  
Sacramento SAFE Credit Union Convention Center**

Every year, the League of California Cities convenes a member-driven General Assembly at the [Cal Cities Annual Conference and Expo](#). The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Sept. 22, the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

**Please complete the attached voting delegate form and email it to Cal Cities office no later than Monday, August 28.**

**New this year, we will host a pre-conference information session for voting delegates to explain their role.** Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Please view Cal Cities' [event and meeting policy](#) in advance of the conference.

**Action by Council Required.** Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council.

Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.



**Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration is open on the [Cal Cities](#) website.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

**Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

**Seating Protocol during General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the SAFE Credit Union Convention Center in Sacramento, will be open at the following times: Wednesday, Sept. 20, 8:00 a.m.- 6:00 p.m. and Thursday, Sept. 21, 7:30 a.m.- 4:00 p.m. On Friday, Sept. 22, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to Cal Cities office by Monday, Aug. 28. If you have questions, please contact Zach Seals at [zseals@calcities.org](mailto:zseals@calcities.org).

Attachments:

- General Assembly Voting Guidelines
- Voting Delegate/Alternate Form
- Information Sheet: Cal Cities Resolutions and the General Assembly



## General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.
6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.
7. **Resolving Disputes.** In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.



CITY: \_\_\_\_\_

**2023 ANNUAL CONFERENCE  
VOTING DELEGATE/ALTERNATE FORM**

**Please complete this form and return it to Cal Cities office by Monday, August 28, 2023. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.**

To vote at the General Assembly, voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

**Please note:** Voting delegates and alternates will be seated in a separate area at the General Assembly. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the voting delegate desk.

**1. VOTING DELEGATE**

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Title: \_\_\_\_\_

**2. VOTING DELEGATE - ALTERNATE**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Email: \_\_\_\_\_

**3. VOTING DELEGATE - ALTERNATE**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Email: \_\_\_\_\_

**ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR**

**ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).**

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Mayor or City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_ Phone: \_\_\_\_\_  
(circle one) (signature)

**Please complete and email this form to [votingdelegates@calcities.org](mailto:votingdelegates@calcities.org) by Monday, August 28, 2023.**

# How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure that we are representing California cities with one voice. These policies directly guide Cal Cities advocacy to promote local decision-making, and lobby against statewide policy that erodes local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how Resolutions and the General Assembly works.

## Prior to the Annual Conference and Expo

### General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.



### Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.



## During the Annual Conference and Expo

### Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by



voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

### Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved<sup>1</sup> by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.<sup>2</sup>



### General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

## Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, policy committee, as well as individuals appointed by the Cal Cities president.

**Voting delegates** are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates — one from every member city.

Seven **Policy Committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, municipal department, as well as individuals appointed by the Cal Cities president.

## What's new in 2023?



- Voting delegates will receive increased communications to prepare them for their role during the General Assembly.
- The General Assembly will take place earlier to allow more time for debate and discussion.
- Improvements to the General Assembly process will make it easier for voting delegates to discuss and debate resolutions.

<sup>1</sup> The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.

<sup>2</sup> Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).



## **TITLE**

Wastewater Operations Quarterly Update

## **RECOMMENDATION**

Receive an update on Wastewater Operations.

## **CONTACT**

Erica Ahmann Smithies, P.E., Public Works Director  
Jay Atkinson, Wastewater Operations Manager

## **BACKGROUND & ANALYSIS**

The Maintenance and Utilities Department is responsible for the treatment and distribution of drinking water; sewer collections, wastewater treatment; compliance with all environmental regulations related to water, wastewater, stormwater, and solid waste; and management of the City's facilities and fleet. The City operates a Water Treatment Facility, Water Reclamation Facility (WRF) and Corporation Yard. The WRF processes wastewater for either discharge to receiving waters or for recycled water production and distribution.

The City's WRF was the first commissioned in 2002 as one of the first Membrane Bio-Reactor (MBR) Treatment Facilities in the state of California. Its design allows for an average dry weather flow of 2.5 million gallons per day (MGD), and a peak wet weather flow of 5 MGD. Currently, serving approximately 25,000 residents, along with businesses, including large food processors and other industrial discharges. There are four MBR process trains, each consisting of an anoxic zone and an aerobic zone. The WRF is both a secondary and tertiary treatment facility; secondary water is UV disinfected and discharged to the Napa River, while tertiary water is chlorinated for irrigation.

The sewer collections division, which is now located at the WRF, maintains 54 miles of underground pipe, 5 pump stations, lateral cleaning and sewer repairs, CCTV or video underground pipe, respond to any and every sanitary sewer overflow (SSO). The sewer collections division staff assists all other divisions as needed.

## **ATTACHMENTS:**

[MUD Division Update Presentation](#)

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## Maintenance and Utilities Department Water Reclamation/Collection Divisions

City Council Update

August 15, 2023

# Water Reclamation Facility (WRF)

***Our main objectives are to improve the quality of wastewater by eliminating pollutants and toxicants and preserving our natural water resource for reuse.***

***Staffed by three certified operators and one mechanic:***

- ✓ **Operate and maintain the WRF to meet stringent State/Local Limits**
- ✓ **Maintain and operate five sewer pump and lift stations.**
- ✓ **Maintain a safe work environment.**
- ✓ **Stay up with new emerging technologies and trends**
- ✓ **Always looking for continual improvement and growth**

# WRF Highlights March –July 2023

- **Maintenance activities:**
  - Influent drum screens annuals
  - Pulled and maintained three large submersible pumps and motors
  - Blue Frog maintenance
  - All four train inspections
  - Membrane annual cleaning and repairs
- **Projects in the works:**
  - City Wide SCADA replacement
  - Testing different membrane tech
  - High Strength Waste Workshop
  - Master Planning phase



# Collections System

*We are committed to providing responsible and reliable services for the community through a comprehensive maintenance and operations program.*

*Staffed by three certified Collections Workers and one Supervisor:*

- ✓ Maintain Compliance in accordance with our Sanitary Sewer Management Plan
- ✓ Knowledge on how to respond to a sewer spill
- ✓ Cleaning the sewer system
- ✓ CCTV or camera the inside of the collection system
- ✓ Prevent sanitary sewer overflows
- ✓ Inform Public through outreach



# Collections Highlights

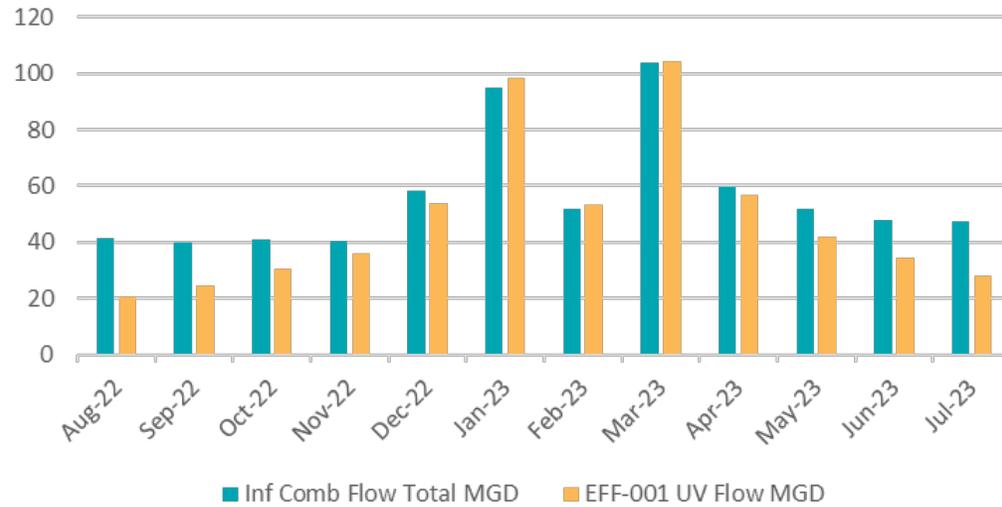
## March – July 2023

- ✓ New WDR in effect June 2022. Certified our collections system with the State.
- ✓ Updated the 2022 SSMP with new requirements issued from the State Water Board.
- ✓ Over 12,000' sewer pipe cleaned and maintained.
- ✓ One sewer overflow reported.
- ✓ Six sewer backups caught before becoming a spill.
- ✓ Working with Streets and Water with storm drain and sewer CCTV work.
- ✓ New Spill Emergency Response Plan for each pump station in development.

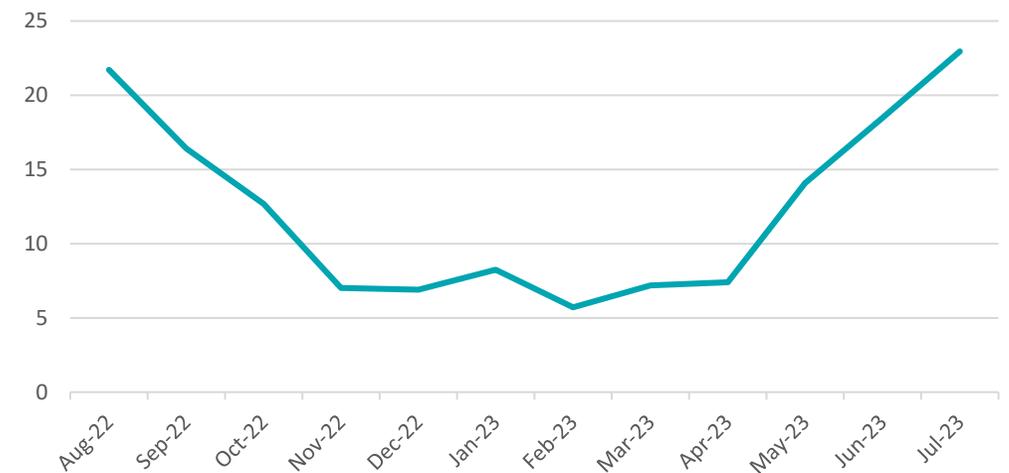


# Influent and Effluent Flows – Rolling year

Influent and Effluent Flows



EFF-002 Effluent Recycled Water EFF-002 (E-3) Flow MGD



# Staff Accomplishments March – July 2023



- ✓ Eric transferred to Collections
- ✓ Chris passed grade III Collections
- ✓ Thomas passed grade II Collections
- ✓ Eric and Thomas became NASSCO certified
- ✓ New Maintenance Worker for Collections – Andy
- ✓ Mid-Managers completed RGS Leadership Academy



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CANYON

Questions?



# City Council Committee Report

Submitted by: \* Councilmember Mark Joseph

Council Meeting Date: 08/01/2023

Event Date: 2023-07-19      Event Type: Committee Report

Event Title: \* Napa Valley Transportation Authority (NVTA)

Event Report: The NVTA Board met and addressed the following:

- Updates from MTC, ABAG and the Executive Director (Tesla and Chargepoint want to work with us to install charging stations; there is some fiscal relief for the Transit Fiscal Cliff, but not much; and we're building up interest in our V-Commute program--trying to shift drivers to carpools, bikes and transit)
- Project Updates--Soscol Junction is moving along and may be ready by the end of this calendar year!!; Vine Trail is moving and may also be done by the end of the year; our 29 project will solicit proposals for the Environmental Review this Fall.
- We need to start thinking about bike lanes and sidewalk projects--the next funding cycle starts in 2024!

We also met as the Tax Authority for Measure T. In that regard, we heard the polling results relating to changes in Measure T. Basically, the goal is to leave the tax rate alone, extend the tax for another five years, and allow for bonding; that is, proceeds from Measure T could be used to pay the debt service on bonds to be used to make capital improvements now, rather than wait years.

The good news is, the voters are generally very supportive of changing the tax as long as we're not increasing the tax! The bad news is, it is relatively easy to dissuade them with standard criticisms (taxes are too high already; why let politicians spend more of our money, etc.) So, we're actually in a good position to start and we'll need to work hard explaining the merits of the measure to our residents. Tentatively, this is scheduled to go to the voters in November 2024.

