REGULAR CITY COUNCIL AGENDA

City Hall - Council Chambers
4381 Broadway St., Suite 201, American Canyon
November 17, 2026
6:30 PM

Mayor: Pierre Washington
Vice Mayor: Mark Joseph
Councilmembers: Brando Cruz, Melissa Lamattina, David Oro

5:00 P.M. CLOSED SESSION

The mayor will call the meeting to order and conduct roll call. Following public comment on Closed Session items, the Council will immediately convene in Closed Session.

CALL TO ORDER - CLOSED SESSION

ROLL CALL - CLOSED SESSION

PUBLIC COMMENT - CLOSED SESSION MATTERS

This time is reserved for members of the public to address the City Council on Closed Session Business items only. Oral comments must be made in person and are limited to three (3) minutes per speaker.

MEETING RECESSED TO CLOSED SESSION

The Council will reconvene in Open Session at 6:30 p.m. The Council may reconvene in Closed Session at the conclusion of the meeting, if necessary, to address any remaining items.

BUSINESS - CLOSED SESSION

1. **Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):**

    a. ***City of American Canyon v. City of Vallejo, et al. (Sacramento Superior Court Case No. 34-2022-00327471).***
    b. ***American Canyon 1, LLC and Napa Valley Ruins & Gardens, LLC v. City of American Canyon et al. (Napa County Superior Court Case No. 25CV002277)***

2. **Conference with Real Property Negotiators - Authorized Pursuant to Government Code Section 54956.8**
   Property: 4000 Paoli Loop Rd (APN 057-090-065)
   Agency negotiator: Jason Holley, City Manager
   Under negotiation: Price and terms of property acquisition.

6:30 P.M. OPEN SESSION

CALL TO ORDER - OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

CLOSED SESSION REPORT OUT / CONFIRMATION OF REPORTABLE ACTION

The City Attorney will report out on any action taken in Closed Session, and confirm any reportable action, if applicable.

PROCLAMATIONS AND PRESENTATIONS

3. **Proclamation: Honoring Vice Mayor Mark Joseph**

4. **Proclamation: Diwali**

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

This time is reserved for members of the public to address the City Council on items not appearing on the agenda that are within the Council's jurisdiction. Comments are limited to three (3) minutes per speaker. Pursuant to the Brown Act, the City Council is generally prohibited from discussing or taking action on items not listed on the agenda.

AGENDA CHANGES

The City Council may change the order of the agenda or request discussion of an item on the Consent Calendar. Members of the public may request discussion of a Consent Calendar item during Public Comment.

CONSENT CALENDAR

5. **Minutes from October 20, 2026**
Recommendation: Approve the minutes from the Regular City Council meeting held October 20, 2026.

6. **Notice of Completion for the Wetlands Edge Environmental Educational Enhancement Project (PR19-0100)**
Recommendation: Accepting the Wetlands Edge Environmental Educational Enhancement Project (PR19-0100) as Complete and Authorizing the Public Works Director to File a Notice of Completion.

7. **Rural Neighborhood Home Occupation Standards**
Recommendation: Waive final reading, read by title only, and adopt an Ordinance to amend American Canyon Municipal Code Chapter 19.29 Home Occupations to expressly include the Residential Estate and Rural Residential zoning districts in the modified Home Occupation standards for large-lot residential properties. The proposed ordinance is exempt from CEQA review under CEQA Guidelines sections 15305 and 15378. The Planning Commission unanimously recommended approval.

8. **Quarterly Investment Report for City and Fire District for Fiscal Year 2026-27 Quarter 1**

Recommendation: Receive and file the City and Fire District's Treasurer's Report for the quarter ended September 30, 2026.

PUBLIC HEARINGS

9. Watson Ranch Specific Plan and Major Modification to the Promontory Subdivision Vesting Tentative Subdivision Map

Recommendation: Adopt a Resolution approving a Minor Amendment to the Watson Ranch Specific Plan for property located within the Watson Ranch Specific Plan Area (PL-26-19) as recommended by the Planning Commission. No additional environmental review is required under Public Resources Code section 21083.3 and CEQA Guidelines section 15183.

Adopt a Resolution approving a Major Modification to the Promontory Subdivision Vesting Tentative Subdivision Map (PL26-0014) as recommended by the Planning Commission. No additional environmental review is required under Public Resources Code section 21083.3 and CEQA Guidelines section 15183.

BUSINESS

10. Contract Award for Green Island Road Class I Trail (TR16-0704)

Recommendation: Adopt a Resolution awarding a Construction Contract to Martin Brothers Construction in the amount of $704,395 and authorizing the Public Works Director to approve and execute Contract Change Orders in an amount not to exceed the Project Budget in conjunction with the Green Island Road Class I Project (TR16-0704).

11. General Plan Mobility Element Implementation

Recommendation: Receive and file a presentation analyzing east-west road alignment alternatives.

MANAGEMENT / STAFF ORAL REPORTS

CITY COUNCIL COMMENTS / COMMITTEE REPORTS

City Council may provide brief comments on matters of public concern, announce matters of public interest, and provide Council Committee reports. No action will be taken.

12. City Council Committee Report - Councilmember David Oro

FUTURE AGENDA ITEM REVIEW

The City Council will review upcoming agenda items. Councilmembers may request that items be added to future City Council agendas.

13. Future Items of Note

ADJOURNMENT

CERTIFICATION

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

Taresa Geilfuss, City Clerk

PUBLIC PARTICIPATION

This meeting is a limited public forum. The City expects respectful conduct from all participants. Offensive language or discriminatory remarks based on any protected classification under federal, state, or local law will not be tolerated, and the speaker may be immediately disconnected.

Meetings are conducted in person and are also available via Zoom. Meetings are broadcast live on Napa Valley TV, the City's website, and YouTube.

Zoom Link: Click here. **Webinar ID:** 847 1017 1711. **Passcode:** 123456. **Phone-in:** (408) 638-0968

Oral Comments: In person during Open/Closed Session, or via Zoom during Open Session only. Use "Raise Your Hand" during public comment periods only.

Written Comments: Submit via eComments on the City's Meetings & Agendas webpage. eComments close at 3:00 p.m. on the day of the meeting.

Agenda Materials: Posted 72 hours in advance at www.americancanyon.gov.

ADA: Requests for accommodations or alternative formats must be submitted at least three calendar days in advance to the City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or cityclerk@americancanyon.gov.

Need Additional Assistance? Contact the City Clerk by phone at (707) 647-4369 or by email at cityclerk@americancanyon.gov.

CITY OF AMERICAN CANYON
PROCLAMATION

Honoring Vice Mayor Mark Joseph for 28 Years of Leadership and Service to the City of American Canyon

WHEREAS, Vice Mayor Mark Joseph has demonstrated an extraordinary commitment to public service, community leadership, and civic engagement, dedicating his time, experience, and talents to helping shape American Canyon into the thriving community it is today; and

WHEREAS, Mark's connection to American Canyon spans more than three decades, beginning in 1994 as the City's Finance Director, just two years after its incorporation, and continuing as City Manager from 1997 to 2006, during which he helped establish a strong foundation and guided the City through its formative years of growth and development; and

WHEREAS, since his election to the City Council in 2010, Mark has faithfully served the residents of American Canyon for 28 years, providing thoughtful leadership, fiscal stewardship, and invaluable institutional knowledge while helping shape the City's future; and

WHEREAS, Mark has been a dedicated advocate for transportation improvements, serving as Chair of the Napa Valley Transportation Authority and championing regional efforts to improve traffic circulation, mobility, and safety along the Highway 29 corridor and throughout southern Napa County; and

WHEREAS, his commitment to environmental sustainability and responsible planning has helped advance the City's climate action initiatives, including the 2022 Climate Emergency Resolution and the development of the Climate Action Plan Interim Report, supporting a more resilient and sustainable future for American Canyon; and

WHEREAS, beyond his public service responsibilities, Mark has generously shared his time and talents through volunteer service with the American Canyon Arts Foundation, Kiwanis Club, and other community activities, earning the City's prestigious Gateway Award in 2007 in recognition of his outstanding commitment to volunteerism; and

WHEREAS, throughout his years of service, Mark has demonstrated a commitment to transparency, community engagement, and collaboration with fellow Councilmembers, earning the respect and admiration of his colleagues, City staff, and the residents of American Canyon.

NOW, THEREFORE, I, Pierre Washington, Mayor of the City of American Canyon, on behalf of the City Council and the people of American Canyon, do hereby honor and recognize Vice Mayor Mark Joseph for 28 years of leadership and service to the City of American Canyon, expressing our sincere gratitude for his extraordinary contributions, dedicated leadership, and lasting commitment to the betterment of our community. We extend our heartfelt appreciation for his many years of public service and the lasting impact he has made on the City of American Canyon.

Dated: November 17, 2026

_____

Pierre Washington, Mayor

CITY OF AMERICAN CANYON

PROCLAMATION

Diwali – The Festival of Lights

WHEREAS, the Hindu American Foundation and over one billion people worldwide respectfully observe Diwali, the *Festival of Lights*, symbolizing the victory of dharma, the good over evil; and

WHEREAS, Diwali is among the most significant festivals celebrated by Hindus, Sikhs, Jains, and Buddhists, honoring faith, knowledge, and community while reflecting the rich cultural heritage and contributions of South Asian Americans that strengthen the social and civic fabric of our nation; and

WHEREAS, this year, Diwali will be celebrated over five days, from Friday, November 6th through Tuesday, November 10th, 2026, in accordance with the lunar calendar, with the main day of celebration, Lakshmi Puja, occurring on Sunday, November 8th, and recognizing the entire festival period honors the full cultural and spiritual significance of Diwali; and

WHEREAS, the festival inspires acts of charity (dāna), selfless service (seva), and reflection on the enduring values of compassion, generosity, unity, and the triumph of light over darkness; and

WHEREAS, Diwali's timeless message of hope, peace, and harmony transcends cultural and religious boundaries, reminding us that kindness, understanding, and goodwill strengthen our shared humanity; and

WHEREAS, the celebration of Diwali provides an opportunity to honor the rich cultural traditions and contributions of our Indian American and South Asian communities while reaffirming the shared values of diversity, inclusivity, mutual respect, and community connection that unite all who call American Canyon home; and

NOW, THEREFORE, I, Pierre Washington, on behalf of the City Council of the City of American Canyon, do hereby proclaim November 6-10, 2026, as Diwali – The Festival of Lights in American Canyon and encourage all residents to join in celebrating this cherished tradition and embracing its enduring message of light, hope, peace, and unity.

Dated: November 17, 2026

_____

Pierre Washington, Mayor

CITY OF AMERICAN CANYON
REGULAR CITY COUNCIL MEETING

ACTION MINUTES
October 20, 2026

CALL TO ORDER - CLOSED SESSION
The City Council meeting was called to order at 4:00 p.m.

ROLL CALL - CLOSED SESSION
Present: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph
Absent: Mayor Pierre Washington

PUBLIC COMMENT - CLOSED SESSION ITEMS
Vice Mayor Joseph opened a public comment period for Closed Session Items. Written comments: none. Oral comments: none. The public comment period was closed.

MEETING RECESSED TO CLOSED SESSION

BUSINESS - CLOSED SESSION
1. **Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):**

a) City of American Canyon v. City of Vallejo, et al. (Sacramento Superior Court Case No. 34-2022-00327471).
b) American Canyon 1, LLC and Napa Valley Ruins & Gardens, LLC v. City of American Canyon et al. (Napa County Superior Court Case No. 25CV002277)

2. Conference with Real Property Negotiators - Authorized Pursuant to Government Code Section 54956.8 Agency negotiator: Jason Holley, City Manager; Terms not Price
Properties:

APN	SITE ADDRESS
058-270-008	4205 Broadway
058-270-009	No Site Address
058-040-007	130 Eucalyptus Dr
059-020-023	150 S. Napa Junction Rd
058-352-003	3921 Broadway
059-430-033	No Site Address
058-095-009	No Site Address

CALL TO ORDER - OPEN SESSION

The City Council meeting was called to order at 6:37 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - OPEN SESSION

Present: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph
Absent: Mayor Pierre Washington

CLOSED SESSION REPORT OUT / CONFIRMATION OF REPORTABLE ACTION

A report on Closed Session and confirmation of reportable action was given by City Attorney Matthew Summers.

PROCLAMATIONS AND PRESENTATIONS

3. Proclamation: Veteran's Day

Vice Mayor Joseph announced the Veteran's Day proclamation. Deputy City Manager Alexandra Ikeda shared a video.

4. Philip West Aquatic Center Memorial Plaque Replacement Donation

Vice Mayor Joseph announced the Philip West Aquatic Center Memorial Plaque Replacement Donation. Sindy Biederman shared remarks, read a letter from Ron Switzer, and presented the city with a donation. Philip's aunt Tina West shared comments.

5. PG&E Seasonal Outlook Winter 2026-27

Council received a PG&E Seasonal Outlook Winter 2026-27 presentation from Mark Van Gorder.

6. Proclamation: National Code Compliance Appreciation Month

Vice Mayor Joseph announced the National Code Compliance Appreciation month proclamation. It was received by Code Enforcement Officer Tiffany Ford.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

Vice Mayor Joseph opened a public comment period. Written comments: none. Oral comments: Justin Hamilton Hole was called to speak. The public comment period was closed.

AGENDA CHANGES

There were no changes to the agenda.

CONSENT CALENDAR

Action: Motion to adopt the CONSENT CALENDAR made by Councilmember David Oro, seconded by Councilmember Brando Cruz, and CARRIED by roll call vote.

Yea: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph
Nay: None
Abstain: None
Absent: Mayor Pierre Washington

7. Minutes October 6, 2026
Action: Approved the minutes of the Regular City Council meeting held on October 6, 2026.

PUBLIC HEARINGS

8. Rural Neighborhood Home Occupation Standards

Council received a Rural Neighborhood Home Occupation Standards from Community Development Director Brent Cooper. Vice Mayor Joseph opened the public hearing. Written comments: none. Oral comments: Sindy Biederman was called to speak; Justin Hamilton Hole was called to speak. The public comment period and public hearing were closed.

Action: Motion to waive first reading, read by title only, and introduce Ordinance 2026-05 amending American Canyon Municipal Code Chapter 19.29 Home Occupations to expressly include the Residential Estate and Rural Residential zoning districts in the modified Home Occupation standards for large-lot residential properties, exempt from CEQA review under CEQA Guidelines sections 15305 and 15378 made by Councilmember David Oro, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.

Yea: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph
Nay: None
Abstain: None
Absent: Mayor Pierre Washington

BUSINESS

9. Napa County 2026 Multi-Jurisdictional Hazard Mitigation Plan Update

Council received Napa County 2026 Multi-Jurisdictional Hazard Mitigation Plan Update presentation from Public Works Director Erica Ahmann Smithies. Vice Mayor Joseph opened a public comment period. Written comments: none. Oral comments: none

Action: Motion to adopt Resolution 2026-76 adopting the Napa County 2026 Multi-Jurisdictional Hazard Mitigation Plan Update, including Volume 1 and the Volume 2 City of American Canyon Annex made by Councilmember Brando Cruz, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.

Yea: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph
Nay: None
Abstain: None
Absent: Mayor Pierre Washington

10. Sites Reservoir Project

Council received a Sites Reservoir Project from City Manager Jason Holley and Philip Brun. Vice Mayor Joseph opened a public comment period. Written comments: none. Oral comments: Travis McDowell was called to speak; Robert Cole was called to speak; Chris Jeaga was called to speak. The public comment period was closed.

MANAGEMENT / STAFF ORAL REPORTS

Council received updates from Deputy City Manager Alexandra Ikeda.

CITY COUNCIL COMMENTS / COMMITTEE REPORTS

The Vice Mayor and council members provided oral reports and announced items of community interest.

11. City Council Committee Report - Councilmember David Oro

12. City Council Committee Report - Mayor Pierre Washington

FUTURE AGENDA ITEM REVIEW

Future agenda items were reviewed.

13. Future Agenda Items of Note

ADJOURNMENT

The City Council meeting was adjourned at 8:54 p.m.

CERTIFICATION

Respectfully Submitted,

_____
Nicolle Hall, City Clerk

TITLE

Notice of Completion for the Wetlands Edge Environmental Educational Enhancement Project (PR19-0100)

RECOMMENDATION

Accepting the Wetlands Edge Environmental Educational Enhancement Project (PR19-0100) as Complete and Authorizing the Public Works Director to File a Notice of Completion.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Ron Ranada, P.E., Senior Civil Engineer
David Miller, Capital Projects Coordinator

BACKGROUND & ANALYSIS

The Wetlands Edge Environmental Educational Enhancement Project (PR19-0100) constructed public-access and educational improvements, including pathways, a restroom and shade structure, landscaping, irrigation, and related site improvements.

The City entered into a construction contract with Marina Landscape, Inc. in the original amount of $679,065.95. Six Contract Change Orders totaling $103,410.39 were approved, resulting in an authorized construction contract amount of $782,476.34.

The one-year landscape maintenance period ended July 31, 2026. Following the final landscape review, the contractor completed all corrective work and remaining punch-list items. On October 5, 2026, City staff verified satisfactory planting establishment and completion of all remaining contract work.

The Project is complete and ready for formal acceptance. Upon acceptance, staff will proceed with recording the Notice of Completion and completing the remaining administrative closeout requirements.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Outdoors and Recreation: "Expand opportunities for use of outdoor recreation and an active and

healthy lifestyle."

FISCAL IMPACT

No additional appropriation or budget amendment is required for this action. The City has received the $250,000 State grant reimbursement associated with the Project.

Description	**Amount**
Total Approved Project Budget	$950,000.00
Total Project Expenditures	$933,176.44
Remaining Project Budget Balance	**$16,823.56**

Contract Item	**Amount**
Original Construction Contract	$679,065.95
Approved Change Orders (Nos. 1–6)	$103,410.39
Authorized Construction Contract Total	**$782,476.34**

Final payment and release of retention will be processed in accordance with applicable contractual and statutory requirements.

ENVIRONMENTAL REVIEW

15307 and 15308 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 7 exemption of an action by a regulatory agency as authorized by state law, local ordinance or resolution for the protection of natural resources under of Title 14 of the California Code of Regulations and the Class 8 exemption of an Action by a regulatory agency as authorized by state law, local ordinance or resolution for the protection of the environment under Section 15308 of Title 14 of the California Code of Regulations and said exemptions are not negated by any exception under Section 15300.2 of said Regulations.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. Resolution NOC Wetlands Edge Enhancement Center
2. Notice of Completion

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ACCEPTING THE WETLANDS EDGE ENVIRONMENTAL EDUCATIONAL ENHANCEMENT PROJECT (PR19-0100) AS COMPLETE AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION

WHEREAS, the City of American Canyon undertook the Wetlands Edge Environmental Educational Enhancement Project (PR19-0100) to provide public-access and educational improvements, including pathways and paving, a restroom and shade structure, landscaping and irrigation, site furnishings, and related site improvements; and

WHEREAS, the City entered into a construction contract with Marina Landscape, Inc. in the original amount of $679,065.95, and approved Contract Change Order Nos. 1 through 6 in the aggregate amount of $103,410.39, resulting in a current authorized construction contract amount of $782,476.34; and

WHEREAS, the one-year landscape maintenance period ended July 31, 2026, and the contractor subsequently completed all corrective work and remaining punch-list items identified by the City; and

WHEREAS, on October 5, 2026, City staff verified satisfactory planting establishment and completion of all remaining contract work; and

WHEREAS, the Public Works Director has determined that the Project is complete and recommends formal acceptance by the City Council

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby:

1. Acceptance. Accepts the Wetlands Edge Environmental Educational Enhancement Project (PR19-0100) as complete.

2. Authorization. Authorizes the Public Works Director to file a Notice of Completion with the Napa County Recorder's Office.

3. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on November 17, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

_____
Matthew T. Summers, City Attorney

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

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

Exempt from recording fee pursuant to Government Code Section 27383

NOTICE OF COMPLETION (2026-)

NOTICE IS HEREBY GIVEN:

1. That the interest or estate stated in Paragraph 3 herein in the real property herein described is owned by:

   City of American Canyon
   4381 Broadway, Ste. 201
   American Canyon, CA 94503

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.

3. That the nature of the original contract, if any, for said work of improvement was:

   Wetlands Edge Environmental Educational Enhancement Project (PR19-0100)

4. That on the 17th of November 2026, a work of improvement on the real property herein described was completed.

5. That the name of the original contractor for said work of improvement was:

   Marina Landscape, Inc.
   744 N. Eckhoff Street
   Orange, CA 92868

6. That the name and address of the transferor is:

   Marina Landscape, Inc.
   744 N. Eckhoff Street
   Orange, CA 92868

7. That the real property referred to herein is situated in the County of Napa, State of California, located at Wetlands Edge Park, within the City of American Canyon, California.

By: CITY OF AMERICAN CANYON

_____ _____
Erica Ahmann Smithies, P.E. Date
Public Works Director

TITLE

Rural Neighborhood Home Occupation Standards

RECOMMENDATION

Waive final reading, read by title only, and adopt an Ordinance to amend American Canyon Municipal Code Chapter 19.29 Home Occupations to expressly include the Residential Estate and Rural Residential zoning districts in the modified Home Occupation standards for large-lot residential properties. The proposed ordinance is exempt from CEQA review under CEQA Guidelines sections 15305 and 15378. The Planning Commission unanimously recommended approval.

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

On October 20, 2026, the City Council approved the first reading of an Ordinance approving a proposed Zoning Code Amendment that would amend the Home Occupation Ordinance (American Canyon Municipal Code Chapter 19.29) toexpressly identify large-lot zoning districts i.e.: the Residential Estate (RE) and Rural Residential (RR) zoning districts to qualify for modified home occupation standards for rural, large lot residential properties.

If the final reading is approved, the Ordinance will become effective 30 days later on December 17, 2026. A copy of the Ordinance is included as Attachment 1.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

The City Council finds that the proposed Municipal Code amendments are exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA

Guidelines Section 15061(b)(3) (Common Sense Exemption). The amendment does not authorize new development, increase residential density, or change development intensity. The amendment only expands eligibility for existing home occupation provisions within large-lot residential zoning districts while retaining all existing performance and operational standards. Accordingly, it can be seen with certainty that the amendment will not have a significant effect on the environment.

The City Council further finds that the proposed amendment is exempt under CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations) because it constitutes a minor change to land use regulations that does not result in any substantial change in land use, population density, or development intensity.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. CC Ordinance Home Occupation Zoning

ORDINANCE NO. 2026-XX

AN ORDINANCE AMENDING AMERICAN CANYON MUNICIPAL CODE CHAPTER 19.29 HOME OCCUPATIONS TO EXPRESSLY INCLUDE THE RESIDENTIAL ESTATE AND RURAL RESIDENTIAL ZONING DISTRICTS IN THE MODIFIED HOME OCCUPATION STANDARDS FOR LARGE-LOT RESIDENTIAL PROPERTIES

WHEREAS, the American Canyon Municipal Code (ACMC) Chapter 19.29 regulates home occupations; and

WHEREAS, ACMC Section 19.29.010(B) recognizes that that some residential neighborhoods with larger lots and greater separation between homes may be appropriate for modified home occupation standards; and

WHEREAS, ACMC Section 19.29.030(B) allows modified standards, including limited outdoor storage associated with a home occupation, when those standards are compatible with the health, safety, and welfare of the surrounding neighborhood and community; and

WHEREAS, the Residential Estate (RE) zoning district requires large residential lots and provides physical characteristics similar to those that support modified home occupation standards; and

WHEREAS, the proposed amendment would expressly identify the Residential Estate (RE) and Rural Residential (RR) zoning districts as qualifying for the modified standards in ACMC Chapter 19.29 while retaining discretion to allow lots in other zoning districts the same advantages when they exhibit larger lots and greater separation between homes; and

WHEREAS, General Plan Land Use Element Policy LU-13.3 states: "Continue to facilitate home occupation uses to enable residents to work from home while maintaining the quality and character of existing residential neighborhoods"; and

WHEREAS, General Plan Land Use Element Policy LU-16.5 states: "Periodically review the Zoning Ordinance to ensure zoning districts have appropriate allowed uses and development standards"; and

WHEREAS, the proposed amendment is consistent with the General Plan because it supports home-based businesses while preserving neighborhood character through existing operational standards; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on August 27, 2026, unanimously recommends City Council approval of the proposed Municipal Code amendments; and

WHEREAS, the City Council conducted a duly noticed public hearing on October 20, 2026, and provided all interested persons an opportunity to be heard regarding the proposed Municipal Code amendments.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of American Canyon hereby adopts amendments to the American Canyon Municipal Code as follows:

SECTION 1. Amendment to ACMC Section 19.29.010(B) – Purpose.

Amend the zoning districts that qualify for rural residential latitude in home occupation standards as follows:

In recognition of the unique rural nature of neighborhoods where larger lots and greater separation between dwellings may occur, and specifically in the Estate Residential (RE) and Rural Residential (RR) zoning districts, modifications to some of these standards may be allowed, as noted in this chapter.

SECTION 2. Amendment to 19.29.030(B) Home occupation standards.

Amend the zoning districts that qualify for rural residential home occupation outdoor storage as follows:

19.29.030 Home occupation standards.

(B) The above standards may be modified as follows for home occupations in neighborhoods where larger lots and greater separation between dwellings may occur, and specifically in the Estate Residential (RE) and Rural Residential (RR) zoning districts.

(1) Up to twenty-five percent of the rear yard may be used for outside storage of operable vehicles, equipment and materials associated with the home occupation.

(2) Vehicles and other wheeled equipment shall be stored on an all-weather surface such as asphalt, cement, crushed rock or on grass surfaces in rear yards.

(3) All vehicles, equipment and materials stored in the rear yard shall not be visible off-site. Where necessary, an opaque screen or enclosure (such as a wall, fence or evergreen landscaping) shall be provided to achieve compliance with the standard.

(4) Storage of vehicles in excess of one ton may be considered subject to review and approval by the community development director.

(C) The director may impose additional standards and restrictions on home occupations reasonably related to the protection of the health, safety and general welfare of persons or property in the neighborhood of the home occupation or the city.

SECTION 3. CEQA Findings The City Council finds that the proposed Municipal Code amendments are exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). The amendment does not authorize new development, increase residential density, or change development intensity. The amendment only expands eligibility for existing home occupation provisions within large-lot residential zoning districts while retaining all existing performance and operational standards. Accordingly, it can be seen with certainty that the amendment will not have a significant effect on the environment.

The City Council further finds that the proposed amendment is exempt under CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations) because it constitutes a minor change to land

use regulations that does not result in any substantial change in land use, population density, or development intensity.

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 20th day of October, 2026 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:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

_____
Matthew Summers, City Attorney

TITLE

Quarterly Investment Report for City and Fire District for Fiscal Year 2026-27 Quarter 1

RECOMMENDATION

Receive and file the City and Fire District's Treasurer's Report for the quarter ended September 30, 2026.

CONTACT

Jemelyn Cruz, Finance Director

BACKGROUND & ANALYSIS

The City's Investment Policy requires the Treasurer to submit a quarterly investment report to the City Council. The report (Attachment 1) for the quarter ended September 30, 2026, includes investment transactions for both the City and Fire District. The report shows the City's cash and investment book balance, including debt reserves and unspent proceeds, was $66,001,474. The Fire District's book balance was $2,804,837.

- The City's diversified portfolio includes $18.8 million invested in the California State Treasurer's Office Local Agency Investment Fund (LAIF)$5.0 million invested in the California Asset Management Program and$31.8 million managed by Chandler Asset Management. The funds managed by Chandler are invested in U.S. Treasury Notes, Federal Agency Securities, Asset Backed Securities, U.S. Corporate Notes, Supranational Securities, and FDIC insured Corporate Notes.
- The Fire District maintains cash and investment accounts separately from the city. The book value of the district's total portfolio is $1.9 million. All cash not needed to meet the current operational requirements of the Fire District is invested with Local Agency Investment Fund (LAIF).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

The recommended action will have no impact on the city's budget.

ENVIRONMENTAL REVIEW

Not Applicable

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. Investment Report Sept 30, 2026
2. Chandler Investment Holdings September 30 2026

Investment Report
For the Quarter Ended
September 30, 2026

City of American Canyon

Operating and Capital Funds	Book Value	Market Value	Book Yield [1]	% of Portfolio
Cash - Registers	$ 2,000	$ 2,000		0.00%
Cash - Westamerica Bank	1,888,345	1,888,345	0.20%	3.17%
Cash - Chase Bank	1,996,081	1,996,081	0.84%	3.35%
Local Agency Investment Fund	18,808,993	18,705,251	3.97%	31.58%
California Asset Management Program	5,029,000	5,029,000	3.87%	8.44%
Asset Backed Securities	3,032,009	2,995,533	5.07%	5.09%
Federal Agency Securities	1,611,338	1,594,995	4.93%	2.71%
Collateral Mortgage Obligations	3,399,975	3,285,304	5.27%	5.71%
Corporate Notes	8,324,737	8,128,459	5.39%	13.98%
Money Market Fund	237,301	237,301	3.46%	0.40%
Cash	596	596		0.00%
Supranational	937,569	919,754	4.97%	1.57%
U.S. Treasury Notes	14,290,194	13,952,496	4.92%	23.99%
TOTAL OPERATING CASH	59,558,139	58,735,115		100.00%
Debt Reserves and Proceeds				
Debt Service Reserves				
602 - American Canyon Road	726,225	726,225		
603 - CFD	5,008,864	5,008,864		
Capital Reserve				
601 - 2004 Reassessment	370,270	370,270		
360 - AmCyn Road East	337,977	337,977		
TOTAL DEBT & CAPITAL RESERVES	6,443,335	6,443,335		
TOTAL CASH AND INVESTMENTS - CITY	$ 66,001,474	$ 65,178,451		

(1) The weighted average yield as operating and capital funds for the month ended September 30, 2026 was 4.31%.

Investment Report
For the Quarter Ended
September 30, 2026

American Canyon Fire Protection District

Description	Book Value	Market Value	Book Yield [2]	% of Portfolio
Cash - Westamerica Bank	$ 720,226	720,226	0.20%	25.68%
Cash - Chase Bank	$ 159,013	159,013	0.84%	5.67%
Local Agency Investment Fund	1,925,598	1,914,977	3.97%	68.65%
TOTAL CASH AND INVESTMENTS - FIRE DISTRICT	$ 2,804,837	$ 2,794,216		100.00%

(2) The weighted average yield for the month ended September 30, 2026 was 2.78%.

The investments, as shown above, are in conformance with the Investment Policy or bond agreements
There are sufficient funds to meet the City's budgeted financial obligations for the next six months.

Submitted,

Jemelyn Cruz
Finance Director/Treasurer

CHANDLER ASSET MANAGEMENT

PORTFOLIO HOLDINGS

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
05592XAD2	BMWOT 2023-A A3 5.47 02/25/2028	3,345.02	07/11/2023 5.47%	3,344.43 3,344.84	100.17 4.08%	3,350.87 3.05	0.01% 6.03	NA/AAA AAA	1.41 0.12
05594HAD5	BMWLT 2025-2 A3 3.97 09/25/2028	160,000.00	10/08/2025 4.32%	159,999.55 159,999.70	99.33 4.87%	158,921.28 105.87	0.51% (1,078.42)	NA/AAA AAA	1.99 0.78
36275AAD1	GMALT 2026-2 A3 4.3 03/20/2029	105,000.00	05/05/2026 4.40%	104,988.64 104,990.17	99.08 5.03%	104,036.52 137.96	0.33% (953.65)	NA/AAA AAA	2.47 1.33
43813YAC6	HAROT 2024-3 A3 4.57 03/21/2029	91,639.84	08/09/2024 4.66%	91,625.44 91,632.08	99.96 4.68%	91,603.82 116.33	0.29% (28.26)	Aaa/NA AAA	2.47 0.56
34535VAD6	FORDO 2024-D A3 4.61 08/15/2029	134,037.39	11/19/2024 4.66%	134,033.09 134,034.78	99.90 4.80%	133,908.04 274.63	0.43% (126.74)	Aaa/NA AAA	2.87 0.68
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	145,000.00	03/04/2025 5.09%	144,990.88 144,994.02	99.21 5.00%	143,854.65 272.60	0.46% (1,139.38)	Aaa/NA AAA	2.96 1.08
44935CAD3	HART 2025-A A3 4.32 10/15/2029	180,000.00	03/04/2025 4.84%	179,973.45 179,982.44	99.70 4.76%	179,452.98 345.60	0.58% (529.46)	NA/AAA AAA	3.04 0.76
58770YAD3	MBALT 2026-A A3 3.93 01/15/2030	85,000.00	01/13/2026 3.97%	84,983.15 84,986.08	98.47 4.93%	83,695.42 148.47	0.27% (1,290.66)	Aaa/NA AAA	3.29 1.60
34532BAG6	FORDO 2025-B A3 3.91 04/15/2030	150,000.00	09/23/2025 4.27%	149,983.82 149,987.42	98.63 5.02%	147,942.30 260.67	0.48% (2,045.12)	Aaa/NA AAA	3.54 1.28
89231GAD0	TAOT 2025-D A3 3.84 06/17/2030	190,000.00	10/15/2025 4.27%	189,978.15 189,982.56	98.44 5.03%	187,035.05 324.27	0.60% (2,947.51)	NA/AAA AAA	3.71 1.35
47787DAD3	JDOT 2026 A3 3.87 08/15/2030	105,000.00	03/10/2026 4.49%	104,981.39 104,983.67	97.63 5.25%	102,507.62 180.60	0.33% (2,476.05)	Aaa/NA AAA	3.87 1.77
58769MAD2	MBART 261 A3 4.36 10/15/2030	225,000.00	05/12/2026 4.41%	224,951.00 224,955.08	98.78 5.15%	222,265.58 436.00	0.71% (2,689.51)	NA/AAA AAA	4.04 1.63
43814YAD3	HAROT 2026-2 A3 4.3 11/15/2030	235,000.00	05/05/2026 4.34%	234,993.21 234,993.79	98.48 5.20%	231,426.36 449.11	0.74% (3,567.44)	Aaa/AAA NA	4.13 1.77
47800VAD6	JDOT 26B A3 4.5 11/15/2030	135,000.00	07/14/2026 4.94%	134,983.14 134,983.90	98.49 5.18%	132,956.91 270.00	0.43% (2,026.99)	Aaa/NA AAA	4.13 2.36
89240QAD7	TAOT 2026-B A3 4.13 12/16/2030	115,000.00	04/14/2026 4.27%	114,975.75 114,978.08	98.27 5.15%	113,013.03 211.09	0.36% (1,965.05)	Aaa/AAA NA	4.21 1.76
44935KAD5	HART 2026-B A3 4.51 02/18/2031	175,000.00	06/09/2026 4.86%	174,978.88 174,980.19	98.77 5.16%	172,844.70 350.78	0.56% (2,135.49)	NA/AAA AAA	4.39 2.04

HOLDINGS REPORT

City of American Canyon | Account #10130 | As of September 30, 2026

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
92970QAK1	WFCIT 2026-1 A 4.08 04/16/2029	300,000.00	06/17/2026 4.36%	298,113.28 298,305.06	97.44 5.21%	292,326.00 544.00	0.94% (5,979.06)	Aaa/NA AAA	2.54 2.35
161571JA3	CHAIT 2026-1 A 4.4 05/15/2029	240,000.00	05/21/2026 4.45%	239,943.22 239,949.83	98.20 5.19%	235,669.44 469.33	0.76% (4,280.39)	NA/AAA AAA	2.62 2.41
02582JKX7	AMXCA 261 A 4.99 09/17/2029	260,000.00	09/15/2026 5.05%	259,945.24 259,945.69	99.51 5.23%	258,722.88 324.35	0.83% (1,222.81)	NA/AAA AAA	2.96 2.68
Total ABS		**3,034,022.25**	**4.55%**	**3,031,765.71 3,032,009.37**	**98.74 5.07%**	**2,995,533.44 5,224.70**	**9.63% (36,475.93)**		**3.28 1.68**
AGENCY									
3130AWMN7	FEDERAL HOME LOAN BANKS 4.375 06/09/2028	300,000.00	07/26/2023 4.27%	301,350.00 300,468.21	99.13 4.91%	297,387.60 4,083.33	0.96% (3,080.61)	Aa1/AA+ AA+	1.69 1.59
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	280,000.00	09/12/2023 4.51%	278,350.80 279,359.15	99.03 4.90%	277,285.68 782.64	0.89% (2,073.47)	Aa1/AA+ AA+	1.94 1.83
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	280,000.00	09/22/2023 4.66%	278,023.20 279,217.52	99.27 4.89%	277,943.12 315.00	0.89% (1,274.40)	Aa1/AA+ AA+	1.98 1.86
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	250,000.00	12/28/2023 3.88%	254,180.00 251,858.29	98.59 4.93%	246,479.75 3,128.47	0.79% (5,378.54)	Aa1/AA+ AA+	2.21 2.05
3130AVBD3	FEDERAL HOME LOAN BANKS 4.5 03/09/2029	250,000.00	04/22/2024 4.71%	247,680.00 248,840.65	98.97 4.95%	247,419.50 687.50	0.80% (1,421.15)	Aa1/AA+ AA+	2.44 2.27
3133ERDH1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 04/30/2029	250,000.00	05/21/2024 4.47%	253,052.50 251,593.93	99.39 5.00%	248,479.25 4,980.90	0.80% (3,114.68)	Aa1/AA+ AA+	2.58 2.35
Total Agency		**1,610,000.00**	**4.42%**	**1,612,636.50 1,611,337.75**	**99.07 4.93%**	**1,594,994.90 13,977.85**	**5.13% (16,342.85)**		**2.12 1.97**
AGENCY CMBS									
3137FG6X8	FHMS K-077 A2 3.85 05/25/2028	460,000.00	05/24/2023 4.65%	451,554.69 457,285.10	98.12 4.99%	451,334.52 1,475.83	1.45% (5,950.58)	Aa1/AA+ AAA	1.65 1.48
3137FKUP9	FHMS K-087 A2 3.771 12/25/2028	336,441.75	12/15/2025 3.78%	335,745.21 335,930.48	97.04 5.18%	326,498.22 1,057.27	1.05% (9,432.27)	Aa1/AAA AA+	2.24 1.99
3137FQ3Z4	FHMS K-101 A2 2.524 10/25/2029	500,000.00	03/13/2025 4.41%	461,289.06 474,410.62	92.33 5.29%	461,637.00 1,051.67	1.48% (12,773.62)	Aa1/AA+ AA+	3.07 2.81