File/Photo Upload      Max file size for all uploads is 25 MB

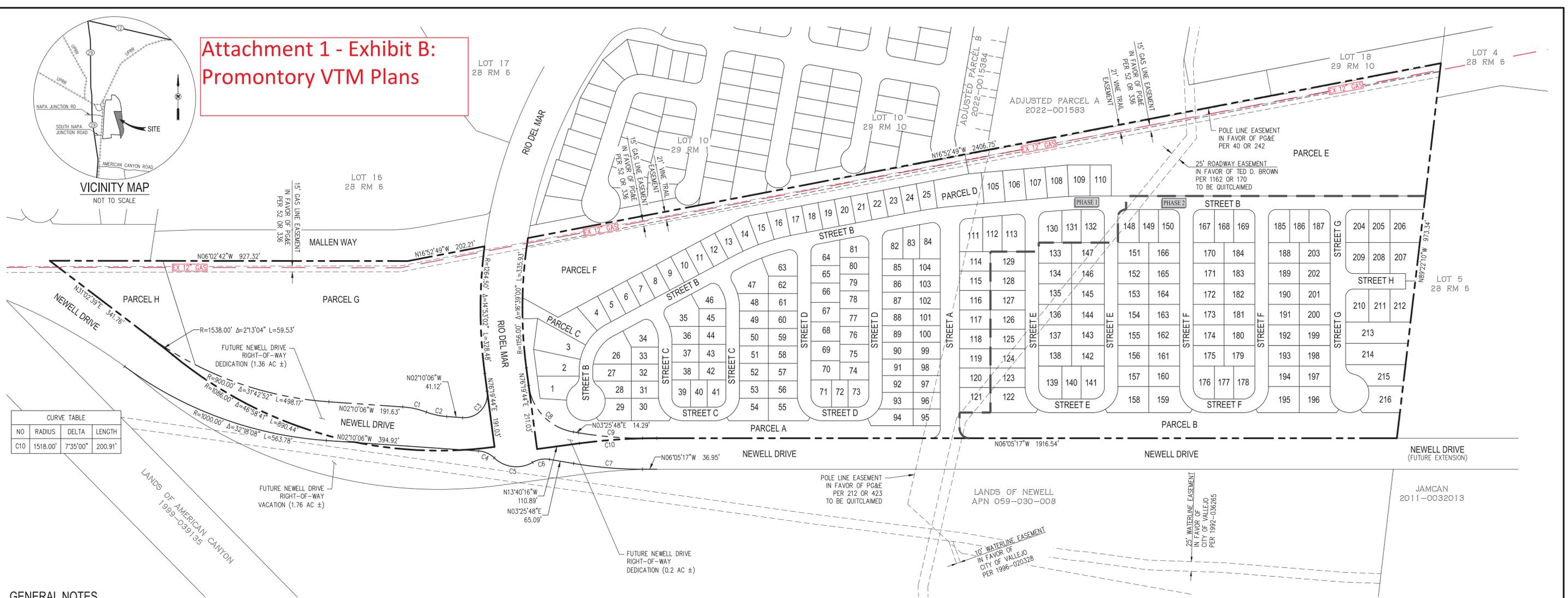
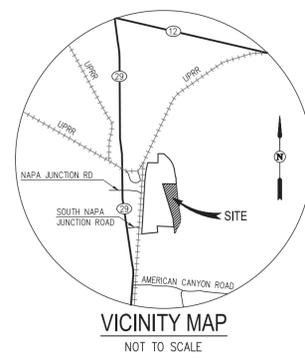
Event Date:      Event Type: Community Event

Event Title: \* Community Events and Activities

- Event Report:
- Met with **Supervisor Belia Ramos**: we talked about the upcoming LACO issue on annexing Green Island Vineyards into the Fire District; possible partnerships between the City and the County; and other issues.
  - Attended the annual **Key Club Senior Sendoff party** at Silver Oak Park. As the only adult, I didn't stay long, but it was fun to wish everyone a successful life! And I came with pizzas!
  - Attended the **Kiwanis Board Meeting**, and prepared for the General Membership Meeting
  - Helped with **food distribution at the Aquatics Center**, as part of the Kiwanis Food Pantry.
  - Watched a **Risk Management webinar** relating to volunteer programs--a good refresher course on minimizing risks.
  - Attended the **Farm Bureau's Love of the Land event**--thank you, Council member Aboudamous for the ticket!! It was a great event--the food was incredible (a lobster feed, similar to what we had at the St. Helena Fire Station), and it was fun to see St. Senator Bill Dodd and others get recognition. Also handy--had a chance to chat with Senate Candidate/Vallejo Vice Mayor ROZZANA VERDER-ALIGA.
  - Walked the **picket line at Vallejo Kaiser on behalf of the Health Workers**--this is becoming a regular event, and I wish Kaiser and the Union would work things out!

File/Photo Upload      Max file size for all uploads is 25 MB

# Attachment 1 - Exhibit B: Promontory VTM Plans



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C10	1518.00'	7°35'00"	200.91'

## GENERAL NOTES

- DEVELOPER: 330 LAND COMPANY, LLC  
16381 SCIENTIFIC WAY  
IRVINE, CA 92618  
CONTACT: STEVE REILLY  
PHONE: (925) 368-3128
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
CONTACT: JASON NERI, PE 59136  
PHONE: (925) 866-0322
- ARCHITECT: KTG ARCHITECTURE & PLANNING  
1818 FRANKLIN ST, SUITE 400  
OAKLAND, CA 94612  
CONTACT: JILL D. WILLIAMS, AIA  
PHONE: (510) 272-2910
- LANDSCAPE ARCHITECT: GATES & ASSOCIATES  
165 N MAIN ST, SUITE 365  
WALNUT CREEK, CA 94596  
CONTACT: ERIK GELLERMAN  
PHONE: (925) 736-8176
- TOPOGRAPHIC SOURCE: EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.
- BENCHMARK: NAPA COUNTY BENCHMARK BM 934C. STATE WELL MONUMENT STAMPED B-55 IN CUL DE SAC AT NORTH END OF LOMBARD ROAD.  
EL = 58.37' NVD 29  
(TO CONVERT TO NAVD88 = NGVD29 + 2.44')
- A.P.N.'S: 059-030-007
- EXISTING LAND USE: VACANT/AGRICULTURE
- PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE/PARK
- SITE AREA: 47.89± ACRES (GROSS)  
20.63± ACRES (LOTS 1-216)  
11.48± ACRES (PARCELS A-F)  
7.40± ACRES (PARCEL G-H)  
6.79± ACRES (STREET DEDICATIONS)  
1.56± ACRES (NEWELL DRIVE DEDICATION)  
27.42± ACRES (SITE AREA: LOTS 1-216 & STREET DEDICATIONS)
- LOTS: 216 LOTS AND 8 PARCELS
- RESIDENTIAL UNITS: 216 (LOTS 1-216)
- GENERAL PLAN: TOWN CENTER (TC)
- ZONING: MEDIUM DENSITY RESIDENTIAL - 16 (TC-1 MDR-16)  
MEDIUM DENSITY RESIDENTIAL - 12 (TC-1 MDR-12)  
HIGH DENSITY RESIDENTIAL (TC-1 HDR)  
PARKS (TC-1 R-1 PARK)  
OPEN SPACE (TC-1 OS)
- DENSITY: 7.90± DU/ACRE
- WATER: CITY OF AMERICAN CANYON
- SANITARY SEWER: CITY OF AMERICAN CANYON
- STORM DRAIN: CITY OF AMERICAN CANYON
- GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- FLOOD ZONE: FEMA FLOOD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
(MAP NUMBER: 06055C0650E)
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.
- EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR BY SEPARATE INSTRUMENT AS NECESSARY.
- STREETS: ALL STREETS TO BE PUBLIC STREETS, OWNED & MAINTAINED BY THE CITY OF AMERICAN CANYON.
- DETENTION/STORMWATER: DETENTION/STORMWATER QUALITY BASINS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PUBLIC ROADS AND PATHWAYS: SOME PUBLIC ROADS AND MONOLITHIC SIDEWALKS WITHIN THE DEVELOPMENT MAY HAVE A LONGITUDINAL SLOPE OF GREATER THAN 5.0%.
- DOMESTIC WATER: FINAL DOMESTIC WATER SYSTEM CONFIGURATION TO BE DETERMINED BY THE CITY OF AMERICAN CANYON.
- PHASING: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASING SHOWN ON THE VESTING TENTATIVE MAP IS PRELIMINARY AND SUBJECT TO THE FINAL MAP(S).
- PARCEL MAP: A LARGE LOT PARCEL MAP, FOR FINANCE AND CONVEYANCE PURPOSES, MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CENTERLINE
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	EASEMENT LINE
---	---	CURB & SIDEWALK
---	---	TOP/TOE OF SLOPE
---	---	RETAINING WALL
---	---	PRELIMINARY PHASE LINE

## ABBREVIATIONS

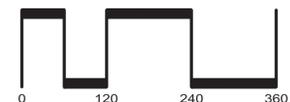
AC	ACRES/ASPHALT CONCRETE	PR	PROPOSED
AB	AGGREGATE BASE	PUE	PUBLIC UTILITY EASEMENT
BD	BOUNDARY	R	RADIUS
BGL	BOTTOM OF GRAVEL LAYER	RET	RETURN/RETAINING
CB	CATCH BASIN	RM	RECORDED MAP
CL	CENTERLINE	R/W	RIGHT-OF-WAY
CY	CUBIC YARD	SF	SQUARE FOOT
ESMT	EASEMENT	SD	STORM DRAIN
EVA	EMERGENCY VEHICLE ACCESS EASEMENT	SLS	SEWER LIFT STATION
EX	EXISTING	SS	SANITARY SEWER
FH	FIRE HYDRANT	S/W	SIDEWALK
INV	INVERT	TGL	TOP OF GRAVEL LAYER
L/S	LANDSCAPE	TSL	TOP OF SOIL LAYER
MH	MANHOLE	TYP	TYPICAL
		W	WATER

## SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM-1.1	VESTING TENTATIVE MAP
TM-1.1.A	SPECIFIC PLAN LAND USE AND ZONING
TM-1.2	VESTING TENTATIVE MAP
TM-1.3	VESTING TENTATIVE MAP
TM-2	EXISTING CONDITIONS
TM-3.1	PRELIMINARY GRADING & DRAINAGE PLAN
TM-3.2	PRELIMINARY GRADING & DRAINAGE PLAN
TM-4	PRELIMINARY GRADING CROSS SECTIONS
TM-5.1	PRELIMINARY UTILITY PLAN
TM-5.2	PRELIMINARY UTILITY PLAN
TM-6.1	PRELIMINARY STORMWATER CONTROL PLAN
TM-6.2	PRELIMINARY STORMWATER CONTROL PLAN
TM-7	PRELIMINARY FIRE ACCESS PLAN
TM-8	PRELIMINARY SECONDARY SITE ACCESS PLAN