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3137FRUT6	FHMS K-106 A2 2.069 01/25/2030	350,000.00	07/14/2025 4.25%	319,005.86 327,396.54	90.30 5.31%	316,051.40 603.46	1.02% (11,345.14)	Aa1/AA+ AAA	3.32 3.09
3137FX3Q9	FHMS K-117 A2 1.406 08/25/2030	400,000.00	06/03/2026 4.46%	354,328.13 357,794.97	86.49 5.34%	345,967.60 468.67	1.11% (11,827.37)	Aa1/AA+ AAA	3.90 3.63
3137F83Q4	FHMS K-121 A2 1.547 10/25/2030	400,000.00	01/07/2026 3.97%	358,109.37 364,479.28	86.26 5.36%	345,022.40 515.67	1.11% (19,456.88)	Aa1/AA+ AAA	4.07 3.81
3137F8ZV8	FHMS K-123 A2 1.621 12/25/2030	395,000.00	09/17/2026 5.03%	344,976.95 345,271.01	86.26 5.36%	340,738.46 533.58	1.10% (4,532.56)	Aa1/AA+ AAA	4.24 3.88
3137FXZ35	FHMS K-127 A2 2.108 01/25/2031	400,000.00	02/03/2026 4.11%	364,375.00 369,091.83	87.80 5.32%	351,201.20 702.67	1.13% (17,890.63)	Aa1/AA+ AAA	4.32 3.98
3137F9Z79	FHMS K-125 A2 1.846 01/25/2031	400,000.00	02/19/2026 3.90%	363,765.62 368,315.32	86.71 5.37%	346,853.60 615.33	1.11% (21,461.72)	Aa1/AA+ AAA	4.32 3.98
Total Agency CMBS		**3,641,441.75**	**4.30%**	**3,353,149.90** **3,399,975.15**	**90.44** **5.27%**	**3,285,304.39** **7,024.14**	**10.56%** **(114,670.76)**		**3.39** **3.12**
CASH									
CCYUSD	Receivable	595.83	--	595.83 595.83	1.00	595.83 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**595.83**		**595.83** **595.83**	**1.00**	**595.83** **0.00**	**0.00%** **0.00**		**0.00** **0.00**
CORPORATE									
87612EBM7	TARGET CORP 1.95 01/15/2027	135,000.00	01/19/2022 1.99%	134,770.50 134,986.61	99.25 4.57%	133,984.13 555.75	0.43% (1,002.49)	A2/A NA	0.29 0.29
808513BY0	CHARLES SCHWAB CORP 2.45 03/03/2027	75,000.00	03/01/2022 2.47%	74,919.00 74,993.21	99.14 4.51%	74,356.95 142.92	0.24% (636.26)	A2/A- A	0.42 0.41
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	220,000.00	03/07/2022 2.30%	219,958.20 219,996.22	99.06 4.39%	217,942.12 224.89	0.70% (2,054.10)	Aa2/AA A+	0.45 0.45
14913R3A3	CATERPILLAR FINANCIAL SERVICES CORP 3.6 08/12/2027	180,000.00	08/22/2022 3.81%	178,277.40 179,700.87	99.08 4.70%	178,335.54 882.00	0.57% (1,365.33)	A1/A A+	0.87 0.84
79466LAF1	SALESFORCE, INC. 3.7 04/11/2028	250,000.00	08/23/2023 4.84%	238,280.00 246,132.61	97.87 5.17%	244,672.00 4,368.06	0.79% (1,460.61)	A2/A+ NA	1.53 1.44

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	250,000.00	09/06/2023 5.10%	235,697.50 245,128.55	97.88 5.11%	244,695.75 3,854.17	0.79% (432.80)	A1/A NA	1.59 1.49
037833ET3	APPLE INC 4.0 05/10/2028	50,000.00	05/08/2023 4.04%	49,903.50 49,969.00	98.56 4.94%	49,281.80 783.33	0.16% (687.20)	Aaa/AA+ NA	1.61 1.51
02665WEM9	AMERICAN HONDA FINANCE CORP 5.125 07/07/2028	200,000.00	08/17/2023 5.33%	198,238.00 199,362.24	99.71 5.30%	199,411.20 2,391.67	0.64% 48.96	A3/BBB+ A-	1.77 1.65
46647PDG8	JPMORGAN CHASE & CO 4.851 07/25/2028	200,000.00	08/04/2023 5.68%	197,018.00 199,387.94	99.82 5.51%	199,648.60 1,778.70	0.64% 260.66	A1/A AA-	1.82 0.78
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	305,000.00	01/24/2024 4.64%	304,502.85 304,767.89	98.69 5.20%	301,008.47 2,377.31	0.97% (3,759.42)	A1/A+ NA	2.34 2.16
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	275,000.00	03/14/2024 4.74%	276,287.00 275,614.86	99.21 5.20%	272,817.88 1,296.70	0.88% (2,796.98)	A1/AA- NA	2.41 2.23
61747YFD2	MORGAN STANLEY 5.164 04/20/2029	300,000.00	05/30/2024 5.44%	297,084.00 298,835.65	99.62 5.45%	298,868.10 6,928.37	0.96% 32.45	A1/A- A+	2.55 1.44
91159HJM3	US BANCORP 5.775 06/12/2029	300,000.00	06/20/2024 5.26%	305,430.00 302,318.60	100.75 5.53%	302,235.00 5,245.63	0.97% (83.60)	A3/A A	2.70 1.57
437076DC3	HOME DEPOT INC 4.75 06/25/2029	105,000.00	06/17/2024 4.90%	104,322.75 104,629.85	98.78 5.23%	103,718.58 1,330.00	0.33% (911.27)	A2/A A	2.73 2.50
756109CB8	REALTY INCOME CORP 4.0 07/15/2029	300,000.00	09/27/2024 4.32%	295,881.00 297,602.55	96.07 5.54%	288,215.40 2,533.33	0.93% (9,387.15)	A3/A- A	2.79 2.57
171239AL0	CHUBB INA HOLDINGS LLC 4.65 08/15/2029	300,000.00	09/19/2024 4.06%	307,731.00 304,474.22	98.12 5.36%	294,355.50 1,782.50	0.95% (10,118.72)	A2/A A	2.87 2.63
46647PAX4	JPMORGAN CHASE & CO 4.452 12/05/2029	200,000.00	12/09/2024 4.72%	198,072.00 198,945.96	97.94 5.54%	195,883.40 2,869.07	0.63% (3,062.56)	A1/A AA-	3.18 2.01
26442CBA1	DUKE ENERGY CAROLINAS LLC 2.45 02/01/2030	350,000.00	02/26/2025 4.69%	315,857.50 326,865.09	90.74 5.53%	317,592.45 1,429.17	1.02% (9,272.64)	Aa3/A NA	3.34 3.11
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	320,000.00	-- 4.92%	320,421.70 320,287.73	98.11 5.57%	313,960.00 2,376.00	1.01% (6,327.73)	A2/NA A	3.36 3.02
857477CW1	STATE STREET CORPORATION 4.729 02/28/2030	350,000.00	02/28/2025 4.64%	351,074.50 350,727.31	97.68 5.48%	341,891.90 1,517.22	1.10% (8,835.41)	Aa3/A AA-	3.41 3.09
571748CA8	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030	350,000.00	03/14/2025 4.76%	348,351.50 348,860.33	97.21 5.55%	340,222.75 723.33	1.09% (8,637.58)	A3/A- A-	3.45 3.13

HOLDINGS REPORT

CHANDLER ASSET MANAGEMENT

City of American Canyon | Account #10130 | As of September 30, 2026

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
38141GE83	GOLDMAN SACHS GROUP INC 4.594 04/20/2030	250,000.00	08/21/2026 4.89%	247,655.00 247,721.75	97.36 5.50%	243,396.75 5,136.35	0.78% (4,325.00)	A2/BBB+ A	3.55 2.32
009158BC9	AIR PRODUCTS AND CHEMICALS INC 2.05 05/15/2030	350,000.00	11/13/2025 4.14%	320,295.50 326,099.00	88.73 5.53%	310,539.60 2,710.56	1.00% (15,559.40)	A3/A NA	3.62 3.38
06051GHV4	BANK OF AMERICA CORPORATION 3.194 07/23/2030	250,000.00	08/25/2025 4.61%	239,595.00 241,923.35	93.71 5.62%	234,276.75 1,508.28	0.75% (7,646.60)	A1/A- AA-	3.81 2.62
24422EYF0	JOHN DEERE CAPITAL CORP 4.375 10/15/2030	350,000.00	11/04/2025 4.22%	352,422.00 351,979.20	96.14 5.45%	336,480.90 7,060.76	1.08% (15,498.30)	A1/A A+	4.04 3.57
74340XCQ2	PROLOGIS LP 4.75 01/15/2031	350,000.00	05/05/2026 4.50%	353,636.50 353,316.90	97.05 5.53%	339,690.40 3,509.72	1.09% (13,626.50)	A2/A NA	4.29 3.78
025816DY2	AMERICAN EXPRESS COMPANY 5.085 01/30/2031	375,000.00	04/21/2026 4.43%	383,460.00 382,466.15	98.26 5.51%	368,481.38 3,231.09	1.18% (13,984.77)	A2/A- A	4.33 2.99
002824BS8	ABBOTT LABORATORIES 4.0 03/15/2031	350,000.00	04/29/2026 4.42%	343,539.00 344,097.99	94.17 5.49%	329,579.95 622.22	1.06% (14,518.04)	Aa3/A+ NA	4.45 4.00
89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	235,000.00	05/11/2026 4.60%	234,522.95 234,559.53	95.72 5.61%	224,934.25 4,069.09	0.72% (9,625.28)	A1/A+ A+	4.62 4.02
14913V2D9	CATERPILLAR FINANCIAL SERVICES CORP 4.5 05/15/2031	80,000.00	05/11/2026 4.53%	79,890.40 79,898.74	95.79 5.54%	76,628.16 1,360.00	0.25% (3,270.58)	A1/A A+	4.62 4.03
57636QBL7	MASTERCARD INCORPORATED 4.6 06/08/2031	270,000.00	06/04/2026 4.62%	269,784.00 269,797.60	96.21 5.53%	259,763.22 3,898.50	0.83% (10,034.38)	Aa3/A+ NA	4.69 4.08
67066GAR5	NVIDIA CORP 4.5 06/15/2031	160,000.00	06/15/2026 4.54%	159,696.00 159,713.51	95.63 5.57%	153,001.60 2,060.00	0.49% (6,711.91)	Aa1/AA NA	4.71 4.11
023135EC6	AMAZON.COM INC 4.8 07/09/2031	350,000.00	07/07/2026 4.83%	349,555.50 349,575.95	96.74 5.59%	338,588.25 3,826.67	1.09% (10,987.70)	A1/AA AA-	4.77 4.15
Total Corporate		**8,385,000.00**	**4.55%**	**8,286,129.75** **8,324,736.94**	**97.02** **5.39%**	**8,128,458.71** **84,383.34**	**26.12%** **(196,278.24)**		**3.14** **2.64**
MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	237,301.49	-- 3.46%	237,301.49 237,301.49	1.00 3.46%	237,301.49 0.00	0.76% 0.00	Aaa/AAAm AAA	0.00 0.00
Total Money Market Fund		**237,301.49**	**3.46%**	**237,301.49** **237,301.49**	**1.00** **3.46%**	**237,301.49** **0.00**	**0.76%** **0.00**		**0.00** **0.00**

HOLDINGS REPORT

City of American Canyon | Account #10130 | As of September 30, 2026

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
SUPRANATIONAL									
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	210,000.00	11/28/2023 4.55%	200,928.00 206,502.49	97.65 4.89%	205,055.76 1,612.92	0.66% (1,446.73)	Aaa/AAA NA	1.78 1.69
45950KDD9	INTERNATIONAL FINANCE CORP 4.5 07/13/2028	130,000.00	07/06/2023 4.53%	129,855.70 129,948.58	99.34 4.89%	129,145.64 1,267.50	0.42% (802.94)	Aaa/AAA NA	1.79 1.68
4581X0EN4	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029	300,000.00	02/15/2024 4.31%	297,534.00 298,825.20	98.07 4.99%	294,216.60 1,581.25	0.95% (4,608.60)	Aaa/AAA NA	2.38 2.22
459058LR2	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 4.125 03/20/2030	300,000.00	03/14/2025 4.20%	298,980.00 299,292.81	97.11 5.04%	291,336.00 378.13	0.94% (7,956.81)	Aaa/AAA NA	3.47 3.18
Total Supranational		**940,000.00**	**4.36%**	**927,297.70** **934,569.09**	**97.85** **4.97%**	**919,754.00** **4,839.79**	**2.96%** **(14,815.09)**		**2.51** **2.33**
US TREASURY									
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	550,000.00	-- 2.97%	557,068.36 551,067.58	99.11 4.47%	545,106.10 4,517.32	1.75% (5,961.48)	Aa1/AA+ AA+	0.75 0.72
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	250,000.00	09/08/2022 3.36%	247,275.39 249,499.16	98.71 4.58%	246,763.75 669.03	0.79% (2,735.41)	Aa1/AA+ AA+	0.92 0.89
91282CFU0	UNITED STATES TREASURY 4.125 10/31/2027	280,000.00	01/09/2023 3.67%	285,490.63 281,235.78	99.46 4.64%	278,490.52 4,833.42	0.90% (2,745.26)	Aa1/AA+ AA+	1.08 1.03
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	280,000.00	01/26/2023 3.62%	283,215.63 280,815.08	98.99 4.72%	277,167.24 2,741.98	0.89% (3,647.84)	Aa1/AA+ AA+	1.25 1.19
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	300,000.00	03/08/2023 4.37%	278,660.16 294,061.75	97.35 4.76%	292,054.80 1,053.67	0.94% (2,006.95)	Aa1/AA+ AA+	1.38 1.32
91282CGP0	UNITED STATES TREASURY 4.0 02/29/2028	400,000.00	02/26/2025 4.12%	398,687.50 399,382.63	98.96 4.76%	395,859.20 1,370.17	1.27% (3,523.43)	Aa1/AA+ AA+	1.42 1.35
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	450,000.00	-- 3.63%	449,876.96 449,962.70	98.32 4.80%	442,458.90 44.81	1.42% (7,503.80)	Aa1/AA+ AA+	1.50 1.44
91282CHA2	UNITED STATES TREASURY 3.5 04/30/2028	575,000.00	-- 3.61%	572,176.76 574,097.17	98.03 4.81%	563,656.98 8,421.88	1.81% (10,440.20)	Aa1/AA+ AA+	1.58 1.49

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CHE4	UNITED STATES TREASURY 3.625 05/31/2028	250,000.00	06/15/2023 3.95%	246,347.66 248,773.81	98.09 4.83%	245,234.50 3,045.59	0.79% (3,539.31)	Aa1/AA+ AA+	1.67 1.57
91282CHQ7	UNITED STATES TREASURY 4.125 07/31/2028	430,000.00	-- 4.64%	420,509.38 426,410.58	98.75 4.84%	424,625.00 2,988.38	1.36% (1,785.58)	Aa1/AA+ AA+	1.84 1.73
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	450,000.00	-- 4.53%	446,964.85 448,821.18	99.11 4.86%	446,009.85 1,685.95	1.43% (2,811.33)	Aa1/AA+ AA+	1.92 1.81
91282CJN2	UNITED STATES TREASURY 4.375 11/30/2028	350,000.00	12/21/2023 3.82%	358,599.61 353,768.58	98.93 4.90%	346,240.30 5,146.00	1.11% (7,528.28)	Aa1/AA+ AA+	2.17 2.01
91282CJW2	UNITED STATES TREASURY 4.0 01/31/2029	450,000.00	-- 4.20%	446,181.64 448,147.85	97.96 4.93%	440,841.60 3,032.61	1.42% (7,306.25)	Aa1/AA+ AA+	2.34 2.18
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	300,000.00	02/27/2024 4.30%	299,378.91 299,700.34	98.46 4.93%	295,394.40 1,091.85	0.95% (4,305.94)	Aa1/AA+ AA+	2.41 2.26
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	400,000.00	-- 4.32%	396,410.15 398,252.63	98.09 4.95%	392,359.20 45.33	1.26% (5,893.43)	Aa1/AA+ AA+	2.50 2.34
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	400,000.00	04/29/2024 4.66%	399,296.88 399,637.28	99.23 4.95%	396,906.40 7,741.85	1.28% (2,730.88)	Aa1/AA+ AA+	2.58 2.36
91282CKT7	UNITED STATES TREASURY 4.5 05/31/2029	350,000.00	06/26/2024 4.33%	352,570.31 351,390.17	98.86 4.96%	346,007.90 5,293.03	1.11% (5,382.27)	Aa1/AA+ AA+	2.67 2.44
91282CKX8	UNITED STATES TREASURY 4.25 06/30/2029	450,000.00	-- 3.97%	455,619.14 453,163.51	98.18 4.97%	441,791.10 4,833.22	1.42% (11,372.41)	Aa1/AA+ AA+	2.75 2.53
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	350,000.00	07/30/2024 4.08%	348,796.88 349,318.72	97.45 4.98%	341,058.55 2,358.70	1.10% (8,260.17)	Aa1/AA+ AA+	2.83 2.62
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	500,000.00	-- 3.52%	491,214.84 494,821.45	95.02 4.98%	475,078.00 1,338.05	1.53% (19,743.45)	Aa1/AA+ AA+	2.92 2.73
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	325,000.00	01/28/2025 4.37%	313,193.36 317,417.44	95.91 4.99%	311,695.48 31.25	1.00% (5,721.96)	Aa1/AA+ AA+	3.00 2.80
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	325,000.00	12/17/2024 4.29%	322,676.76 323,528.70	97.54 4.99%	317,014.75 5,610.22	1.02% (6,513.95)	Aa1/AA+ AA+	3.08 2.80
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	300,000.00	12/09/2024 4.07%	300,750.00 300,477.42	97.46 5.00%	292,382.70 4,158.81	0.94% (8,094.72)	Aa1/AA+ AA+	3.17 2.88
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	425,000.00	-- 4.38%	424,895.51 424,932.44	98.13 5.00%	417,064.40 4,698.96	1.34% (7,868.04)	Aa1/AA+ AA+	3.25 2.95
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	400,000.00	02/26/2025 4.14%	401,843.75 401,248.30	97.68 5.01%	390,718.80 2,864.13	1.26% (10,529.50)	Aa1/AA+ AA+	3.34 3.04

HOLDINGS REPORT

City of American Canyon | Account #10130 | As of September 30, 2026

CUSIP	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	400,000.00	03/10/2025 4.00%	400,031.25 400,021.45	96.86 5.01%	387,437.60 1,370.17	1.25% (12,583.85)	Aa1/AA+ AA+	3.41 3.13
91282CMZ1	UNITED STATES TREASURY 3.875 04/30/2030	375,000.00	05/19/2025 4.09%	371,484.38 372,455.75	96.29 5.02%	361,069.50 6,081.01	1.16% (11,386.25)	Aa1/AA+ AA+	3.58 3.24
91282CNG2	UNITED STATES TREASURY 4.0 05/31/2030	375,000.00	06/23/2025 3.90%	376,640.63 376,218.18	96.59 5.03%	362,197.13 5,040.98	1.16% (14,021.06)	Aa1/AA+ AA+	3.67 3.31
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	400,000.00	07/24/2025 3.96%	398,421.88 398,801.29	96.09 5.03%	384,359.20 3,917.12	1.24% (14,442.09)	Aa1/AA+ AA+	3.75 3.40
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	325,000.00	09/29/2025 3.73%	326,993.16 326,579.85	95.99 5.04%	311,974.65 2,121.77	1.00% (14,605.20)	Aa1/AA+ AA+	3.83 3.48
91282CNX5	UNITED STATES TREASURY 3.625 08/31/2030	375,000.00	09/22/2025 3.69%	373,974.61 374,186.74	95.00 5.05%	356,264.63 1,164.11	1.15% (17,922.12)	Aa1/AA+ AA+	3.92 3.58
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	375,000.00	10/30/2025 3.72%	373,359.38 373,665.57	94.92 5.04%	355,942.50 37.35	1.14% (17,723.07)	Aa1/AA+ AA+	4.00 3.66
91282CPD7	UNITED STATES TREASURY 3.625 10/31/2030	315,000.00	10/30/2025 3.72%	313,658.79 313,904.85	94.80 5.05%	298,622.52 4,778.50	0.96% (15,282.33)	Aa1/AA+ AA+	4.08 3.67
91282CPR6	UNITED STATES TREASURY 3.625 12/31/2030	400,000.00	01/29/2026 3.80%	396,843.75 397,272.55	94.57 5.06%	378,296.80 3,664.40	1.22% (18,975.75)	Aa1/AA+ AA+	4.25 3.83
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	400,000.00	03/10/2026 3.70%	396,343.75 396,754.70	93.91 5.05%	375,656.40 1,198.90	1.21% (21,098.30)	Aa1/AA+ AA+	4.41 4.00
91282CRA1	UNITED STATES TREASURY 4.375 07/31/2031	400,000.00	08/27/2026 4.38%	399,890.63 399,892.70	97.02 5.08%	388,093.60 2,948.37	1.25% (11,799.10)	Aa1/AA+ AA+	4.83 4.26
91282CRK9	UNITED STATES TREASURY 4.375 08/31/2031	650,000.00	09/10/2026 4.71%	640,402.34 640,508.10	97.02 5.07%	630,601.40 2,435.26	2.03% (9,906.70)	Aa1/AA+ AA+	4.92 4.34
Total US Treasury		**14,330,000.00**	**4.01%**	**14,265,745.57 14,290,194.00**	**97.39 4.92%**	**13,952,496.33 114,374.15**	**44.84% (337,697.67)**		**2.81 2.57**
Total Portfolio		**32,178,361.32**	**4.26%**	**31,714,622.45 31,830,719.63**	**96.05 5.09%**	**31,114,439.09 229,823.96**	**100.00% (716,280.54)**		**2.94 2.50**
Total Market Value + Accrued						**31,344,263.05**			

TITLE

Watson Ranch Specific Plan and Major Modification to the Promontory Subdivision Vesting Tentative Subdivision Map

RECOMMENDATION

Adopt a Resolution approving a Minor Amendment to the Watson Ranch Specific Plan for property located within the Watson Ranch Specific Plan Area (PL-26-19) as recommended by the Planning Commission. No additional environmental review is required under Public Resources Code section 21083.3 and CEQA Guidelines section 15183.

Adopt a Resolution approving a Major Modification to the Promontory Subdivision Vesting Tentative Subdivision Map (PL26-0014) as recommended by the Planning Commission. No additional environmental review is required under Public Resources Code section 21083.3 and CEQA Guidelines section 15183.

CONTACT

Brent Cooper, AICP, Community Development Director
Matthew Summers, City Attorney

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Watson Ranch 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

Background: On July 27, 2023, the Planning Commission approved a Design Permit for the Promontory Project in Watson Ranch and associated conditions of approval. The Design Permit

contemplates the following improvements:

- 216 single-family lots with 54 junior accessory dwelling units (JADUs),
- 8 new local streets,
- approximately 1/2 a mile of the Napa Valley Vine Trail,
- 3.8 acres of parkland,
- Newell Drive Segment 1 which is a future roadway from its current terminus in Vintage Ranch to Rio Del Mar, and
- A detention basin to handle runoff from Newell Drive.

The Design Permit approval included adopting findings that the environmental effects of the Promontory Project were contemplated and evaluated in the WRSP EIR and no subsequent environmental review was required (Resolution No. 2023-12). A location map is included as Attachment 4. A copy of Resolution 2023-12 is included as Attachment 5.

On August 15, 2023, the City Council approved the Promontory Vesting Tentative Subdivision Map (VTSM) which subdivides the land for housing, internal streets, and the park. The VTSM consists of nearly 48 acres and is located north and south of a future extension of Rio Del Mar and between the proposed Vine Trail and Newell Drive. The VTSM approval included adopting findings that the environmental effects of the Promontory Project were contemplated and evaluated in the WRSP EIR and no subsequent environmental review was required (Resolution 2023-70). A copy of Resolution 2023-70 is included as Attachment 6.

On December 16, 2025, the City Council adopted Resolution No. 2025-99 approving the Promontory Parcel Map, the Promontory Lot 1 Final Map Phase 1, the Promontory Lot 2 Final Map Phase 2 (collectively "Final Maps"), and authorizing the City Manager to execute a Subdivision Improvement Agreement for the Promontory Project. A Final Map is an important step in allowing the developer to legally sell the lots in the Vesting Tentative Subdivision map. Due to the dispute between the Parties regarding infrastructure and reimbursement issues, the Final Maps have not been recorded, and the SIA has not been executed. A copy of Resolution 2025-99 is included as Attachment 7. Instead, the Parties have continued their discussions, resulting in the proposed project modification.

The VTSM and Design Permit remain in effect as of the date of this Agreement and will expire on February 15, 2027, pursuant to American Canyon Municipal Code sections 18.24.050 and 19.41.060 and the statutory extension for housing entitlements pursuant to Government Code section 65914.4.

On March 6, 2026, Developer filed a protest under the Mitigation Fee Act (MFA), contending the December 16, 2025 approval contending that the Final Maps and SIA for the Promontory Project violated the Watson Ranch Specific Plan (WRSP) and the MFA. The developer also asserted that certain conditions and exactions imposed upon the Promontory Project violated the Housing Accountability Act, Subdivision Map Act, and thus constituted inverse condemnation or takings. The City disagrees with these contentions, and the City and the Developer have agreed to process a

project modification, and to resolve the disputed matters if the modified project is approved through the entitlement process.

On October 22, 2026, the Planning Commission conducted a public hearing on the Minor Amendment to the Watson Ranch Specific Plan, and Major Modification to the Promontory Subdivision Vesting Tentative Subdivision Map and unanimously recommended City Council approval.

Proposed Project

On June 17, 2026, 330 Land Company, LLC (Applicant) submitted a Major Modification to the Promontory VTSM to resolve the protest under the Mitigation Fee Act (MFA) and other legal claims against the City associated with the Promontory approvals. To ensure consistency between the VTSM and the WRSP, the applicant submitted a minor amendment to the WRSP. Each application is discussed below:

Vesting Tentative Subdivision Map Amendment (File # PL-26-0014)

Amendments Proposed:

1. Remove the requirement that the developer construct Newell Drive Segment 1 between the current northern terminus of Newell Drive and Rio Del Mar.
2. Remove the requirement to construct a planned detention basin at the southern tip of the VTSM.
3. Construct Newell Drive along the project frontage from Rio Del Mar to within 120 feet of the northern project limit with a revised roadway cross-section.
4. Relocate a planned 12-inch potable water transmission line from the Newell Drive into Reilly Road within the subdivision street network.
5. Construct a mini-roundabout at the project entrance intersection of Bernice Lane and Newell Drive.
6. Construct a temporary emergency vehicle access from the north leg of Newell Drive from the mini-roundabout to Vader Street
7. Construct a temporary emergency vehicle access from the northern terminus of Newell Drive to the extension of East Rio Del Mar within the Newell Drive right-of-way.

A copy of the proposed amended VTSM is included as Attachment 8.

Vesting Tentative Map Amendment Process

The California Subdivision Map Act accommodates modifications to a previously approved Vesting Tentative Subdivision Map when the modified map remains consistent with:

- The General Plan and any applicable Specific Plan.
- The modified subdivision design and improvements remain consistent with the General Plan and Specific Plan.

- None of the mandatory denial findings in Government Code § 66474 can be made. These findings relate to site suitability, environmental impacts, public health and safety, and conflicts with public easements.
- The modified vesting map continues to satisfy the requirements applicable to Vesting Tentative Maps under Government Code § 66498.1.
- CEQA Section 15183 environmental review findings; and
- A finding that the modified Vesting Tentative Map remains eligible for vesting rights under §66498.1.

Watson Ranch Specific Plan Minor Amendment (File # PL26-0019)

Changes to the VTSM require two minor amendments to the Watson Ranch Specific Plan WRSP. These amendments are proposed to ensure consistency between the VTSM and the WRSP are discussed below:

1. Figure 7.5 Pedestrian and Bicycle Circulation. Figure 7.5 depicts a Class 2 On-Street bicycle lane within the Newell Drive right-of-way. The amended Newell roadway cross section would replace the Class 2 Bicycle Lane to a Class 1 Off-Street Bike/Pedestrian Trail. This Figure would reflect this change which extends beyond the Promontory frontage across the entire Newell Road right-of-way from the terminus at Vintage Ranch to the northern limits of WRSP. A copy of existing and proposed Newell Cross Section Figure 7.5 is included as Attachment 9.

2. Figure 8.2 Water Infrastructure. Figure 8.2 depicts a 12-inch on-site Zone 3 water main within the Newell Drive right-of-way, north of Rio Del Mar. The amendment would relocated this water main into the Promontory subdivision and north to a future east-west roadway within the AC-1 LLC property. A copy of existing and proposed Potable Water line Figure 8.2 is included as Attachment 10.

WRSP Minor Amendment Definition and Criteria

Section 9.6.3.2 of the WRSP defines a Minor Amendment as:

"*A change that remains consistent with the plan's vision, goals, objectives, and policies and does not significantly alter the physical character or intent of the WRSP".*

A Minor Amendment may be approved by the Community Development Director without Planning Commission or City Council review, provided the amendment does not adversely affect public welfare, create significant new environmental impacts, or otherwise conflict with the overall purpose of the Specific Plan.

Figure 8.2, Water Infrastructure.

The amendment relocates a planned 12-inch Zone 3 water main from the Newell Drive roadway right-of-way into the Promontory subdivision and a future east-west roadway within the AC-1 LLC property. A graphic showing the proposed change is included as Attachment 11.

Proposed Resolutions Recommending Project Approval

After the initial publication of the Planning Commission staff report and agenda materials, the City and the Applicant and Developer teams continued to work together and were able to find resolution on key outstanding matters. Therefore, staff have amended the Planning Commission agenda, within the timelines allowed by the Brown Act, to provide for the Planning Commission to consider the proposed project in full and hold a public hearing, take all public comments, and make a decision on the proposed project's merits on October 22, 2026.

The Planning Commission recommends the City Council adopt two proposed Resolutions to approve the proposed Minor Amendment to the Watson Ranch Specific Plan and the proposed Major Modification to the Vesting Tentative Tract Map for the Promontory Project, for the reasons specified in each Resolution, and thereby affirm the proposed Minor Amendment to the Watson Ranch Specific Plan and the proposed Major Modification to the Vesting Tentative Tract Map qualify for streamlined environmental review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183 and that no additional environmental review is required.

The CEQA Guidelines Section 15183 Consistency Memorandum for the Proposed Watson Ranch Specific Plan Minor Modification and Promontory Subdivision Project Major Modification, explaining why the proposed modifications qualify for streamlined environmental review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183 is included as Attachment 3.

The proposed City Council Resolution approving the Major Modification to the Promontory Vesting Tentative Subdivision Map, Attachment 2, has several typo corrections and one recommended change from the Planning Commission Resolution. The minor substantive change is to modify Condition #13, which previously noted the developer's existing rights to form a community facilities district under applicable law and to form a Promontory-specific homeowners' association or join an adjacent homeowners' association to maintain certain aspects of the common areas. In consultation with the developer, staff recommend revising this condition to reference solely a Promontory-specific homeowners' association and to plainly state which aspects of the common areas and adjacent public rights of way will be maintained by that homeowners' association. This change still preserves existing rights to form a community facilities district under applicable law, and ensures clarity as to which aspects of the project will be maintained by the homeowners' association.

The proposed Resolution approving the Minor Amendment to the Watson Ranch Specific Plan is included as Attachment 1.

The proposed Resolution approving the Major Modification to the Promontory Subdivision Vesting Tentative Tract Map is included as Attachment 2.

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

The Watson Ranch Minor Amendment and 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

As discussed in detail in the attached CEQA Guidelines Section 15183 Consistency Memorandum, the Proposed Watson Ranch Specific Plan Minor Modification and Promontory Subdivision Major Modification need no new environmental review under CEQA, per CEQA Guidelines section 15183, which streamlines review for projects consistent with an existing plan's zoning and density.

The project qualifies for streamlined review because it keeps the approved 216 single-family lots and does not increase density beyond what the certified WRSP Final EIR (SCH No. 2015022030) already analyzed. The proposed project modifications shift certain infrastructure obligations, particularly roadway construction and alignment, the Newell Drive cross section and roundabout, emergency access, detention basins, water line locations, pump station responsibilities, and related conditions of approval.

Based on the Section 15183 Consistency Memorandum and the record, the City finds that the project would not cause:

- significant effects peculiar to the project or its site,
- significant effects the EIR did not already analyze,
- unaddressed off-site or cumulative impacts, or
- more severe impacts based on substantial new information.

Where the analysis relies on uniformly applied development policies or standards, the City finds those uniform development standards will substantially mitigate the relevant effects. The City also confirms that the changes do not waive any EIR mitigation measures. Those measures and the Mitigation Monitoring and Reporting Program remain enforceable, including their timing and monitoring requirements, and are incorporated into the conditions of approval.

The City therefore concludes that the project qualifies for streamlined review under Public Resources Code section 21083.3 and Guidelines section 15183, and that no additional environmental review is required. A copy of the analysis is included as Attachment 3.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. Resolution - WRSP Minor Amendment
2. Resolution - Promontory VTSM Major Modification
3. Promontory CEQA Consistency Memo
4. Location Map
5. Resolution 2023-12 - Promontory Subdivision Design Permit
6. CC Resolution 2023-70 - Promontory Subdivision Vesting Tentative Map
7. CC Resolution 2025-99 - Promontory Subdivision Improvement Agreement
8. Amended Promontory Subdivision Map
9. WRSP Figure 7.5 Pedestrian and Bicycle Circulation
10. WRSP Figure 8.2 Water Infrastructure
11. WRSP - 8.2 - Water Onsite Promontory

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING A MINOR AMENDMENT TO THE WATSON RANCH SPECIFIC PLAN FOR PROPERTY LOCATED WITHIN THE WATSON RANCH SPECIFIC PLAN AREA (PL-26-19) AS RECOMMENDED BY THE PLANNING COMMISSION. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED UNDER PUBLIC RESOURCES CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183.

WHEREAS, pursuant to Section 65300 of the State Planning and Zoning Law, the City of American Canyon ("City") has adopted a General Plan (the "2040 General Plan Update") to provide comprehensive long-range planning and a blueprint of the City's future form, including land use and circulation maps that specify the roadway network and the distribution of types and intensities of land; and

WHEREAS, the Watson Ranch Specific Plan ("WRSP") was adopted by the City to serve as the guiding land use and development document for approximately 309 acres located east of the Union Pacific Railroad and north of Vintage Ranch; and

WHEREAS, the WRSP establishes permitted land uses, development standards, design guidelines, circulation improvements, parks and open space areas, infrastructure requirements, and implementation measures for the project area; and

WHEREAS, on August 13, 2026, 330 Land Company, LLC ("Applicant") submitted an application for a Minor Amendment to the Watson Ranch Specific Plan (PL-26-19); and

WHEREAS, the proposed Minor Amendment would revise Figure 7.5 Pedestrian and Bicycle Circulation to replace the Class 2 Bicycle Lane within the Newell Road right-of-way to a Class 1 Off-Street Bike/Pedestrian Trail. This proposed change would extend beyond the Promontory frontage across the entire Newell Road right-of-way from the terminus at Vintage Ranch to the northern limits of WRSP; and

WHEREAS, the proposed Minor Amendment would revise Figure 8.2 Water Infrastructure by relocating a 12-inch on-site Zone 3 water main from the Newell Drive right-of-way, north of Rio Del Mar to within the Promontory subdivision and north to a future east-west roadway within the AC-1 LLC property; and

WHEREAS, Section 9.6.3.2 of the WRSP defines a Minor Amendment as: "A change that remains consistent with the plan's vision, goals, objectives, and policies and does not significantly alter the physical character or intent of the WRSP"; and

WHEREAS, the proposed amendments to Figures 7.5 and 8.2 qualify as Minor Amendments because they are limited graphic revisions that update infrastructure information to reflect current project design details; neither amendment changes the land use pattern, development intensity, circulation framework, or overall vision established by the WRSP; the amendments do not modify the goals, objectives, or policies of the Specific Plan, do not alter the physical character of the planned community in a significant way; and

WHEREAS, the proposed WRSP Minor Amendment is being considered together with the Promontory Tentative Vesting Subdivision Map Major Modification ("Project"), which requires Planning Commission recommendation and City Council review and approval. Pursuant to ACMC Section 19.40.020(A)(3) and ACMC Section 19.40.040(A)(5), the Planning Commission and City Council review does not change the nature of the amendments or require their adoption by ordinance. Instead, the Planning Commission's

recommendation and the City Council's action on the Minor Amendments will be documented by resolution; and

WHEREAS, the City prepared a CEQA Guidelines Section 15183 Consistency Checklist Memorandum for the proposed Minor Amendment ("Consistency Memorandum") (Exhibit C) to evaluate the Project's consistency with the development density and other development area assumptions established by the Watson Ranch Specific Plan and related zoning for which the Watson Ranch Specific Plan Final Environmental Impact Report (SCH No. 2015022030) ("WRSP FEIR") was certified, and to determine whether any environmental effects require additional review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 22, 2026, at which the Planning Commission received public comment and all interested persons were given an opportunity to be heard, and unanimously recommended City Council approval; and

WHEREAS, the Planning Commission reviewed and considered the certified WRSP FEIR, its adopted findings and Mitigation Monitoring and Reporting Program, the Consistency Memorandum, the staff report, all public testimony, and all other evidence contained in the administrative record, and exercised its independent judgment in making the findings and recommendations below; and

WHEREAS, the City Council conducted a duly noticed public hearing on November 17, 2026, at which the City Council received public comment and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council reviewed and considered the certified WRSP FEIR, its adopted findings and Mitigation Monitoring and Reporting Program, the Consistency Memorandum, the staff report, all public testimony, and all other evidence contained in the administrative record, and exercised its independent judgment in making the findings and recommendations below; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby adopts the following findings following its independent consideration of the environmental record and the public hearing findings required by CEQA Guidelines section 15183(e), determines that no additional environmental review is required pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, and approve the Watson Ranch Specific Plan Minor Amendment, substantially in the form presented to the Planning Commission and City Council and as further modified by any conditions or revisions deemed appropriate by the City Council as depicted and attached hereto as Exhibits A and B.

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

1. **Environmental record and independent judgment.** The City of American Canyon makes the following findings and determinations based on substantial evidence in the record as a whole including the certified WRSP FEIR (SCH No. 2015022030), the adopted mitigation measures and Mitigation Monitoring and Reporting Program (MMRP), the Consistency Memorandum, the staff report and supporting technical studies, the proposed modified VTSM and conditions of approval, and public testimony, 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"). The City has independently reviewed and

considered these materials before making its recommendation. These findings concern the proposed WRSP Minor Amendment ("Project").

2. **Eligibility and development consistency.** The City certified the WRSP FEIR for the Watson Ranch Specific Plan and related planning and zoning approvals, which established permitted land uses, development densities, and density-related standards for the Project site. The Project is consistent with that zoning action and the development density established by the WRSP. The Project retains the approved 216 single-family residential lots and does not increase the approved dwelling-unit count or development density. Its density is the same as or less than the applicable standard for the involved parcels, and it complies with the density-related standards of the WRSP and related zoning. Accordingly, the Project satisfies CEQA Guidelines section 15183(a), (d), and (i)(2). The City's reliance is on the planning and zoning action evaluated in the WRSP FEIR.

3. **Scope of the consistency analysis.** The Consistency Memorandum evaluates the proposed changes to roadway construction and alignment, the Newell Drive cross section and roundabout, temporary and permanent emergency access, detention basin construction, potable and recycled water line locations, public water pump station responsibilities, and associated conditions of approval. It compares their environmental effects with those analyzed in the WRSP FEIR and evaluates project-specific and site-specific conditions, off-site and cumulative impacts, substantial new information, and applicable mitigation measures and development policies or standards. Retention of the approved residential density is the basis for eligibility; the environmental determinations below also rely on the effect-specific analysis in the Consistency Memorandum and the supporting record.

4. **Effects peculiar to the Project or site.** Based on the Consistency Memorandum and supporting record, the Project would not result in a significant environmental effect peculiar to the Project or its site that was not addressed as a significant effect in the WRSP FEIR and that requires additional review under CEQA Guidelines section 15183. The City has considered whether the modified infrastructure, construction obligations, access arrangements, and site conditions distinguish the Project's effects from those evaluated in the WRSP FEIR, with implementation of the applicable mitigation measures and enforceable requirements identified in the Consistency Memorandum and this Resolution.

5. **Effects not previously analyzed as significant.** The Project would not result in a significant environmental effect that was not analyzed as a significant effect in the WRSP FEIR and that requires additional environmental review under CEQA Guidelines section 15183(b)(2) and (c). The Consistency Memorandum and supporting record demonstrate that the Project's effects fall within the scope of the prior analysis or are substantially mitigated through applicable, enforceable measures and qualifying uniformly applied development policies or standards as identified in that analysis.

6. **Off-site and cumulative effects.** The Project would not result in a potentially significant off-site or cumulative impact that was not adequately discussed in the WRSP FEIR. In making this determination under CEQA Guidelines section 15183(b)(3) and (j), the City relies on the Consistency Memorandum's evaluation of the modified improvements and access arrangements, including effects outside the subdivision and on the surrounding circulation and infrastructure systems, and their contribution to cumulative impacts.

7. **Substantial new information.** The record does not contain substantial new information, not known when the WRSP FEIR was certified, demonstrating that a previously identified significant effect of the Project would have a more severe adverse impact than discussed in the WRSP FEIR. The City bases this determination under CEQA Guidelines section 15183(b)(4) on the Consistency Memorandum and supporting record, including the evaluation of the proposed modifications and relevant current circumstances.

8. **Uniformly applied development policies and standards.** To the extent the Consistency Memorandum relies on uniformly applied development policies or standards to determine that an effect is not peculiar under CEQA Guidelines section 15183(f), the City finds, based on the substantial evidence identified in that memorandum and supporting record and considered at the public hearing, that the identified, previously adopted policies or standards will substantially mitigate the specified effects when applied to this Project. No substantial new information demonstrates that those policies or standards will fail to substantially mitigate those effects. Such requirements shall be imposed and enforced as applicable to the Project.

9. **Continuity and enforceability of mitigation.** The proposed modifications to construction responsibilities, infrastructure, and conditions of approval do not waive or eliminate any applicable feasible WRSP FEIR mitigation measure. Where an applicable mitigation measure requires an improvement or performance standard, that requirement shall remain enforceable, including its timing and monitoring obligations, as demonstrated in the Consistency Memorandum and the approval record. The applicable WRSP FEIR mitigation measures and MMRP are incorporated into the Project's conditions of approval.

10. **Section 15183 determination and recommendation.** For the reasons stated above and explained in the Consistency Memorandum and supporting record, the City determines for purposes of its recommendation that the Project qualifies for streamlined environmental review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183 and that no additional environmental review is required.

SECTION 2. Specific Findings

1. **Consistency with the General Plan.** The proposed Minor Amendment to Figure 7.1 related to the Newell Drive cross section reconfiguration is consistent with the General Plan because the roadway will be constructed as a Major Collector two lane roadway as shown on General Plan MOB-Figure 8 Mobility System Map. The cross section is different than shown in General Plan MOB-Figure 6 Standard Roadway Cross Sections. However, Policy MOB-1.3 allows exceptions to standard street designs though a Design and Construction Exception Request (DCER) prepared by a registered civil engineer. A DCER was prepared that demonstrates the cross-section reconfiguration will provide safe bicycle, vehicle, pedestrian safety and emergency access. The narrower cross-section still provides sufficient width for safe vehicular, pedestrian, and emergency access and the new proposed roundabout at the Promontory Project entrance at Newell Drive and Bernice Lane will function as a speed reduction and traffic calming measure.

   The proposed Minor Amendment to Figure 8.2 Water Infrastructure related to relocating a 12-inch on-site Zone 3 water main from the Newell Drive right-of-way, north of Rio Del Mar to within the Promontory subdivision and north to a future east-west roadway within the AC-1 LLC property is consistent with the General Plan because it will provide a more economical way to fulfill Policy U-1.2

which requires construction of upgraded and expanded, distribution, storage, and treatment facilities to support existing and new development.

2. **Consistency with the Watson Ranch Specific Plan (WRSP).** The proposed Minor Amendment to Figure 7.1 related to the Newell Drive cross section reconfiguration is consistent with the WRSP because the reconfigured roadway section maintains Newell Drive as a 2-lane Major Collector. Furthermore, WRSP Figure 7.3.1, which depicts the proposed Newell Drive cross section, notes that the cross section is subject to modification consistent with WRSP Policy 7.7.6 which says: "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". The applicant prepared a Design and Construction Exception Request (DCER) prepared by a registered civil engineer that evaluates the cross-section reconfiguration for bicycle, vehicle, pedestrian safety and emergency access. The study demonstrates that the revised configuration does not present any significant safety issues.

   As suggested by Policy 7.7.6, the Newell Drive cross section modification is being considered as part of the tentative map process with evaluation through a DCER. For these reasons, reconfiguring the Newell Drive cross section does not require a modification to the WRSP itself.

   The proposed Minor Amendment to Figure 8.2 Water Infrastructure related to relocating a 12-inch on-site Zone 3 water main from the Newell Drive right-of-way, north of Rio Del Mar to within the Promontory subdivision and north to a future east-west roadway within the AC-1 LLC property is consistent with the WRSP because this revision affects only the location of an infrastructure facility and does not alter the level of water service, land use designations, development potential, or overall infrastructure planning objectives of the WRSP.

   The EIR Addendum evaluated the elevation difference between Reilly Road and Newell Drive and determined that the water pressure and capacity will ensure sufficient fire flow to the fire hydrants on Newell Drive which will be served from the relocated water main. Thus, the amendment will provide for delivery of public utilities while reflecting a more practical engineering design. As a result, the amendment does not materially affect the intent of the Specific Plan or create new environmental impacts beyond those previously evaluated.

   As demonstrated by the explanations above, the WRSP amendment meets the criteria for a Minor Amendment because these amendments are limited to updating graphics to reflect revised bicycle/pedestrian and utility infrastructure locations, and because they do not significantly affect the physical character, goals, intent, or environmental impacts of the WRSP. The proposed Major Modifications do not amend or modify any permits, approvals, or conditions of approval applicable to any other property owner within the WRSP.

3. Orderly Development. The proposed Minor Amendment provides a more economical solution to extending needed multi-modal roadway and potable water infrastructure to serve new housing, which is costly and in short supply. Furthermore, promoting coordinated and orderly development will help fulfill the land use plan adopted with the WRSP.

4. **Public Health, Safety and Welfare.** As demonstrated by the Addendum to the WRSP EIR, the proposed Minor Amendment will not be detrimental to public health, safety, or welfare and will not adversely affect surrounding properties.

SECTION 3. EFFECTIVE DATE. This Minor Amendment to the WRSP shall become effective upon approval by the City Council of the City of American Canyon.

PASSED, APPROVED, and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 17th day of November 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

_____
Matthew Summers, City Attorney

EXHIBITS

A. WRSP Figure 7.5 Pedestrian and Bicycle Circulation
B. WRSP Figure 8.2 Water Infrastructure
C. CEQA Guidelines Section 15183 Consistency Memorandum for the Proposed WRSP Minor Modification and Promontory Subdivision Project Modifications, American Canyon, California

EXHIBIT A

WRSP Figure 7.5 Pedestrian and Bicycle Circulation

[*Attachment #9 to November 17, 2026 City Council Staff Report*]

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EXHIBIT B

WRSP Figure 8.2 Water Infrastructure

[*Attachment #11 to November 17, 2026 City Council Staff Report*]

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EXHIBIT C

CEQA GUIDELINES SECTION 15183 CONSISTENCY MEMORANDUM FOR THE PROPOSED WRSP MINOR MODIFICATION AND PROMONTORY SUBDIVISION PROJECT MODIFICATIONS[BC1.1], AMERICAN CANYON, CALIFORNIA

[*Attachment #3 to November 17, 2026 City Council Staff Report*]

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RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING A MAJOR MODIFICATION TO THE PROMONTORY VESTING TENTATIVE SUBDIVISION MAP (PL26-0014) AS RECOMMENDED BY THE PLANNING COMMISSION. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED UNDER PUBLIC RESOURCES CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183.

WHEREAS, pursuant to Section 65300 of the State Planning and Zoning Law, the City of American Canyon ("City") has adopted a General Plan (the "2040 General Plan Update") to provide comprehensive long-range planning and a blueprint of the City's future form, including land use and circulation maps that specify the roadway network and the distribution of types and intensities of land; and

WHEREAS, the Watson Ranch Specific Plan ("WRSP") was adopted by the City to serve as the guiding land use and development document for approximately 309 acres located east of the Union Pacific Railroad and north of Vintage Ranch; and

WHEREAS, the WRSP establishes permitted land uses, development standards, design guidelines, circulation improvements, parks and open space areas, infrastructure requirements, and implementation measures for the project area; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), a final environmental impact report (FEIR) was prepared and certified for the WRSP (SCH No. 2015022030); a mitigation monitoring and reporting plan was adopted, and a statement of overriding considerations was approved; and

WHEREAS, December 20, 2022, the applicant 330 Land Company, LLC ("Applicant") submitted an application for a vesting tentative subdivision map and a design permit for the development of 216 single-family lot with 54 junior accessory dwelling units ("JADUs"), which includes a 6-plus acre open space area/park, 8 new streets, and approximately half a mile of designated walking trails as part of the Napa Valley Vine Trail (Promontory Project); and

WHEREAS, on July 27, 2023, the Planning Commission adopted Resolution No. 2023-12 approving a design permit for the Promontory Project and associated conditions of approval ("Design Permit"); and

WHEREAS, on August 15, 2023, the City Council adopted Resolution No. 2023-70 approving the Promontory Vesting Tentative Subdivision Map ("VTSM") which implements the Design Permit. The VTSM consists of nearly 48 acres and is located north and south of a future extension of Rio Del Mar and between the proposed Vine Trail and Newell Drive; and

WHEREAS, the VTSM approval included adopting findings that the environmental effects of the Promontory Project were contemplated and evaluated in the WRSP FEIR and no subsequent environmental review was required (Resolution 2023-70); and

WHEREAS, on December 16, 2025, the City Council adopted Resolution No. 2025-99 approving the Promontory Parcel Map, the Promontory Lot 1 Final Map Phase 1, the Promontory Lot 2 Final Map Phase 2 (collectively "Final Maps"), and authorizing the City Manager to execute a Subdivision Improvement Agreement for the Promontory Project; and

WHEREAS, the VTSM and Design Permit remain in effect as of the date of this Agreement and will expire on February 15, 2027, pursuant to American Canyon Municipal Code sections 18.24.050 and 19.41.060 and the statutory extension for housing entitlements pursuant to Government Code section 65914.4; and

WHEREAS, on March 6, 2026, the Applicant and the property owner Barrel Creek LLC ("Developer") filed a protest under the Mitigation Fee Act ("MFA"), contending the December 16, 2025 approval contending that the Final Maps and SIA for the Promontory Project violated the WRSP and the MFA; the Developer also asserted that certain conditions and exactions imposed upon the Promontory Project violated the Housing Accountability Act, Subdivision Map Act, and thus constituted inverse condemnation or takings (the "Dispute"); and

WHEREAS, due to the Dispute, the Final Maps were not recorded, and the SIA was not executed; and

WHEREAS, on June 2, 2026, the Applicant, Developer, and City entered into a settlement agreement pertaining to the Dispute, which provides a definition of a revised project, which is embodied in the proposed Major Modification, and that the Applicant and Developer will waive their claims against the City if the City approves the revised Promontory project; and

WHEREAS, on June 17, 2026, the Applicant submitted a major modification to the Promontory VTSM (the "Major Modification") as one of several actions toward resolving the Dispute and moving the Project forward to completion, including revised Final Maps and recordation of the Final Maps and SIA; and

WHEREAS, the proposed Major Modification (as fully described in Exhibit A) would revise the Promontory VTSM as follows:

1. Modification 1 would remove the applicant's obligation to construct the segment of Newell Drive that was previously planned to extend from its current terminus to Rio Del Mar, along Parcels G and H in the "Newell South" parcel. As part of modification 1, the following additional refinements would be included:

    A. Eliminate construction of the previously planned roundabouts at the intersection of Mallen Way and Newell Drive as well as Newell Drive and Rio Del Mar, as well as the detention basin (Parcel H) in the "Newell South" parcel.

    B. Modify the planned median at the intersection of Rio Del Mar and Newell Drive to allow for the continuous flow of traffic without any traffic controls, in lieu of the aforementioned roundabout.

    C. Construct a dedicated right turn lane at the intersection of Mallen Way and Rio Del Mar to allow for increased traffic flow.

2. Modification 2 would reconfigure Newell Drive Segment 2 as follows:

    A. The approved Newell Drive configuration included 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.

    B. The proposed Newell Drive cross section would include two 13-foot-wide lanes of travel, a 12-foot-wide multipurpose trail with a 2-foot overbuild and a 5-foot-wide landscape strip.

    C. Newell Drive would be constructed across the "Newell North" parcel to 120 feet south of the northern project limit.

3. Modification 3 would relocate the 12-inch potable water line and recycled water line from the Newell Drive right-of-way to Reilly Road right-of-way within the subdivision and would be stubbed at the northern property line.

4. Modification 4 would construct a 3-leg mini roundabout at the intersection of Newell Drive and Bernice Lane, which serves as the main project entrance, with an added emergency vehicle access point in the vicinity of the roundabout to cross the drainage ditch and access lands to the east, to be in a final configuration as approved by the American Canyon Fire Protection District.

5. Modification 5 would use Newell Drive as an emergency vehicle access (EVA) road from Bernice Lane with a transition lane to Vader Street. The emergency access to Vader Street will meet the requirements of condition of approval (COA) #66d of the approved project (Resolution 2023-70).

6. Modification 6 adds an EVA road within the Newell Drive Segment 1 Right-of-Way, to be installed to the satisfaction of the American Canyon Fire Protection District and City Engineer.

WHEREAS, the California Subdivision Map Act accommodates modifications to a previously approved Vesting Tentative Subdivision Map when:

1. The modified subdivision design and improvements remain consistent with the General Plan.
2. The modified subdivision design and improvements remain consistent with the Specific Plan.
3. None of the mandatory denial findings in Government Code § 66474 can be made. These findings relate to site suitability, environmental impacts, public health and safety, and conflicts with public easements.
4. The modified vesting map continues to satisfy the requirements applicable to Vesting Tentative Maps under Government Code § 66498.1.
5. A finding that the modified Vesting Tentative Map remains eligible for vesting rights under §66498.1.; and

WHEREAS, the Applicant prepared a CEQA Guidelines Section 15183 Consistency Checklist Memorandum for the proposed Major Modification to the Promontory VTSM (PL26-0014) ("Consistency Memorandum") (Exhibit C) to evaluate the Project's consistency with the development density and other development area assumptions established by the WRSP and related zoning for which the WRSP FEIR was certified, and to determine whether any environmental effects require additional review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 22, 2026, at which the Planning Commission received public comment and all interested persons were given an opportunity to be heard and unanimously recommended City Council approval; and

WHEREAS, the Planning Commission reviewed and considered the certified WRSP FEIR, its adopted findings and Mitigation Monitoring and Reporting Program, the Consistency Memorandum, the staff report, all public testimony, and all other evidence contained in the administrative record, and exercised its independent judgment in making the findings and recommendations below; and

WHEREAS, the City Council conducted a duly noticed public hearing on November 17, 2026, at which the City Council received public comment and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council reviewed and considered the certified WRSP FEIR, its adopted findings and Mitigation Monitoring and Reporting Program, the Consistency Memorandum, the staff report, all public testimony, and all other evidence contained in the administrative record, and exercised its independent judgment in making the findings and recommendations below; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby adopts the following findings following its independent consideration of the environmental record and the public hearing findings required by CEQA Guidelines section 15183(e), determines that no additional environmental review is required pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183 and approve the Major Modification to the Promontory VTSM, substantially in the form presented to the Planning Commission and City Council and as further modified by any conditions or revisions deemed appropriate by the City Council as depicted and attached hereto as Exhibit A.

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

1. **Environmental record and independent judgment.** The City of American Canyon makes the following findings and determinations based on substantial evidence in the record as a whole including the certified WRSP FEIR (SCH No. 2015022030), the adopted mitigation measures and Mitigation Monitoring and Reporting Program (MMRP), Statement of Overriding Considerations for the WRSP, the Consistency Memorandum, the staff report and supporting technical studies, the proposed Major Modification to the Promontory VTSM and conditions of approval, and public testimony, 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"). The City has independently reviewed and considered these materials before making its recommendation. These findings concern the proposed Major Modification to the Promontory VTSM and its associated improvements and conditions of approval ("Project").

2. **Eligibility and development consistency.** The City certified the WRSP FEIR for the Watson Ranch Specific Plan and related planning and zoning approvals, which established permitted land uses, development densities, and density-related standards for the Project site. The Project is consistent with that zoning action and the development density established by the WRSP. The Project retains the approved 216 single-family residential lots and does not increase the approved dwelling-unit count or development density. Its density is the same as or less than the applicable standard for the involved parcels, and it complies with the density-related standards of the WRSP and related zoning. Accordingly, the Project satisfies CEQA Guidelines section 15183(a), (d), and (i)(2). The City's reliance is on the planning and zoning action evaluated in the WRSP FEIR.

3. **Scope of the consistency analysis.** The Consistency Memorandum evaluates the proposed Major Modification inclusive of changes to roadway construction and alignment, the Newell Drive cross section and roundabout, temporary and permanent emergency access, detention basin construction, potable and recycled water line locations, public water pump station responsibilities, and associated conditions of approval. It compares their environmental effects with those analyzed in the WRSP FEIR and evaluates project-specific and site-specific conditions, off-site and cumulative impacts, substantial new information, and applicable mitigation measures and development policies or standards. Retention of the approved residential density is the basis for eligibility; the environmental determinations below also rely on the effect-specific analysis in the Consistency Memorandum and the supporting record.

4. **Effects peculiar to the Project or site.** Based on the Consistency Memorandum and supporting record, the Project would not result in a significant environmental effect peculiar to the Project or its site that was not addressed as a significant effect in the WRSP FEIR and that requires additional review under CEQA Guidelines section 15183. The City has considered whether the modified infrastructure, construction obligations, access arrangements, and site conditions distinguish the Project's effects from those evaluated in the WRSP FEIR, with implementation of the applicable mitigation measures and enforceable requirements identified in the Consistency Memorandum and this Resolution.

5. **Effects not previously analyzed as significant.** The Project would not result in a significant environmental effect that was not analyzed as a significant effect in the WRSP FEIR and that requires additional environmental review under CEQA Guidelines section 15183(b)(2) and (c). The Consistency Memorandum and supporting record demonstrate that the Project's effects fall within the scope of the prior analysis or are substantially mitigated through applicable, enforceable measures and qualifying uniformly applied development policies or standards as identified in the Consistency Memorandum.

6. **Off-site and cumulative effects.** The Project would not result in a potentially significant off-site or cumulative impact that was not adequately discussed in the WRSP FEIR. In making this determination under CEQA Guidelines section 15183(b)(3) and (j), the City relies on the Consistency Memorandum's evaluation of the modified improvements and access arrangements, including effects outside the subdivision and on the surrounding circulation and infrastructure systems, and their contribution to cumulative impacts.

7. **Substantial new information.** The record does not contain substantial new information, not known when the WRSP FEIR was certified, demonstrating that a previously identified significant effect of the Project would have a more severe adverse impact than discussed in the WRSP FEIR. The City bases this determination under CEQA Guidelines section 15183(b)(4) on the Consistency Memorandum and supporting record, including the evaluation of the proposed modifications and relevant current circumstances.

8. **Uniformly applied development policies and standards.** To the extent the Consistency Memorandum relies on uniformly applied development policies or standards to determine that an effect is not peculiar under CEQA Guidelines section 15183(f), the City finds, based on the substantial evidence identified in that memorandum and supporting record and considered at the public hearing, that the identified, previously adopted policies or standards will substantially mitigate the specified effects when applied to this Project. No substantial new information demonstrates that those policies or standards will fail to substantially mitigate those effects. Such requirements shall be imposed and enforced as applicable to the Project.

9. **Continuity and enforceability of mitigation.** The proposed modifications to construction responsibilities, infrastructure, and conditions of approval do not waive or eliminate any applicable feasible WRSP FEIR mitigation measure. Where an applicable mitigation measure requires an improvement or performance standard, that requirement shall remain enforceable, including its timing and monitoring obligations, as demonstrated in the Consistency Memorandum and the approval record. The applicable WRSP FEIR mitigation measures and MMRP are incorporated into the Project's conditions of approval.

10. **Section 15183 determination and recommendation.** For the reasons stated above and explained in the Consistency Memorandum and supporting record, the City determines for purposes of its recommendation that the Project qualifies for streamlined environmental review under Public Resources Code section 21083.3 and CEQA Guidelines section 15183 and that no additional environmental review is required.

SECTION 2. Specific Findings

1. **The Major Modification to the Promontory VTSM design and improvements remain consistent with the General Plan.** *The proposed Major Modification to the Promontory VTSM is substantially the same as the approved VTSM with several revisions that have been reviewed for compliance with applicable development standards in the General Plan and WRSP. Two Minor Amendments to the WRSP, proposed concurrently as part of these modifications to the Promontory Project, include a proposed Minor Amendment to Figure 7.1 related to the Newell Drive cross section reconfiguration. This amendment is consistent with the General Plan because the roadway will be constructed as a Major Collector two lane roadway as shown on General Plan MOB-Figure 8 Mobility System Map. The cross section is different than shown in General Plan MOB-Figure 6 Standard Roadway Cross Sections. However, Policy MOB-1.3 allows exceptions to standard street designs though a Design and Construction Exception Request (DCER) prepared by a registered civil engineer. A DCER was prepared that demonstrates the cross-section reconfiguration will provide safe bicycle, vehicle, pedestrian safety and emergency access. The narrower cross-section still provides sufficient width for safe vehicular, pedestrian, and emergency access and the new proposed roundabout at the Promontory Project entrance at Newell Drive and Bernice Lane will function as a speed reduction and traffic calming measure.*

   The second proposed Minor Amendment to Figure 8.2 Water Infrastructure related to relocating a 12-inch on-site Zone 3 water main from the Newell Drive right-of-way, north of Rio Del Mar to within the Promontory subdivision and north to a future east-west roadway within the AC-1 LLC property is consistent with the General Plan because it will provide a more economical way to fulfill Policy U-1.2 which requires construction of upgraded and expanded, distribution, storage, and treatment facilities to support existing and new development.

2. **The modified subdivision design and improvements remain consistent with the Watson Ranch Specific Plan.**
   The proposed Major Modifications to the Promontory VTSM remain compatible with the overall intent, development framework, circulation system, infrastructure plans, parks and open space network, and urban design objectives established by the WRSP because they are limited graphic revisions that update infrastructure information to reflect current project design details; neither amendment changes the land use pattern, development intensity, circulation framework, or overall vision established by the WRSP; the amendments do not modify the goals, objectives, or policies of the WRSP, do not alter the physical character of the planned community in a significant way. The proposed Major Modifications do not amend or modify any permits, approvals, or conditions of approval applicable to any other property owner within the WRSP. Specifically, the following modifications are proposed and an explanation of their consistency with the WRSP is provided:

   1. <u>Newell Drive Segment 1 Extension</u>:
   Condition 66a of Resolution 2023-70 requires the applicant to extend (construct) Newell Drive from its existing northern terminus at the intersection with Mallen Way to the north end of the subdivision

frontage. The Applicant's traffic analysis shows that vehicles can reach the subdivision using Mallen Way, which serves the same function and parallel to Newell Drive Segment 1. Since sufficient roadway access already exists, requiring the Applicant to construct Newell Drive Segment 1 is not justified. The Newell Drive Segment 1 right-of-way has been dedicated and will remain in place for eventual construction of the roadway.

Because Rio Del Mar will not intersect Newell Drive as planned, a roundabout at the intersection is replaced with a curve transition. As a result, Condition 66a will be amended to remove these requirements.

2. Newell Drive Roadway Cross Section:
Newell Drive is depicted on WRSP Figure 7.1 as a 2-lane Major Collector. As shown on Attachment 4, the Newell Drive roadway cross section is proposed to be modified from the version depicted on Figure of the WRSP. This includes:

WRSP Cross Section:
- *14-foot median,*
- *Two 12-foot travel lanes,*
- *Sidewalks on each side, and*
- *A 5-foot Class 4 bicycle lane*

Proposed Cross Section
- *No median,*
- *Two 13-foot travel lanes,*
- *No Class 4 bicycle lanes,*
- *A sidewalk on the west side, and*
- *A 12-foot wide Class 1 trail in-lieu of the 5-foot Class 4 trail*

The reconfigured roadway section maintains Newell Drive as a 2-lane Major Collector. The Applicant prepared a Design and Construction Exception Request (DCER) prepared by a registered civil engineer that evaluates the cross section reconfiguration for bicycle, vehicle, pedestrian safety and emergency access. The study demonstrates that the revised configuration does not present any significant safety issues. The narrower cross-section still provides sufficient width for safe vehicular, pedestrian, and emergency access, and the 12-foot wide Class 1 trail ensures separation between bicyclists and vehicles.

WRSP Figure 7.3.1, which depicts the proposed Newell Drive cross section, notes that the cross section is subject to modification consistent with WRSP Policy 7.7.6 which says:

"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".

As suggested by Policy 7.7.6, the Newell Drive cross section modification is being considered as part of the tentative map process with evaluation through a DCER. For these reasons, reconfiguring the Newell Drive cross section does not require a modification to the WRSP itself.

3. Newell Drive Roundabout at Bernice Street

Condition 66e of Resolution 2023-70 requires the applicant to construct a roundabout at the Newell Drive/Bernice Street intersection. To fulfill this condition, the roundabout is shown on the VTSM. The roundabout is designed with a mountable curb to facilitate safe fire truck access into the neighborhood from Newell Drive. Because the roundabout is included in the VTSM plans, Condition 66e will be removed from the conditions of approval for the Major Modification to the Promontory VTSM.

4. Emergency Access at Vader Street

Condition 66d of Resolution 2023-70 requires the applicant to construct a temporary second access into the Promontory subdivision at the northern edge of the Project at an unspecified location. The Applicant proposes to satisfy this condition by constructing the full modified Newell roadway as a temporary emergency vehicle access from the north leg of the mini-roundabout to a single lane transition to the Vader Street cul-de-sac.

The applicant evaluated a grade difference between the Newell Drive roadway and Vader Street cul-de-sac to ensure it would be built within standards that enabled a fire apparatus to use the roadway. Because the temporary second access road is included in the VTSM plans, Condition 66d will remove this requirement and replace it with design criteria that the roadway access will be constructed no steeper than 12%, and the Vader cul-de-sac will be constructed to ensure a smooth roadway grade transition for fire apparatus.

5. Newell Drive 12-Inch Potable Water Main

Condition 66h of Resolution 2023-70 requires the applicant to construct a 12-inch potable water transmission line in Newell Drive right-of-way across the Project frontage. The condition is amended to allow the applicant to relocate the water transmission line within the subdivision street network right-of-way on Reilly Road. A second condition in this resolution requires as-built testing to verify that the fire hydrants meet fire flow standards.

6. Recycle Water Line Relocation

Condition 66j of Resolution 2023-70 requires the applicant to construct a 12-inch recycled water transmission line in Newell Drive right-of-way across the Project frontage. Following approval of the Promontory VTSM, WRSP Figure 8.4 was amended to relocate the planned recycled water line from Newell Drive into the Promontory subdivision and continue north to a future east-west roadway beyond the Promontory subdivision. As the water line's new location is consistent with the WRSP, as amended, it can be approved as part of the Major Modification to the VTSM. This resolution modifies Condition 66j to identify Reilly Road and north to a future east-west roadway as the alignment.

7. Public Water Pump Station

Condition 66g of Resolution 2023-70 requires the applicant to construct a public water pump station to provide sufficient water pressure for potable water and fire flow at the fire hydrants. Following the prior approval of a Design Permit and VTSM in 2023, the city has subsequently designed and will construct the public water pump station. In lieu of building the pump station, the Applicant will pay water capacity fees. Because payment of water capacity fees is required by ordinance, there is no need for Condition 66g, and this resolution will note that Condition 66g of Resolution 2023-70 has been deleted.

8. Emergency Fire Access

During Project review, Fire District staff noted that removing Newell Drive Segment 1 would leave the Project subdivision with only one route for fire engines and other emergency vehicles. Under the proposed street layout, the road east of the Mallen Way/Rio Del Mar intersection would be the only access route to the Project site and areas beyond.

An exception to California Fire Code requirements for two access routes can be approved as all homes within the Project will be equipped with automatic fire sprinkler systems. However, the exception must also be approved by the Fire Chief.

Emergency access is an important issue because many Fire District emergency calls involve medical emergencies, where even a few minutes can affect outcomes. In addition, although the Project site is not located in a high fire hazard area, wildfires are becoming more frequent and severe throughout California. If the single access route is blocked by an accident, wildfire, fallen tree, police staging, or other emergency, the Fire District would have no alternate way to enter or exit the subdivision.

To address this concern, the Applicant has agreed to construct an all-weather emergency access road within Newell Drive Segment 1 right-of-way. This emergency access road will provide a second access route for emergency vehicles when primary access is blocked or when additional emergency access is needed to protect life and property.

A condition of approval to this resolution requires the all-weather access road within Newell Drive Segment 1 right-of-way prior to issuance of the first occupancy permit in the Project subdivision.

3. **None of the mandatory denial findings in Government Code § 66474 and American Canyon Municipal Code section 18.22.055 can be made. These findings relate to site suitability, environmental impacts, public health and safety, and conflicts with public easements.**

According to the American Canyon Municipal Code Section 18.22.055, the Planning Commission shall not recommend approval, and the City Council shall not approve a tentative subdivision map if any of the following findings are made:

A. That the proposed tentative subdivision map is not consistent with the city's general plan or its elements or other applicable plans;

The Major Modifications to the Promontory VTSM do not change the size of the Project site and are consistent with the General Plan and WRSP.

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 Major Modifications to the Promontory VTSM are an implementation of the approved Design Permit, which has designs and improvements that comply with the General Plan and the WRSP.

C. That the site is not physically suitable for the type of development proposed;

The Major Modifications to the Promontory VTSM do not substantially change the scope of the Promontory Project which is described in Finding D below with the exception of the Developer not constructing Newell Drive Segment 1 and a detention basin to handle stormwater runoff from Newell

Drive Segment 1. These features are not removed from the WRSP, just that the Developer is not required to construct them in conjunction with the VTSM.

D. That the site is not physically suitable for the proposed density of development proposed;

The VTSM, inclusive of the Major Modifications, 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, approximately 1/2 a mile of the Napa Valley Vine Trail, and approximately 3.8 acres of parkland.

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 Major Modifications to the Promontory VTSM will not cause substantial environmental damage. The development of single-family lots was contemplated in the WRSP FEIR, 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 Major Modifications to the Promontory VTSM would cause serious health problems with implementation of conditions of approval that require construction of a second vehicle access to the site in the form of an emergency vehicle lane along Newell Segment 1 right-of-way.

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 the Major Modifications to the Promontory VTSM.

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 Major Modifications to the Promontory VTSM would cause conflicts with wastewater discharge or stormwater runoff that would result in a violation with the regional water quality control board.

4. **The Major Modifications to the Promontory VTSM continues to satisfy the requirements applicable to Vesting Tentative Maps under Government Code § 66498.1.**

   a. **The modified map remains substantially consistent with the approved Vesting Tentative Map.** *The Major Modifications to the Promontory VTSM do not fundamentally alter the approved subdivision design, development intensity, land use pattern, or infrastructure framework.*

   b. **The modification does not result in material changes requiring a new vesting tentative map.**

The Major Modifications to the Promontory VTSM can appropriately be processed as a modification or revised map rather than a new entitlement because changes are limited in nature and do not constitute a substantially different project than the one originally vested.

c. **The project remains in substantial compliance with the ordinances, policies, and standards applicable at the time the vesting map was approved.**
Lot configurations, circulation patterns, utility systems, open space areas, and other design elements as revised in the Major Modifications to the Promontory VTSM remain substantially consistent with the approved VTSM and the development standards, conditions of approval, and vested rights established by the original approval.

d. **The vested rights remain valid and have not expired.**
The Promontory VTSM entitlement, approved on December 16, 2025, has not lapsed.

e. **No health, safety, state law, or federal law issues are created by the modification.**
As evaluated in the Section 15183 Consistency Memorandum and with implementation of the applicable mitigation measures and conditions of approval, the Major Modifications to the Promontory VTSM do not create conditions that would place residents or the surrounding community in danger.

f. **Environmental review remains adequate.**
The Section 15183 Consistency Memorandum evaluates the environmental effects of the Major Modifications to the Promontory VTSM in relation to the certified WRSP FEIR and supports the findings in Section 1 that no additional environmental review is required pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183.

5. **The modified Vesting Tentative Map remains eligible for vesting rights under §66498.1**.
Approval of the Major Modifications to the Promontory VTSM is an amendment to an existing vested tentative subdivision map, not as a new vesting tentative subdivision map that restarts the vesting analysis. The original vesting remains in place because the scope of the modification is sufficiently minor or consistent with the original approval to preserve the original vesting rights.

SECTION 3. CONDITIONS OF APPROVAL.

1. **Conditions.** All conditions of approval that were adopted in Resolution 2023-70, attached hereto and included as Exhibit B remain in effect except for new and modified conditions of approval in this Resolution.

2. **Inverse Condemnation or Takings Claims.** Developer affirms that approval of the Major Modifications to the Promontory VTSM by this Resolution is one of several City actions needed to resolve the Dispute. Applicant and Developer affirm that the approval of the Major Modifications to the Promontory VTSM by this Resolution, together with the approval of the Minor Amendment to the Watson Ranch Specific Plan by separate Resolution, satisfy section 3.2.1(b) of the Settlement Agreement between Applicant, Developer, and City.

3. **Newell Drive Segment 1 Extension.** Condition 66a of Resolution 2023-70 is amended to delete the requirement that the Applicant construct Newell Drive from its existing northern terminus at the intersection with Mallen Way to the north end of the subdivision frontage.

4. **Rio Del Mar/Newell Drive Roundabout.** Condition 66c of Resolution 2023-70 is amended to delete the requirement that the Applicant construct a roundabout at the Rio Del Mar/Newell Drive intersection. In its place, the Applicant shall construct a roadway curve transition between the eastern terminus of Rio Del Mar and Newell Drive Segment 2.

5. **Newell Drive/Bernice Street Roundabout.** Condition 66e of Resolution 2023-70 is amended to delete the requirement that the Applicant add the construction of a roundabout at the Bernice Street/Newell Drive intersection because the roundabout is now included in the modified VTSM and thus will be constructed by Applicant.

6. **Emergency Access at Vader Street.** Condition 66d of Resolution 2023-70 is amended to delete the requirement that the Applicant construct an unspecified emergency vehicle access to the northern edge of the Promontory project. In its place, prior to issuance of the first certificate of occupancy the Applicant shall construct:

    a) An asphalt pavement rated for a fire truck emergency vehicle access (EVA) road from the northern terminus of Newell Drive Segment 2 to the Vader Street cul-de-sac.

    b) The emergency vehicle access road will be no steeper than 12%.

    c) The Vader cul-de-sac transition to the Newell Drive access road will be constructed to ensure a smooth roadway grade transition for fire apparatus.

    d) The Applicant shall install a lockable single arm gate equipped with a knox box at the Vader Cul-de-sac and north leg of the Bernice Road/Newell Roundabout to the satisfaction of the City Engineer and American Canyon Fire Protection District Fire Chief.

    e) Fencing to prevent vehicles from bypassing the single arm gate at each end of the EVA.

    The Applicant shall either: 1) apply to keep the EVA extension from Newell Drive to Vader Street when the American Canyon Fire Protection District Fire Chief determines that it is no longer needed to provide emergency access, or 2) submit an application for its removal.

7. **Newell Drive 12-Inch Relocated Potable Water Main.** Condition 66h of Resolution 2023-70 is amended to replace the requirement that the Applicant construct a 12-inch potable water transmission line in Newell Drive right-of-way across the project frontage with a requirement for the applicant to install a 12-inch potable water transmission line in the Reilly Road right-of-way.

8. **Newell Drive 12-Inch Relocated Potable Water Main.** Prior to issuance of the first certificate of occupancy, the applicant shall submit a fire flow analysis that verifies that the proposed fire hydrants, as served by the 12-inch potable water transmission line in the Reilly Road right-of-way, meet fire flow standards to the satisfaction of the American Canyon Fire Protection District.

9. **Recycle Water Line Relocation.** Condition 66j of Resolution 2023-70 is amended to replace the requirement that the Applicant construct a 12-inch recycled water transmission line in Newell Drive right-of-way across the project frontage with a requirement for the applicant to install a 12-inch recycled water transmission line in the Reilly Road right-of-way.

10. **Public Water Pump Station.** Condition 66g of Resolution 2023-70 is amended to delete the requirement that the Applicant construct a public water pump station. In lieu of building the pump station, the applicant shall pay water capacity fees in accordance with Government Code § 66007. The Applicant shall be entitled to water capacity fee credits equal to the verified design costs of the public water pump station incurred by the Applicant.

11. **Emergency Fire Access.** Prior to storage of combustible materials at the Promontory subdivision, the Applicant shall construct a 17-foot wide asphalt concrete emergency access road rated for a fire truck emergency vehicle access with a lockable single arm gate equipped with a knox box within the Newell Drive Segment 1 right-of-way to the satisfaction of the City Engineer and American Canyon Fire Protection District Fire Chief.

12. **Newell Property Emergency Fire Access.** Prior to City acceptance of Newell Drive, Segment 2, the Applicant shall construct an emergency vehicle access including a culvert over the planned V Ditch to the Newell property located east of the City limits to the satisfaction of the City Engineer and American Canyon Fire Protection District Fire Chief.

13. **Homeowner's Association.** The Applicant or Developer shall create a new homeowner's association under the Davis Stirling Common Interest Development Act, Civil Code Section 4000, et seq., to maintain common areas within the project (Parcels A, B, C , D, E & F) as well as the public landscaping with the public street right of way within the project and adjacent to the project (under a license agreement) and the temporary EVA from Newell Drive to Vader Street.

14. **Newell Drive Secondary Access.** Condition 19 of Resolution 2023-70 is deleted. Applicant shall instead complete Condition #6 – Emergency Access at Vader Street of this Resolution.

15. **Fire Impact Fees.** Condition 20 of Resolution 2023-70 is deleted and replaced with the following: "The applicant shall pay the Fire Impact Fees prior to issuance of each building permit within the project."

16. **Parcel G Dedication.** Condition 70(c)(v) of Resolution 2023-70 is deleted and replaced with the following: "Parcel G, 3.77 acres shall be dedicated through a separate instrument to the City in fee for park purposes based upon American Canyon Municipal Code Section 18.44.035. Developer shall record an irrevocable offer of dedication of Parcel G at the time of approval of the first final map. The City shall not accept the irrevocable offer of dedication for Parcel G until the applicant has completed all of the following: (a) rough grading of Parcel G in accordance with the approved Rough Grading Plans, and (b) removal of fill material from Parcel G for use to balance the project site. Since the applicant is providing the requisite amount of park land, the project shall not be required to pay the Parkland Acquisition portion of the Parks and Recreation Impact Fee."