# VESTING TENTATIVE MAP WATSON RANCH - NEWELL PROPERTY

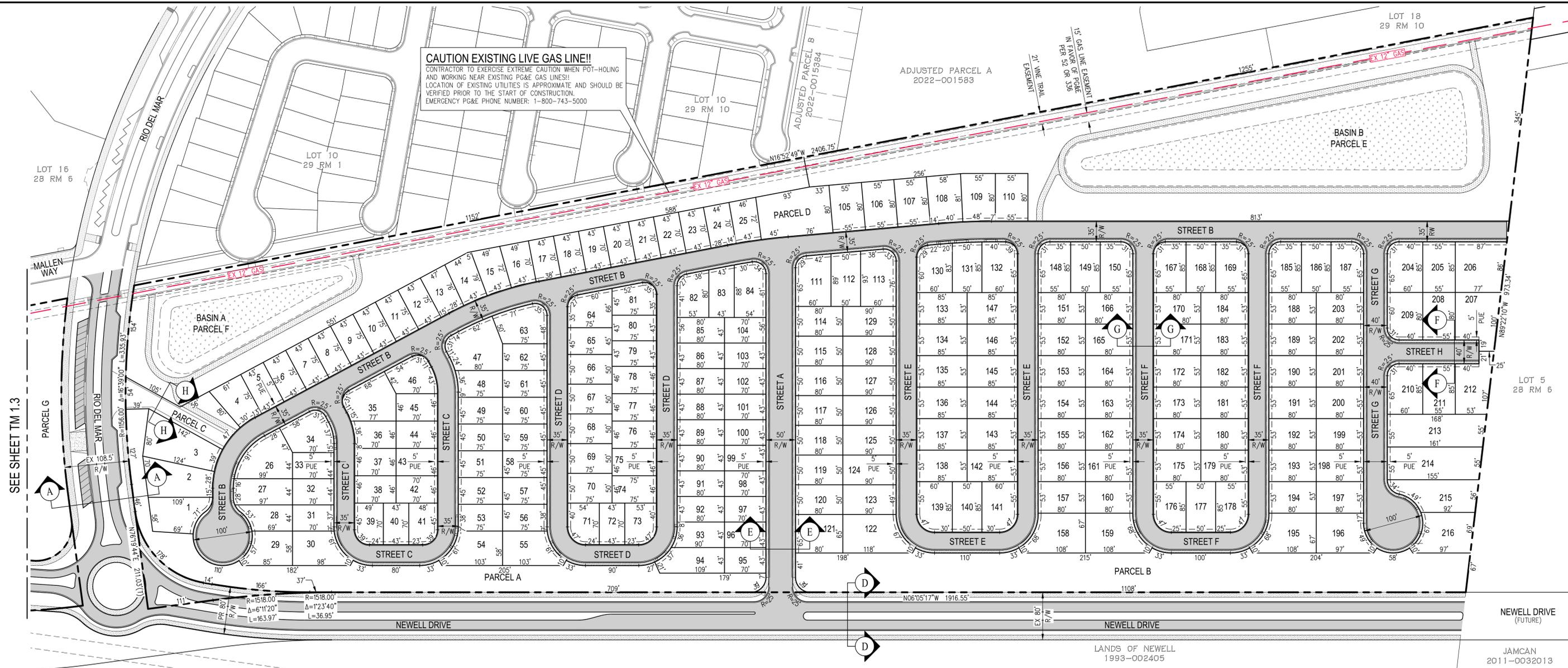
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
SCALE: 1" = 80' DATE: MARCH 9, 2023



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

SHEET NO.  
**TM-1.1**  
OF 14 SHEETS

**CAUTION EXISTING LIVE GAS LINE!!**  
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!! LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

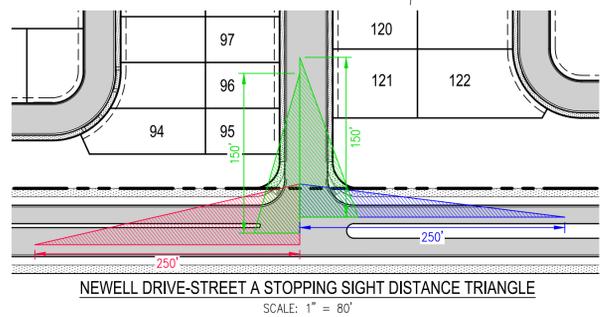


SEE SHEET TM 1.3

LOT AREAS															
LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)
1	5,236	26	5,887	51	3,375	76	3,450	101	3,010	126	4,500	151	4,240	176	4,482
2	6,404	27	4,383	52	3,375	77	3,450	102	3,010	127	4,500	152	4,240	177	4,250
3	7,699	28	3,538	53	3,376	78	3,450	103	3,010	128	4,500	153	4,240	178	4,482
4	3,942	29	4,385	54	5,143	79	3,235	104	3,010	129	4,500	154	4,240	179	4,240
5	3,225	30	4,853	55	5,143	80	3,225	105	4,400	130	4,764	155	4,240	180	4,240
6	3,225	31	3,080	56	3,376	81	3,790	106	4,400	131	4,213	156	4,240	181	4,240
7	3,225	32	3,080	57	3,375	82	3,958	107	4,400	132	5,026	157	4,240	182	4,240
8	3,225	33	3,080	58	3,375	83	3,620	108	4,541	133	4,505	158	6,154	183	4,240
9	3,225	34	4,859	59	3,375	84	4,842	109	4,572	134	4,505	159	6,154	184	4,240
10	3,225	35	5,608	60	3,375	85	3,440	110	4,400	135	4,505	160	4,240	185	4,601
11	3,225	36	3,303	61	3,375	86	3,440	111	5,087	136	4,505	161	4,240	186	4,261
12	3,225	37	3,220	62	3,375	87	3,440	112	4,538	137	4,505	162	4,240	187	4,601
13	3,383	38	3,220	63	3,220	88	3,440	113	5,629	138	4,505	163	4,240	188	4,240
14	3,586	39	3,261	64	4,370	89	3,440	114	4,000	139	4,907	164	4,240	189	4,240
15	3,465	40	3,010	65	3,375	90	3,440	115	4,000	140	4,250	165	4,240	190	4,240
16	3,273	41	3,261	66	3,750	91	3,440	116	4,000	141	4,907	166	4,240	191	4,240
17	3,010	42	3,220	67	3,750	92	3,440	117	4,000	142	4,505	167	4,601	192	4,240
18	3,010	43	3,220	68	3,750	93	3,553	118	4,000	143	4,505	168	4,261	193	4,240
19	3,010	44	3,220	69	3,750	94	4,587	119	4,000	144	4,505	169	4,601	194	4,240
20	3,010	45	3,220	70	3,750	95	3,010	120	4,000	145	4,505	170	4,240	195	6,154
21	3,010	46	4,266	71	3,552	96	3,010	121	5,177	146	4,505	171	4,240	196	5,799
22	3,010	47	6,688	72	3,010	97	3,010	122	6,618	147	4,505	172	4,240	197	4,240
23	3,010	48	3,440	73	3,552	98	3,010	123	4,500	148	4,601	173	4,240	198	4,240
24	3,046	49	3,375	74	3,450	99	3,010	124	4,500	149	4,261	174	4,240	199	4,240
25	3,148	50	3,375	75	3,450	100	3,010	125	4,500	150	4,601	175	4,240	200	4,240
														TOTAL AREA (LOT 1-216)	898,643

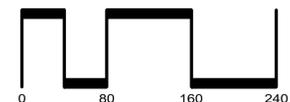
PUBLIC STREET AREAS	
STREET	AREA (SF±)
A	28,491
B	89,509
C	26,692
D	36,820
E	41,187
F	41,141
G	25,597
H	6,371
NEWELL DRIVE	67,953
TOTAL AREA (STREET A-H, RIO DEL MAR, NEWELL DRIVE)	363,761

PARCEL AREAS	
PARCEL	AREA (SF±)
A	51,162
B	75,629
C	9,028
D	9,479
E	242,470
F	111,837
G	280,434
H	41,759
TOTAL AREA (PARCEL A-F)	821,798



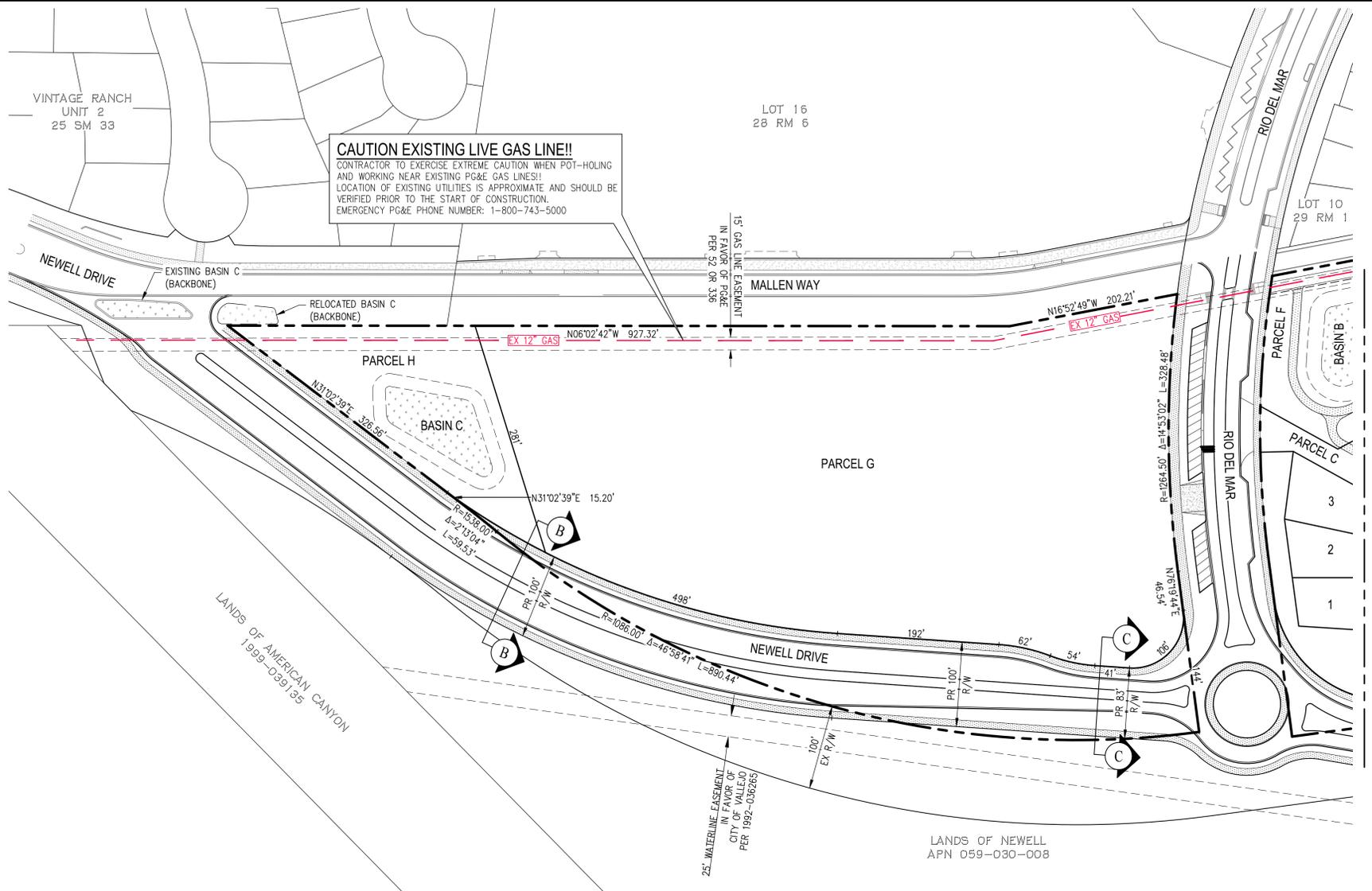
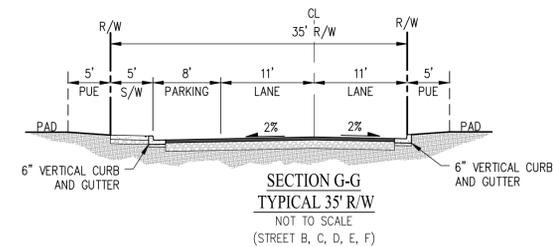
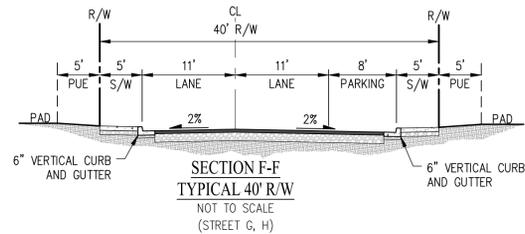
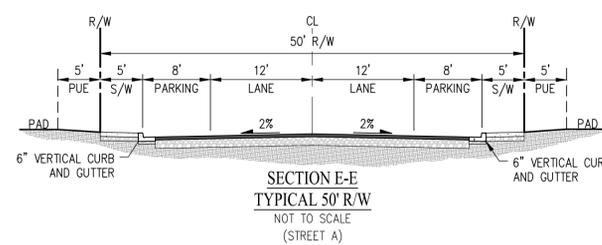
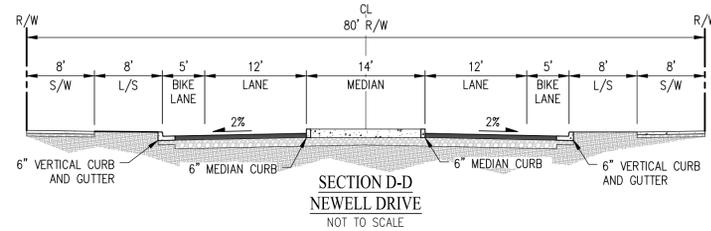
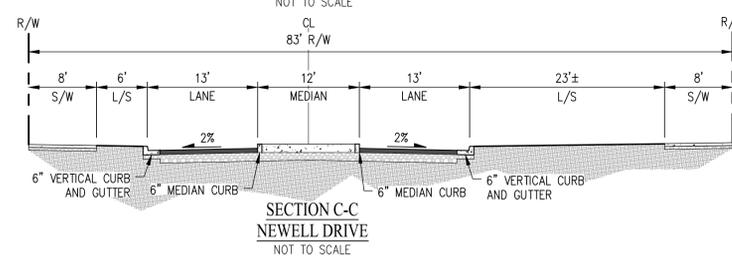
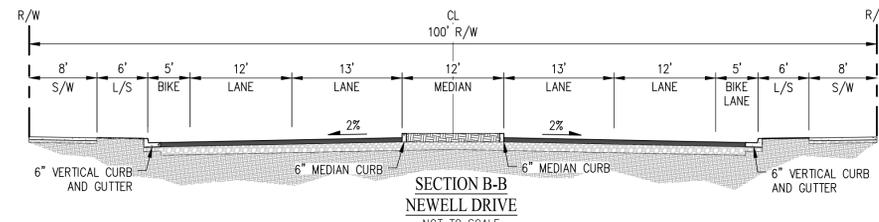
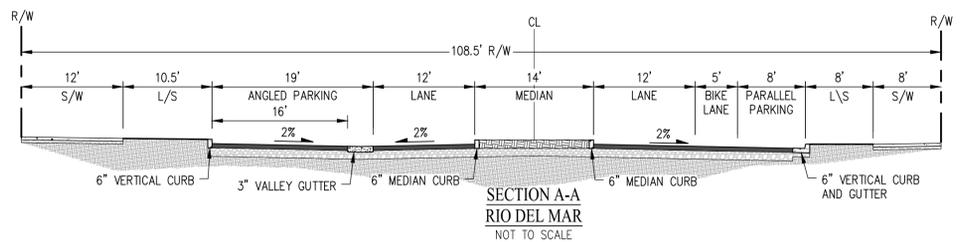
# VESTING TENTATIVE MAP WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
 SCALE: 1" = 80' DATE: MARCH 9, 2023