17. **Parcel G Park Fees Credits.** Condition 70(c)(vi) of Resolution 2023-70 is deleted and replaced with the following: "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 by first providing the applicant with Park and Recreation Impact Fee credits in an amount equal to the appraised value of Parcel G. If the appraised value of Parcel G exceeds the total Park and Recreation Impact Fees, then in addition to providing Park and Recreation Impact Fee credits, any excess appraised value for Parcel G above the maximum fee creditable amount shall be paid to the applicant from accrued in-lieu park dedication fees over a maximum 10-year period. Prior to City acceptance, this property shall be graded in accordance with the approved Rough Grading Plans."

18. **Parcel H Park Fees Credits.** Condition 70(c)(vii) of Resolution 2023-70 is deleted and replaced with the following: "Parcel H in fee for stormwater and park purposes. The applicant shall be entitled to Park and Recreation Impact Fee credits for any excess appraised value for Parcel H above the maximum fee creditable amount shall be paid to the applicant from accrued in-lieu park dedication fees over a maximum 10-year period."

SECTION 4. EFFECTIVE DATE. The Major Modifications to the Promontory VTSM shall become effective upon approval by the City Council of the City of American Canyon of the concurrently proposed Minor Amendment to the Watson Ranch Specific Plan.

PASSED, APPROVED, and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 17th day of November 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

APPROVED AS TO FORM:

_____

_____

Taresa Geilfuss, CMC, City Clerk

EXHIBITS

A. Promontory Modified Vesting Tentative Subdivision Map
B. Resolution 2023-70 Conditions of Approval
C. CEQA Guidelines Section 15183 Consistency Memorandum for the Proposed WRSP Minor Modification and Promontory Subdivision Project Modifications, American Canyon, California

EXHIBIT A

Promontory Modified Vesting Tentative Subdivision Map

[*Attachment #8 to November 17, 2026 City Council Staff Report*]

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EXHIBIT B

CONDITIONS OF APPROVAL ADOPTED IN RESOLUTION 2023-70

[*Attachment #6 to November 17, 2026 City Council Staff Report*]

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EXHIBIT C

CEQA GUIDELINES SECTION 15183 CONSISTENCY MEMORANDUM FOR THE PROPOSED WRSP MINOR MODIFICATION AND PROMONTORY SUBDIVISION PROJECT MODIFICATIONS[BC1.1], AMERICAN CANYON, CALIFORNIA

[*Attachment #3 to November 17, 2026 City Council Staff Report*]

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FCS
An ADEC Innovation

Memorandum

Date:	October 15, 2026
To:	Steve Reilly, Managing Member/Co-Founder, 330 Land Company, LLC
From:	Mary Bean, Sr. Vice President, Environmental Services, FirstCarbon Solutions Tsui Li, Senior Project Manager, FirstCarbon Solutions
Subject:	CEQA Guidelines Section 15183 Consistency Memorandum for the Proposed Watson Ranch Specific Plan Minor Modification and Promontory Subdivision Project Modifications, American Canyon, California

INTRODUCTION

330 Land Company LLC (Applicant) and Barrel Creek LLC (Property Owner) are proposing the development of a residential development project known as the "Promontory Project" on a 56.94-acre site identified as Assessor's Parcel Number 059-030-007 (Project Site) located within the 309-acre Watson Ranch Specific Plan (WRSP) area. The Promontory Project includes certain on-site and off-site infrastructure improvements, all of which are within the WRSP. The City of American Canyon (City) approved a design permit and vesting tentative subdivision map (PL22-0034) (Promontory VTSM) for the Promontory Project in 2023. The Applicant is requesting modifications to the previously approved Promontory VTSM and associated conditions of approval along with a minor modification to the WRSP (Minor Amendment), collectively the "Proposed Modifications," described in more detail below.

The Applicant has contracted with FirstCarbon Solutions (FCS) to evaluate the Proposed Modifications pursuant to the criteria identified in California Public Resources Code Section 21083.3 and Environmental Quality Act (CEQA) Guidelines Section 15183. As evaluated herein, the proposed modifications would remain within the scope of development analyzed in the certified WRSP Final Environmental Impact Report (WRSP FEIR) and land use assumptions established by the City's 2040 General Plan . The City Council certified the WRSP FEIR (State Clearinghouse No. 2015022030) on October 16, 2018. The WRSP FEIR evaluated implementation of the WRSP, including the planned Promontory Project, and associated circulation network, utilities, public services, parks, trails, and other supporting infrastructure within the WRSP area. The WRSP was subsequently amended to implement improvements to roadway circulation, as well as updated park locations, and added clarifying policy language, including

amendments adopted in 2019 and 2023 (Ordinance 2019-05 and Ordinance 2023-07).[1, 2]Subsequent amendments to the Specific Plan, established as part of Ordinance 2019-05 and Ordinance 2023-07, were determined to be within the scope of the certified environmental review and did not require preparation of additional CEQA documentation because no substantial changes to the project, no substantial changes in circumstances, and no new information of substantial importance were identified. Pursuant to CEQA Guidelines Section 15183, review is limited to whether the proposed modifications would result in project- or site-specific significant effects that are peculiar to the project or site, were not analyzed in the WRSP FEIR, constitute previously undisclosed off-site or cumulative impacts, or would be substantially more severe based on new information. As demonstrated in this memorandum, the proposed modifications would not result in any such effects, and no further environmental review is required.

PROJECT LOCATION

The WRSP is located in the City of American Canyon, Napa County, California, in the northeastern portion of the San Francisco Bay Area region (Exhibit 1). The proposed modifications are within the WRSP area (Exhibit 2a). The proposed Minor Amendment applies to the entire WRSP specific plan.

The Project Site is located directly east of Rio Del Mar and/or Mallen Way and north of the Newell Drive terminus (Exhibit 2a). The Project Site is generally north of the Vintage Ranch neighborhood, east of the Harvest neighborhood, south of undeveloped portions of Watson Ranch, and west of open space in unincorporated Napa County. The Proposed Modifications include changes related to on-site improvements and off-site improvements, as detailed in the Project Description below.

The location of the existing Newell Drive is shown in Exhibit 2a. As provided in the WRSP, Newell Drive would be extended northward from its existing terminus at Mallen Way north to Marcus Road as a major north-south circulation route along the eastern edge of the WRSP. Exhibit 2b depicts the future Newell Drive extension and Rio Del Mar extension, as shown in Figure 7.1 of the WRSP.

BACKGROUND

The Promontory VTSM (PL22-0034) was approved by the City Council on August 15, 2023 (Resolution 2023-70).[2] The approved Promontory Project includes a 216-lot single-family residential subdivision with 54 junior accessory dwelling units, landscaped and open-space parcels, detention basins, parkland, and associated infrastructure.

The Promontory Project also includes construction of Rio Del Mar East between Mallen Way and Newell Drive; and extension of Newell Drive across the Project Site frontage from its current terminus at the

[1] City of American Canyon Law Library. Ordinance Number 2023-07. Website: https://law.cityofamericancanyon.org/us/ca/cities/american-canyon/ordinances/2023/7. Accessed September 9, 2026.

[2] City of American Canyon Law Library. Ordinance Number 2019-05. Website: https://law.cityofamericancanyon.org/us/ca/cities/american-canyon/ordinances. Accessed October 13, 2026.

southern limit of the Project Site to the northern boundary of the Project Site. 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, eight new local streets, Newell Drive Segment 2, and approximately 0.5 mile of the Napa Valley Vine Trail. The “Newell South” parcel, (approximately 7.4 acres) contains a detention basin, Newell Drive Segment 1, 3.77 acres of parkland, and open space.

Elements of the approved Promontory Project that would remain unchanged by the Proposed Modifications, described in the Project Description, below, were fully analyzed in the WRSP FEIR and remain approved. In particular, no changes are proposed to the number of residential lots or units. Consistent with the requirements of CEQA Guidelines Section 15183, the evaluation herein focuses on the proposed modifications to the previously approved Promontory Project rather than comprehensively re-evaluating all elements of the WRSP or the approved Promontory Project features and conditions of approval that remain unchanged.

PROJECT DESCRIPTION

The WRSP designates the Project Site as Park, Medium Density Residential 12 (MDR-12), and Medium Density Residential 16 (MDR-16). The Park designation explicitly allows park use. MDR-12 enables development of single-family neighborhoods with an allowable density of two to 12 dwelling units per acre (du/ac), while MDR-16 enables development of medium density attached and detached housing units, such as small lot single-family homes, duplexes, triplexes, fourplex units, townhomes, and condominiums with an allowable density of eight to 16 du/ac. The approved Promontory Project has a gross density of approximately eight du/gross developable acre, consistent with the WRSP land use designations. The proposed modifications would not change the project density.

The applicant proposes several modifications to infrastructure components of the Promontory Project, that would require an amendment to the previously approved Promontory VTSM and a Minor Amendment to the WRSP. The latest VTSM is shown in Exhibit 3. Exhibit 4 illustrates the locations of the proposed modifications and provides a brief description of each.

Modification 1 would remove the applicant’s obligation to construct Newell Drive Segment 1, which is identified in the WRSP as extending from its current terminus to Rio Del Mar, along Parcels G and H in the “Newell South” parcel. The Property Owner already dedicated Newell Drive Segment 1 right-of-way to the City. Newell Drive Segment 1 remains a planned roadway in the WRSP. As part of modification 1, the following additional refinements would be included:

- Eliminate construction of the previously planned roundabouts at the intersection of Mallen Way and Newell Drive as well as Newell Drive and Rio Del Mar, and eliminate construction of the detention basin (Parcel H) in the “Newell South” parcel.

- Modify the planned median at the intersection of Rio Del Mar and Newell Drive to allow for the continuous flow of traffic without any traffic controls, in lieu of the aforementioned roundabout.

- Construct a dedicated right turn lane at the intersection of Mallen Way and Rio Del Mar to allow for increased traffic flow.

Modification 2 would reconfigure Newell Drive Segment 2, which runs along the Promontory Project frontage. Modification 2 includes the following changes:

- The approved Newell Drive configuration included 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.
- The proposed Newell Drive cross section would include two 13-foot-wide lanes of travel, a 12-foot-wide multipurpose trail with a 2-foot overbuild and a 5-foot-wide landscape strip.
- Newell Drive Segment 2 would be constructed across the "Newell North" parcel to 120 feet south of the Project Site's northern project limit.

To facilitate comparison, Exhibit 5 presents the Newell Drive cross section envisioned in the WRSP alongside the proposed Newell Drive Segment 2 cross section.

Modification 3 would relocate the planned 12-inch potable water line and recycled water line from the Newell Drive Right-of-Way to the Reilly Road right-of-way within the Promontory Project subdivision and would be stubbed at the Project Site's northern property line.

Modification 4 would construct a 4-leg mini roundabout at the intersection of Newell Drive and Bernice Lane, which serves as the main project entrance.

Modification 5 would use Newell Drive Segment 2 from Bernice Lane to Vader Street as an emergency vehicle access (EVA) road, with a transition lane at the northeast corner of Newell Drive to Vader Street. The emergency access to Vader Street will meet the requirements of condition of approval (COA) #66d of the approved project (Resolution 2023-70).

Modification 6 is the addition of an EVA road within the Newell Drive Segment 1 Right- of- Way (Added to the Project on September 23, 2026).

No changes are proposed to the Promontory Project's previously approved design permit.

Modification 7 includes a Minor Amendment to ensure consistency between the Promontory Project with the above-described proposed modifications and the WRSP. The Minor Amendment includes the following:

1. Modification to WRSP Figure 7.5 Pedestrian and Bicycle Circulation (included here as Exhibit 6). Figure 7.5 depicts a Class 2 On-Street bicycle lane within the Newell Drive Right-of-Way. The amended Newell Drive cross section would replace the Class 2 Bicycle Lane to a Class 1 Off street Bike/Pedestrian Trail. This Figure would reflect this change which extends beyond the

Promontory Project Site frontage across the entire Newell Drive Right-of-Way from the terminus at Vintage Ranch to the northern limits of the WRSP. A copy of the existing and proposed Pedestrian and Bicycle Circulation Plan is included as Exhibits 6 and 7.

2. Modification to WRSP Figure 8.2 Water Infrastructure (included here as Exhibit 8). Figure 8.2 depicts a 12-inch on-site Zone 3 water main within the Newell Drive Right-of-Way, north of Rio Del Mar. The Minor Amendment would relocate this water main into the Promontory Project Site and north to a future east-west roadway within the adjacent AC-1 LLC property. A copy of the existing and proposed WRSP Potable Water line Figure 8.2 is included as Exhibit 8 and 9.

Discretionary Approvals

Implementation of the proposed modifications is anticipated to require City approval of a Minor Amendment to the WRSP and modifications to the Promontory VTSM. If approved, these changes would also be reflected in Final Map Phases 1 and 2, and a Subdivision Improvement Agreement.

CEQA FRAMEWORK FOR SECTION 15183 CONSISTENCY ANALYSIS

Criteria for a Section 15183 Consistency Analysis

Pursuant to Guidelines Section 15183 “CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan , or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

CEQA Guidelines Section 15183(b) states that:

In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located;

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the prior EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

For purposes of this analysis, the relevant prior EIR is the WRSP FEIR, certified on October 16, 2018 (SCH 2015022030) which evaluated the environmental impacts associated with implementation of the WRSP and its planned land uses, development program, infrastructure, circulation network, public services, and supporting improvements.

For purposes of this Section 15183 consistency analysis, the evaluation is intentionally focused. The relevant inquiry is not whether the proposed modifications could have any environmental effect in the abstract, or whether the WRSP FEIR's program-level conclusions should be reconsidered. Rather, because the Proposed Modifications are consistent with the WRSP and applicable zoning for which the WRSP FEIR was certified, further environmental review is limited to determining whether the Proposed Modifications would result in significant environmental effects that: (1) are peculiar to the Proposed Modifications or the parcel(s) on which they would occur; (2) were not analyzed as significant effects in the WRSP FEIR; (3) constitute potentially significant off-site or cumulative impacts that were not discussed in the WRSP FEIR; or (4) are previously identified significant effects that, as a result of substantial new information not known at the time the WRSP FEIR was certified, would be substantially more severe than described in the WRSP FEIR.

This analysis emphasizes whether any project-specific features, site-specific conditions, or substantial new information distinguish the Proposed Modifications from the type, scale, density, and location of development already evaluated in the WRSP FEIR such that the Proposed Modifications would give rise to significant environmental effects. Where impacts are the same as, or within the scope of, those previously analyzed and addressed through uniformly applicable policies, standards, or mitigation measures required by the WRSP FEIR, no further environmental review is required under CEQA Guidelines Section 15183. In that circumstance, Section 15183 functions as a streamlining exemption and no additional environmental review is required because the Proposed Modifications' effects have already been evaluated in the prior certified EIR and no peculiar impacts requiring further analysis have been identified.

Therefore, while the Implementation of the Proposed Modifications would ensure consistency with the WRSP land use and density assumptions and would support use of a Section 15183 exemption, the analysis below considers the environmental implications of the Proposed Modifications themselves, including transportation, emergency access, fire flow, and utility infrastructure, to determine whether any peculiar project-specific or site-specific impacts would require additional environmental review.

Proposed Modifications Qualify for No Further Environmental Review under CEQA Guidelines Section 15183

CEQA Section 15183 applies to the proposed modifications since it meets all of the following conditions.

(d)(1) The project is consistent with a community plan adopted as part of a general plan, a zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or a general plan of a local agency.

For purposes of CEQA Guidelines Section 15183(d)(1), the applicable density standard is the development density established by the community plan, zoning action, or general plan for which a prior EIR was certified. Here, the certified WRSP FEIR evaluated the Project Site for Park, Medium Density Residential 12 (MDR-12), Medium Density Residential 16 (MDR-16) land use designations and associated conditions of approval included in Resolution 2023-70.

The Park designation explicitly allows park use, while MDR-12 enables development of single family neighborhoods with an allowable density of two to 12 dwelling units per acre (du/ac), and MDR-16 enables development of medium density attached and detached housing units—such as small lot single family homes, duplexes, triplexes, fourplex units, townhomes, and condominiums—with an allowable density of eight to 16 du/ac. The proposed modifications do not affect the Promontory Project's density of approximately eight du/acre, which falls within the MDR-12 and MDR-16 density ranges established by the WRSP FEIR.

As discussed in the analysis herein, the Proposed Modifications related to circulation, infrastructure, and emergency access remain within the scope of development analyzed in the certified WRSP. As demonstrated in the checklist below, the related circulation, emergency access, fire flow, and utility infrastructure refinements are implementing modifications within the WRSP planning framework and do not alter the type, scale, or density of development previously analyzed. Accordingly, these refinements do not undermine the project's consistency with the applicable community plan, zoning/designation framework, or certified WRSP FEIR, and are evaluated below to confirm that they would not result in peculiar project- or site-specific environmental effects requiring additional review.

(d)(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

The WRSP was approved pursuant to the WRSP FEIR, certified on October 16, 2018 (SCH No. 2015022030). The WRSP is a comprehensive planning document that is integral to, and integrated within, the City's General Plan and establishes the land-use designations, permitted uses, development densities, development standards, and design guidelines governing subsequent development within the approximately 309-acre WRSP area. The WRSP FEIR evaluated the environmental effects of buildout under this planning framework, including development of the Project Site at the uses and densities established by the WRSP and its implementing infrastructure, circulation network, public services, and supporting improvements necessary to serve buildout of the WRSP area. Accordingly, it constitutes the EIR certified for the WRSP scope of development framework that designated the Project Site to accommodate the development density applicable to the Promontory Project. The WRSP FEIR therefore satisfies the requirement of CEQA Guidelines Section 15183(d)(2) that an EIR has been certified by the lead agency for the applicable community plan, zoning action, or General Plan.

As discussed below in the analysis, the Proposed Modifications are within the scope of the WRSP development plan. The Proposed Modifications would not alter the density, nor prevent fulfillment of the

infrastructure, circulation network, public services, and supporting improvements contemplated in the WRSP. Therefore, the proposed modifications are within the scope of, and are consistent with the relevant provisions of the WRSP evaluated in the WRSP FEIR. Accordingly, the proposed modifications meet the requirements of this section, and the City of American Canyon, as Lead Agency, may utilize this Consistency Memorandum to document its decision that a subsequent environmental document is not required.

ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

The following analysis evaluates the Proposed Modifications under CEQA Guidelines Section 15183(b). Because the Proposed Modifications remain consistent with the WRSP planning framework and the development density evaluated in the certified WRSP FEIR, additional environmental review is limited to determining whether the proposed modifications would result in significant environmental effects that fall within one of the four categories identified in Section 15183(b).

Accordingly, the analysis below is organized to determine whether the proposed modifications would result in significant environmental effects that: (1) are peculiar to the proposed modifications or the project site; (2) were not analyzed as significant effects in the certified WRSP FEIR; (3) constitute potentially significant off-site or cumulative impacts that were not discussed in the WRSP FEIR; or (4) constitute previously identified significant effects that, based on substantial new information not known at the time the WRSP FEIR was certified, would be substantially more severe than described in the WRSP FEIR.

As shown in the evaluation below, the Proposed Modifications would not create new significant environmental effects or increase the severity of impacts previously evaluated in the certified WRSP FEIR for aesthetics, agriculture and forestry resources, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and emergency access, utilities and service systems, or wildfire.

Aesthetics

The Proposed Modifications consist primarily of roadway design refinements, utility relocations, emergency access improvements, and associated WRSP figure updates within areas previously planned for urban development. The modifications would not increase building heights, residential density, or the visual intensity of development beyond that evaluated in the WRSP FEIR. The roadway, utility, and emergency-access refinements would occur within the same WRSP planning area and would not introduce new visually prominent features, expand development into visually sensitive areas not previously evaluated, or substantially alter the visual character of the approved Promontory Project or surrounding WRSP development pattern. Accordingly, the Proposed Modifications would not result in aesthetic impacts that are peculiar to the Project or Project Site; would not result in significant aesthetic effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative aesthetic impacts not previously discussed; and would not make any previously identified aesthetic impact substantially more severe based on substantial new information.

Agriculture and Forestry Resources

The Proposed Modifications would occur entirely within the WRSP area previously planned and evaluated for urban development. The Proposed Modifications would not convert additional agricultural or forestry lands, expand the development footprint, or alter land use designations analyzed in the WRSP FEIR. The roadway, utility, and emergency-access refinements would occur within the same WRSP planning area and would not introduce development into areas designated for agricultural or forestry uses. Accordingly, the Proposed Modifications would not result in agriculture or forestry resource impacts that are peculiar to the Project or Project Site; would not result in significant agriculture or forestry resource effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative agriculture or forestry resource impacts not previously discussed; and would not make any previously identified agriculture or forestry resource impact substantially more severe based on substantial new information.

Air Quality

The Proposed Modifications would not increase the approved number of dwelling units, development intensity, or overall trip generation beyond the assumptions evaluated in the WRSP FEIR. Construction activities associated with Proposed Modifications would be similar to the level and intensity of construction than what was previously analyzed in the WRSP FEIR, and therefore would not result in greater impacts than what was previously analyzed. While certain local travel patterns may be modified by the proposed roadway refinements, particularly the deferral of construction of Newell Drive Segment 1, these changes would be limited in extent and would not materially alter overall circulation patterns, vehicle travel demand, or associated operational vehicular criteria pollutant emissions compared to the conditions evaluated in the WRSP FEIR. Similarly, the utility relocations, emergency access improvements, and figure updates are administrative or infrastructure refinements that would not introduce new operational sources of emissions or otherwise alter the operational emissions profile evaluated in the WRSP FEIR. Accordingly, the Proposed Modifications would not result in air quality impacts that are peculiar to the Project or Project Site; would not result in significant air quality effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative air quality impacts not previously discussed; and would not make any previously identified air quality impact substantially more severe based on substantial new information.

Biological Resources

The Proposed Modifications are limited to roadway, utility, and emergency-access refinements within the WRSP planning area. No expansion of development into previously undisturbed areas or areas outside the footprint contemplated by the WRSP FEIR is proposed. The roadway, utility, and emergency-access refinements would occur within areas previously evaluated for development and supporting infrastructure and would not introduce new biological resource impacts beyond those previously analyzed. Accordingly, the Proposed Modifications would not result in biological resource impacts that are peculiar to the Project or Project Site; would not result in significant biological resource effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative biological resource impacts not previously discussed; and would not make any previously identified biological resource impact substantially more severe based on substantial new information.

Cultural Resources and Tribal Cultural Resources

The Proposed Modifications would occur within areas previously evaluated for development and supporting infrastructure under the WRSP FEIR. The modifications do not involve expansion into new areas or changes in land use that would increase the potential for impacts beyond those previously analyzed. The roadway, utility, and emergency-access refinements would occur within areas previously evaluated under the WRSP FEIR and would not introduce new circumstances that would increase the potential for impacts to cultural or tribal cultural resources. Construction activities associated with Proposed Modifications would be similar to the level and intensity of construction and would not result in greater disturbance than what was previously analyzed in the WRSP FEIR. Accordingly, the Proposed Modifications would not result in cultural or tribal cultural resource impacts that are peculiar to the project or project site; would not result in significant cultural or tribal cultural resource effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative cultural or tribal cultural resource impacts not previously discussed; and would not make any previously identified cultural or tribal cultural resource impact substantially more severe based on substantial new information.

Energy

The Proposed Modifications would not increase residential density, development intensity, or long-term operational demand compared to the assumptions evaluated in the WRSP FEIR. Construction activities associated with Proposed Modifications would be similar to the level and intensity of construction than what was previously analyzed in the WRSP FEIR, and therefore would not result in greater energy consumption than what was previously analyzed. While certain local travel patterns may be modified by the proposed roadway refinements, particularly the deferral of construction of Newell Drive Segment 1, these changes would be limited in extent and would not materially alter overall circulation patterns and transportation energy demand compared to the conditions evaluated in the WRSP FEIR. Similarly, the utility relocations, emergency access improvements, and figure updates are administrative or infrastructure refinements that would not introduce new operational energy use or otherwise alter the energy demand or consumption levels evaluated in the WRSP FEIR. Accordingly, the Proposed Modifications would not result in energy impacts that are peculiar to the Project or Project Site; would not result in significant energy effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative energy impacts not previously discussed; and would not make any previously identified energy impact substantially more severe based on substantial new information.

Geology and Soils

Implementation of the Proposed Modifications would occur within previously planned development and infrastructure corridors. The roadway, utility, and emergency-access refinements would occur within the same planning area and would involve construction methods that are substantially similar to those previously evaluated. Accordingly, the Proposed Modifications would not result in geology and soils impacts that are peculiar to the Project or Project Site; would not result in significant geology and soils effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative geology and soils impacts not previously discussed; and would not make any previously identified geology and soils impact substantially more severe based on substantial new information.

Greenhouse Gas Emissions

The Proposed Modifications consist primarily of roadway design refinements, utility relocations, emergency access improvements, and associated WRSP figure updates within areas previously planned for urban development. The Proposed Modifications would not increase residential density, alter land uses, or increase the overall development program evaluated in the WRSP FEIR. Construction activities associated with Proposed Modifications would be similar to the level and intensity of construction than what was previously analyzed in the WRSP FEIR, and therefore would not result in greater GHG emissions than what was previously analyzed. While certain local travel patterns may be modified by the proposed roadway refinements, particularly the deferral of construction of Newell Drive Segment 1, these changes would be limited in extent and would not materially alter overall circulation patterns, vehicle travel demand, or associated operational GHG emissions compared to the conditions evaluated in the WRSP FEIR. Similarly, the utility relocations, emergency access improvements, and figure updates are administrative or infrastructure refinements that would not introduce new operational sources of GHG emissions or otherwise alter the operational emissions profile evaluated in the WRSP FEIR. Accordingly, the Proposed Modifications would not result in GHG emissions impacts that are peculiar to the Project or Project Site; would not result in significant GHG emissions effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative greenhouse gas emissions impacts not previously discussed; and would not make any previously identified GHG emissions impact substantially more severe based on substantial new information.

Hazards and Hazardous Materials

The Proposed Modifications consist primarily of roadway design refinements, utility relocations, emergency access improvements, and associated WRSP figure updates within areas previously planned for urban development. The Proposed Modifications would not introduce hazardous materials uses, alter the approved land uses, or change site conditions in a manner that would create new hazards beyond those evaluated in the WRSP FEIR. The roadway, utility, and emergency-access refinements would occur within the same WRSP planning area and would not introduce new hazard-related conditions. Accordingly, the Proposed Modifications would not result in hazards and hazardous materials impacts that are peculiar to the Project or Project Site; would not result in significant hazards and hazardous materials effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative hazards and hazardous materials impacts not previously discussed; and would not make any previously identified hazards and hazardous materials impact substantially more severe based on substantial new information.

Hydrology and Water Quality

The Proposed Modifications include relocation of water infrastructure and roadway refinements but do not increase impervious surface area or development intensity beyond that contemplated by the WRSP FEIR. Stormwater and drainage facilities would continue to be implemented consistent with applicable standards and previously approved development plans. The proposed utility relocation and roadway refinements would remain within previously planned development areas and would not result in drainage, runoff, or water quality effects beyond those previously analyzed. Accordingly, the Proposed Modifications would not result in hydrology and water quality impacts that are peculiar to the Project or Project Site;

would not result in significant hydrology and water quality effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative hydrology and water quality impacts not previously discussed; and would not make any previously identified hydrology and water quality impact substantially more severe based on substantial new information.

Land Use and Planning

The Proposed Modifications would not alter the approved land use designations, development patterns, or residential density evaluated in the WRSP FEIR. The Proposed Modifications would continue to implement the residential development framework established by the WRSP. The Proposed Modifications would continue to implement development consistent with the WRSP planning framework and associated land use designations. Accordingly, the Proposed Modifications would not result in land use and planning impacts that are peculiar to the Project or Project Site; would not result in significant land use and planning effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative land use and planning impacts not previously discussed; and would not make any previously identified land use and planning impact substantially more severe based on substantial new information.

Mineral Resources

The Proposed Modifications would not alter the approved development footprint or affect the availability of known mineral resources beyond conditions previously evaluated in the WRSP FEIR. No new circumstances related to mineral resource extraction or conservation would be introduced by the Proposed Modifications. Accordingly, the Proposed Modifications would not result in mineral resource impacts that are peculiar to the Project or Project Site; would not result in significant mineral resource effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative mineral resource impacts not previously discussed; and would not make any previously identified mineral resource impact substantially more severe based on substantial new information.

Noise

The Proposed Modifications would not increase the approved number of dwelling units, alter land uses, or increase operational activity beyond that evaluated in the WRSP FEIR. Construction of the Proposed Modifications would involve substantially similar construction methods and would occur within the same Project vicinity, and therefore would not result in greater noise impacts or generate similar noise impact near sensitive receptors compared to what was previously analyzed. Once constructed, the Proposed Modifications, such as the roadway reconfigurations, are substantially similar in function and would not affect the travel pattern and mobile noise levels compared to what was analyzed in the WRSP FEIR. Similarly, the utility relocations, emergency access improvements, and figure updates are administrative or infrastructure refinements that would not alter operational activities or change the operational noise environment evaluated in the WRSP FEIR. Accordingly, the Proposed Modifications would not result in noise impacts that are peculiar to the Project or Project Site; would not result in significant noise effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative noise impacts not previously discussed; and would not make any previously identified noise impact substantially more severe based on substantial new information.

Population and Housing

The Proposed Modifications would not increase the approved number of dwelling units, change housing capacity, or alter the anticipated population associated with the approved Promontory Project. The Proposed Modifications therefore would not result in population growth beyond that previously evaluated in the WRSP FEIR. Accordingly, the Proposed Modifications would not result in population and housing impacts that are peculiar to the Project or Project Site; would not result in significant population and housing effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative population and housing impacts not previously discussed; and would not make any previously identified population and housing impact substantially more severe based on substantial new information.

Public Services

The Proposed Modifications would no increase population, housing units, or service demands beyond those evaluated in the WRSP FEIR. The Proposed Modifications are limited to design changes within areas already contemplated for development under the WRSP and would not introduce new land uses, development areas, or infrastructure requiring additional public services. Accordingly, the Proposed Modifications would not result in public services impacts that are peculiar to the Project or Project Site; would not result in significant public services effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative public services impacts not previously discussed; and would not make any previously identified public services impact substantially more severe based on substantial new information.

Recreation

The Proposed Modifications would not increase population, reduce recreational facilities, or alter planned park and trail amenities beyond those evaluated in the WRSP FEIR. The approved recreational framework within the WRSP would remain unchanged. Accordingly, the Proposed Modifications would not result in recreation impacts that are peculiar to the Project or Project Site; would not result in significant recreation effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative recreation impacts not previously discussed; and would not make any previously identified recreation impact substantially more severe based on substantial new information.

Transportation and Emergency Access

A Transportation Review was conducted by Fehr and Peers on September 18, 2026 (Appendix A), which evaluated the Proposed Modifications against the assumptions, analysis, and findings of the WRSP, the certified WRSP EIR, and the WRSP Amendment. The Transportation Review determined that the proposed bicycle and pedestrian facilities are consistent with, or functionally equivalent to those previously contemplated and evaluated in the WRSP, WRSP EIR, and WRSP Amendment.

As part of the site circulation assessment, the Transportation Review identified several circulation and traffic control recommendations related to implementation of the proposed modifications; however, these recommendations are intended to further improve visibility, traffic flow, site operations, and emergency access and do not represent new significant transportation impacts.

Appendix A reviews the proposed roadway, bicycle, pedestrian, and emergency-access modifications against the assumptions, analysis, and findings of the WRSP, the WRSP FEIR, and the 2023 WRSP Amendment. The review determined that the proposed Class I multi-use trail along Newell Drive would provide a bicycle facility equivalent to the Class II bicycle lanes previously evaluated and would be consistent with WRSP Policy 7.7.2, while the proposed pedestrian facilities would be consistent with WRSP Policy 7.7.3 and the facilities previously approved as part of the Promontory Project. The review also evaluated the modified roadway network using traffic forecasts that included the Promontory Project and other anticipated near-term development within the WRSP area. With the temporary deferral of Newell Drive Segment 1, the Rio Del Mar/Mallen Way intersection is forecast to operate at Level of Service A during both the weekday morning and evening peak hours, with low levels of vehicle delay. The proposed mini-roundabout at Newell Drive and Bernice Lane was also determined to have sufficient dimensions to accommodate the design vehicles expected to use the roadway and to meet the applicable geometric criteria for a mini-roundabout.

The near-term removal of the Newell Drive Segment 1 connection between its current end and Rio Del Mar would increase emergency vehicle travel times for trips to the Promontory Project area. Without this connection emergency vehicles would need to use Mallen Way and Rio Del Mar to access the homes within the Promontory Project, which is a longer path of travel. An assessment of the effects of this removal on emergency vehicle response time was prepared as part of Transportation Review. While the lack of Newell Drive Segment 1 would increase the response time from the fire station to the Project Site by approximately a half-minute, response times to all portions of the site would remain well below the district's five-minute objective. Therefore, the proposed roadway realignments would not substantially impair emergency evacuation or emergency response access.

Modification 1 would construct a dedicated right turn lane at the intersection of Mallen Way and Rio Del Mar to allow for increased traffic flow.Although the Fehr & Peers Transportation Review (Appendix A) concluded that the intersection would operate acceptably without a dedicated eastbound right-turn lane, the lane is proposed as a roadway design enhancement intended to facilitate turning movements and improve traffic operations. The transportation analysis confirms that the lane is compatible with safe operations and would not create new transportation impacts.

Modification 4 would construct a mini roundabout at the intersection of Newell Drive and Bernice Lane, which serves as the main project entrance. The transportation analysis assumes a roundabout serving the primary project access at Newell Drive and Bernice Lane. Final engineering design will be required to conform to applicable roadway design requirements. If the currently contemplated fourth leg cannot be approved because it would serve a private property exclusively, the fourth leg would be relocated, modified, or removed as part of final engineering and permitting., an alternative configuration could be implemented within the vicinity of the proposed intersection while maintaining the same circulation and emergency access objectives. Such a refinement would represent a design-level adjustment and would not increase traffic generation, alter roadway capacity assumptions, affect emergency response conclusions, or result in new significant environmental effects beyond those evaluated in the WRSP FEIR.

Based on these project-specific evaluations, the Proposed Modifications would remain consistent with the transportation assumptions and circulation framework evaluated in the WRSP FEIR and would not result in a transportation or circulation impact peculiar to the Proposed Modifications or Project Site, create a

significant off-site or cumulative impact not previously analyzed, or make a previously identified impact substantially more severe based on substantial new information.

Utilities and Service Systems

The Proposed Modifications include relocation of potable and recycled water lines from Newell Drive right of way to Reilly Road right of way, but would not increase demand for water, wastewater, solid waste, energy, or other utility services beyond that evaluated in the WRSP FEIR. The proposed utility refinements would continue to serve the same approved development program within the WRSP planning area and would not require or result in the construction of new or expanded water, wastewater, energy, solid waste, or other utility infrastructure beyond that previously evaluated in the WRSP FEIR. Construction of the proposed potable water and recycled water lines would use construction methods substantially similar to those evaluated in the WRSP FEIR. In addition, City Municipal Code Chapter 13.06 would include the payment of applicable developer impact fees related to utilities.[3]

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[3] City of American Canyon Law Library. Chapter 13.06 Water Rates and Connection Fees. Website: https://law.cityofamericancanyon.org/us/ca/cities/american-canyon/code/13.06. Accessed October 13, 2026.

The proposed potable water line relocation, and the overall water conveyance system, have been designed to maintain adequate water pressure and fire-flow capacity for the Newell Drive fire hydrants. Because Reilly Road is located at a lower elevation than Newell Drive, the water line located within Paloma Street would be upsized from the previously contemplated 8-inch line to a 12-inch line to minimize pressure losses associated with friction and system connections. While the relocated potable water line would be increased from 8 inches to 12 inches in diameter, the modification would not materially change construction activities or result in greater construction-related impacts than those previously analyzed. A preliminary calculation prepared by engineering consultant GHD determined that the resized 12-inch line would provide approximately 44 pounds per square inch (psi) at the Newell Drive fire hydrant, exceeding the applicable 20 psi standard, based on the approved design for the high-pressure booster pump station. The Promontory Project's approval conditions also require as-built testing to confirm that the hydrants meet applicable fire-flow standards.

Accordingly, the proposed relocation and the overall water conveyance system would maintain adequate pressure and fire-flow capacity at the affected Newell Drive hydrants and would not require new or expanded water infrastructure beyond that previously contemplated and evaluated in the WRSP FEIR. The relocated infrastructure would remain subject to applicable City regulations and standards, and the developer would be required to pay all applicable utility impact fees, including applicable water capacity fees.

Accordingly, the Proposed Modifications would not result in utilities and service systems impacts that are peculiar to the Project or Project Site; would not result in significant utilities and service systems effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative utilities and service systems impacts not previously discussed; and would not make any previously identified utilities and service systems impact substantially more severe based on substantial new information.

Wildfire

The Proposed Modifications would not expand development into undeveloped areas or increase exposure of people or structures to wildfire hazards beyond that evaluated in the WRSP FEIR. The proposed emergency-access improvements and circulation refinements would continue to support emergency response and evacuation access within the project area.

Accordingly, the Proposed Modifications would not result in wildfire impacts that are peculiar to the Project or Project Site; would not result in significant wildfire effects that were not analyzed in the WRSP FEIR; would not create potentially significant off-site or cumulative wildfire impacts not previously discussed; and would not make any previously identified wildfire impact substantially more severe based on substantial new information.

The Proposed Modifications would occur entirely within the WRSP planning area and would not increase the approved number of dwelling units, change the approved land use pattern, expand the development footprint beyond areas previously contemplated, or increase development intensity beyond the assumptions analyzed in the WRSP FEIR. The Promontory Project, inclusive of the proposed modifications, would continue to include approximately 216 single-family residential lots and associated

infrastructure at a density consistent with the MDR-12 and MDR-16 land use designations evaluated in the WRSP FEIR.

Accordingly, impacts associated with these resource topics remain within the scope of the environmental analysis contained in the certified WRSP FEIR, and no additional analysis is required.

Cumulative Impacts

All cumulative development projects consistent with the WRSP were previously considered as part of the cumulative impact analysis contained in the certified WRSP FEIR. The Proposed Modifications would not increase the approved number of dwelling units, alter the approved land use pattern, expand the development footprint, or increase development intensity beyond the assumptions evaluated in the WRSP FEIR. Therefore, when considered together with other development consistent with the WRSP, the Proposed Modifications would not result in any new or peculiar cumulative impacts that were not previously analyzed. In addition, pursuant to applicable City regulations, development consistent with the WRSP would be required to pay all applicable development impact fees, including applicable water capacity fees, thereby providing its required contribution toward the infrastructure and public facilities needed to serve cumulative development. Accordingly, the Proposed Modifications would not result in a new cumulatively considerable contribution requiring additional environmental review under CEQA Guidelines Section 15183.

Conclusion

Based on the analysis presented in this memorandum, the proposed modifications satisfy the requirements of CEQA Guidelines Section 15183. The approved project and proposed modifications are consistent with the development density and land use assumptions established by the WRSP and evaluated in the certified WRSP FEIR. The proposed modifications would not increase the approved number of dwelling units, alter the approved residential land use pattern, introduce new land uses, expand development into areas not previously contemplated, or exceed the development intensity analyzed in the WRSP FEIR.