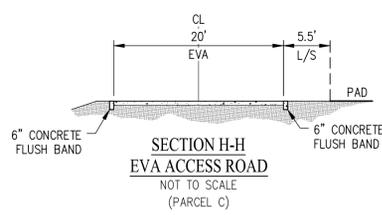


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 SURVEYORS PLANNERS

SHEET NO.  
**TM-1.2**  
 OF 14 SHEETS

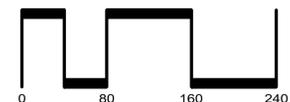


**CAUTION EXISTING LIVE GAS LINE!!**  
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!!  
 LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.  
 EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000



# VESTING TENTATIVE MAP WATSON RANCH - NEWELL PROPERTY

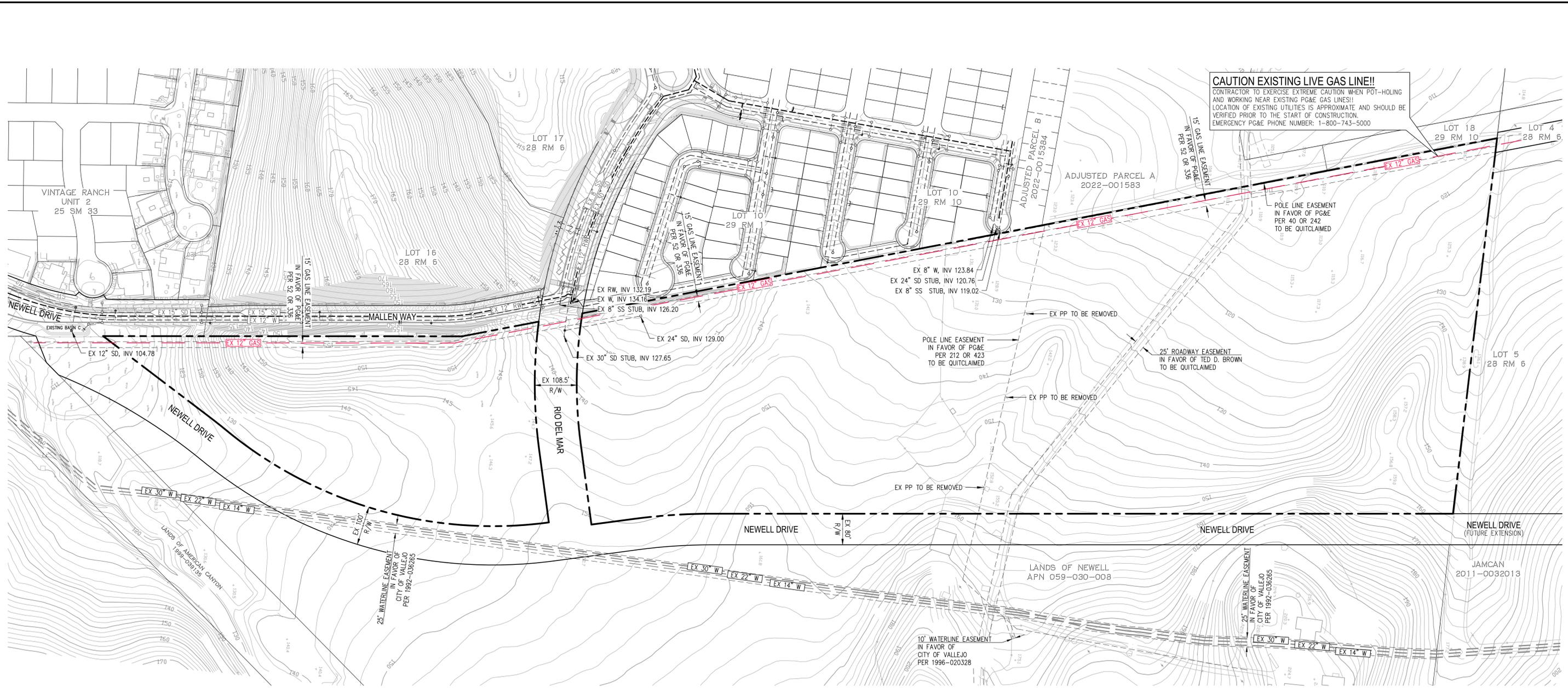
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
 SCALE: 1" = 80' DATE: MARCH 9, 2023



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SHEET NO.  
**TM-1.3**  
 OF 14 SHEETS

SEE SHEET TM 1.2

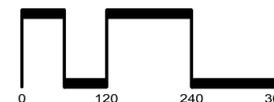


**CAUTION EXISTING LIVE GAS LINE!!**  
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!!  
 LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.  
 EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

- NOTES:**
1. EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.
  2. ALL EXISTING VEGETATION TO BE REMOVED.
  3. ALL EXISTING FENCING TO BE REMOVED.

# EXISTING CONDITIONS WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
 SCALE: 1"=120'    DATE: MARCH 9, 2023



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 CIVIL ENGINEERS    SURVEYORS    PLANNERS

SHEET NO.  
**TM-2**  
 OF 14 SHEETS

**CAUTION EXISTING LIVE GAS LINE!!**  
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!!  
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 EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

**PRELIMINARY PAVEMENT DESIGN CHART**

	TI	PCC	AC	AB
STREETS A-H	6	-	0.35" (4")	1.10" (13")
RIO DEL MAR	9	-	0.45" (5.5")	1.70" (20")
NEWELL DRIVE	9	-	0.45" (5.5")	1.70" (20")
SIDEWALK	-	0.35" (4")	-	0.35" (4")
VINE TRAIL	-	0.35" (4")	-	0.35" (4")

- NOTES:**
- ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  - STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  - ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD29 DATUM.
  - SEE SHEET TM-4 FOR PRELIMINARY GRADING CROSS SECTIONS.
  - RETAINING WALLS ARE NOT PROPOSED FOR PAD SPLITS OF 1.0' OR LESS.
  - TREATED DRAINAGE TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM IN RIO DEL MAR & TO THE EXISTING UNDEVELOPED AC-1 PROPERTY TO THE WEST.
  - SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN TABLE.

**PRELIMINARY EARTHWORK SUMMARY**

DESCRIPTION	CUT (CY)	FILL (CY)
IN-TRACT ROUGH GRADING	96,000	285,000
BACKBONE ROUGH GRADING	69,000	27,000
<b>SUBTOTAL</b>	<b>165,000</b>	<b>312,000</b>
<b>NET (IMPORT)</b>	<b>0</b>	<b>147,000</b>

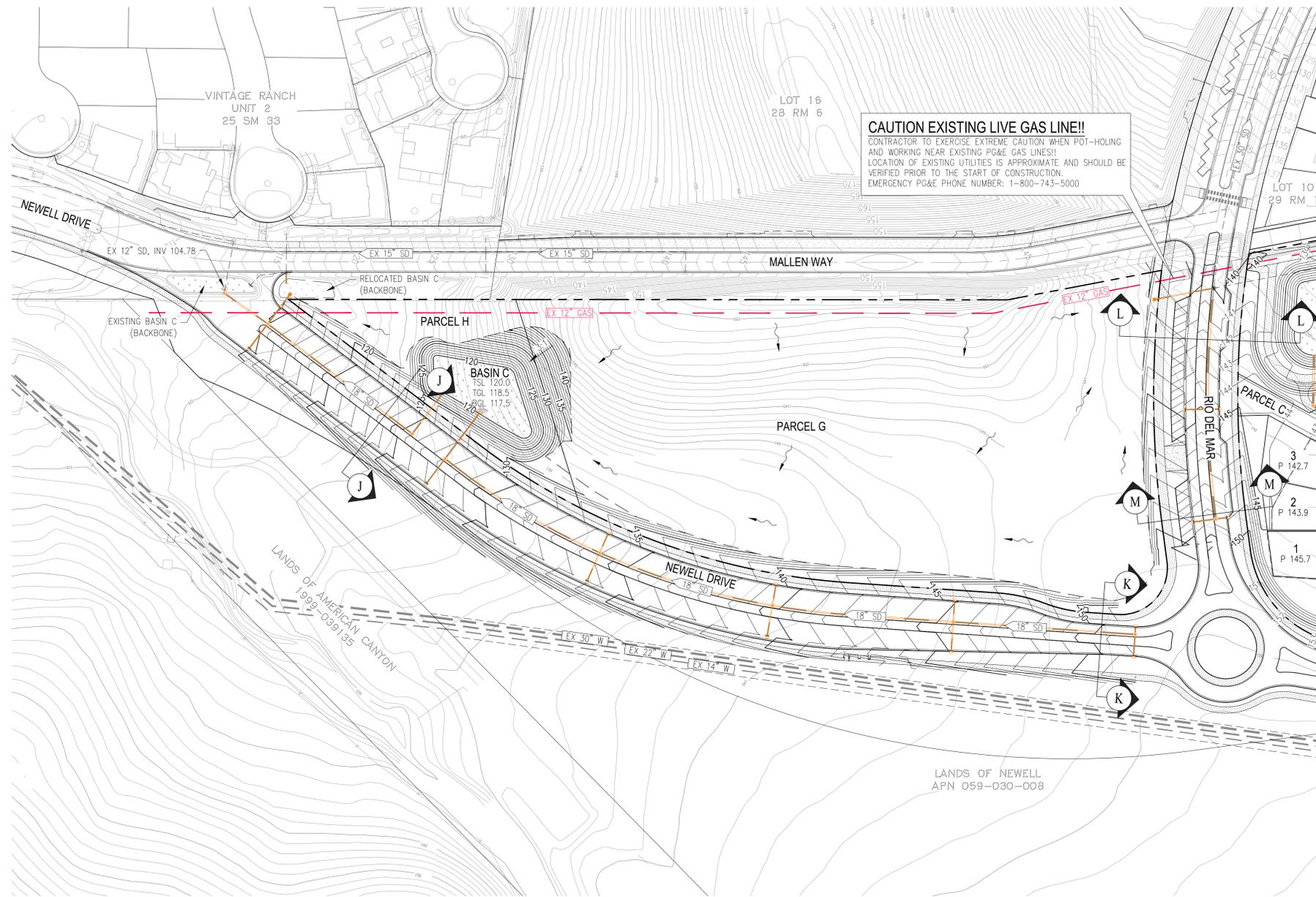
- EARTHWORK NOTES:**
- ASSUMES A STREET SECTION OF 3.5" AC/ 13" AB (WITH T.I. OF 6.0). FINAL STREET STRUCTURAL SECTION TO BE VERIFIED WITH FINAL DESIGN.
  - SPOILS QUANTITIES ARE NOT INCLUDED; TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS.
  - EARTHWORK QUANTITIES DO NOT INCLUDE ANY SHRINK OR SWELL ADJUSTMENT.
  - EARTHWORK QUANTITIES DO NOT INCLUDE ANY GEOTECHNICAL REMEDIATION. IF GEOTECHNICAL REMEDIATION IS REQUIRED, FINAL DESIGN LEVEL EARTHWORK QUANTITIES SHALL BE UPDATED ACCORDINGLY WITH THE GEOTECHNICAL RECOMMENDATIONS.