The analysis further demonstrates that the proposed modifications would not result in any potentially significant environmental effect that is peculiar to the proposed modifications or the project site. The environmental effects associated with the proposed modifications remain within the scope of the residential development, circulation improvements, utility infrastructure, parks, trails, and related supporting improvements previously evaluated in the WRSP FEIR. No peculiar project-specific or site-specific circumstances have been identified that would result in a new significant impact, a previously undisclosed off-site or cumulative impact, or a previously identified significant effect that would be substantially more severe based on substantial new information.

The proposed modifications, including roadway, utility, and emergency-access refinements, would occur within the WRSP planning area and within areas previously evaluated for development and supporting infrastructure in the WRSP FEIR. The proposed modifications would not increase the approved number of dwelling units or development intensity, alter the approved land uses, or expand development into areas beyond the development and infrastructure footprint previously contemplated. As discussed under each resource topic above, the proposed modifications would therefore not introduce new project features,

extend disturbance into new areas, or otherwise create circumstances that would result in a peculiar environmental effect, a significant off-site or cumulative impact not previously analyzed, or a previously identified impact that would be substantially more severe. Appendix A provides additional, topic-specific support only for the conclusions regarding circulation and emergency access and provides substantial evidence regarding the transportation, circulation, and emergency-access effects of the proposed modifications.

Accordingly, the proposed modifications qualify for the streamlining exemption provided by CEQA Guidelines Section 15183, and no further environmental review is required.

EXHIBITS

Exhibit 1: Regional Location Map

Exhibit 2a: Local Vicinity with Existing Roadways and Watson Ranch Specific Plan Boundary

Exhibit 2b: Watson Ranch Specific Plan Circulation Plan

Exhibit 3a: Vesting Tentative Map

Exhibit 3b: Vesting Tentative Map

Exhibit 4a: Vesting Tentative Map Proposed Modifications Identified

Exhibit 4b: Vesting Tentative Map Proposed Modifications Identified

Exhibit 5: Newell Drive Cross Section (Planned vs Proposed)

Exhibit 6: Watson Ranch Specific Plan Pedestrian and Bicycle Circulation

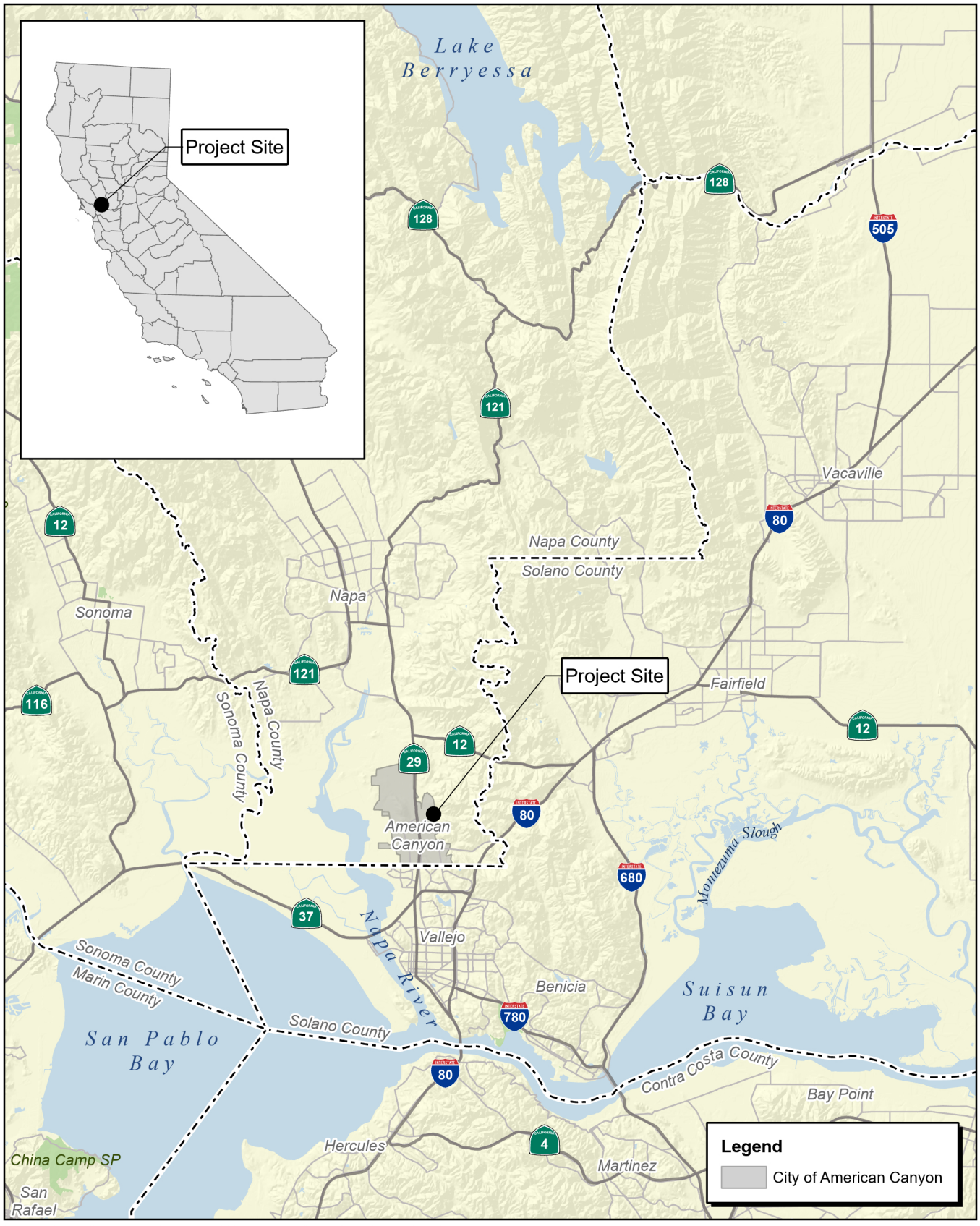
Exhibit 7: Proposed Pedestrian and Bicycle Circulation

Exhibit 8: Watson Ranch Specific Plan Water Infrastructure

Exhibit 9: Proposed Water Infrastructure

APPENDICES

Appendix A: Transportation Supporting Information



Source: Census Data. The California Spatial Information Library (CaSIL). Napa County.

5 2.5 0 5 Miles

Exhibit 1
Regional Location Map

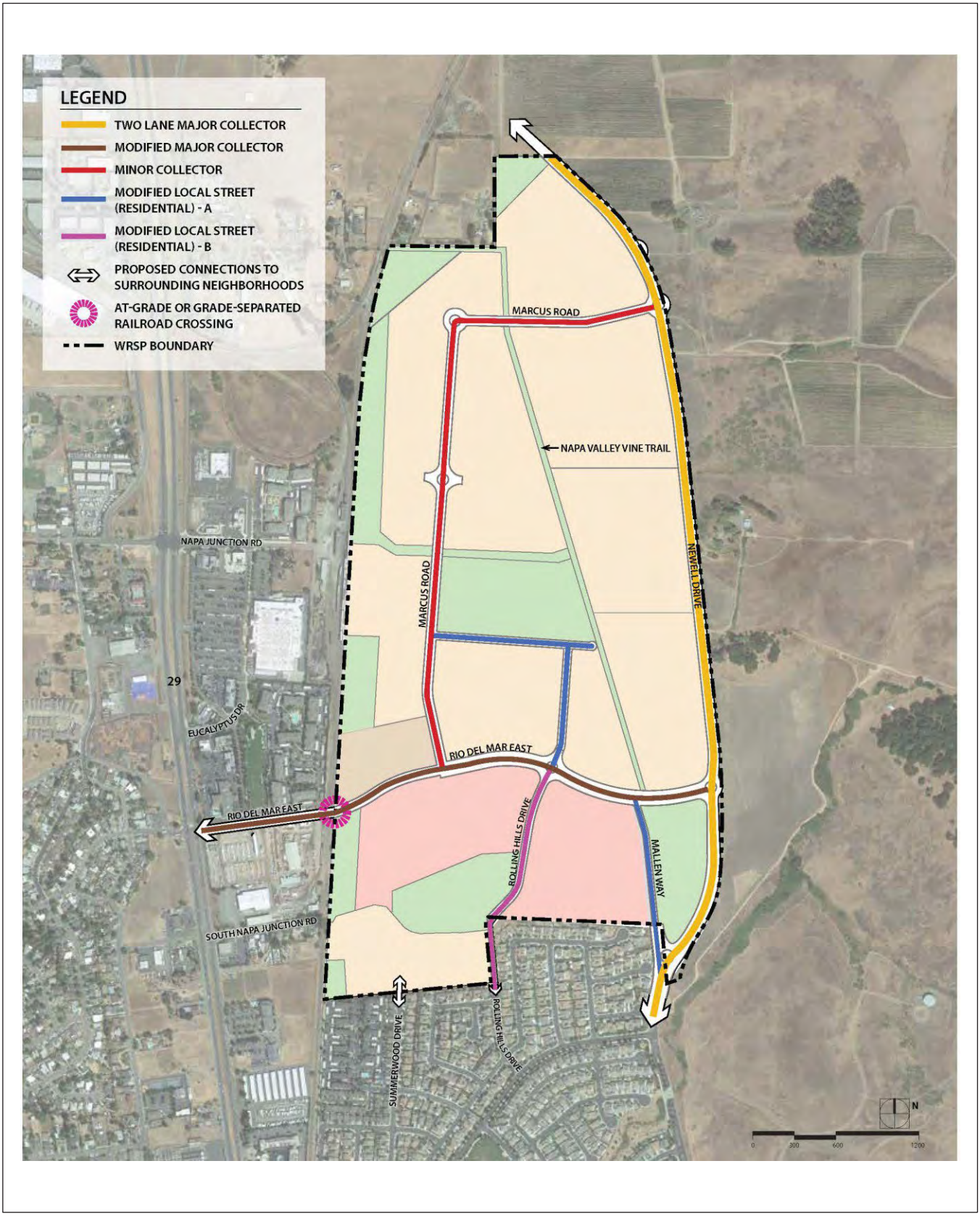


Source: ESRI World Imagery. Napa County.

1,000 500 0 1,000
Feet

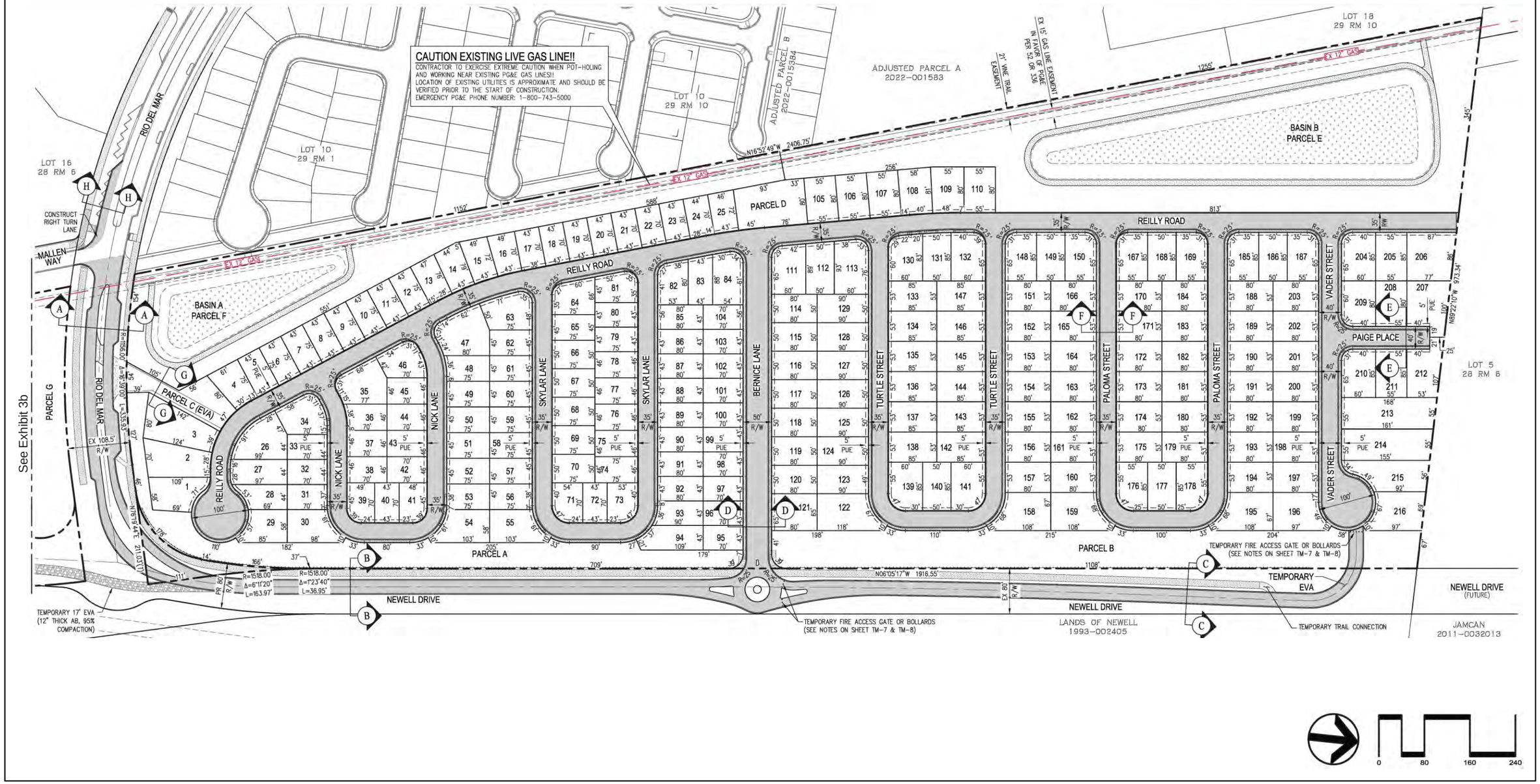
Exhibit 2a

Local Vicinity with Existing Roadways and WRSP Boundary



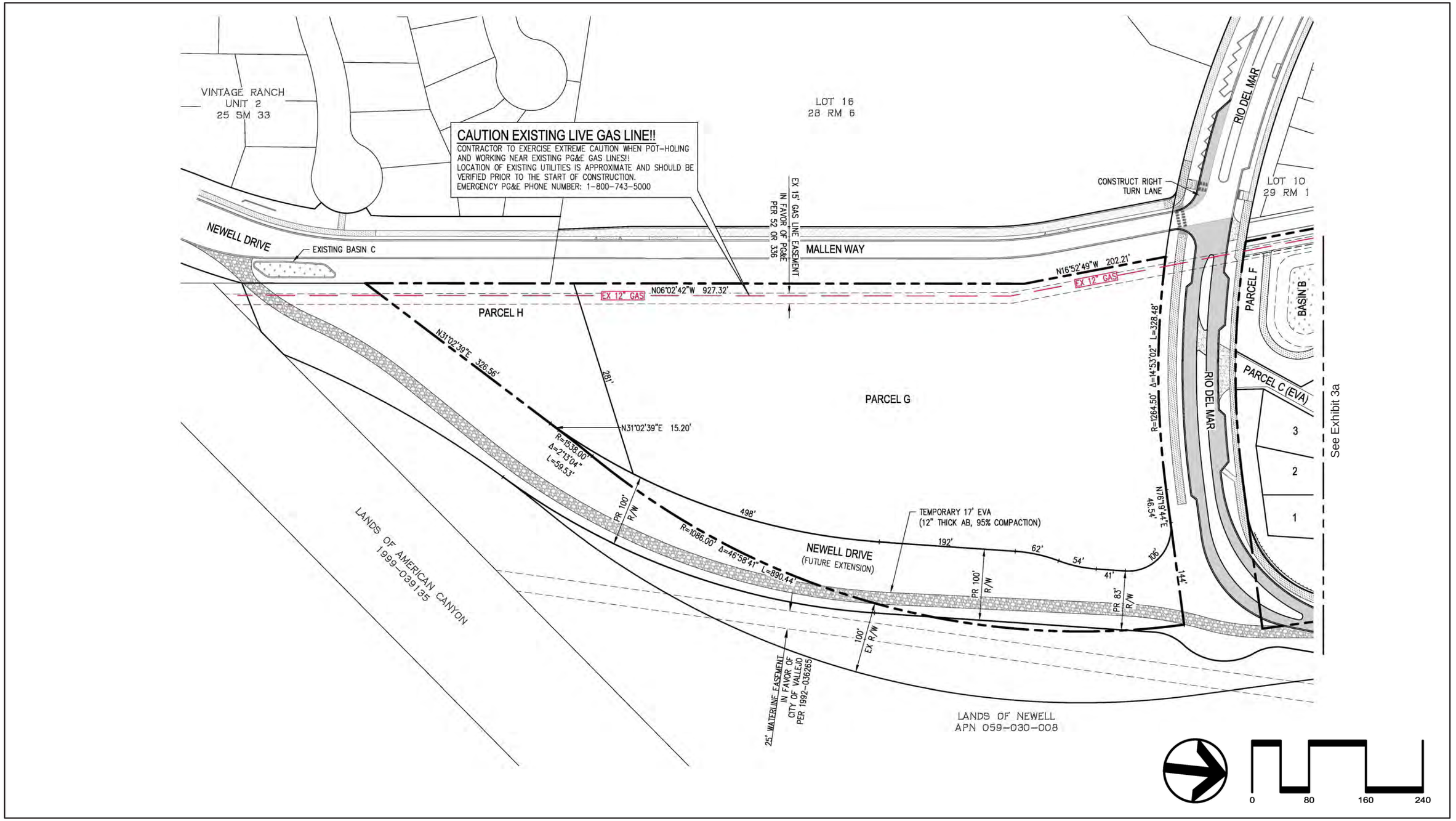
Source: Watson Ranch Specific Plan.

Exhibit 2b
Watson Ranch Specific Plan Circulation Plan



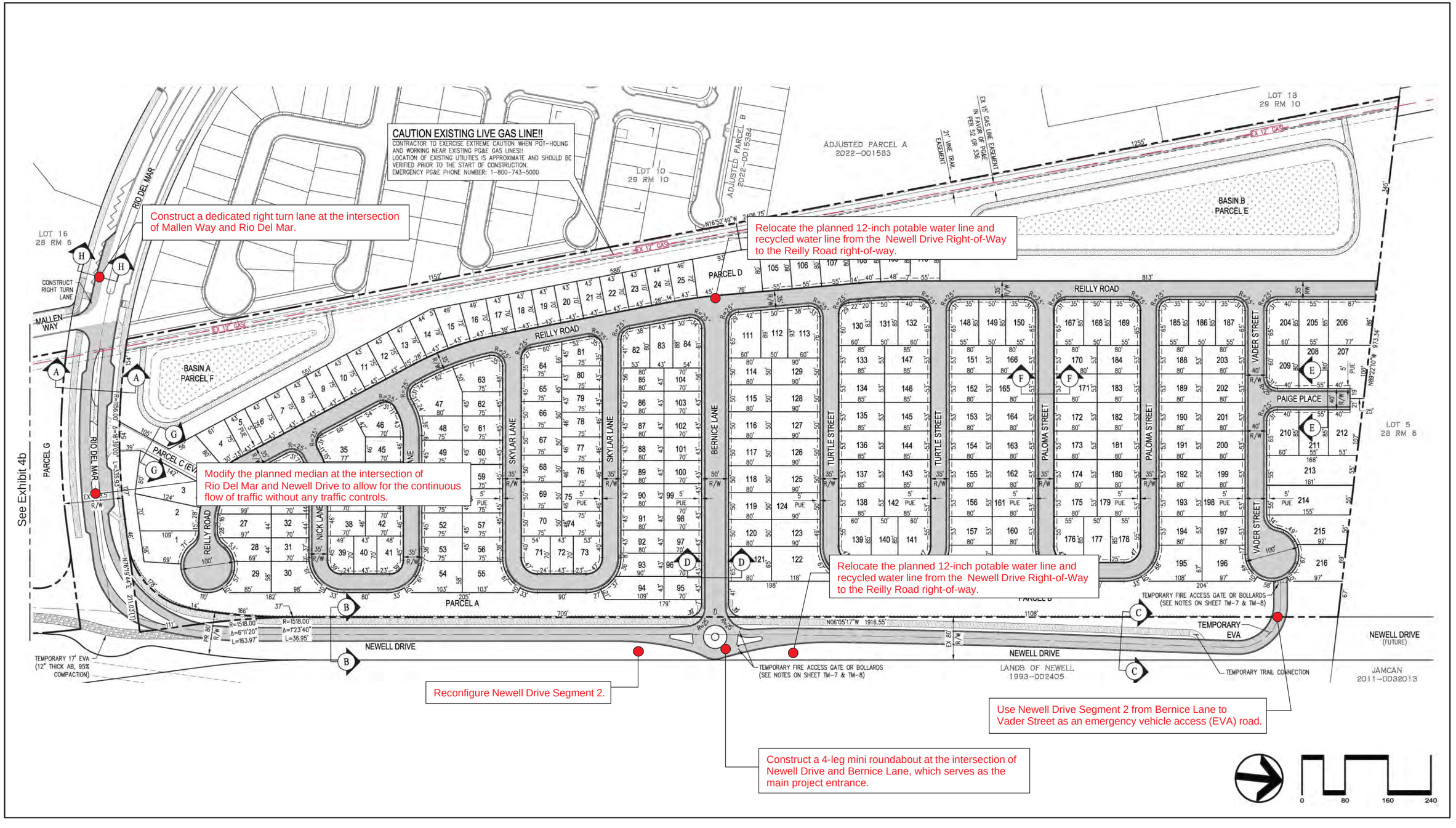
Source: Carlson, Barbee & Gibson, Inc. (CBG), 09/11/2026.

Exhibit 3a
Vesting Tentative Map



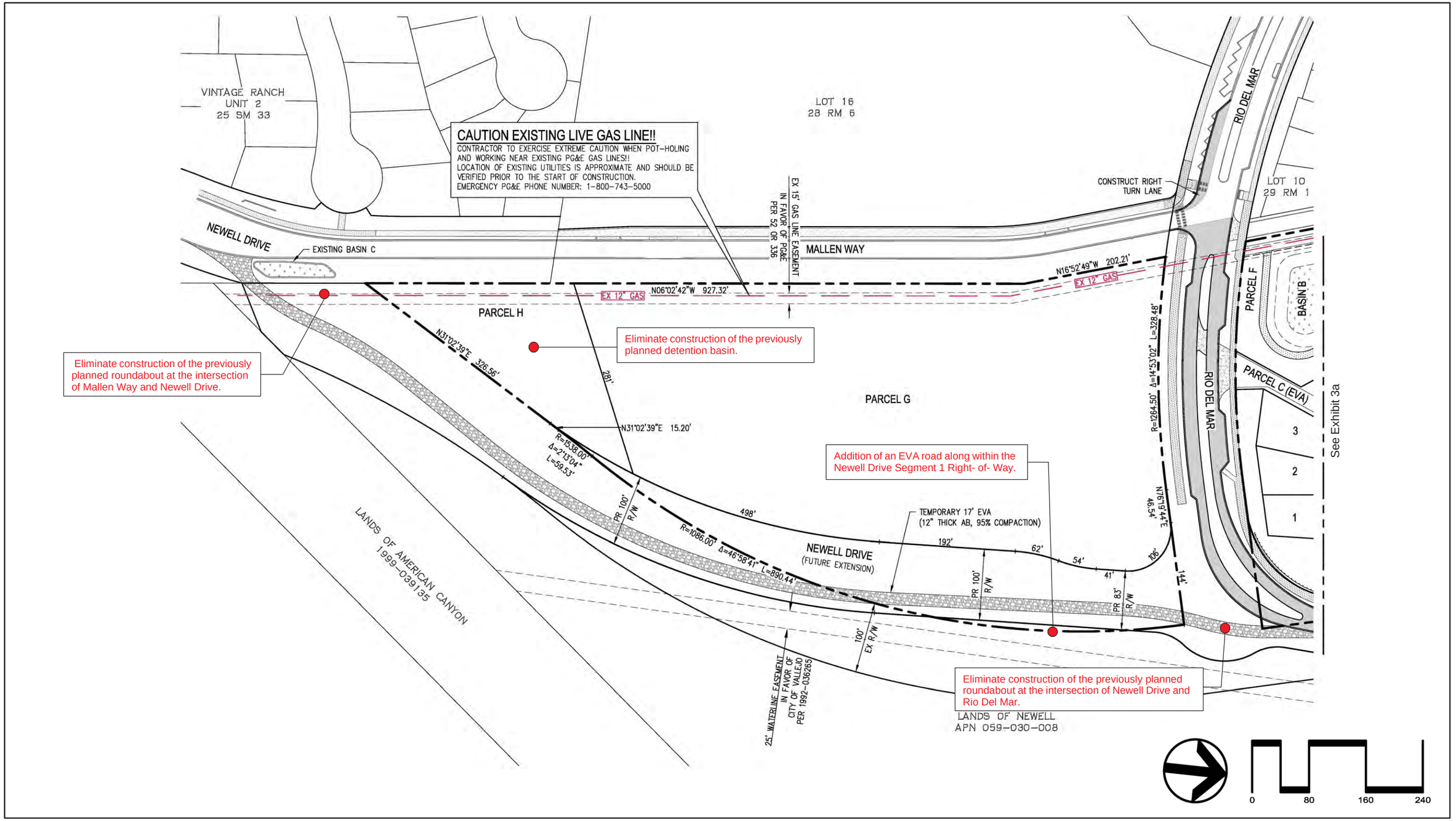
Source: Carlson, Barbee & Gibson, Inc. (CBG), 09/11/2026.

Exhibit 3b
Vesting Tentative Map



Source: Carlson, Barbee & Gibson, Inc. (CBG), 09/11/2026.

Exhibit 4a
Vesting Tentative Map with Proposed Modifications Identified

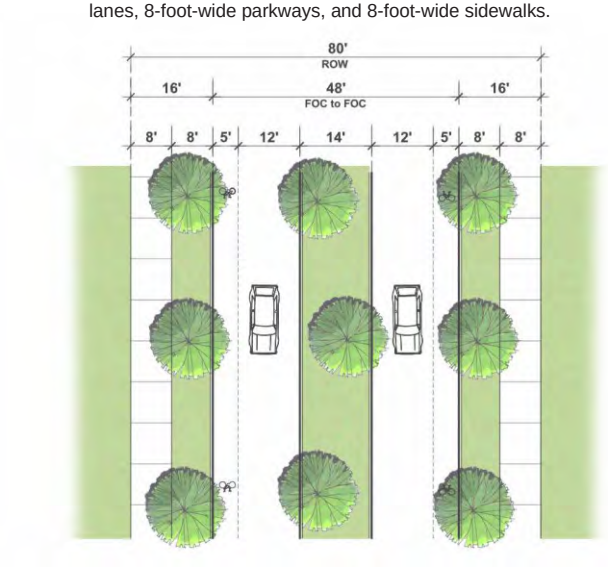


Source: Carlson, Barbee & Gibson, Inc. (CBG), 09/11/2026.

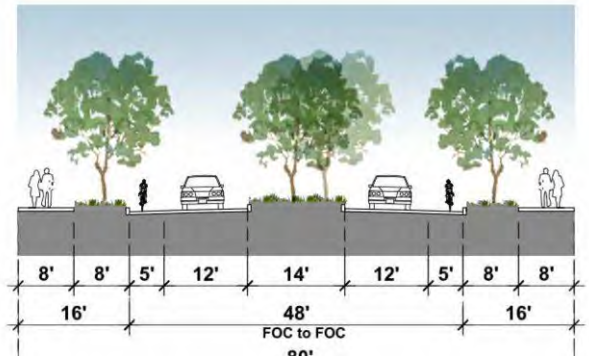
Exhibit 4b
Vesting Tentative Map with Proposed Modifications Identified

Planned

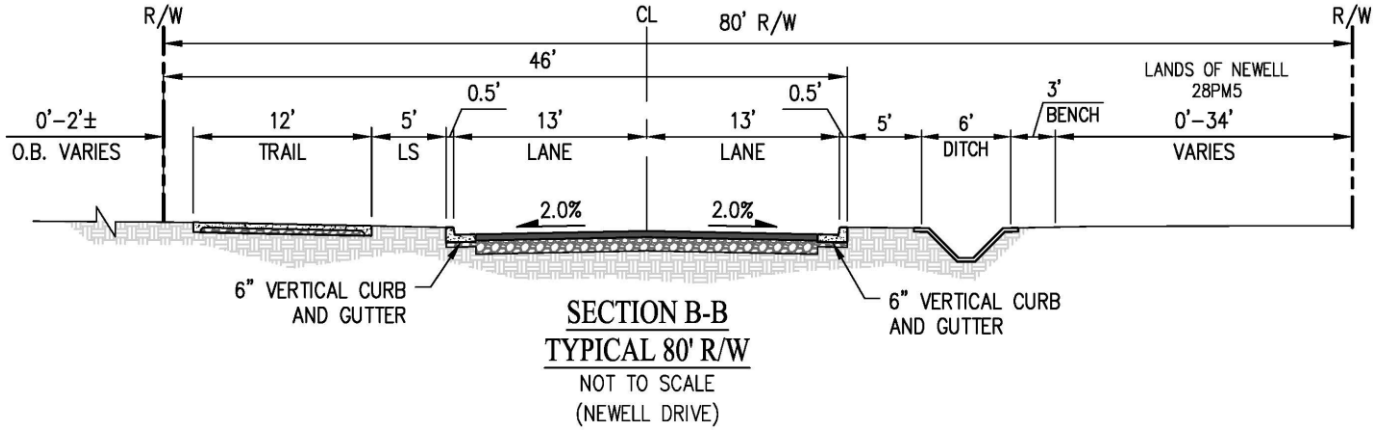
This major collector consists of two 12-foot-wide lanes of travel, a 14-foot-wide median, 5-foot-wide Class II bike lanes, 8-foot-wide parkways, and 8-foot-wide sidewalks.



Two Lane Major Collector (Newell Drive)
Subject to modification

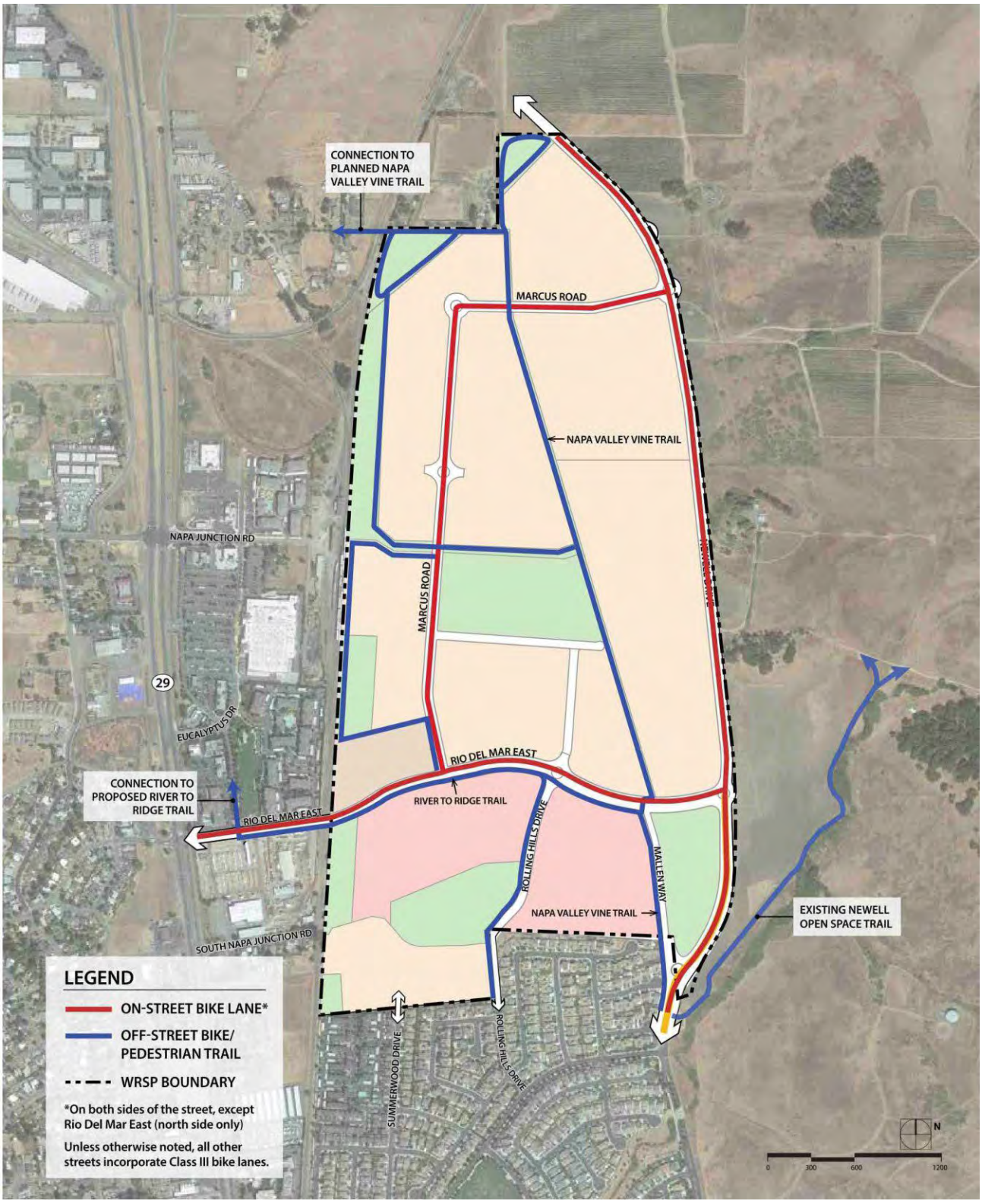


Proposed



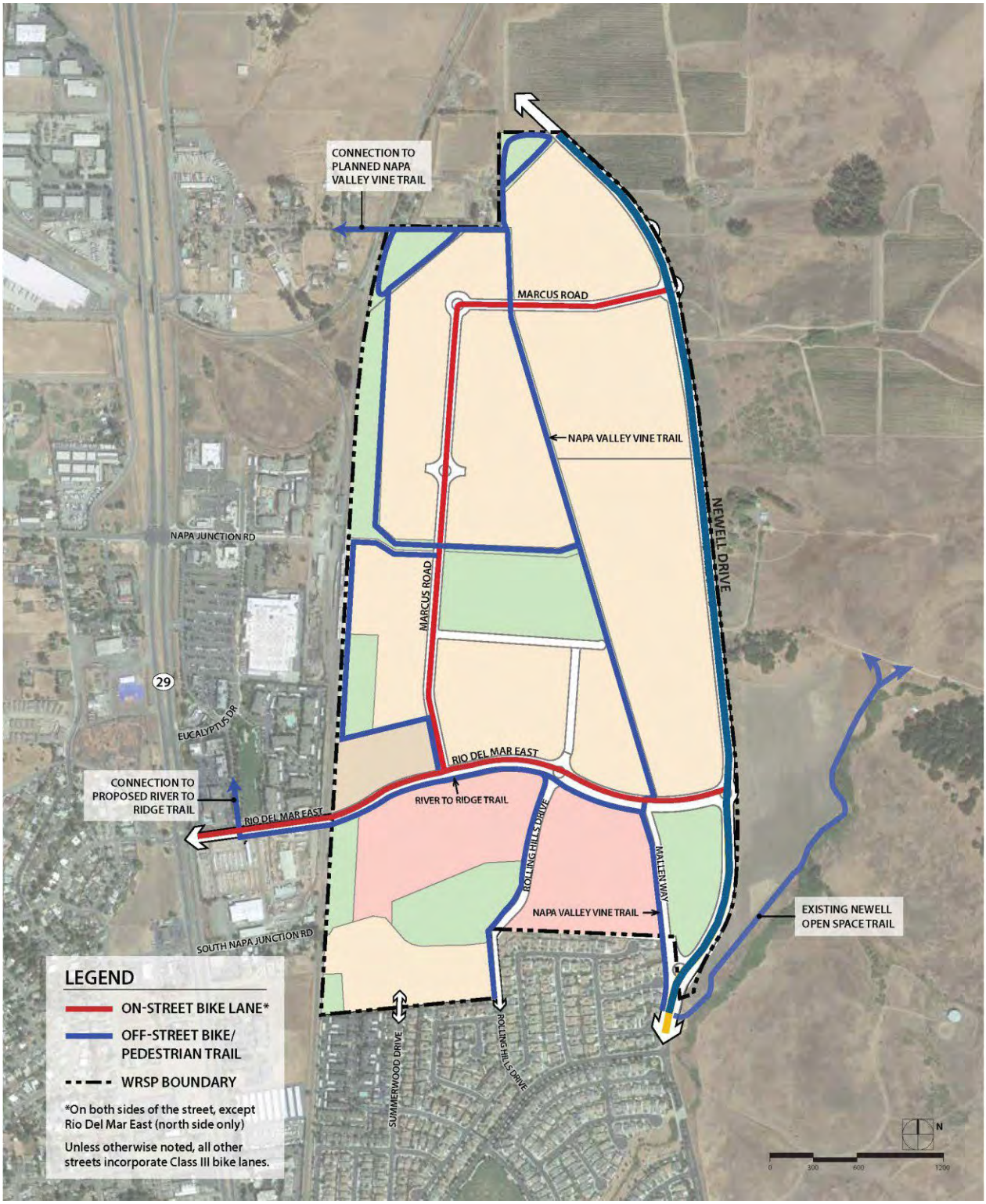
Source: Newell Drive Specific Plan. Carlson, Barbee & Gibson, Inc. (CBG), 06/17/2026.

Exhibit 5
Newell Drive Cross Section (Planned vs Proposed)



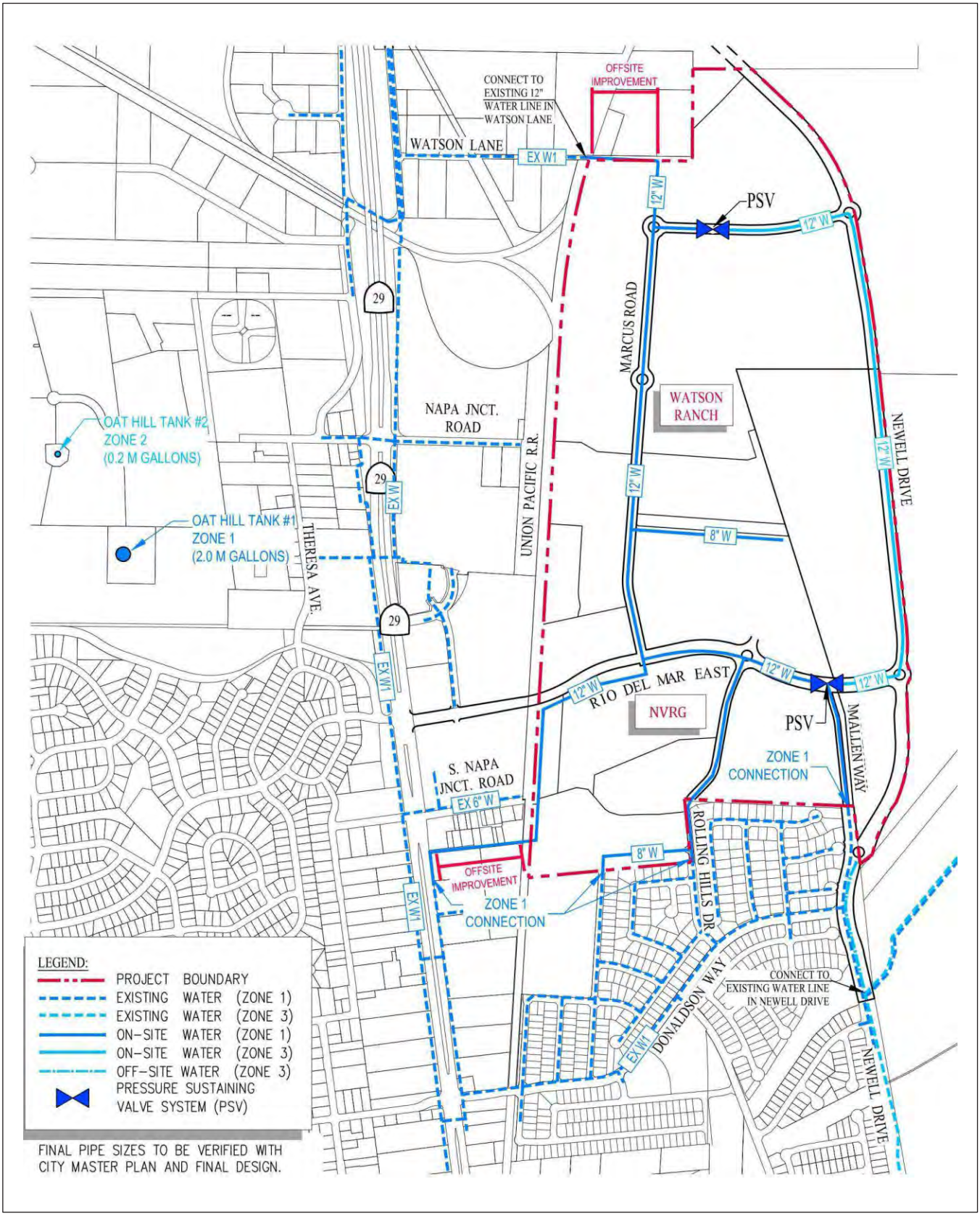
Source: Watson Ranch Specific Plan.

Exhibit 6
Watson Ranch Specific Plan Pedestrian and Bicycle Circulation



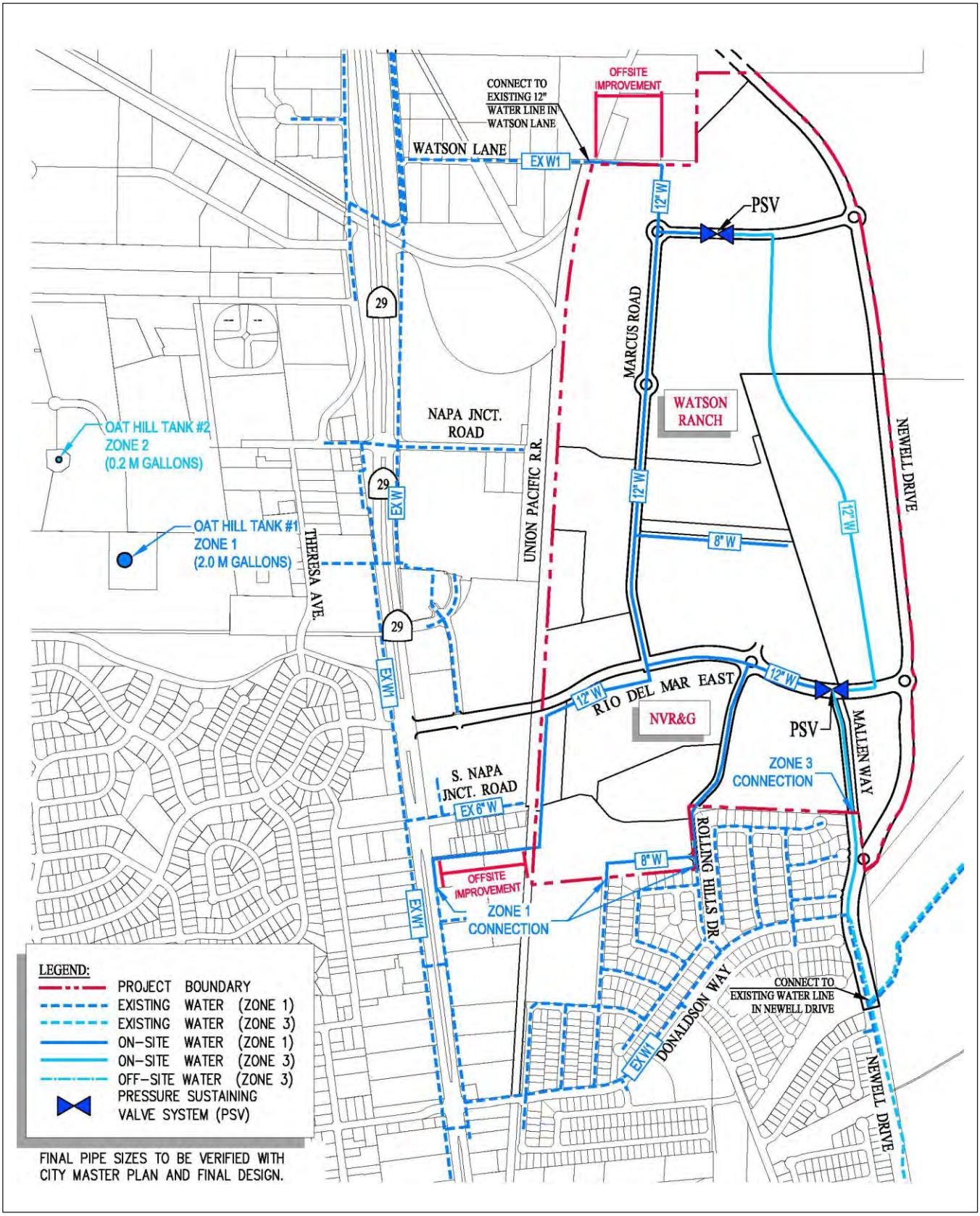
Source: Watson Ranch Specific Plan.

Exhibit 7
Proposed Pedestrian and Bicycle Circulation



Source: Watson Ranch Specific Plan.

Exhibit 8
Watson Ranch Specific Plan Water Infrastructure



Source: Carlson, Barbee & Gibson, Inc. (CBG), 09/2026.

Exhibit 9
Proposed Water Infrastructure

Fehr & Peers

Memo

Date: October 15, 2026

To: Tsui Li, First Carbon Solutions

From: Bill Burton, PE, Fehr & Peers

Subject: Watson Ranch/Promontory Major Modification Application – Transportation Review

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This memorandum documents the results of our review of several transportation-related modifications proposed as part of the Promontory Major Modification application in the City of American Canyon. The Promontory land use development project proposes 216 single family homes on a parcel within the Watson Ranch Specific Plan (WRSP) area. The original WRSP and its environmental document was approved by the City of American Canyon in 2018. In September 2023, the city approved an amendment to the WRSP that included several changes to prior plan's land use and circulation elements. The amendment's changes affecting transportation included a revised street network, phasing, and roadway cross sections. In August 2023 the City Council approved the Promontory Subdivision Design Permit and Vesting Tentative Subdivision Map which delineated specific lots and infrastructure improvements within the Promontory development.

We understand that the City has reviewed the Promontory Major Modification application (PL-26-14) submitted June 23, 2026, and issued its First Screencheck comment letter on July 27, 2026, which requires CEQA environmental review of the amended Vesting Tentative Subdivision Map (VTSM), the associated WRSP amendment, and related modifications to the Design Permit, Final Map, and Subdivision Improvement Agreement. The proposed modification includes the following changes to the approved project which impact transportation:

- Remove the requirement for the developer to construct Newell Drive (Segment 1) between its current end and Rio Del Mar, including the planned roundabouts and detention basin as part of this phase of the development.
- Construct Newell Drive along the project frontage (Segment 2) using a revised roadway design.
- Add a mini roundabout at the future intersection of Bernice Lane and Newell Drive, which will serve as the project entrance.
- Construct a temporary emergency vehicle access connection at Vader Street to satisfy existing conditions of approval.
- Construct an emergency vehicle access connection along the Newell Drive (Segment 1) alignment from its current end and Rio Del Mar.

Our review focuses on assessing the transportation related effects of these modifications.

Project Description

The Promontory Major Modification application includes the development of 216 single family homes along the eastern boundary of the WRSP area. **Figure 1** illustrates the proposed project site in relationship to the existing features present in the study area. The overall WRSP, of which the project is a part, proposed a 309-acre project located east of the railroad tracks primarily between the extensions of Watson Lane and South Napa Junction Road. Buildout of the specific plan would include a 200-room hotel, a 600-student elementary school, 1,253 residential dwelling units, 58,568 square feet of retail space, 24,780 square feet of office use, 11,790 square feet of restaurant space, 8,935 square feet of winery/brewery space, a 20,000 square-foot community center, 71,210 square feet of event space (both indoor and outdoor), a 12,466 square foot amphitheater, and more than three acres of outdoor space.

Figure 2 illustrates the overall specific plan area including the backbone roadways. Buildout of the entire specific plan project would include a direct extension of Rio Del Mar connecting with Highway 29 and a northward extension of Newell Drive along the area's eastern boundary.

As part of the current phase of the project included in the Promontory Major Modification application Rio Del Mar would not be extended to Highway 29 and Newell Drive would not be constructed between its current terminus and Rio Del Mar (Segment 1). These roadway improvements would be constructed as part of future phases of the WRSP's buildout.

EIR Consistency Review

Development on the project site was included in the *Final Environmental Impact Report, Watson Ranch Specific Plan Project, City of American Canyon, September 2018* (State Clearinghouse Number 2015022030). Amendments to the specific plan were reviewed and adopted by the City of American Canyon in September 2023 (*Watson Ranch Specific Plan Amendment, City of American Canyon, Amended by Ordinance, Ordinance No. 2023-07, September 2023*). The current actions proposed as part of the Promontory Major Modification application were reviewed against the assumptions, analysis, and findings of the original WRSP, EIR and the WRSP Amendment. The results of our review of those documents are as follows:

- **Land Use** – The EIR's land use designation for the project site was "MDR-12". This designation allowed a residential development density up to 12 dwelling units per acre. The WRSP Amendment modified the site's land use designation to "MDR-16" which allows a density of up to 16 units per acre. The current application proposes 216 units on a 27.4-acre site which represents a density of approximately 8 units per acre. The EIR's transportation analysis and level of service assessments was based on the MDR-12 designation and therefore evaluated a project and density consistent with what is currently proposed.

- **Bicycle Facilities** – The WRSP, its EIR, and the WRSP Amendment assumed the following bicycle facilities within the Promontory site:
    - Rio Del Mar – a Class I multi-use trail (River to Ridge Trail) along the roadway's south side.
    - Napa Vine Trail – a Class I multi-use trail along the Promontory site's western boundary.
    - Newell Drive – Class II on-street bike lanes along Newell Drive.

The Promontory Major Modification application includes both Class I facilities along Rio Del Mar and the northern extension of the Napa Vine Trail along the site's western boundary. Along Newell Drive the application proposes a 12-foot-wide Class I facility along the roadway's western side rather than Class II on-street bike lanes. This facility is equivalent to what was proposed and evaluated in the WRSP and EIR; therefore, the application is considered to be consistent with the environmental document with respect to bicycle facilities. Policy 7.7.2 of the WRSP Amendment indicates that "*Class II on-street bike lanes shall be provided on all arterial and collector level streets throughout the WRSP Area except where Class I or IV bikeways are provided*". Based on this policy, the provision of the Class I facility is consistent with the requirements of the WRSP Amendment.

- **Pedestrian Facilities** – The WRSP proposed and its EIR assumed pedestrian facilities along both sides of Newell Drive and all roadways internal to the Promontory Major Modification application. However, the 2023 WRSP Amendment allows for sidewalks to be provided along just one side of some roadways. Specifically, Policy 7.7.3 states that "*sidewalks shall be provided on at least one side of all streets*".

  The Promontory Major Modification application includes a Class I multi-use trail along the western side of Newell Drive. Within the development sidewalks are provided along both sides of Bernice Lane and Vader Street. Sidewalks are provided along one side of Reilly Road and Streets C, D, E and F. These facilities are the same as those approved by the City Council in August of 2023 as part of the Promontory Subdivision Design Permit and Vesting Tentative Subdivision Map. The currently proposed pedestrian facilities are consistent with the policies of the WRSP Amendment and the prior council approval.

Site Circulation Assessment

This section focuses on the review of the proposed roadway geometry at several locations within the proposed Promontory Major Modification application. Specifically, the following elements have been reviewed:

- Newell Drive/Vader Street – geometry and adequacy of this emergency vehicle only connection.
- Rio Del Mar/Mallen Way Intersection – roadway configuration and intersection operation. Recommended lane geometry and potential need for an eastbound right turn lane on Rio Del Mar.
- Newell Drive Traffic Circle at Bernice Lane – geometric and operational review
- Newell Curve Transition to Rio Del Mar – evaluation of design speed, signing and striping.

Newell Drive/Vader Street

In the current phase of WRSP development, Newell Drive north of Bernice Lane is a dead-end road that would not provide public access to any parcels. It will serve as an emergency vehicle access point connecting the roadway network to Vader Street and the northern portion of the Promontory site. Newell Drive north of Bernice Lane would provide two 13-foot travel lanes and an adjacent 12-foot multi-use path on the east side separated from the roadway by a five-foot-wide landscape strip. At its proposed turn from Newell Drive to Vader Street, the roadway's centerline radius is approximately 80 feet, which would have a design speed of 15-20 miles per hour. No public

turnaround is proposed. While the roadway would not connect to Vader Street for vehicles, bicycles and pedestrians would be able to move between Vader Street and Newell Drive via the EVA connection. We recommend the following:

- Install a temporary removable barricade on northbound Newell Drive at the Bernice Lane traffic circle. Newell Drive will provide access to no parcels or land uses north of Bernice Lane and no turnaround is provided. This link would be useful for emergency vehicle access only. Therefore, it should be closed to private vehicle access (pedestrians and bicycles should be allowed).
- Install a median double yellow stripe along the proposed two-lane section of Newell Drive.

Rio Del Mar/Mallen Way Intersection

The Promontory development would construct the third (east) leg of this intersection and all access to its 216 proposed homes would pass through this location. The absence of the Segment 1 Newell Drive section between its current end and Rio Del Mar will affect the way which vehicles travel through this intersection. To assess the required control and lane geometry at this intersection, a detailed traffic analysis was conducted. The analysis calculated the amount of traffic that will be generated by near term and upcoming developments expected to be complete and occupied during the current roadway network's phase. Future roadway connections including Segment 1 of Newell Drive and the extension of Rio Del Mar to Highway 29 will change the way vehicles travel through the roadway network and reduce traffic at the Rio Del Mar/Mallen Way intersection.

Figure 3 presents the locations, land uses and sizes of the developments included in this near-term phase traffic analysis. The amount of traffic that would be generated by these developments was estimated, assigned to the local roadway network and a traffic operations analysis was conducted at the Rio Del Mar/Mallen Way intersection.

Trip Generation

Trip generation refers to the process of estimating the amount of vehicular traffic a project would add to the surrounding roadway system. Estimates are normally created for the weekday daily condition and for the peak one-hour period during the morning and evening commute when traffic volumes on adjacent streets are typically the highest. The trip generation characteristics of the anticipated near-term developments were estimated using rates and equations from the Institute of Transportation Engineers (ITE) *Trip Generation Manual (12th Edition)*. This national reference is a compilation of trip generation data collected at various locations throughout the United States. **Table 1** illustrates the trip generation estimates for the near-term developments that were assumed in the analysis.

Table 1: Weekday Project Trip Generation – Near Term Developments

Project	Land Use	Total Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
#1 Promontory	Single Family Homes	216	2,009	41	109	150	121	74	195
#2 Residential	Single Family Homes	136	1,363	26	71	97	79	49	128
#3 Residential	Single Family Homes	244	2,235	46	123	169	136	83	219
#4 Residential	Affordable Housing/ Multi-Family Low Rise	186	1,168	19	59	78	60	37	97
#5 Hotel	Hotel (rooms)	200	1,168	35	33	68	59	56	115
TOTAL		**7,943**	**167**	**167**	**395**	**562**	**455**	**299**	**754**

Source: Fehr & Peers, 2026, Institute of Transportation Engineers (ITE) *Trip Generation Manual (12th Edition)*, 2024.

In total, the near-term developments under consideration are forecast to generate 7,943 daily, 562 AM peak hour and 754 PM peak hour trips on a typical weekday. This traffic was assigned to the local area roadway network using a trip distribution developed based on information from the prior environmental document, the regional traffic demand model and the locations of complementary land uses. The weekday peak hour operations were then assessed at the Rio Del Mar/Mallen Way intersection using the methodology and criteria of the Transportation Research Board's *Highway Capacity Manual, 7th Edition*.

Table 2 presents the results of the operations analysis at the Rio Del Mar/Mallen Way intersection. The analysis assumed that the intersection would have stop control on all three approaches. All three approaches are proposed to be configured with a single lane. An alternative where the eastbound approach (west Rio Del Mar leg) would be widened to include an exclusive right turn lane was also evaluated.

Table 2: Rio Del Mar/Mallen Way Traffic Operations

Intersection	Control	Peak Hour	Without Rio Del Mar Right Turn Lane		With Rio Del Mar Right Turn Lane	
			Delay[2]	LOS[2]	Delay[2]	LOS[2]
Rio Del Mar/Mallen Way	AWSC[1]	Weekday AM	8.0	A	7.8	A
		Weekday PM	8.9	A	8.9	A

Notes:
1. AWSC = all way stop control
2. Whole intersection average delay and Level of Service (LOS) are reported

Source: Fehr & Peers, 2026.

As presented in Table 2, the Rio Del Mar/Mallen Way intersection is expected to operate at LOS A with low levels of vehicle delay in both the weekday morning and evening peak hours. The intersection's operation is not forecast to be materially improved or effected by the addition of an exclusive eastbound right-turn lane. The addition of an eastbound right turn lane is not required at this location. We do recommend the addition of high visibility crosswalks on all three approaches to facilitate safe and convenient pedestrian movements.

Newell Drive Traffic Circle at Bernice Lane

A traffic circle is proposed at the intersection of Newell Drive and Bernice Lane. The traffic circle would have an 84-foot diameter outside circle. The median island would have a circular middle island with a 14-foot diameter and a mountable circular island with a diameter of 44 feet. Stop signs would be installed on all three approaches to the traffic circle.

In general, depending on their size and configuration, fire trucks have a turning radius of 40 to 50 feet. Based on the specifications of the American Association of State Highway and Transportation Official's *A Policy on Geometric Design of Highways and Streets* (The Green Book, 7th Edition, 2018), the proposed traffic circle is of sufficient size to accommodate a standard single unit truck (SU-40), City Transit Bus (CITY-BUS), or Intermediate Semi-Trailer (WB-40). The proposed diameter is of sufficient size to serve the design vehicles expected to use the roadway.

The general design of the traffic circle was reviewed against the National Cooperative Highway Research Program's *Report 672, Roundabouts an Informational Guide*, Second Edition. This report is generally considered to be the best reference for the appropriate design of traffic circles and roundabouts. The proposed configuration of the Newell Drive/Bernice Lane traffic circle meets the geometric criteria of NCHRP Report 672's "Mini Roundabout" category. This type of installation is desirable for a design speed of 15-20 miles per hour with a daily vehicle volume of less than 15,000, which fits the proposed locations operational characteristics. The proposed diameter, stop signs, and deflection islands are appropriate features. The installation of a high visibility crosswalk along the Bernice Lane approach is recommended to facilitate bicycle and pedestrian traffic on the adjacent Class I multi-use path.

Newell Curve Transition to Rio Del Mar

The Promontory Major Modification Application proposes a horizontal curve to transition Rio Del Mar to Newell Drive. Given the horizontal curve's radius the transition has a design speed of 25 to 30 miles per hour. A design speed of 30 miles per hour requires a stopping sight distance of 200 feet (Caltrans Highway Design Manual, Table 201.1). We recommend a signed speed limit of 25 mph or less for the horizontal curve. We understand that in prior plans a midblock crossing was proposed on this horizontal curve. Due to the lack of adequate sight distance and other design issues, we support the removal of the uncontrolled midblock crossing at this location.

Emergency Response Time Analysis

The near-term removal of the Newell Drive Segment 1 connection between its current end and Rio Del Mar will increase emergency vehicle travel times for trips to the Promontory development area. Without this connection emergency vehicles will need to use Mallen Way and Rio Del Mar to access the proposed homes, which is a longer path of travel. An assessment of the effects of this removal on emergency vehicle response time was prepared. This assessment reviews the expected response times from the existing Fire District Station at 911 Donaldson Way to the intersection of Vader Street and Bernice Lane (approximate mid-point of the development). The analysis considers anticipated PM peak hour speeds on area roadways and delays at intersections. **Table 3** presents a summary of the analysis results.

Table 3: Fire District Estimated Response Times

Path of Travel[1]	Response Time	Fire District Objective	Objective Met?
Without Segment 1 of Newell Drive (Mallen and Rio Del Mar Route)	2.9 minutes	5 minutes	Yes
With Segment 1 of Newell Drive (Direct Route)	2.5 minutes	5 minutes	Yes

[1] Route is from Fire Station at 911 Donaldson Way to the intersection of Vader Street and Bernice Lane in the approximate center of the Promontory site.
Source: Fehr & Peers, 2026.

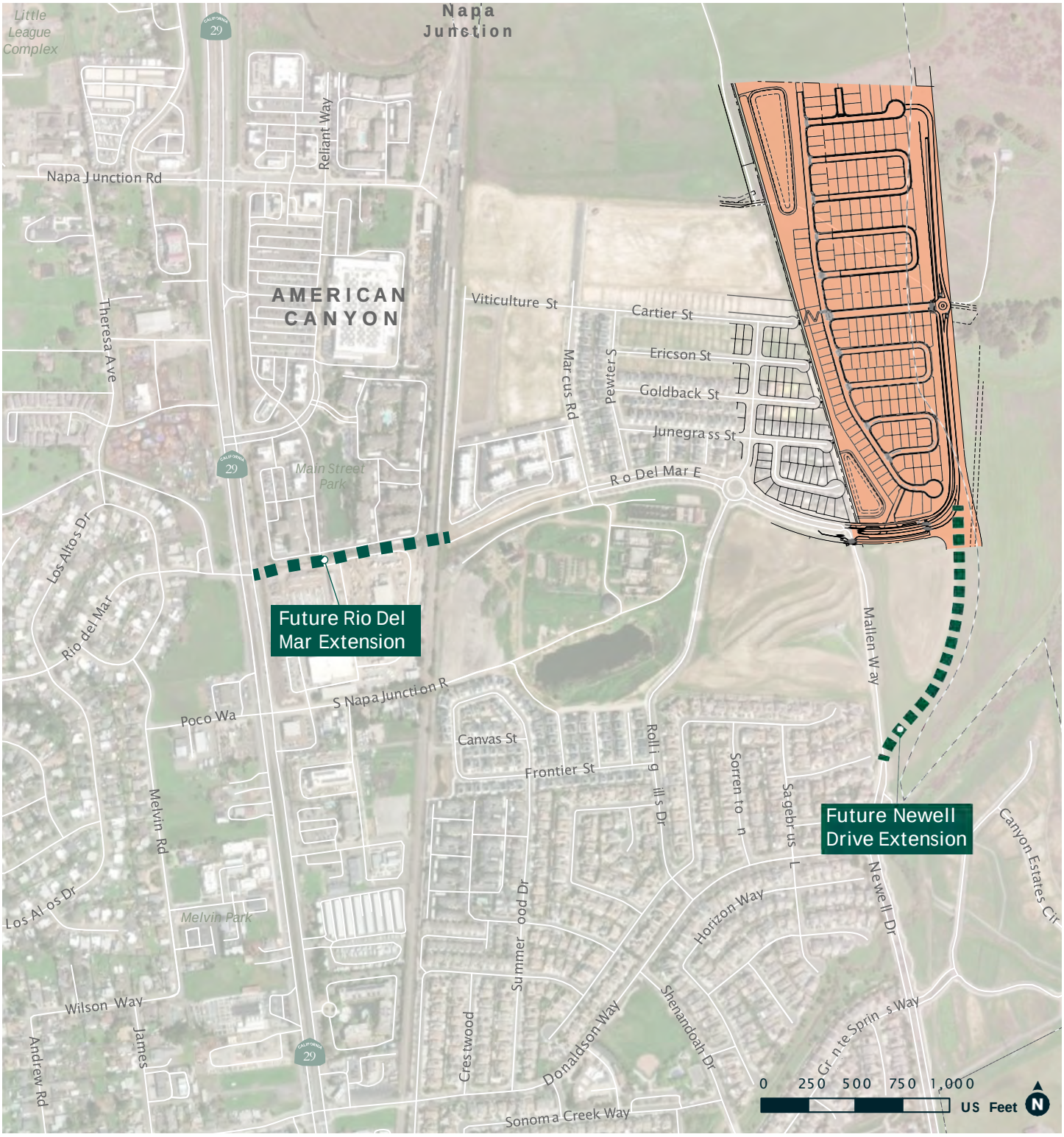
The Fire District has a response time objective of five minutes or less on 90 percent of calls, which is in line with national guidance. The lack of Newell Drive Segment 1 will increase the response time from the Fire Station to the Promontory site by approximately a half-minute. Response times to all portions of the site will remain well below the district's five-minute objective.

Summary of Findings and Recommendations

Our review of proposed transportation-related modifications to the Watson Ranch Specific Plan being made as part of the Promontory Major Modification Application has identified the following findings and recommendations (also shown in **Figure 4**):

- The currently proposed project is consistent with the transportation related analysis and findings of the original WRSP (2018), the WRSP EIR (2018), and the WRSP Amendment (2023).
- Install a temporary removable barricade on northbound Newell Drive at the Bernice Lane traffic circle. Newell Drive will provide access to no parcels or land uses north of Bernice Lane and no turnaround is provided. This link would be useful for emergency vehicle access only.
- Install a median double yellow stripe along the proposed two-lane section of Newell Drive.
- Install a high visibility crosswalk on the east (Bernice Lane) approach to the Newell Drive traffic circle.
- Install all-way stop control at the Rio Del Mar/Mallen Way intersection along with high-visibility crosswalks on all three legs.
- An eastbound right turn lane at the Rio Del Mar/Mallen Way intersection is not necessary to support forecast levels of traffic.
- The near-term lack of the Segment 1 Newell Drive connection will not negatively affect emergency vehicle travel times.

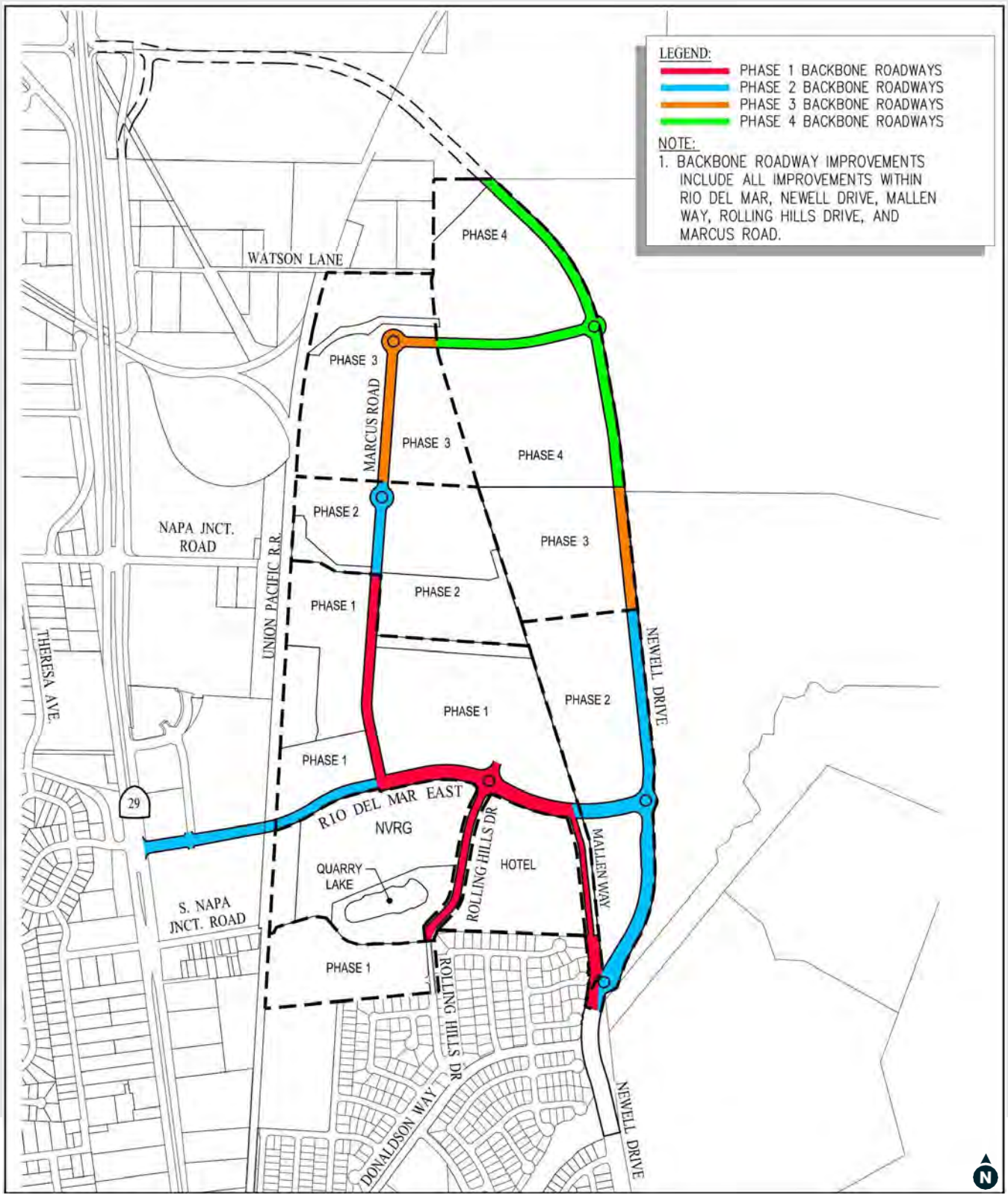
With the inclusion of these measures no changes to the Design Permit are required. This concludes the transportation review assessment for the Promontory Major Modification Application project in the City of American Canyon. Please do not hesitate to call (925.357.3381) or email (b.burton@fehrandpeers.com) with any questions.



Project Site

FIGURE 1

Project Site



Source: Watson Ranch Specific Plan, 2018.

FIGURE 2

On-Site and Off-Site Backbone Roadway Phasing

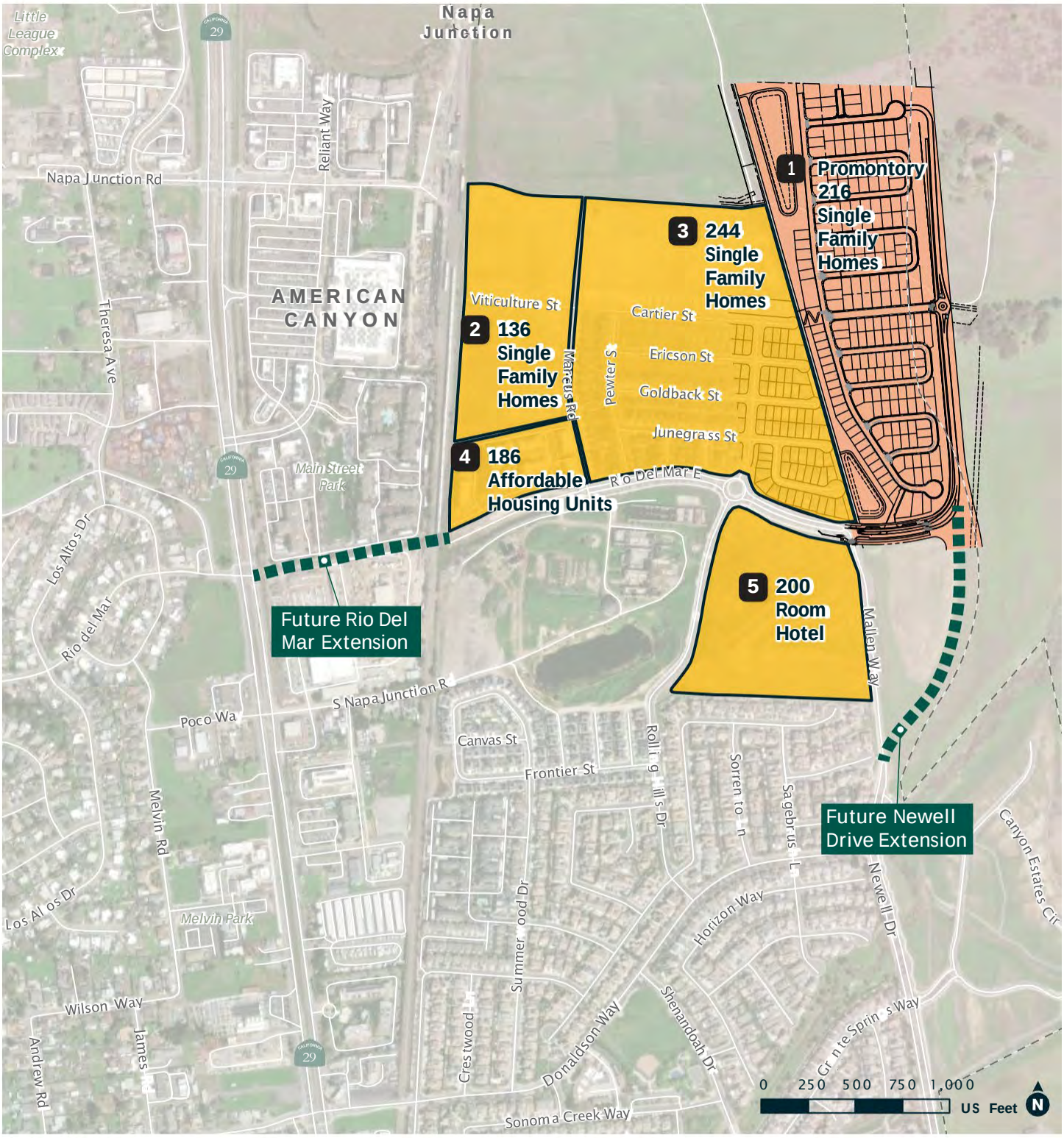
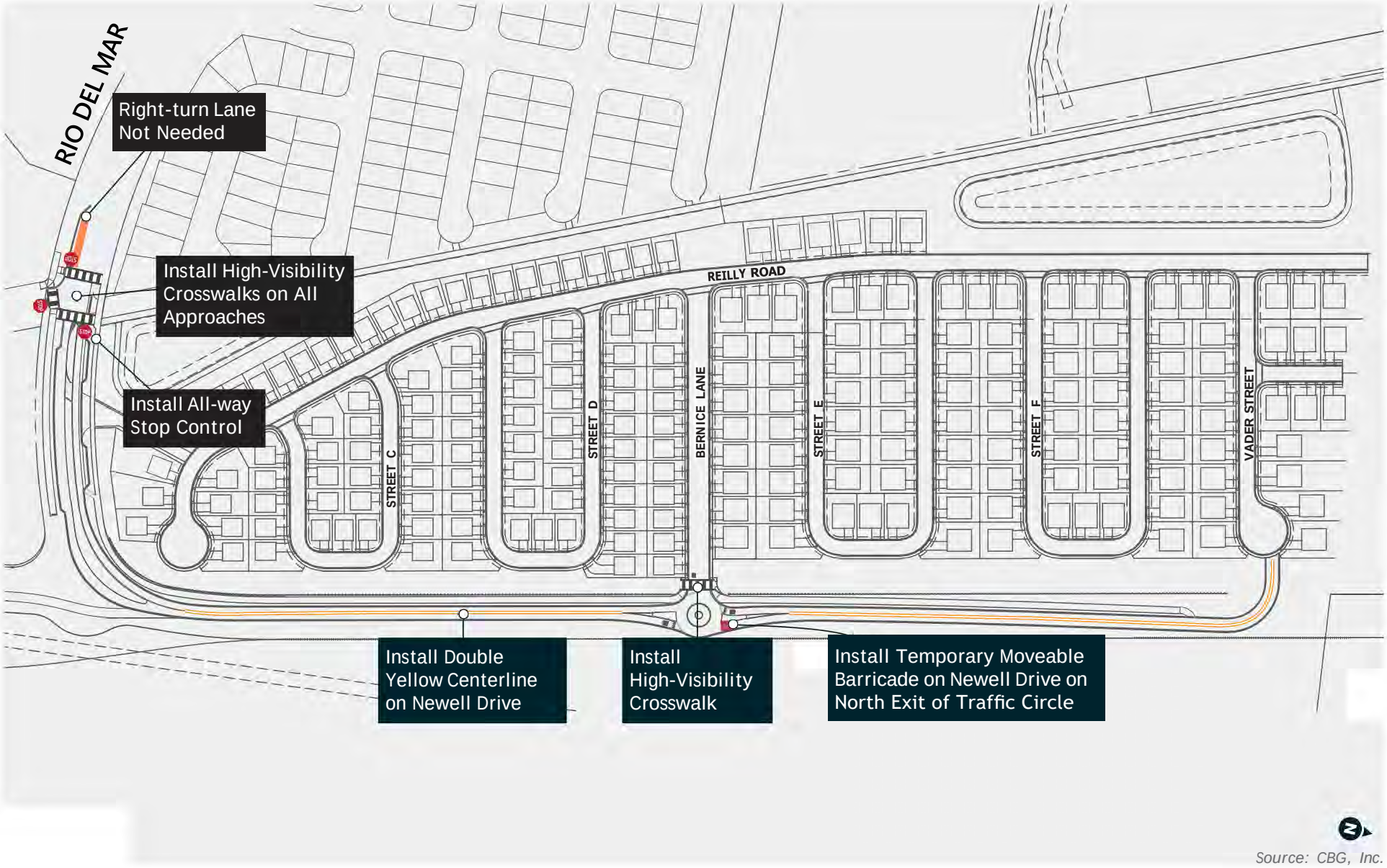


FIGURE 3

Near-Term Developments



Source: CBG, Inc.

FIGURE 4

Site Plan Recommendations



Source: ESRI World Imagery. Napa County.

Exhibit 2a

1,000 500 0 1,000
Feet

Local Vicinity with Existing Roadways and WRSP Boundary

PC RESOLUTION NO. 2023-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY APPROVING A DESIGN PERMIT FOR DEVELOPMENT OF 216 SINGLE-FAMILY LOTS WITH 54 JUNIOR ACCESSORY DWELLING UNITS ON 56.94-ACRES WITHIN THE WATSON RANCH SPECIFIC PLAN MDR-12, MDR-16, AND PARK ZONING DISTRICTS, ASSESSOR'S PARCEL NUMBER 059-030-007 (FILE NO. PL22-0035)

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 create 216 lots and 8 parcels with (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 a 6-plus acre open space area/park, 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, 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 JADUs will be deed-restricted to affordable housing as 26 very-low-income and 26 low-income units; and

WHEREAS, the Promontory Subdivision is located within the proposed Watson Ranch Specific Plan Medium Density Residential 12 (MDR-12), 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, 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 Design Permit and includes required mitigation measures, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on July 27, 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, BE IT RESOLVED that the Planning Commission of the City of American Canyon hereby approves the Promontory Subdivision Design Permit (File No. PL22-0035).