# PRELIMINARY GRADING & DRAINAGE PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
 SCALE: 1" = 80'    DATE: MARCH 9, 2023

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SHEET NO.  
**TM-3.1**  
 OF 14 SHEETS



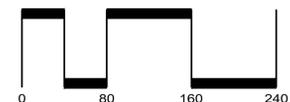
**CAUTION EXISTING LIVE GAS LINE!!**  
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!!  
 LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.  
 EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

SEE SHEET TM 3.1

- NOTES:**
1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD29 DATUM.
  4. SEE SHEET TM-4 FOR PRELIMINARY GRADING CROSS SECTIONS.
  5. RETAINING WALLS ARE NOT PROPOSED FOR PAD SPLITS OF 1.0' OR LESS.
  6. TREATED DRAINAGE TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM IN RIO DEL MAR & TO THE EXISTING UNDEVELOPED AG-1 PROPERTY TO THE WEST.
  7. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN TABLE.

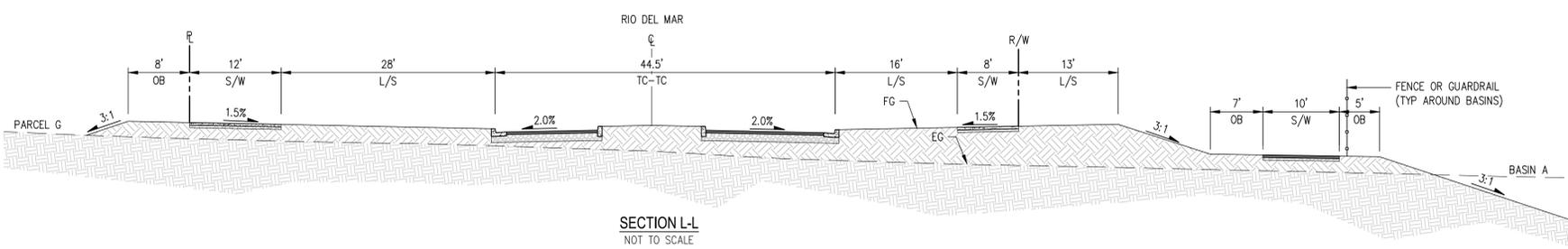
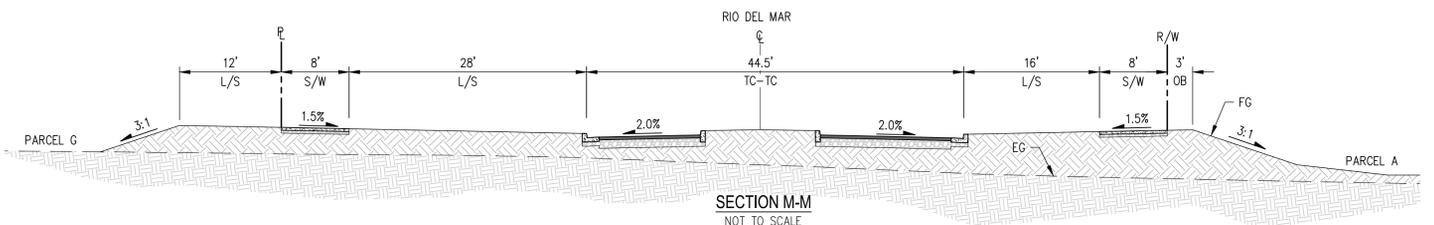
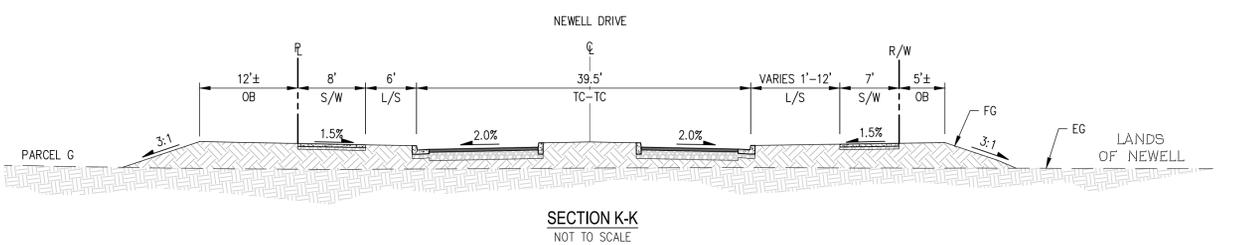
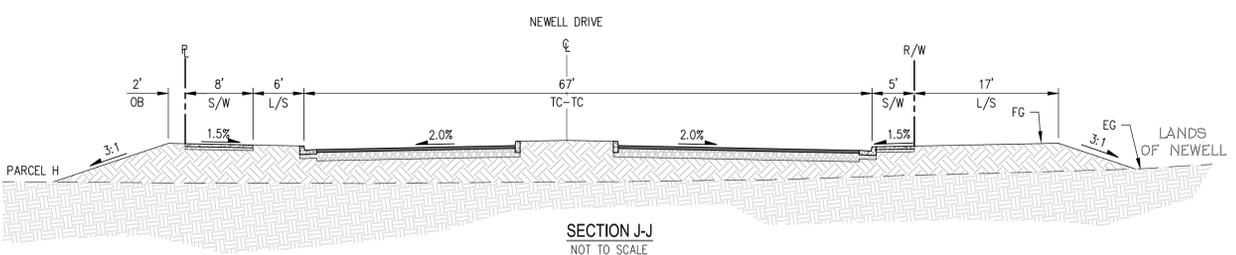
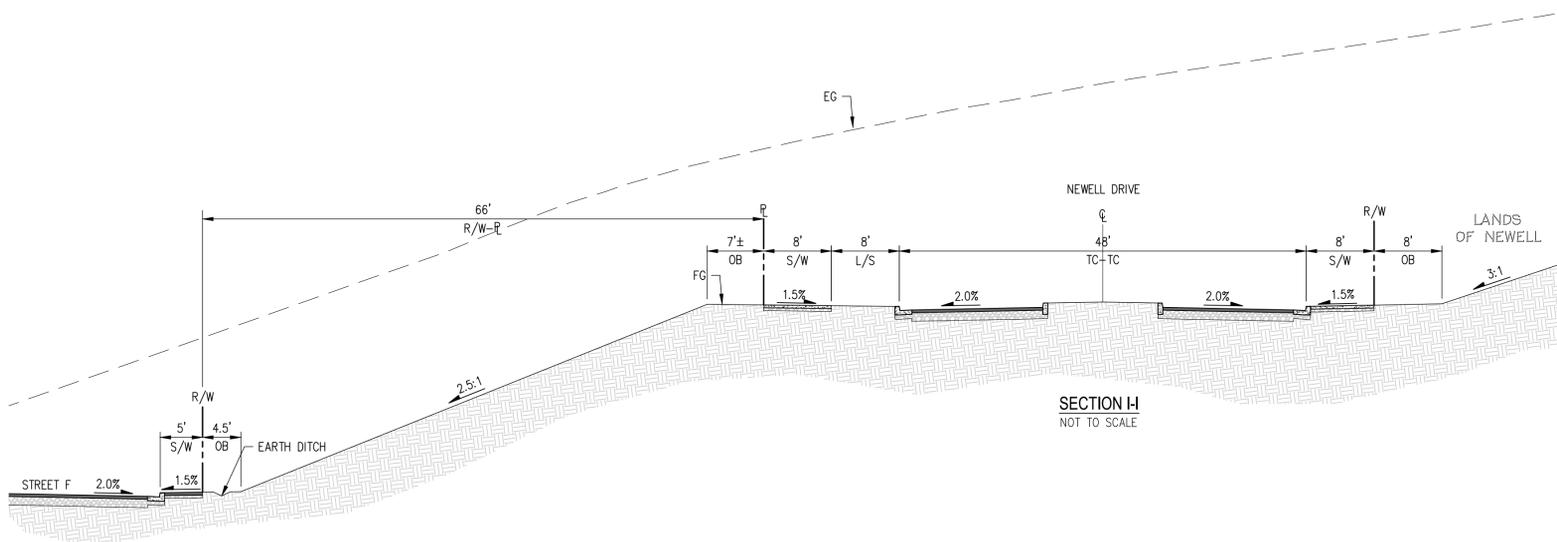
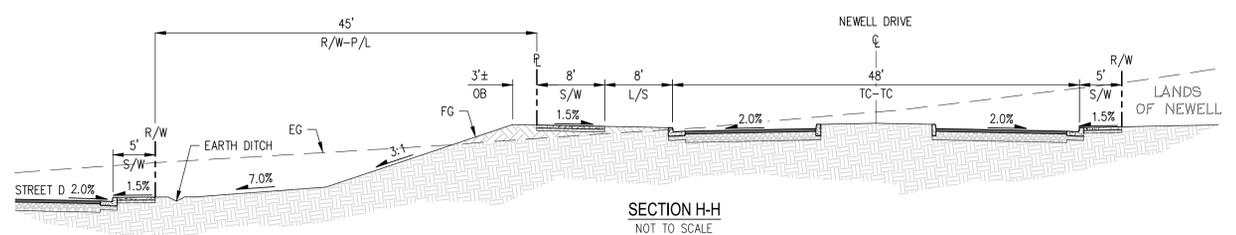
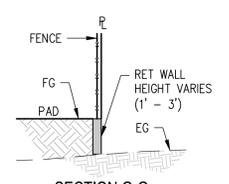
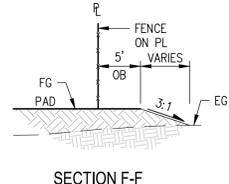
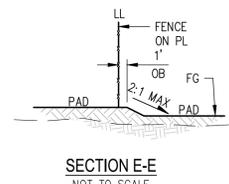
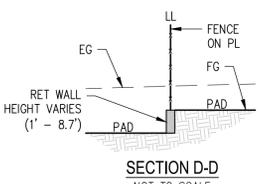
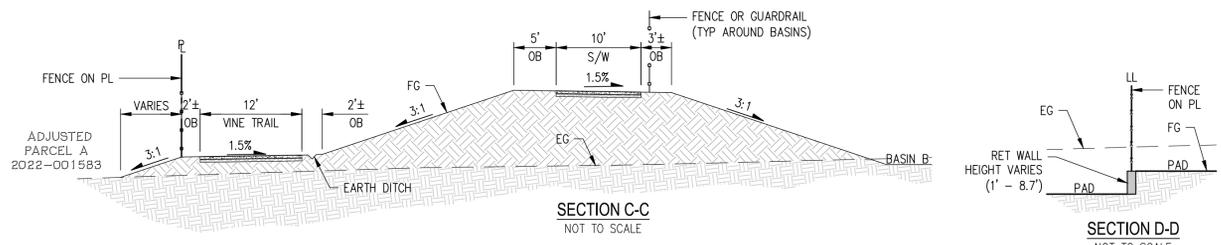
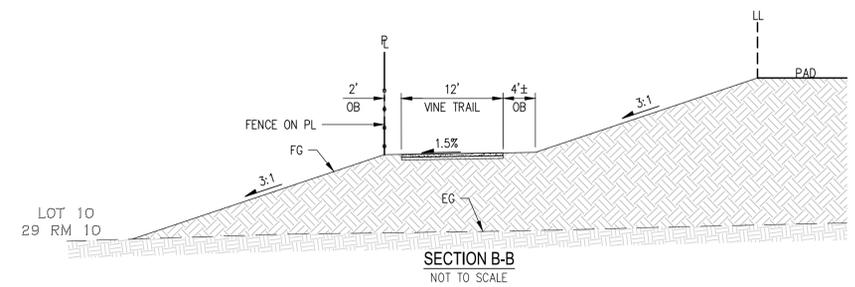
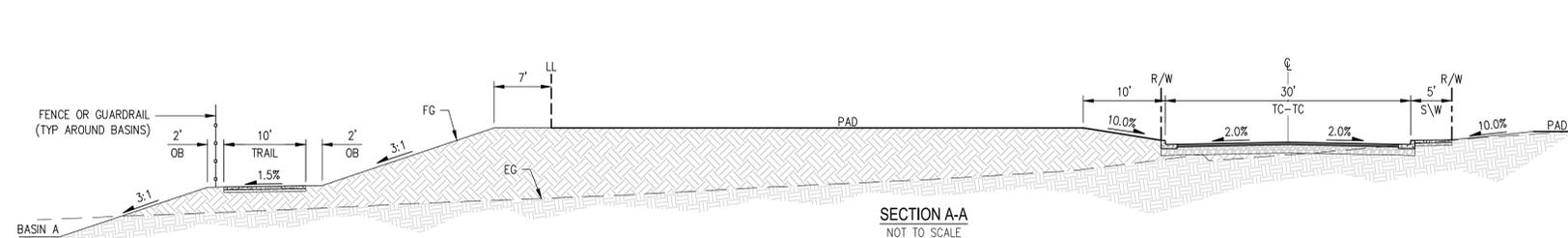
# PRELIMINARY GRADING & DRAINAGE PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
 SCALE: 1" = 80'    DATE: MARCH 9, 2023



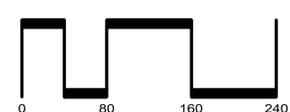
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 ROSEVILLE    (916) 788-4456  
 WWW.CBANDG.COM  
 CIVIL ENGINEERS    SURVEYORS    PLANNERS

SHEET NO.  
**TM-3.2**  
 OF 14 SHEETS



# PRELIMINARY GRADING CROSS SECTIONS WATSON RANCH - NEWELL PROPERTY

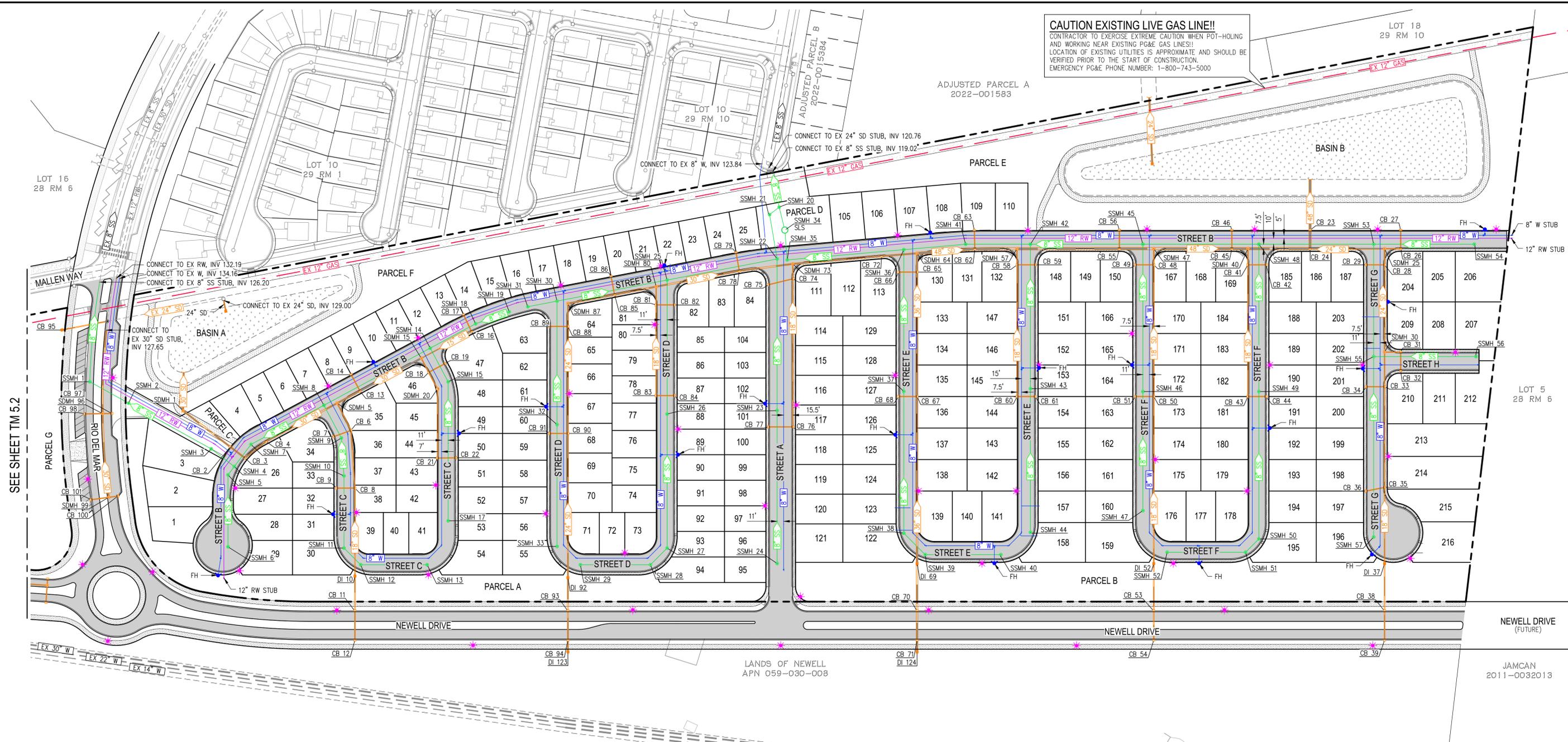
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
SCALE: NO SCALE DATE: MARCH 9, 2023



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**TM-4**  
OF 14 SHEETS

**CAUTION EXISTING LIVE GAS LINE!!**  
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING P&E GAS LINES!! LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. EMERGENCY P&E PHONE NUMBER: 1-800-743-5000



SEE SHEET TM 5.2

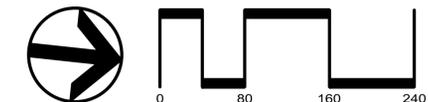
**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	SUBDIVISION BOUNDARY
- - - - -	- - - - -	STORM DRAIN PIPE
- - - - -	- - - - -	SANITARY SEWER PIPE
- - - - -	- - - - -	DOMESTIC WATER PIPE
- - - - -	- - - - -	RECYCLED WATER PIPE
●	○	MANHOLE
■	■	DRAINAGE INLET
■	■	CATCH BASIN
■	■	FIRE HYDRANT
★	★	ELECTROLIER (EL)/STREET LIGHT
■	■	BIORETENTION/DETENTION AREA
○	○	SEWER LIFT STATION (SLS)

- NOTES:**
- ALL UTILITIES ARE PRELIMINARY & SUBJECT TO FINAL REVISION.
  - SEE WATSON RANCH PHASE 1 BACKBONE IMPROVEMENT PLANS & LOT 10 IMPROVEMENT PLANS FOR ALL EXISTING STORM DRAIN, SANITARY SEWER, WATER, AND RECYCLED WATER IMPROVEMENTS.
  - SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN AND SANITARY SEWER PIPE INFORMATION.
  - FINAL DOMESTIC WATER SYSTEM CONFIGURATION & SERVICE REQUIREMENTS TO BE DETERMINED BY CITY OF AMERICAN CANYON.

# PRELIMINARY UTILITY PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
 SCALE: 1" = 80' DATE: MARCH 9, 2023



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SHEET NO.  
**TM-5.1**  
 OF 14 SHEETS

**PRELIMINARY STORM DRAIN TABLE**

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SDMH 1	142.71	130.65	30	1.00%	64.59
CB 2	141.30	132.15	30	1.00%	100.30
CB 3	141.14	132.46	30	1.00%	30.93
CB 4	141.56	132.69	30	0.50%	45.44
SDMH 5	142.51	133.37	30	0.50%	136.25
CB 6	143.13	134.88	18	1.00%	51.37
CB 7	142.97	135.19	15	1.00%	30.91
CB 8	144.07	135.85	18	1.00%	97.38
CB 9	143.91	136.16	15	1.00%	30.91
DI 10	145.77	137.33	18	1.00%	148.00
CB 11	155.25	140.72	18	5.00%	59.00
CB 12	155.25	150.25	18	1.00%	48.45
CB 13	143.36	133.58	30	0.50%	43.49
CB 14	143.52	138.72	15	8.00%	30.91
SDMH 15	144.13	134.17	30	0.50%	117.41
CB 16	145.43	134.65	15	0.50%	95.98
CB 17	145.59	135.96	15	1.00%	30.91
CB 18	144.75	135.44	18	1.00%	26.81
CB 19	144.59	135.75	15	1.00%	30.91
SDMH 20	144.69	135.76	18	1.00%	31.63
CB 21	146.27	136.92	18	1.00%	116.28
CB 22	146.11	137.23	15	1.00%	30.96
CB 23	132.22	118.29	48	9.69%	85.63
CB 24	132.06	121.29	48	9.69%	30.91
SDMH 25	132.59	121.92	24	0.50%	125.92
CB 26	133.26	122.19	18	1.00%	27.21
CB 27	133.42	123.70	15	1.00%	30.91
CB 28	133.12	123.39	24	1.00%	27.21
CB 29	132.96	123.70	15	1.00%	30.91
SDMH 30	136.80	129.71	24	4.30%	146.88
CB 31	137.94	129.98	15	1.00%	27.21
CB 32	138.10	130.29	15	1.00%	30.91
CB 33	139.20	130.87	18	2.00%	58.12
CB 34	139.04	131.18	15	1.00%	30.91
CB 35	144.08	136.80	18	3.50%	169.40
CB 36	144.02	137.11	15	0.98%	31.51
DI 37	145.84	138.72	18	1.50%	128.15
CB 38	165.00	159.52	18	25.96%	80.13
CB 39	165.00	160.00	18	1.00%	48.42
SDMH 40	132.12	123.62	48	0.60%	104.99
CB 41	132.80	124.89	18	1.00%	27.21
CB 42	132.64	127.58	15	8.00%	30.91
CB 43	136.91	132.20	18	1.85%	221.55
CB 44	136.75	131.56	15	8.00%	30.45
CB 45	132.64	123.78	48	0.60%	27.21
CB 46	132.80	125.09	15	1.00%	30.91
SDMH 47	132.92	124.57	48	0.60%	131.88
CB 48	133.75	125.84	18	1.00%	27.21
CB 49	133.59	128.53	15	8.00%	30.91
CB 50	138.18	120.38	18	1.00%	221.55
CB 51	138.02	132.96	15	8.00%	30.91
DI 52	143.52	138.82	18	6.53%	281.00
CB 53	162.98	157.51	18	23.34%	80.09
CB 54	162.99	157.99	18	1.00%	48.45
CB 55	133.59	124.92	48	0.60%	58.12
CB 56	133.75	126.23	15	1.00%	30.91
SDMH 57	134.09	125.96	48	0.60%	173.24
CB 58	134.94	127.23	18	1.00%	26.94
CB 59	134.78	129.72	15	8.00%	30.91
CB 60	140.48	132.94	18	1.22%	221.55
CB 61	140.32	135.11	15	6.80%	30.45
CB 62	134.82	126.39	48	0.60%	71.03
CB 63	134.98	127.70	15	1.00%	30.91
SDMH 64	134.96	126.97	48	0.60%	97.89
CB 65	136.03	128.29	36	1.00%	31.50
CB 66	135.87	130.81	15	8.00%	30.91
CB 67	141.42	124.23	36	1.00%	209.41
CB 68	141.26	136.20	15	8.00%	30.91
DI 69	148.53	143.70	36	6.89%	281.00
DI 70	160.69	153.44	36	12.16%	80.09
CB 71	160.69	154.41	36	2.00%	48.45
CB 72	135.61	127.34	30	0.60%	60.42
SDMH 73	136.25	128.24	30	0.60%	150.32
CB 74	137.00	129.62	18	1.50%	25.16
CB 75	137.15	130.04	15	1.00%	42.09
CB 76	146.38	137.09	18	3.00%	249.08
CB 77	146.38	137.50	15	1.00%	40.91
CB 78	138.23	129.79	30	1.70%	91.27
CB 79	138.39	133.33	15	8.00%	30.91
SDMH 80	140.26	132.22	30	1.70%	142.89
CB 81	140.81	133.68	18	1.50%	30.76
CB 82	140.64	133.99	15	1.00%	30.91