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 Design Permit 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 Design Permit, or whether the Project EIR provides the appropriate CEQA compliance work for the City's consideration and approval of the Promontory Subdivision Design Permit. For the following reasons and findings, by law, no such Subsequent or Supplemental EIR can be required by the City, and the Project EIR provides the appropriate CEQA compliance work for the City's consideration and approval of the Promontory Subdivision Design Permit.

   First, CEQA Guidelines section 15162 provides as follows [*City responses to the issues raised by Section 15162 ore 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 substontial evidence in the light of the whole record revealing ony changes proposed in the Project, let alone changes that will involve involvement of new significant environmentol effects or o substantiol increase in the severity of previously identified significont effects. The Promontory Subdivision Design Permit implements the Wotson Ranch Specific Plan Project, and no new significant environmental effects or substontiol increose in the severity of previously identified significant effects not olready oddressed by the Project EIR will result from thot implementotion.*]

(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 Design Permit 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 Design Permit will have one or more significant effects not discussed in the Project EIR: Instead, the Promontory Subdivision Design Permit 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 Design Permit 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 Design Permit 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 Design Permit.

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

Third, and lastly, under the Development Agreement, "to the extent permitted or required by CEQA, City shall use . . . existing environmental assessments, declarations, reports and studies as adequately addressing the environmental impacts of the Project and its Subsequent Approvals without requiring new or supplemental environmental documentation." Development Agreement § 2.04(k). Because CEQA prohibits the City from requiring additional CEQA compliance work for the Promontory Subdivision Design Permit 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 Design Permit.

SECTION 2. DESIGN PERMIT FINDINGS

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

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

The project complies with the Zoning Ordinance, Watson Ranch Specific Plan, Watson Ranch Specific Plan Program EIR, and the Generol Plan.

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

The proposed lots consist of two types: 43' x 70' and 50' x 80'. They comply with the WRSP MDR-12 and MDR-16 development regulations explained in WRSP Table 6.2.1 and 6.2.2. The single-family houses come

in nine schemes that consists of traditional, farmhouse, and Ranch architecture. Each of the architectural designs reflect the Watsan Ranch Specific Plan Design Guidelines.

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

The General Plan designated the design standards ta the Wotsan Ranch Specific Plan. As discussed in Section B abave, the project complies with the Watsan Ranch Specific Plan Design Guidelines.

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

The project is within the E-zone of the Airport Land Use compatibility plan and single-family dwellings are permitted within the zone.

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

The new single-family detached houses are compatible with nearby homes in the Watson Ranch Harvest and Artisan subdivisions, and the Vintage Ranch subdivision.

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

The proposed two-story single-family homes range from 2,251 to 3,151 square feet in size and include 3 to 4 bedrooms. The homes include two-car garages and functional front porches. The exterior of the houses consists of eorth-tone colors, composite shingle roofing, stucco finish, and decorative shutters.

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

The project proposes six floor plans that range from 3 to 4 bedrooms, with an option for a 5th bedroom in the largest homes. Each floor plan comes with three compatible schemes, which create a variety of designs.

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

The proposed single-family detached houses are similar in height to existing 2-story single family homes. There is no transition necessary.

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

The project is designed with adequate on-site vehicular and pedestrian circulation. All the houses will take access off a new public street. An emergency vehicle access is provided to the north of the subdivision.

SECTION 3. CONDITIONS OF APPROVAL

The Promontory Subdivision Design Permit conditions of approval incorporate the specific conditions of approval included as Exhibit A to this Resolution.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 27th day of July, 2023, by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Chair Crystal Mallare

Brando Cruz, Vice Chair

ATTEST:

Nicolle Hall, Administrative Technician

APPROVED AS TO FORM:

William D. Ross, City Attorney

EXHIBITS:

A. Promontory Subdivision Design Permit specific conditions of approval
B. Promontory Subdivision Design Permit Plans
C. Yocha Dehe Cultural Protocols
D. Applicant confirmation of Conditions of Approval

EXHIBIT C
Applicant Confirmation of Conditions of Approval
Promontory Subdivision Design Permit
(FILE NO. PL22-0035)

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Planning Commission Resolution dated July 27, 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 – Design Permit Approval

General Conditions

Approval, Exhibits, and Expiration

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
1.	The Promontory Subdivision Residential Design Guidelines, on file in the Community Development Department ("Design Guidelines"), are hereby approved. "Design Guidelines" as used in these Specific Conditions shall mean and include all Applicant-submitted materials relating to the Design Guidelines. Development of the subdivision and the individual lots comprising the Promontory Subdivision shall be subject to, and in compliance with, the Design Guidelines.	Design Guidelines	Prior to Certificate of Occupancy	Applicable
2.	The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, consultants, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental document, mitigation plan, or other documents, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period. The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney's fees (including a third party award of attorney's fees), arising out of, resulting from, or in connection with the City's act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the applicant, incurred on behalf of, or by, the City, its elected and appointed officials, officers, employees, representatives, attorneys, boards, commissions,	Design Guidelines	As Needed	Applicable

	volunteers and agents in connection with the defense of any claim, action, or proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim. The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, or any other document or approval related to the applicant's project. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City. In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the applicant's project is successful, and an award of attorneys' fees is granted against the City, the applicant shall be responsible to timely pay the full amount of such an award.			
3.	The approval shall become effective on the latter of expiration of the appeal period, ten calendar days following the decision, unless an appeal to the City Council is filed. An appeal may be filed with the Community Development Director by filling out an Appeal Form accompanied by a fee of $774.	City Code	Whether Appeal Brought	Applicable
4.	This approval is also subject to return of the "Applicant Confirmation of Conditions of Approval" form signed by the property owner. Should an appeal period end on a Saturday, Sunday or holiday, the final day for filing an appeal shall be the following Monday, or the next business day following a holiday. If there is no appeal, this approval will be final on August 7, 2023.	City Code	Whether Appeal Brought	Applicable
5.	This Design Permit 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

6.	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	Appropriate City permit	Applicable
7.	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
8.	The date upon which the approval is final shall be considered the day of the imposition of the fees, dedications, reservations and exactions required by these conditions approval for the purposes of protesting the imposition pursuant to California Government Code Section 66020.	City Code	Prior to Building Permit Issuance	Applicable
9.	The expiration period for this Design Permit shall coincide with that of the associated expiration period for the Vesting Tentative Subdivision Map (PL22-0034).	City Code	Project Expiration Period	Applicable

Planning Conditions

Specific Condition	***Developer Obligations***	***Mechanism***	***Implementation***	***Status***
10.	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
11.	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	Design Guidelines	Prior to Building Permit Issuance	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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.			
12.	Plans submitted for building permits, including all exterior site lighting, building-mounted lighting, lighting within the parking areas, and along walkways shall be consistent with the Design Guidelines. Lighting shall be shielded and avoid light spillage or glare from the project site, and exterior light fixtures on buildings shall be oriented downward and shall be shielded to return potential light and glare impacts, all as set forth in the Design Guidelines.	Design Guidelines	Prior to Building Permit Issuance	Applicable
13.	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
14.	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. 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
15.	Prior to building permit issuance, the applicant shall provide a map and list of all applicable lots consistent with the enhanced aesthetic wrapping lots depicted in the Design Permit plans, Sheet L-1. See Lot #'s above in Condition #14.	Design Guidelines	Prior to Building Permit Issuance	Applicable
16.	Prior to issuance of occupancy permits for each residence, the applicant shall demonstrate that the "good neighbor" wooden fences within the neighborhood are painted or stained to ensure long-term durability and neighborhood aesthetics.	Design Guidelines	Prior to Certificate of Occupancy	Applicable
17.	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	General Plan	Prior to Grading Activities or ground disturbance	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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.			
18.	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
19.	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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
20.	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
21.	Recycling of Construction and Demolition Debris: 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
22.	NVUSD Fees: 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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
23.	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.	Design Guidelines	Prior to Building Permit Issuance	Applicable

Attachment 1 - Exhibit B:
Design Permit Plans

SHEET INDEX

EXISTING & PROPOSED LAND USES

ARCHITECTURE

43X70 PRODUCT
A0.0 INDEX SHEET
A1.0 PLAN 1 COLORED FRONT ELEVATIONS
A1.1 PLAN 1 FLOOR PLAN
A1.1.1 PLAN 1 ADDENDA
A1.2 PLAN 1A EXTERIOR ELEVATIONS
A1.3 PLAN 1B EXTERIOR ELEVATIONS
A1.4 PLAN 1C EXTERIOR ELEVATIONS
A2.0 PLAN 2 COLORED FRONT ELEVATIONS
A2.1 PLAN 2 FLOOR PLAN
A2.1.0 PLAN 2 OPTIONAL JUNIOR ADU
A2.1.1 PLAN 2 ADDENDA
A2.2 PLAN 2A EXTERIOR ELEVATIONS
A2.3 PLAN 2B EXTERIOR ELEVATIONS
A2.4 PLAN 2C EXTERIOR ELEVATIONS
A3.0 PLAN 3 COLORED FRONT ELEVATIONS
A3.1 PLAN 3 FLOOR PLAN
A3.1.1 PLAN 3 ADDENDA
A3.2 PLAN 3A EXTERIOR ELEVATIONS
A3.3 PLAN 3B EXTERIOR ELEVATIONS
A3.4 PLAN 3C EXTERIOR ELEVATIONS
A4.0 COLOR MATERIAL BOARD

50X80 PRODUCT
A0.0 INDEX SHEET
A1.0 PLAN 1 COLORED FRONT ELEVATIONS
A1.1 PLAN 1 FLOOR PLAN
A1.1.1 PLAN 1 ADDENDA
A1.2 PLAN 1A EXTERIOR ELEVATIONS
A1.3 PLAN 1B EXTERIOR ELEVATIONS
A1.4 PLAN 1C EXTERIOR ELEVATIONS
A1.5 PLAN 1 OPTIONAL OUTDOOR ROOMS
A2.0 PLAN 2 COLORED FRONT ELEVATIONS
A2.1 PLAN 2 FLOOR PLAN
A2.1.1 PLAN 2 ADDENDA
A2.2 PLAN 2A EXTERIOR ELEVATIONS
A2.3 PLAN 2B EXTERIOR ELEVATIONS
A2.4 PLAN 2C EXTERIOR ELEVATIONS
A2.5 PLAN 2 OPTIONAL OUTDOOR ROOMS
A3.0 PLAN 3 COLORED FRONT ELEVATIONS
A3.1 PLAN 3 FLOOR PLAN
A3.1.1 PLAN 3 ADDENDA
A3.2 PLAN 3A EXTERIOR ELEVATIONS
A3.3 PLAN 3B EXTERIOR ELEVATIONS
A3.4 PLAN 3C EXTERIOR ELEVATIONS
A3.5 OPTIONAL OUTDOOR ROOMS
A4.0 COLOR MATERIAL BOARD

LANDSCAPE

L-1 CONCEPT PLAN
L-2 CHARACTER IMAGERY
L-3 PLANT AND MATERIAL PALETTE

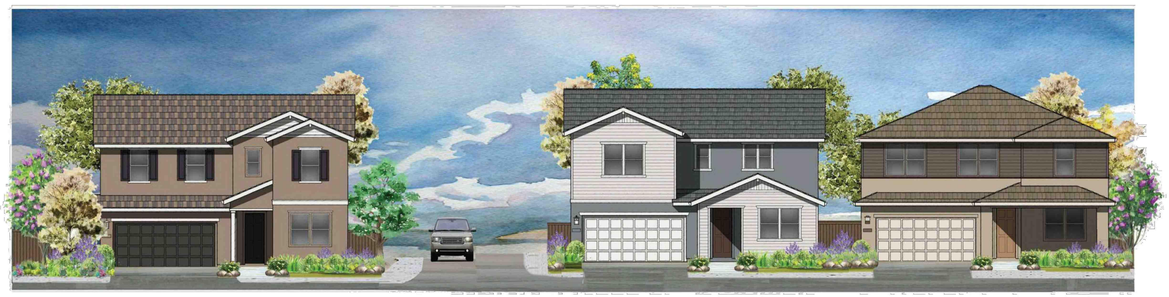


Front Elevation 1B
Scheme 4

Front Elevation 2A
Scheme 2

Front Elevation 3C
Scheme 9

43x70 LOTS



Front Elevation 2A
Scheme 2

Front Elevation 3B
Scheme 8

Front Elevation 1C
Scheme 7

50x80 LOTS

DEVELOPER

330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
(925) 368-3128
STEVE REILLY

CIVIL ENGINEER

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2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-3022
CONTACT: JASON NERI &
WILL CARLSON

ARCHITECT

KTGY GROUP, INC
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
(510) 463-2010
CONTACT: AMANDA MAZZEI &
JILL WILLIAMS

LANDSCAPE ARCHITECT

GATES + ASSOCIATES
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 736-8176
CONTACT: ERIK GELLERMAN

MARCH 7, 2022

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE

330 LAND COMPANY

NEWELL PROPERTY AT WATSON RANCH

DESIGN REVIEW

AMERICAN CANYON, CALIFORNIA

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

cbg
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

3/7/2023 4:52 PM

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Front Elevation 1B
Scheme 4

Front Elevation 2A
Scheme 2

Front Elevation 3C
Scheme 9

NEWELL PROPETY N1 - 43 X 70

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ARCHITECTURE:

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COLOR MATERIAL BOARD
A4.0 COLOR MATERIAL BOARD

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330 LAND COMPANY LLC

PROMONTORY N1_43X70
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

Scale: 1/4" = 1'-0"
0 2 4 8

INDEX SHEET

A0.0



Front Elevation 1A

Scheme 1



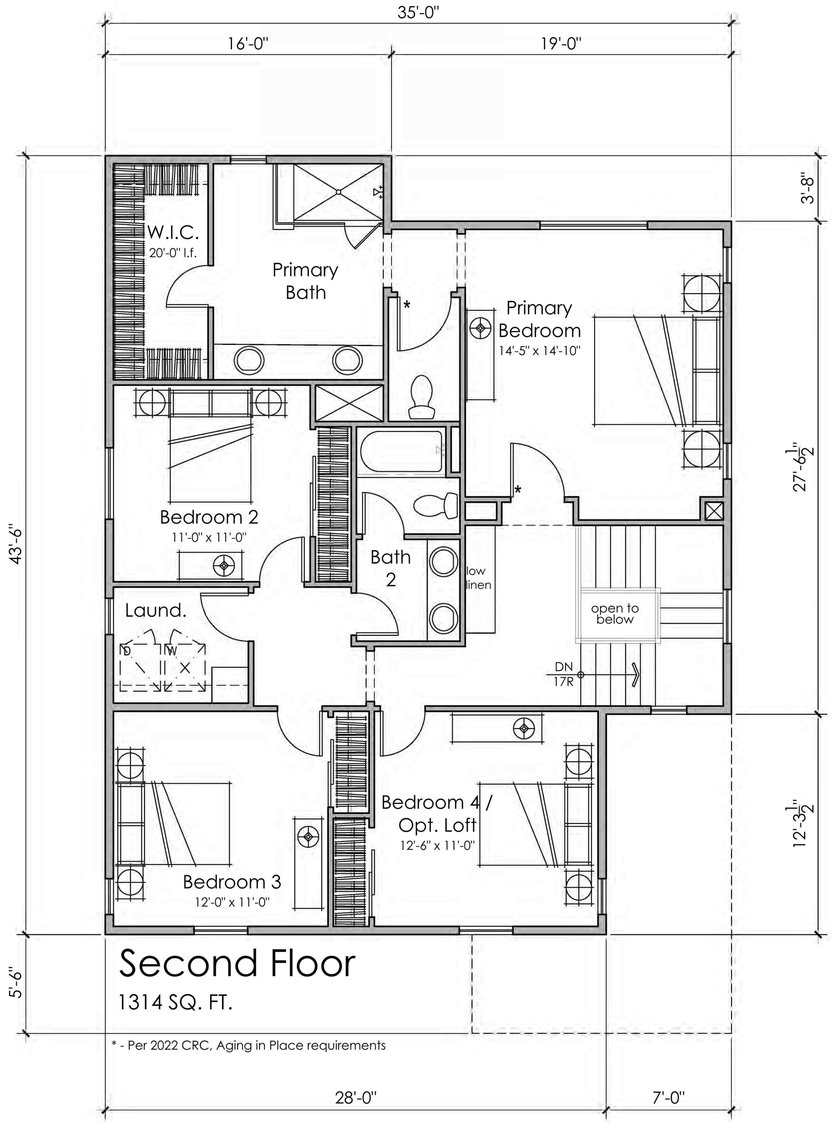
Front Elevation 1B

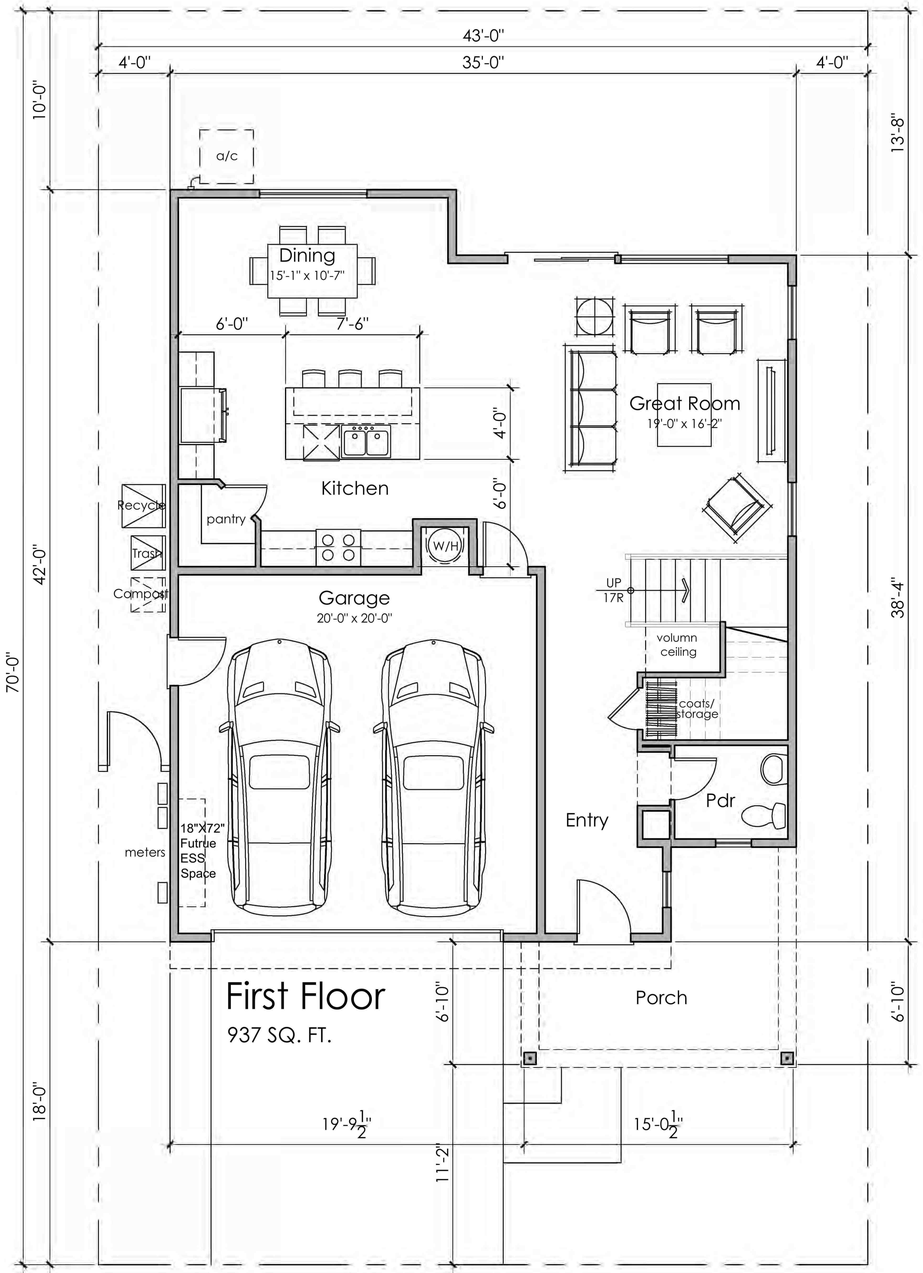
Scheme 4



Front Elevation 1C

Scheme 7





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AMERICAN CANYON, CA # 2022-0317

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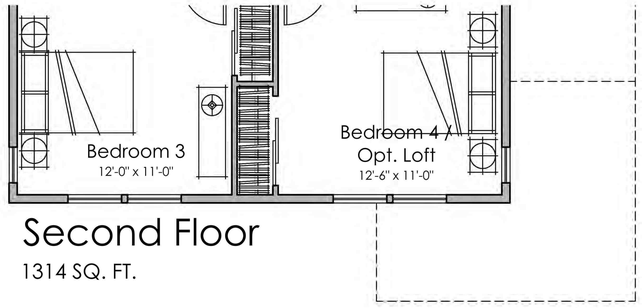
FEBRUARY 8, 2023

0 2 4 8

4 BEDROOMS
OPT. LOFT
2.5 BATHS
2,251 S.F.

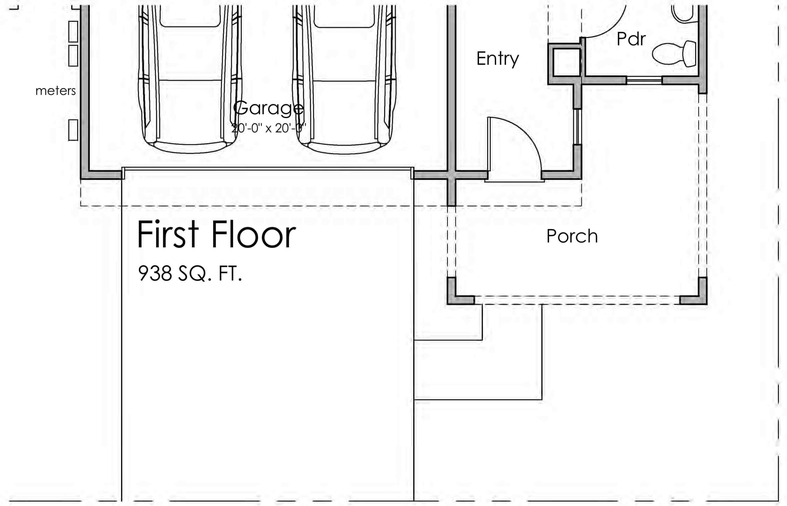
FLOOR PLAN 1

A1.1



Second Floor

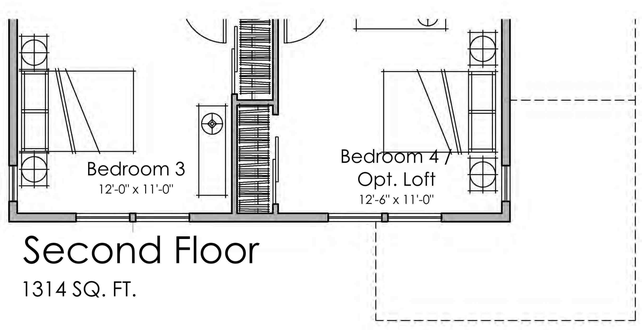
1314 SQ. FT.



First Floor

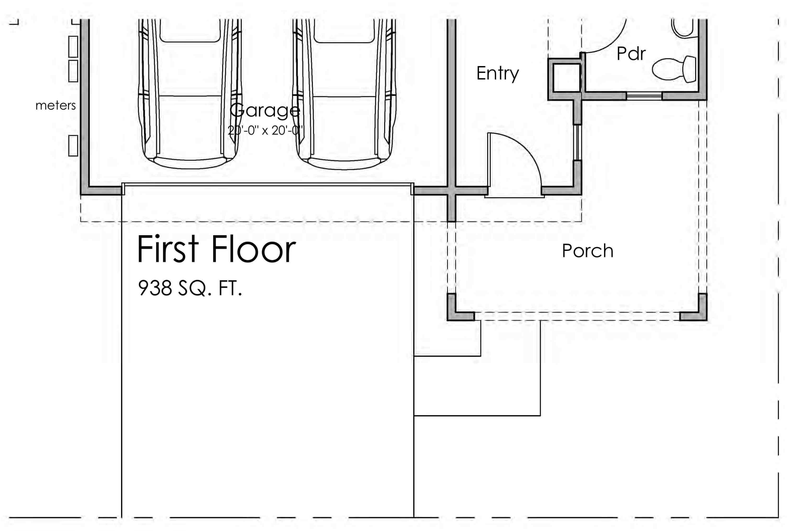
938 SQ. FT.

PLAN 1C



Second Floor

1314 SQ. FT.



First Floor

938 SQ. FT.

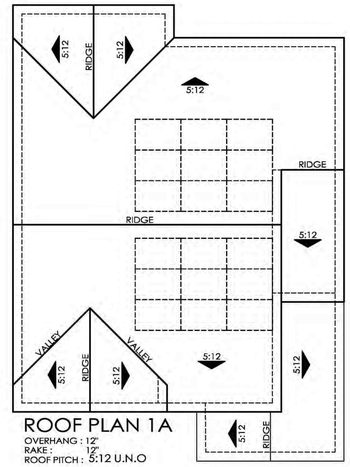
PLAN 1B

1A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim



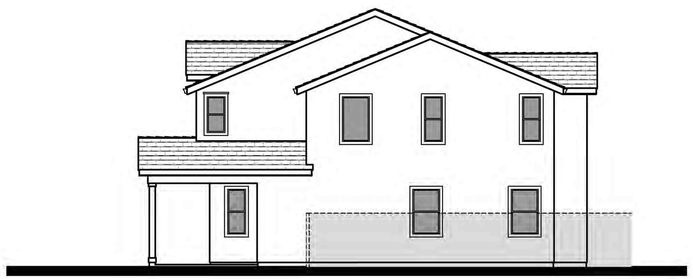
Front Elevation 1A

0 2 4 8



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

0 4 8 16



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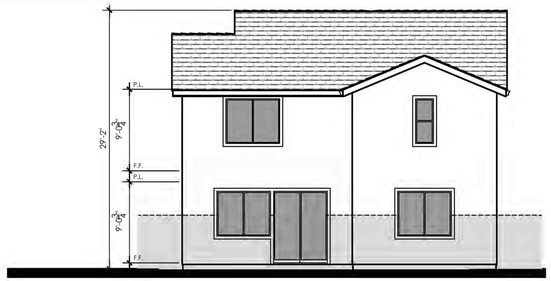

Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



Rear Elevation at
Enhanced Locations

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AMERICAN CANYON, CA # 2022-0317

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0 4 8 16

PLAN 1A - EXTERIOR ELEVATIONS

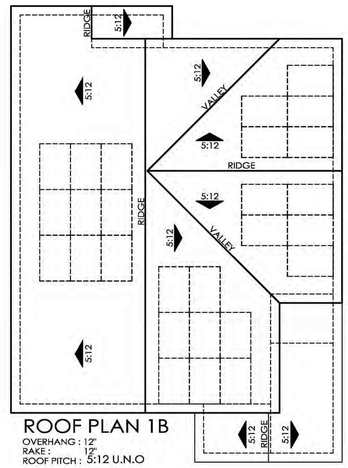
A1.2

1B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim



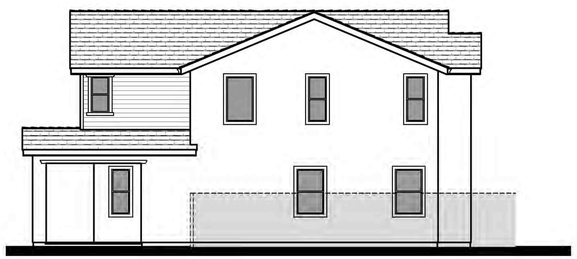
Front Elevation 1B

0 2 4 8



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

0 4 8 16



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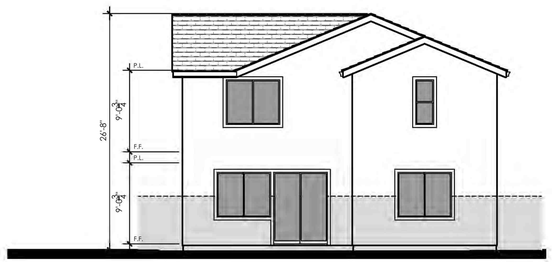
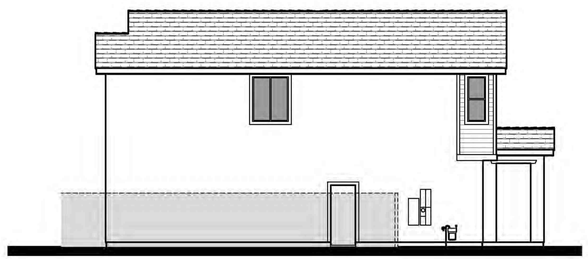
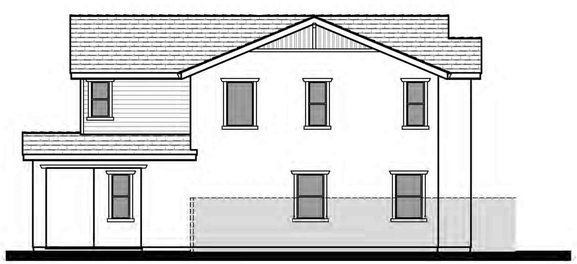


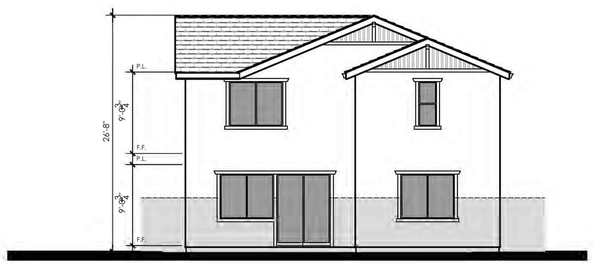
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



Rear Elevation at
Enhanced Locations

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AMERICAN CANYON, CA # 2022-0317

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FEBRUARY 8, 2023

0 4 8 16

PLAN 1B - EXTERIOR ELEVATIONS

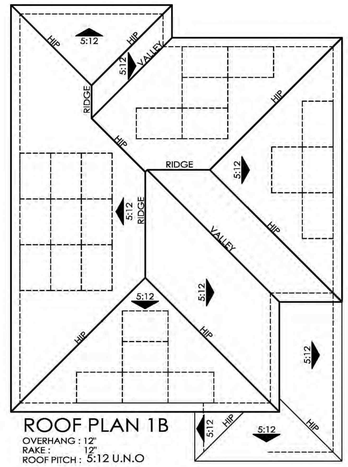
A1.3

1C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim



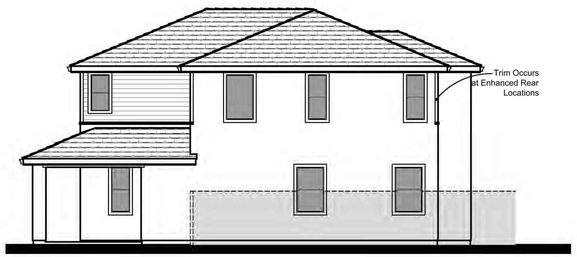
Front Elevation 1C

0 2 4 8

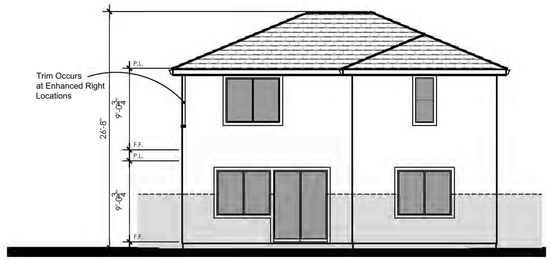


ROOF PLAN 1B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

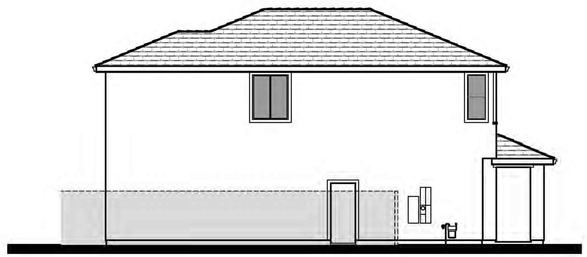
0 4 8 16



Right Elevation



Rear Elevation



Left Elevation



Right Elevation at Enhanced Locations



Rear Elevation at Enhanced Locations

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FEBRUARY 8, 2023

0 4 8 16

PLAN 1C - EXTERIOR ELEVATIONS

A1.4



Front Elevation 2A

Scheme 2



Front Elevation 2B

Scheme 5



Front Elevation 2C

Scheme 8

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AMERICAN CANYON, CA # 2022-0317

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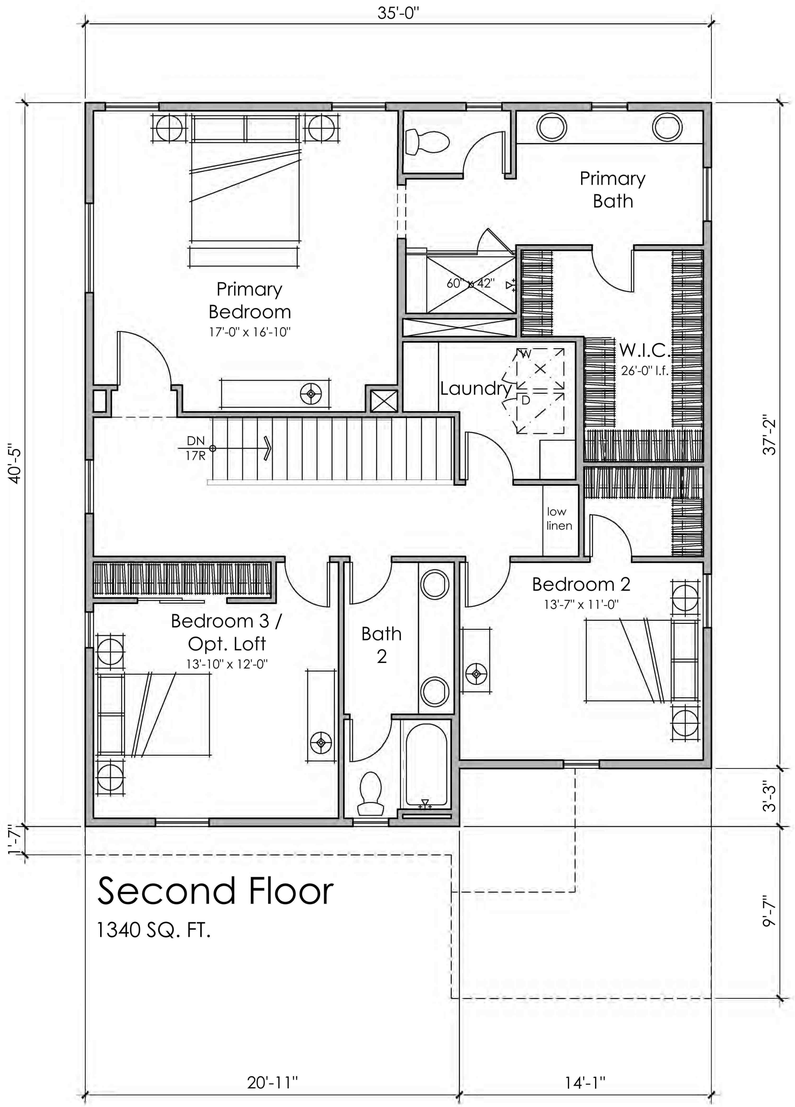
FEBRUARY 8, 2023

0 2 4 8

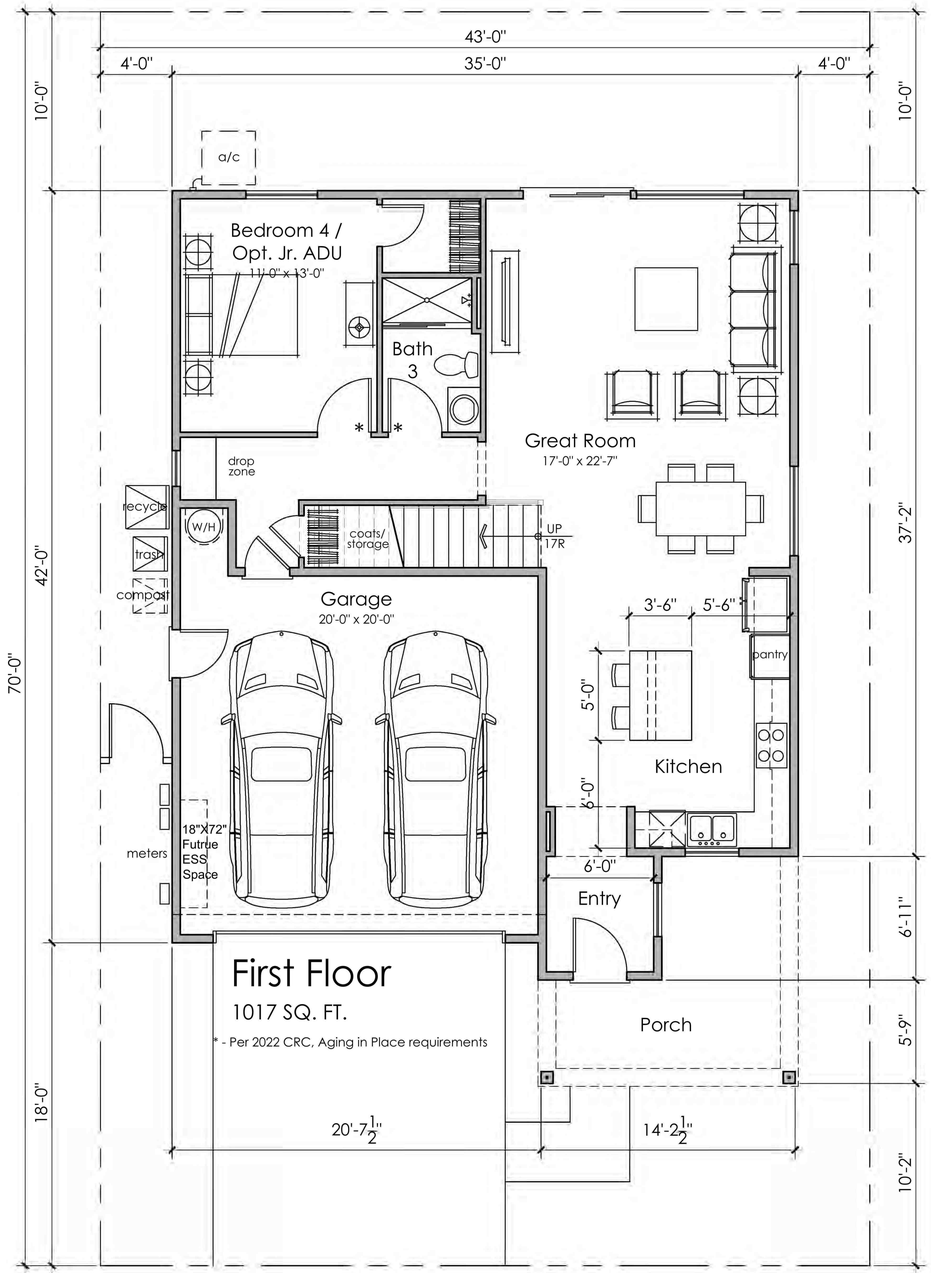
PLAN 2 FRONT ELEVATIONS

A2.0



Second Floor

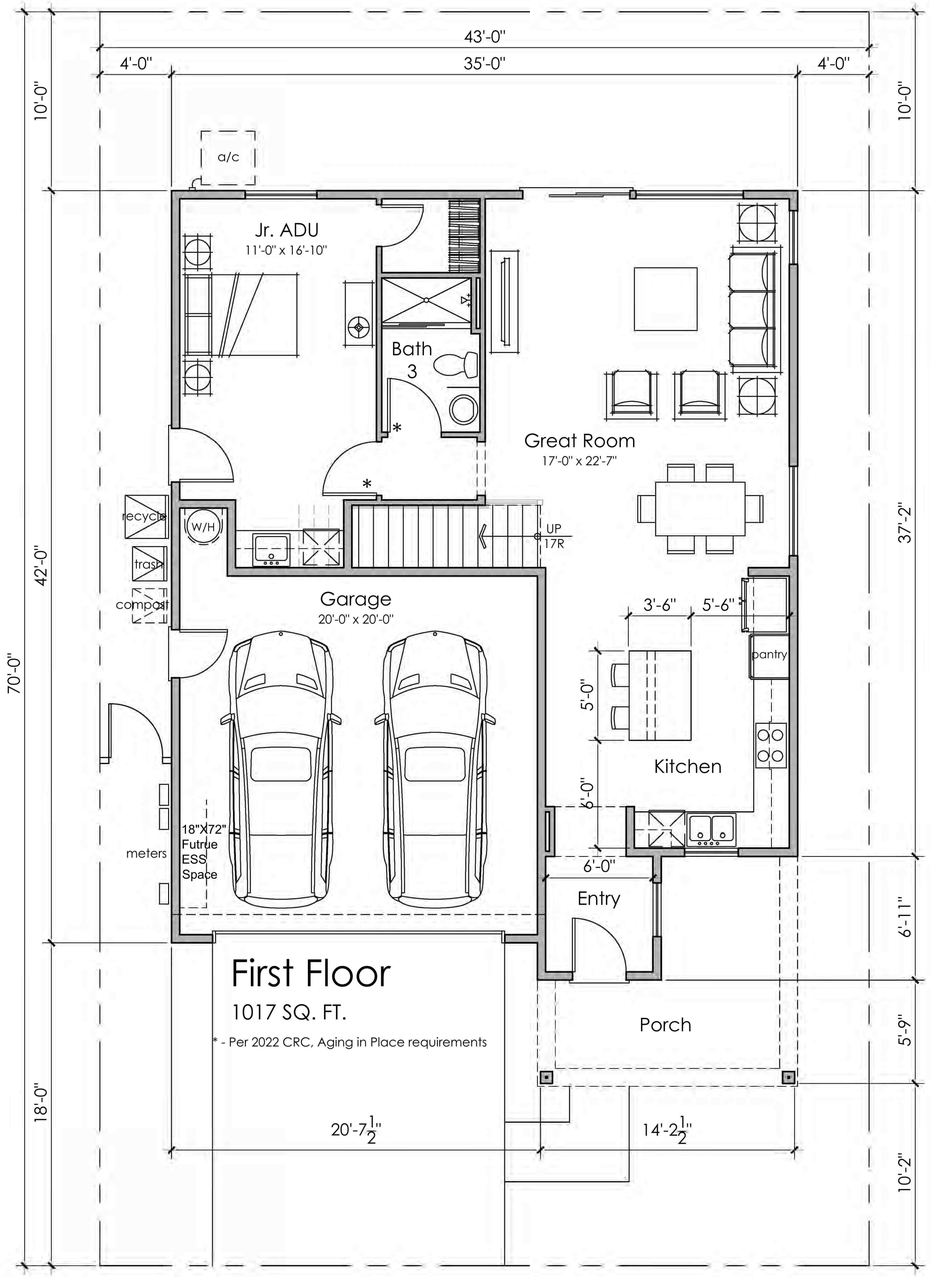
1340 SQ. FT.