**PRELIMINARY STORM DRAIN TABLE**

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
CB 83	143.86	135.97	18	1.50%	152.53
CB 84	143.70	136.28	15	1.00%	30.91
CB 85	141.88	133.44	30	1.70%	71.65
CB 86	142.04	136.98	15	8.00%	30.91
SDMH 87	142.85	134.80	30	1.70%	80.12
CB 88	143.85	136.19	24	1.00%	38.53
CB 89	143.69	138.63	15	8.00%	30.91
CB 90	146.81	139.07	24	1.60%	180.03
CB 91	146.65	141.59	15	8.07%	30.91
DI 92	150.47	142.95	24	1.60%	242.78
CB 93	157.31	150.21	24	12.91%	56.22
CB 94	157.31	151.18	24	2.00%	48.45
CB 95	141.55	136.55	15	8.41%	77.86
SDMH 96	144.44	136.18	30	3.97%	155.67
CB 97	144.57	139.89	15	8.00%	15.45
CB 98	144.66	139.85	15	8.00%	29.95
SDMH 99	148.76	141.78	30	3.97%	141.30
CB 100	148.89	144.21	15	8.00%	15.45
CB 101	148.98	144.18	15	8.00%	29.95
DI 102	111.36	104.87	18	1.49%	6.00
SDMH 103	115.10	105.55	18	1.00%	68.68
CB 104	114.98	108.96	18	1.00%	40.45
CB 105	112.02	108.83	18	1.00%	27.50
CB 106	115.14	109.28	15	1.00%	19.95
SDMH 107	125.49	119.31	18	4.50%	233.66
DI 108	124.28	120.00	18	1.00%	68.58
CB 109	127.44	120.46	18	1.00%	45.95
SDMH 110	127.54	120.73	18	1.00%	27.50
CB 111	127.54	121.39	15	1.00%	40.45
SDMH 112	133.94	126.46	18	2.45%	233.55
CB 112	133.85	126.98	15	1.00%	27.45
CB 113	133.95	127.11	15	1.00%	40.45
SDMH 114	139.71	132.17	18	2.45%	233.37
CB 115	139.62	132.70	15	1.00%	27.45
CB 116	139.72	132.83	15	1.00%	40.45
SDMH 117	145.47	137.91	18	2.45%	234.19
CB 118	145.37	138.44	15	1.00%	27.45
CB 119	145.52	138.54	15	1.00%	38.14
SDMH 120	151.71	143.67	18	2.45%	235.00
CB 121	151.40	144.02	15	1.00%	10.45
CB 122	151.40	144.20	15	1.00%	28.45
DI 123	157.29	151.58	24	2.00%	20.00
DI 124	159.64	154.81	36	2.00%	20.00

**PRELIMINARY SANITARY SEWER TABLE**

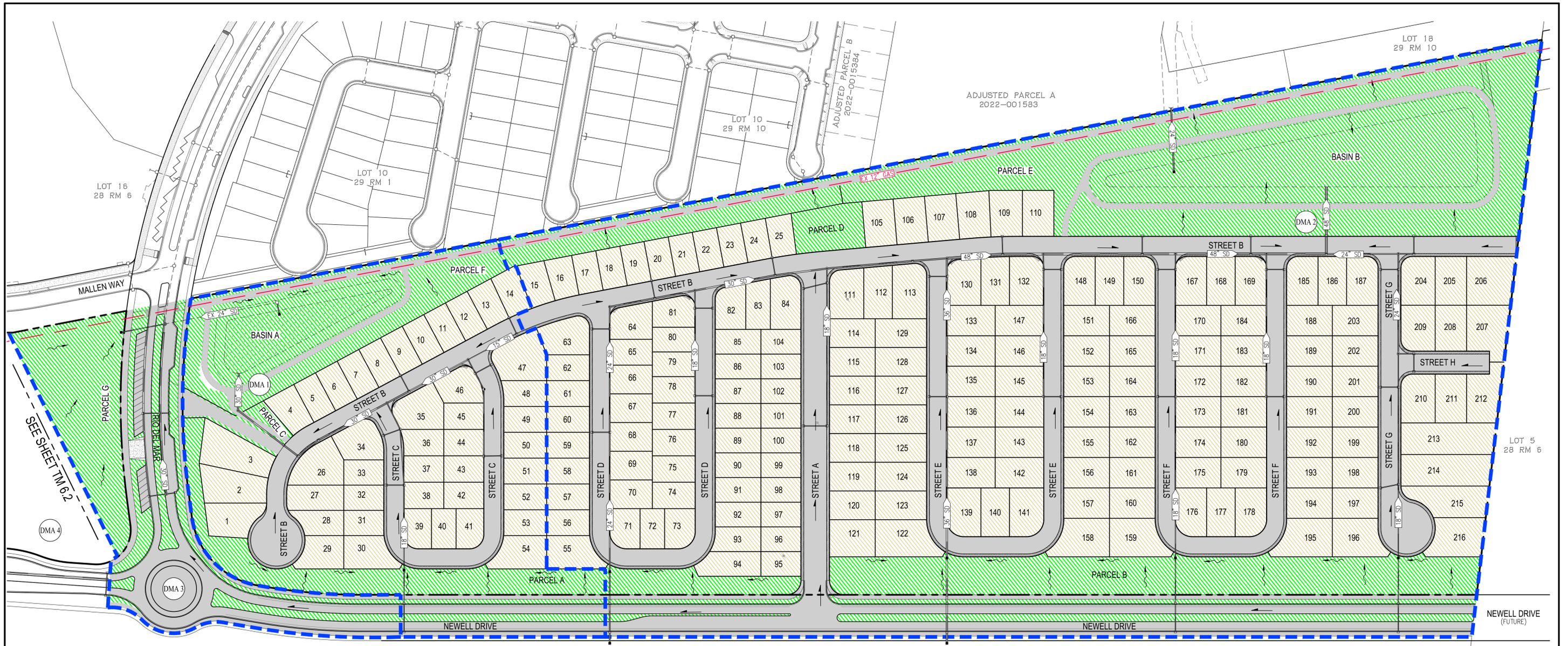
STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SSMH 1	130.02	128.73	8	1.50%	168.60
SSMH 2	140.67	129.20	8	0.50%	74.74
SSMH 3	141.98	132.15	8	0.50%	159.49
SSMH 4	140.94	130.45	8	0.50%	49.05
SSMH 5	141.28	17.65	8	1.50%	17.65
SSMH 6	145.31	134.49	8	1.50%	144.28
SSMH 7	141.02	130.78	8	0.50%	46.64
SSMH 8	142.40	131.58	8	0.50%	139.78
SSMH 9	142.82	132.30	8	0.50%	62.54
SSMH 10	143.50	133.04	8	1.00%	63.91
SSMH 11	144.64	134.36	8	1.00%	121.39
SSMH 12	144.96	134.85	8	1.00%	39.76
SSMH 13	146.10	136.15	8	1.00%	119.76
SSMH 14	144.44	132.70	8	0.50%	203.72
SSMH 15	144.55	133.44	8	1.00%	64.15
SSMH 16	146.02	134.94	8	1.00%	139.91
SSMH 17	146.43	136.44	8	1.00%	139.91
SSMH 18	145.17	133.23	8	0.50%	86.85
SSMH 19	144.67	133.63	8	0.50%	60.31
SSMH 20	136.95	120.30	8	2.00%	60.00
SSMH 21	137.50	125.40	8	1.00%	22.08
SSMH 22	136.84	126.25	8	1.00%	75.00
SSMH 23	144.87	134.00	8	3.00%	255.02
SSMH 24	157.03	141.75	8	3.00%	255.02
SSMH 25	140.01	129.56	8	1.70%	189.35
SSMH 26	144.11	134.73	8	2.00%	225.48
SSMH 27	148.47	225.48	8	2.00%	225.48
SSMH 28	149.11	142.14	8	2.00%	39.76
SSMH 29	149.99	143.54	8	1.00%	129.76
SSMH 30	143.23	132.88	8	1.70%	189.35
SSMH 31	144.11	133.84	8	1.70%	50.33
SSMH 32	146.20	136.31	8	1.60%	207.76
SSMH 33	149.47	139.63	8	1.60%	207.76
SSMH 34	136.91	120.80	8	1.00%	39.76
SSMH 35	136.49	120.26	8	0.50%	50.33

**LEGEND**

	EXISTING		PROPOSED	DESCRIPTION
	EX 15" SD		18" SD	SUBDIVISION BOUNDARY
	EX 8" SS		6" SS	STORM DRAIN PIPE
	EX 8" W		8" W	SANITARY SEWER PIPE
	EX 8" RW		8" RW	DOMESTIC WATER PIPE
	EX 8" RW		8" RW	RECYCLED WATER PIPE
				MANHOLE
				DRAINAGE INLET
				CATCH BASIN
				FIRE HYDRANT
				ELECTROLIER (EL)/STREET LIGHT
				BIORETENTION/DETENTION AREA

**PRELIMINARY SANITARY SEWER TABLE**

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SSMH 36	135.11	121.35	8	0.50%	197.74
SSMH 37	140.75	132.46	8	2.53%	238.48
SSMH 38	146.75	138.09	8	2.32%	238.48
SSMH 39	147.77	138.32	8	0.25%	51.08
SSMH 40	146.99	138.80	8	0.30%	125.88
SSMH 41	134.61	121.97	8	0.50%	104.79
SSMH 42	134.04	122.62	8	0.50%	109.61
SSMH 43	139.70	131.41	8	2.45%	243.05
SSMH 44	145.63	137.44	8	2.44%	243.05
SSMH 45	133.09	123.67	8	0.50%	190.00
SSMH 46	137.65	129.36	8	1.95%	247.88
SSMH 47	142.37	134.18	8	1.90%	247.88
SSMH 48	132.11	124.75	8	0.50%	196.00
SSMH 49	136.39	128.10	8	1.81%	247.88
SSMH 50	140.75	132.46	8	1.72%	247.88
SSMH 51	141.20	132.91	8		



LANDS OF NEWELL  
APN 059-030-008

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2011-0032013

**LEGEND**

- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- STORM DRAIN PIPE
- MANHOLE
- DRAINAGE INLET
- CATCH BASIN
- DEVELOPED LOT AREA
- PERVIOUS AREA
- IMPERVIOUS ASPHALT/CONCRETE AREA
- BIORETENTION AREA
- DMA ID

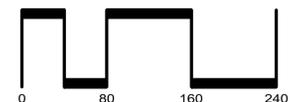
**LOT 10 STORMWATER TREATMENT SUMMARY**

DMA ID	DRAINAGE AREA (SF±)	SURFACE TYPE	RUNOFF FACTOR	SIZING FACTOR	TREATMENT AREA REQUIRED (SF±)	TOTAL TREATMENT AREA REQUIRED (SF±)	Basin Area Provided (SF±)
1	196,982	HARDSCAPE	1.0	0.04	7,879	8,565	16,385
	171,484	SOFTSCAPE	0.1	0.04	686		
2	826,116	HARDSCAPE	1.0	0.04	33,045	35,499	51,827
	613,597	SOFTSCAPE	0.1	0.04	2,454		
3	49,072	HARDSCAPE	1.0	0.04	1,963	2,317	N/A
	88,500	SOFTSCAPE	0.1	0.04	354		
TOTAL	1,808,179					46,381	68,212

**NOTES:**  
 1. STORM DRAIN AND BIORETENTION SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.  
 2. DMA 3 DRAINS TO THE QUARRY LAKE. QUARRY LAKE TREATMENT AREA TO BE DESIGNED BY OTHERS UNDER A SEPARATE APPLICATION.

# PRELIMINARY STORMWATER CONTROL PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
 SCALE: 1" = 80'    DATE: MARCH 9, 2023



SAN RAMON    (925) 866-0322  
 ROSEVILLE    (916) 788-4456  
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SHEET NO.  
**TM-6.1**  
 OF 14 SHEETS



**LEGEND**

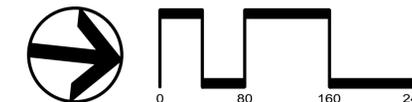
- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- 18" SD STORM DRAIN PIPE
- MANHOLE
- DRAINAGE INLET
- CATCH BASIN
- DEVELOPED LOT AREA
- OPEN SPACE/PARK AREA
- IMPERVIOUS ASPHALT/CONCRETE AREA
- BIORETENTION AREA
- DMA ID

STORMWATER TREATMENT SUMMARY						
DMA ID	DRAINAGE AREA (SF±)	SURFACE TYPE	RUNOFF FACTOR	SIZING FACTOR	TREATMENT AREA REQUIRED (SF±)	TOTAL TREATMENT AREA REQUIRED (SF±)
4	163,238	HARDSCAPE	1.0	0.04	6,530	7,411
	220,344	SOFTSCAPE	0.1	0.04	881	
TOTAL	383,582					7,411

**NOTES:**  
 1. STORM DRAIN AND BIORETENTION SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

# PRELIMINARY STORMWATER CONTROL PLAN WATSON RANCH - NEWELL PROPERTY

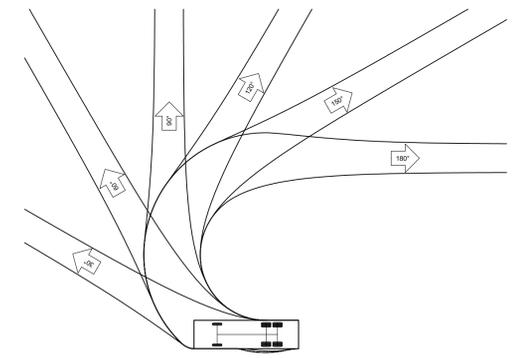
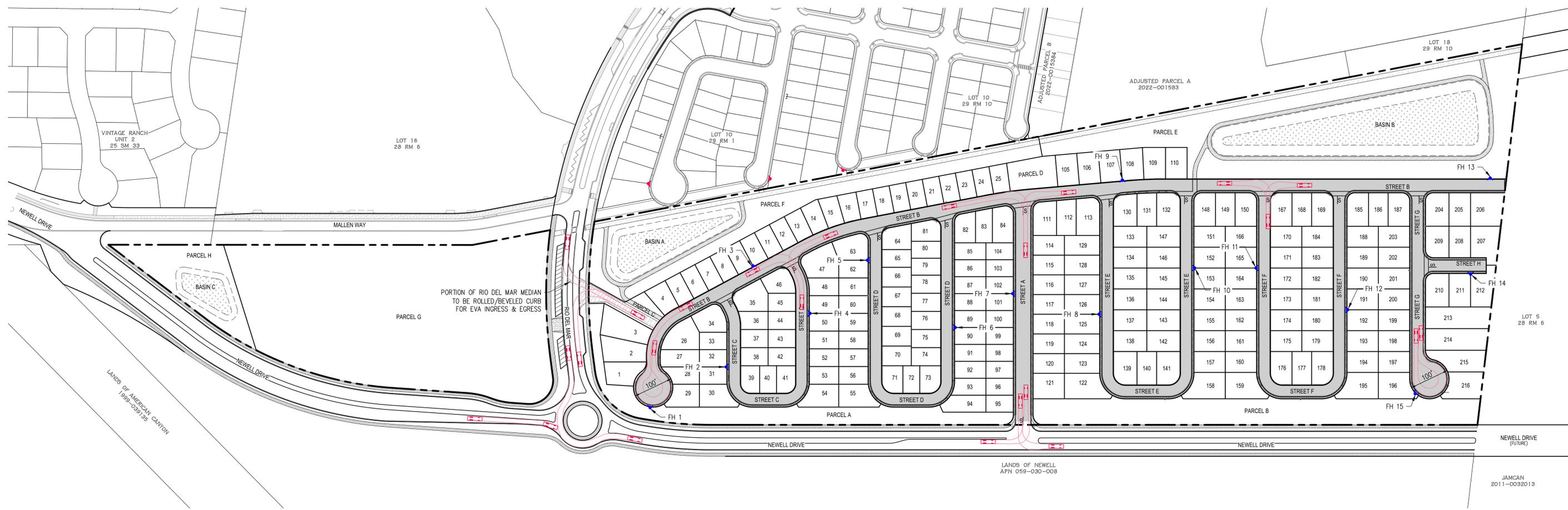
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
 SCALE: 1" = 80' DATE: MARCH 9, 2023



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**TM-6.2**  
 OF 14 SHEETS



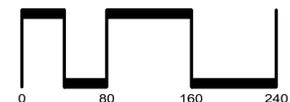
AMERICAN CANYON FIRE AERIAL APPARATUS  
NOT TO SCALE

**LEGEND**

- SUBDIVISION BOUNDARY
- PROPOSED PAVEMENT AREA (FIRE ACCESSIBLE ROADWAY)
- EMERGENCY VEHICLE ACCESS ROAD AREA (EVA)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- RED CURB (NO PARKING)
- STOP SIGN (PRELIMINARY LOCATION)

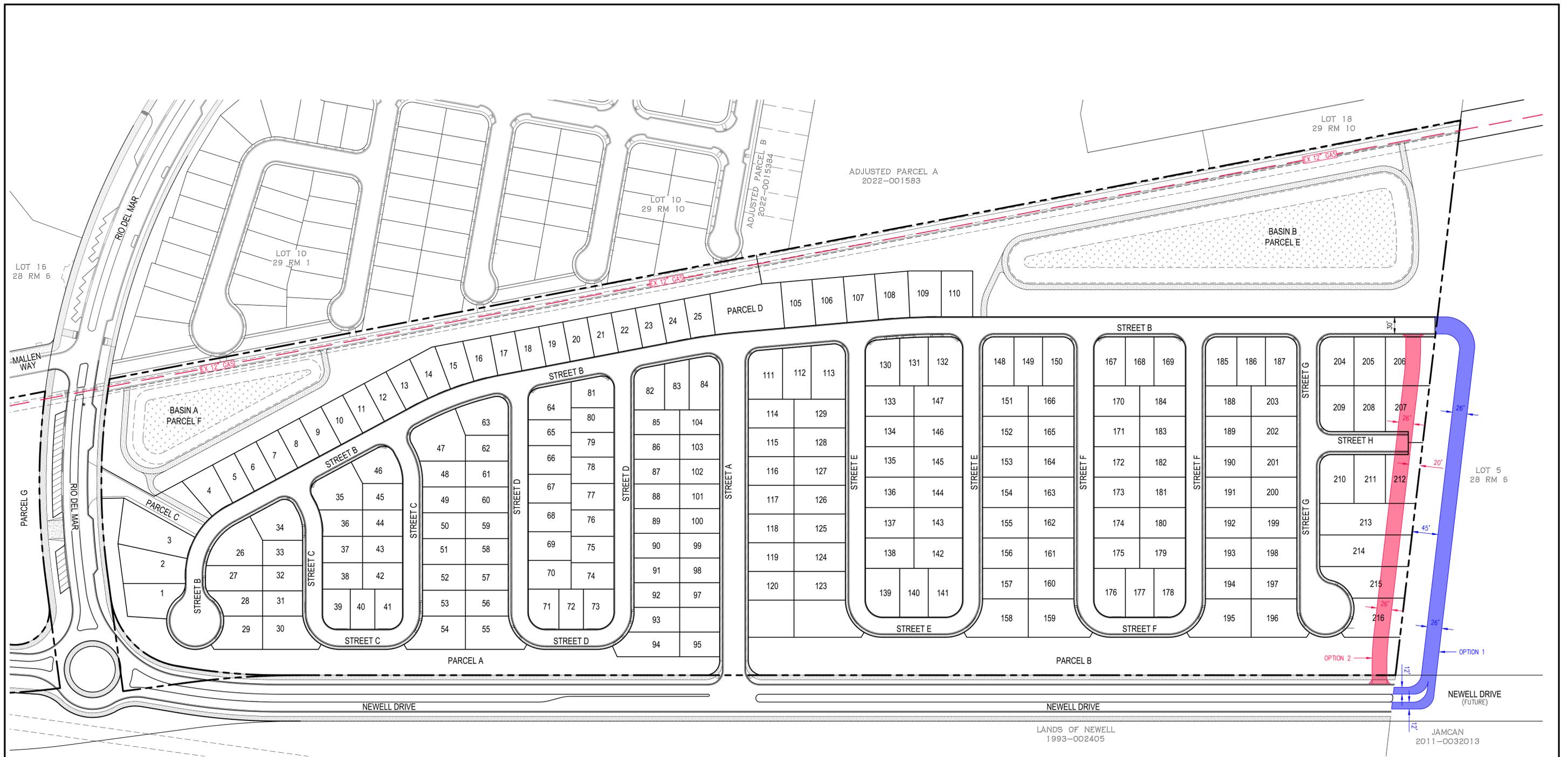
# PRELIMINARY FIRE ACCESS PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
SCALE: 1" = 80'    DATE: MARCH 9, 2023



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SHEET NO.  
**TM-7**  
OF 14 SHEETS



- NOTES:**
- PROJECT OWNER TO EXECUTE ONE OF TWO OPTIONS FOR A TEMPORARY VEHICULAR ACCESS TO PROVIDE A SECOND VEHICULAR ACCESS WAY INTO THE PROJECT SITE. A PERMANENT SECONDARY VEHICULAR ACCESS WAY WILL BE PROVIDED WHEN THE NEIGHBORING PROPERTY TO THE NORTH DEVELOPS. STREET B WILL CONNECT TO THE FUTURE LOT 5 (28RM6) SUBDIVISION.
  - OPTION 1 - OWNER TO EXECUTE TEMPORARY ACCESS RIGHTS THROUGH NEIGHBORING PROPERTY TO THE NORTH THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION.
  - OPTION 2 - OWNER TO CONSTRUCT TEMPORARY ACCESS BIsectING FUTURE LOTS THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION. TEMPORARY VEHICULAR ACCESS ROAD TO BE IN PLACE UNTIL NEIGHBORING PROPERTY (LOT 5 OF 28RM6) BEGINS DEVELOPMENT AND A PERMANENT SECONDARY ACCESS VEHICULAR ACCESS WAY IS PROVIDED.
  - TEMPORARY ACCESS ROADS TO BE FULLY PAVED WITH APPROPRIATE STREET SECTION FOR THE ANTICIPATED TRAFFIC LOADS. DESIGN OF TEMPORARY ACCESS ROADS TO BE DETERMINED AND SHOWN AS PART OF THE CONSTRUCTION DRAWINGS FOR THE PROJECT.

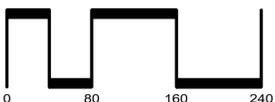
**LEGEND**

█ OPTION 1 - SEE NOTE 2 AND 4

█ OPTION 2 - SEE NOTE 3 AND 4

# PRELIMINARY SECONDARY SITE ACCESS PLAN WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON    NAPA COUNTY    CALIFORNIA  
SCALE: NO SCALE    DATE: MARCH 9, 2023




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