First Floor

1017 SQ. FT.

* - Per 2022 CRC. Aging in Place requirements



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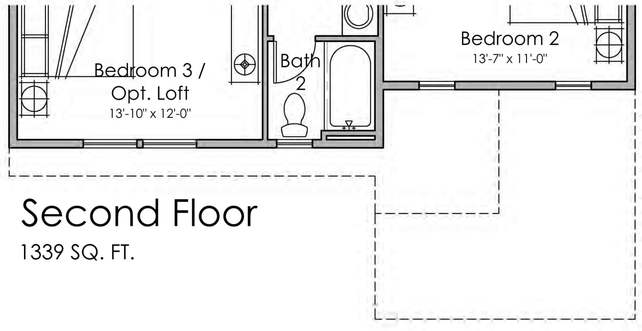
FEBRUARY 8, 2023

0 2 4 8

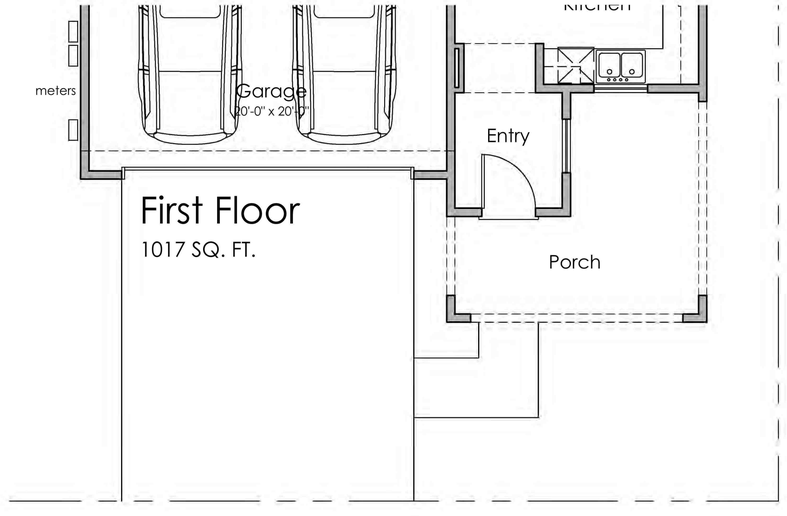
FLOOR PLAN 2
JR. ADU

A2.1.0



Second Floor

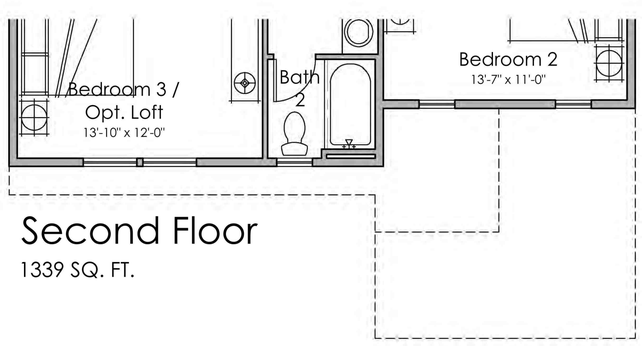
1339 SQ. FT.



First Floor

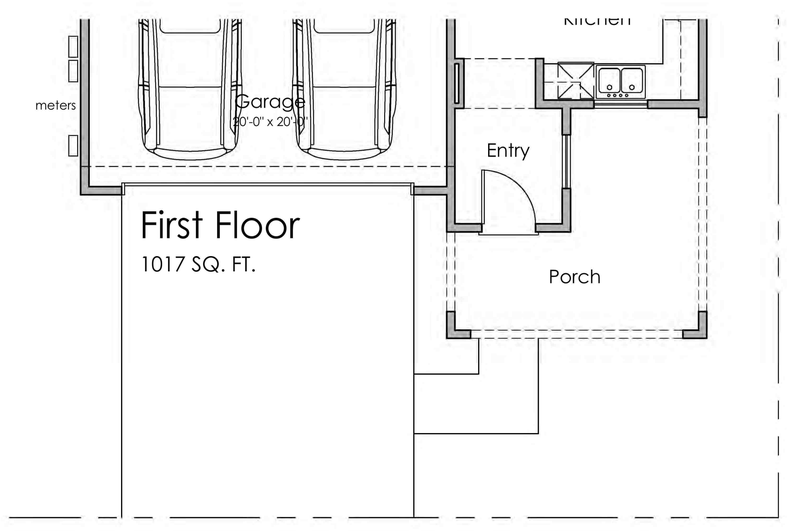
1017 SQ. FT.

PLAN 2C



Second Floor

1339 SQ. FT.



First Floor

1017 SQ. FT.

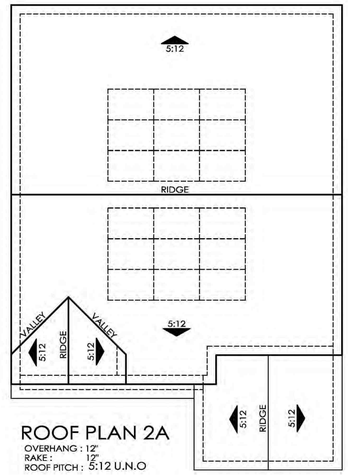
PLAN 2B

2A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim



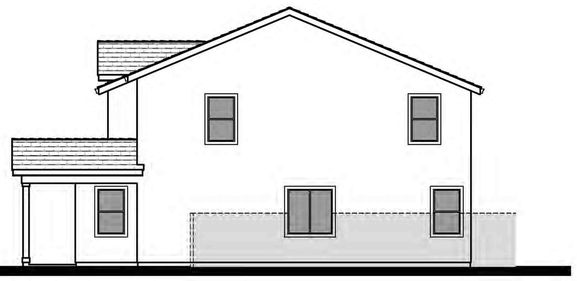
Front Elevation 2A

0 2 4 8

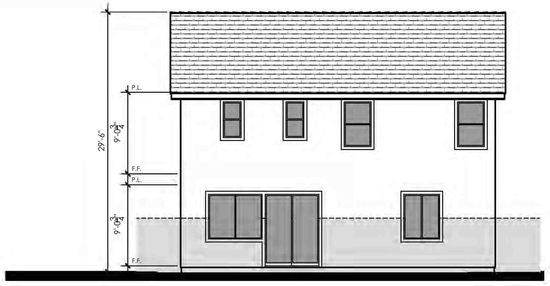


ROOF PLAN 2A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



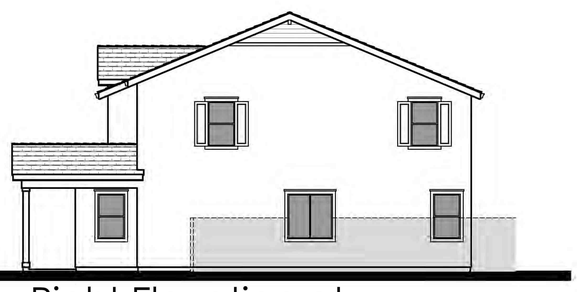
Right Elevation



Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



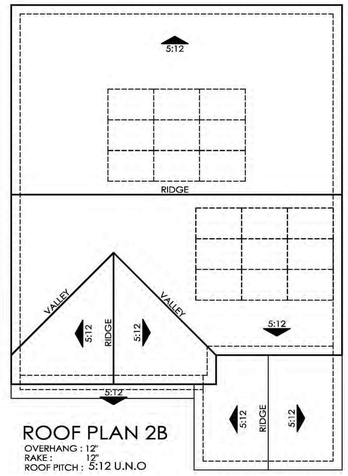
Rear Elevation at
Enhanced Locations

2B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim



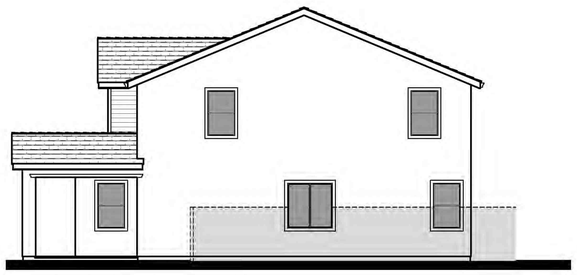
Front Elevation 2B

0 2 4 8

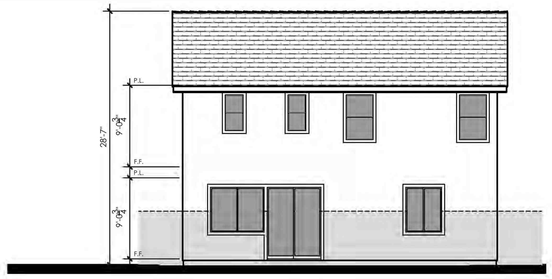


ROOF PLAN 2B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

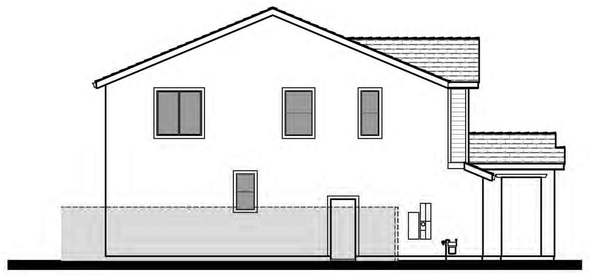
0 4 8 16



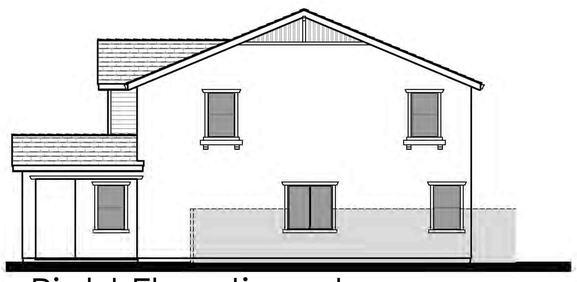
Right Elevation



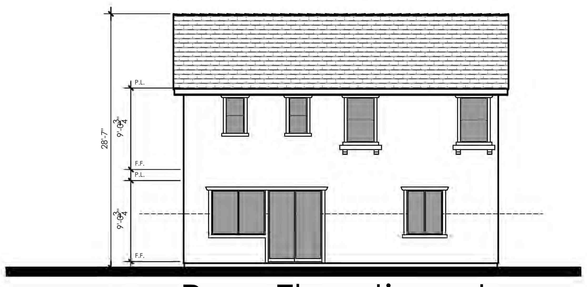
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



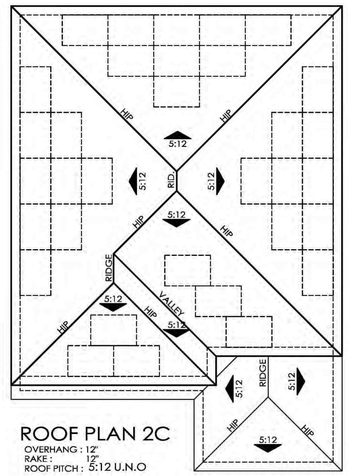
Rear Elevation at
Enhanced Locations

2C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim



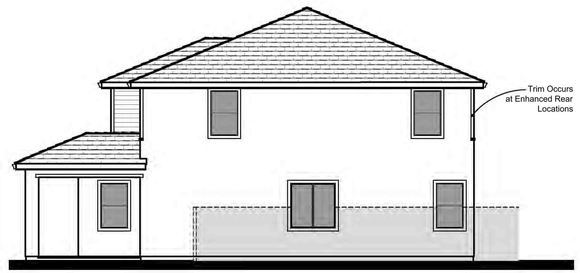
Front Elevation 2C

0 2 4 8



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

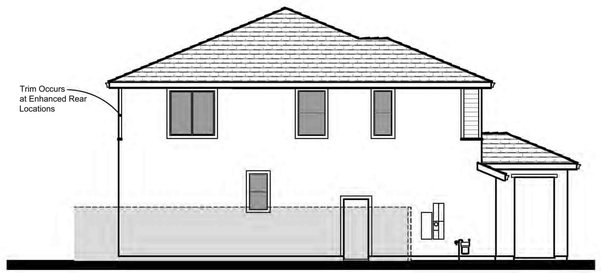
0 4 8 16



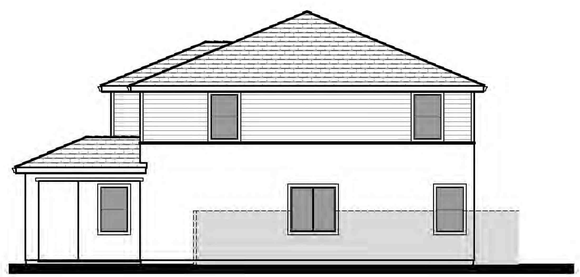
Right Elevation



Rear Elevation



Left Elevation



Right Elevation at Enhanced Locations

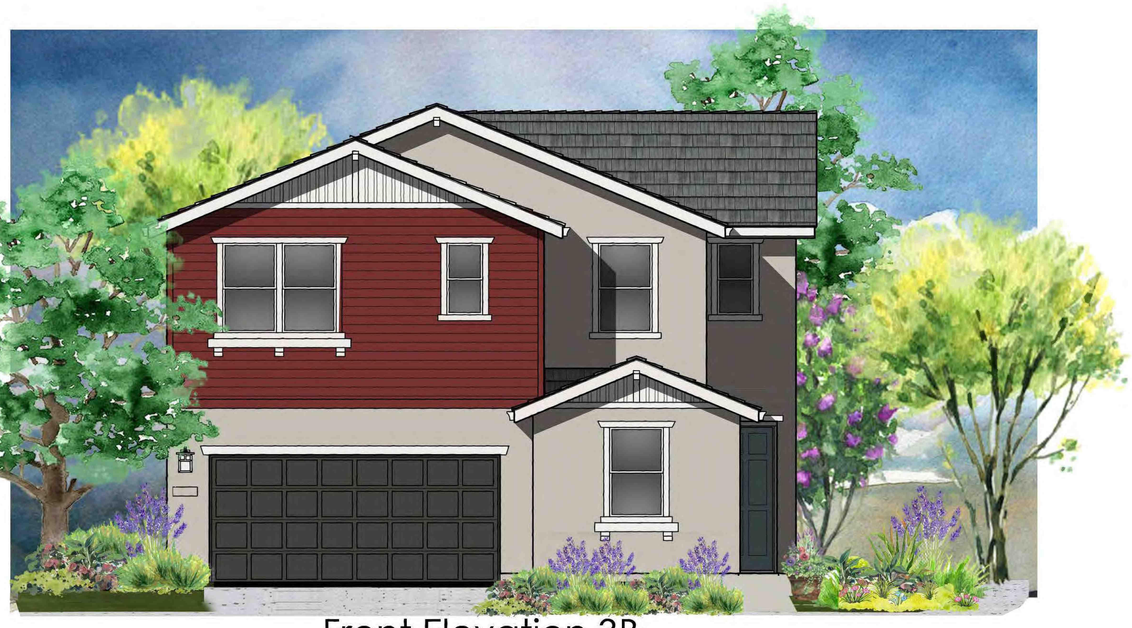


Rear Elevation at Enhanced Locations



Front Elevation 3A

Scheme 3



Front Elevation 3B

Scheme 6



Front Elevation 3C

Scheme 9

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NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

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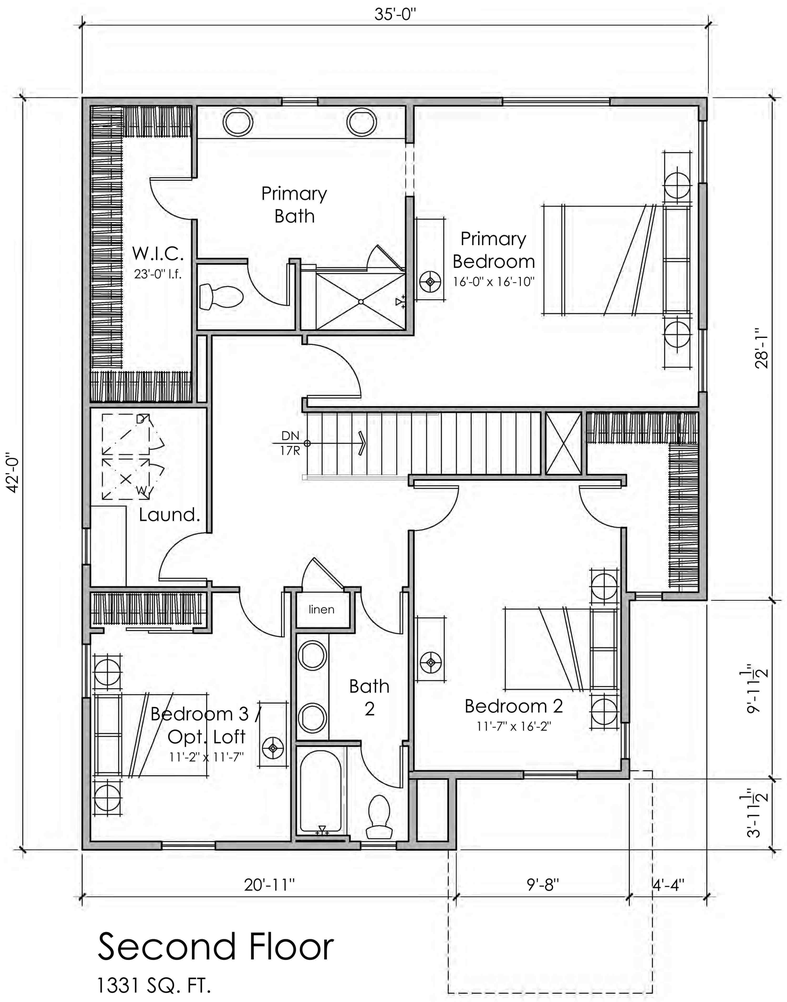
FEBRUARY 8, 2023

0 2 4 8

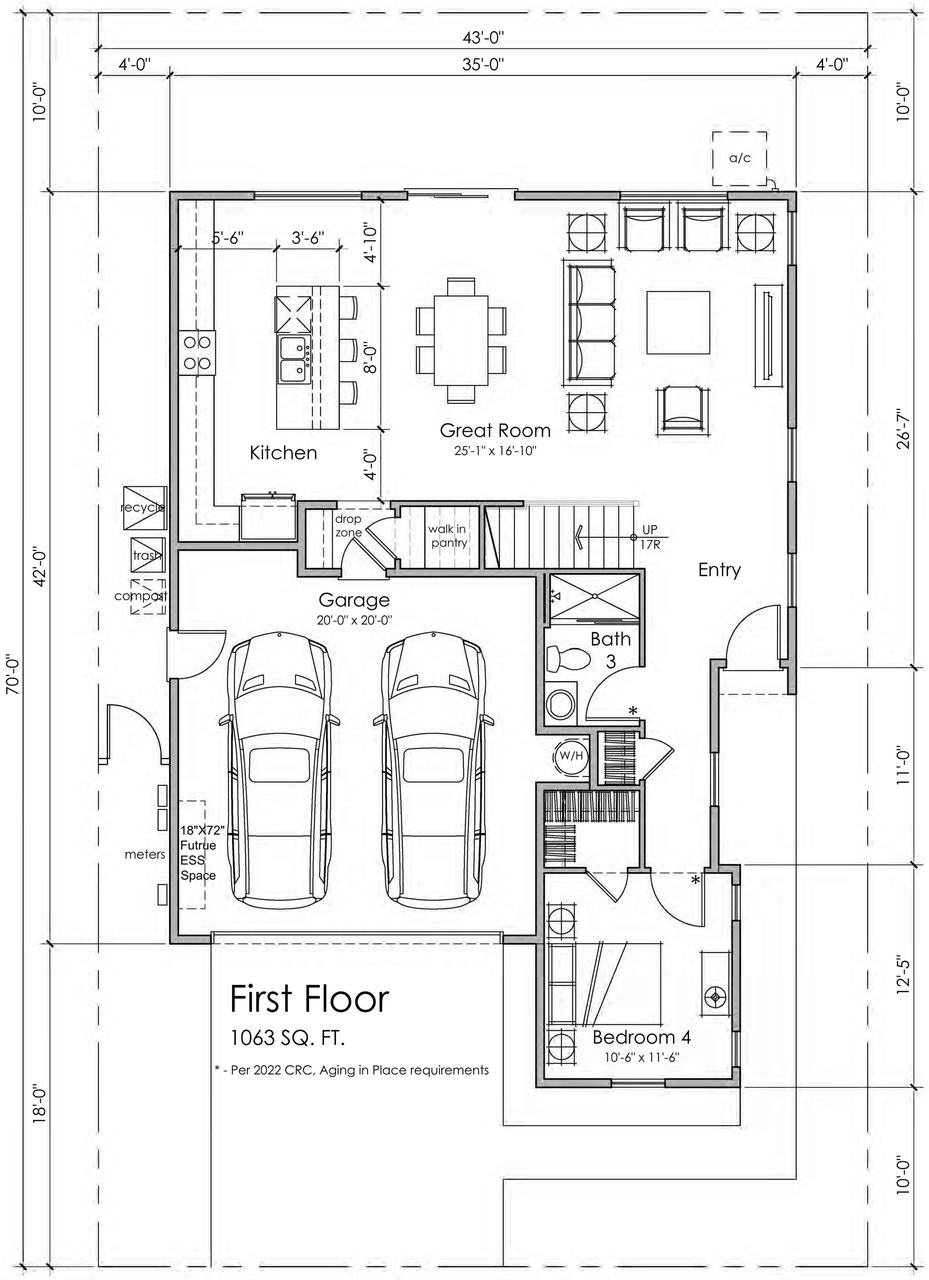
PLAN 3 FRONT ELEVATIONS

A3.0



Second Floor

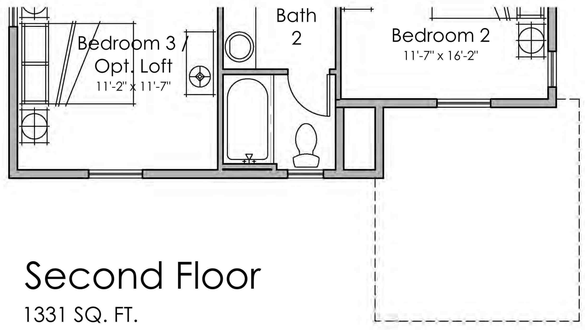
1331 SQ. FT.



First Floor

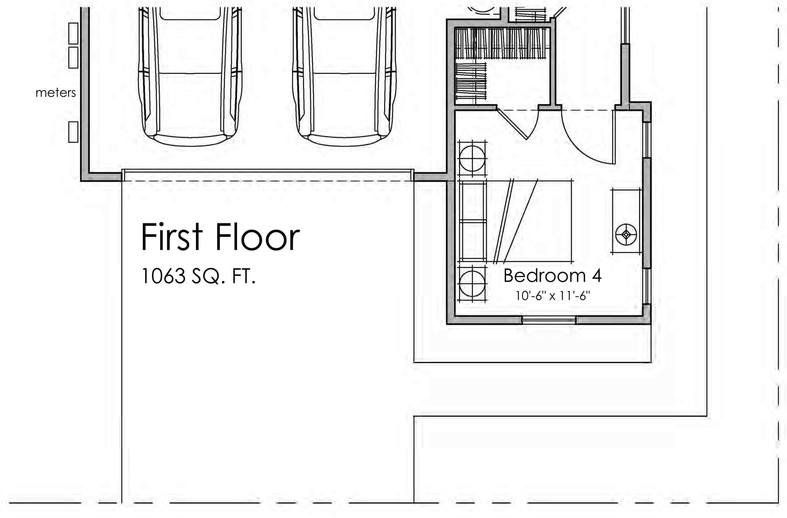
1063 SQ. FT.

* - Per 2022 CRC, Aging in Place requirements

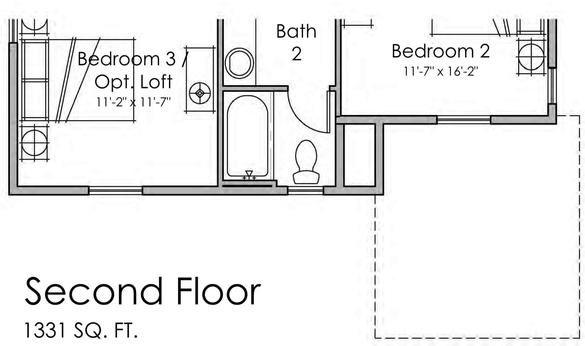


Second Floor

1331 SQ. FT.

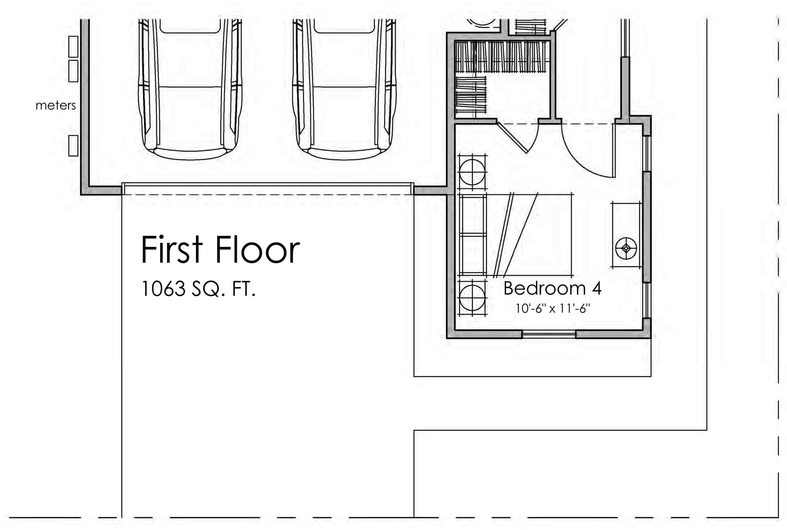


PLAN 3C



Second Floor

1331 SQ. FT.



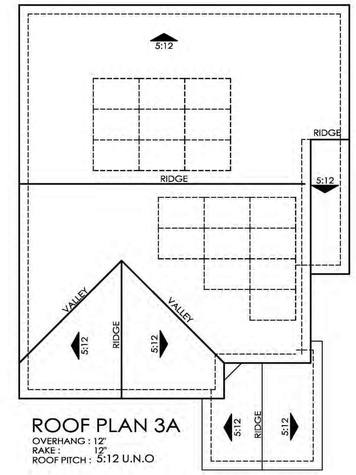
PLAN 3B

3A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim



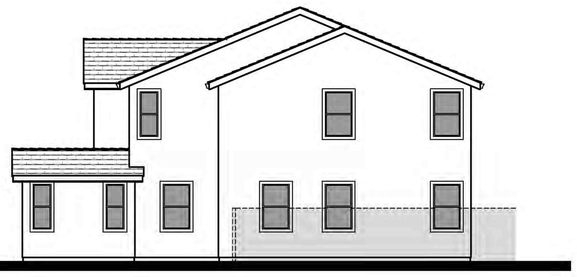
Front Elevation 3A

0 2 4 8

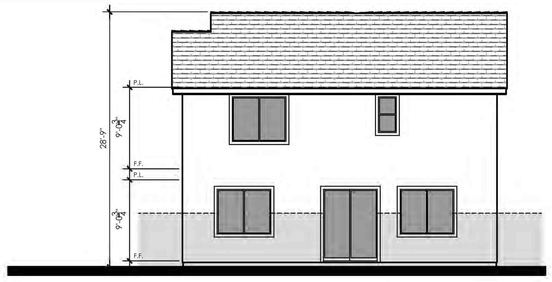


ROOF PLAN 3A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



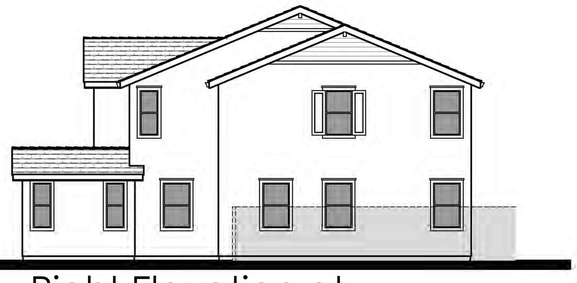
Right Elevation



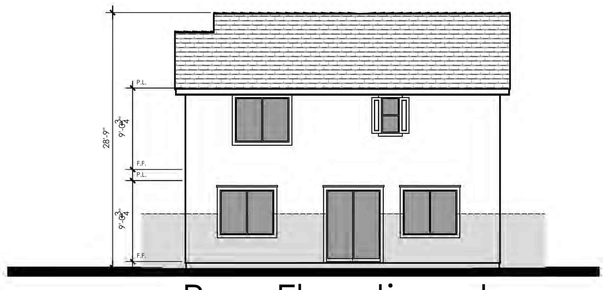
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



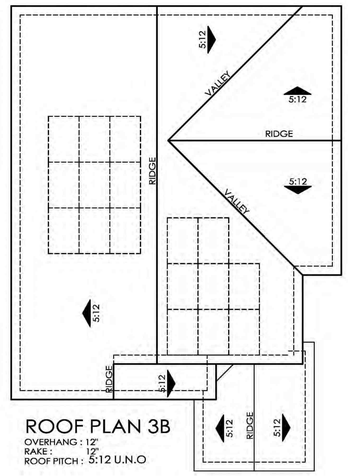
Rear Elevation at
Enhanced Locations

3B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim



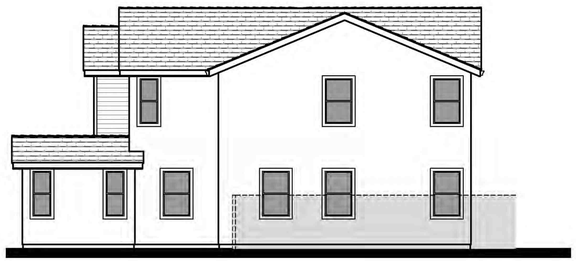
Front Elevation 3B

0 2 4 8

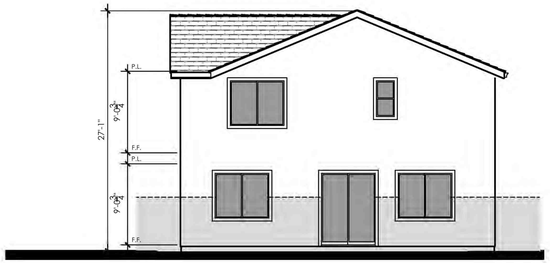


ROOF PLAN 3B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

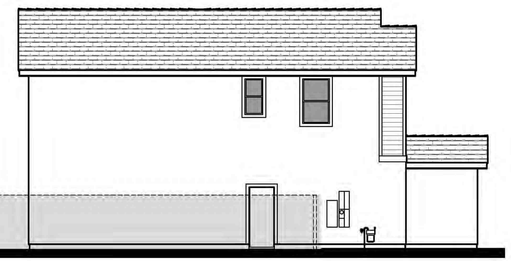
0 4 8 16



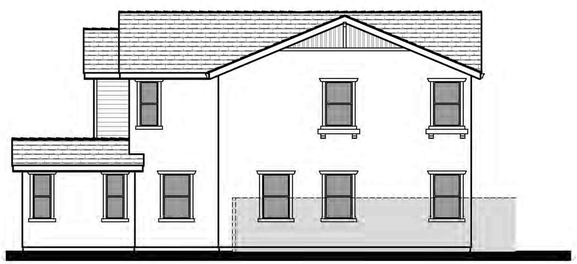
Right Elevation



Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



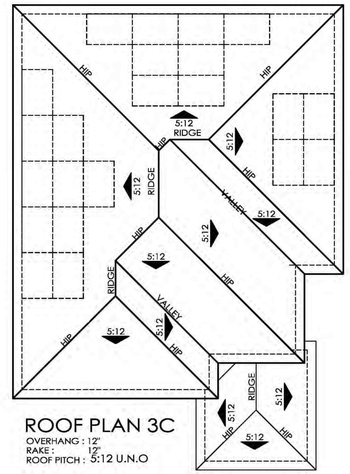
Rear Elevation at
Enhanced Locations

3C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim



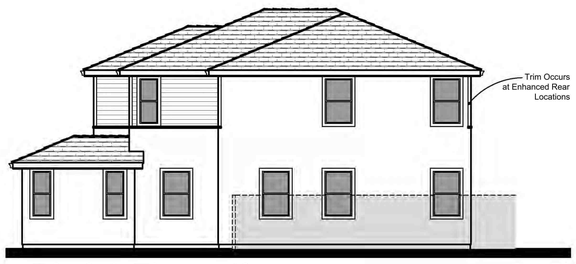
Front Elevation 3C

0 2 4 8

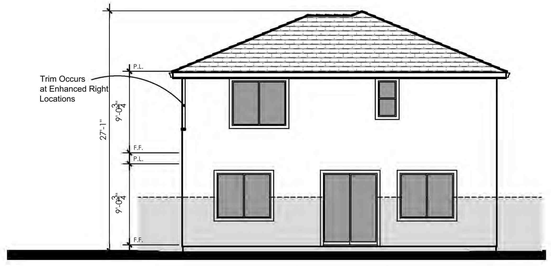


ROOF PLAN 3C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



Right Elevation



Rear Elevation



Left Elevation

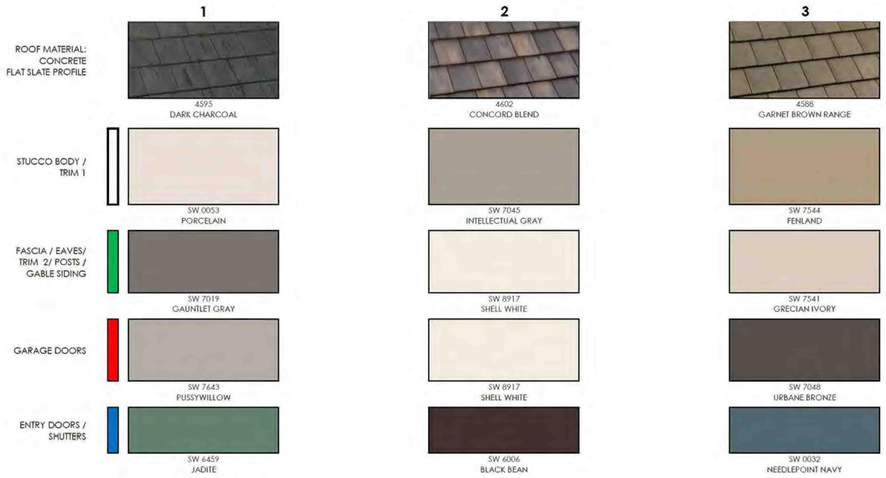


Right Elevation at Enhanced Locations



Rear Elevation at Enhanced Locations

'A' - ELEVATIONS



'B' - ELEVATIONS



'C' - ELEVATIONS



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330 LAND COMPANY LLC

PROMONTORY N1_43X70
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

COLOR / MATERIAL BOARD

A4.0



Front Elevation 2A
Scheme 2

Front Elevation 3B
Scheme 6

Front Elevation 1C
Scheme 7

NEWELL PROPETY N2 - 50 X 80

SHEET INDEX:

ARCHITECTURE:

A0.0 INDEX SHEET

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A1.1 PLAN 1 FLOOR PLAN
A1.1.1 PLAN 1 ADDENDA
A1.2 PLAN 1A EXTERIOR ELEVATIONS
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A3.4 PLAN 3C EXTERIOR ELEVATIONS
A3.5 PLAN 3 OPTIONS

COLOR MATERIAL BOARD
A4.0 COLOR MATERIAL BOARD

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PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

Scale: 1/4" = 1'-0"
0 2 4 8

INDEX SHEET

A0.0



Front Elevation 1A

Scheme 1



Front Elevation 1B

Scheme 4



Front Elevation 1C

Scheme 7

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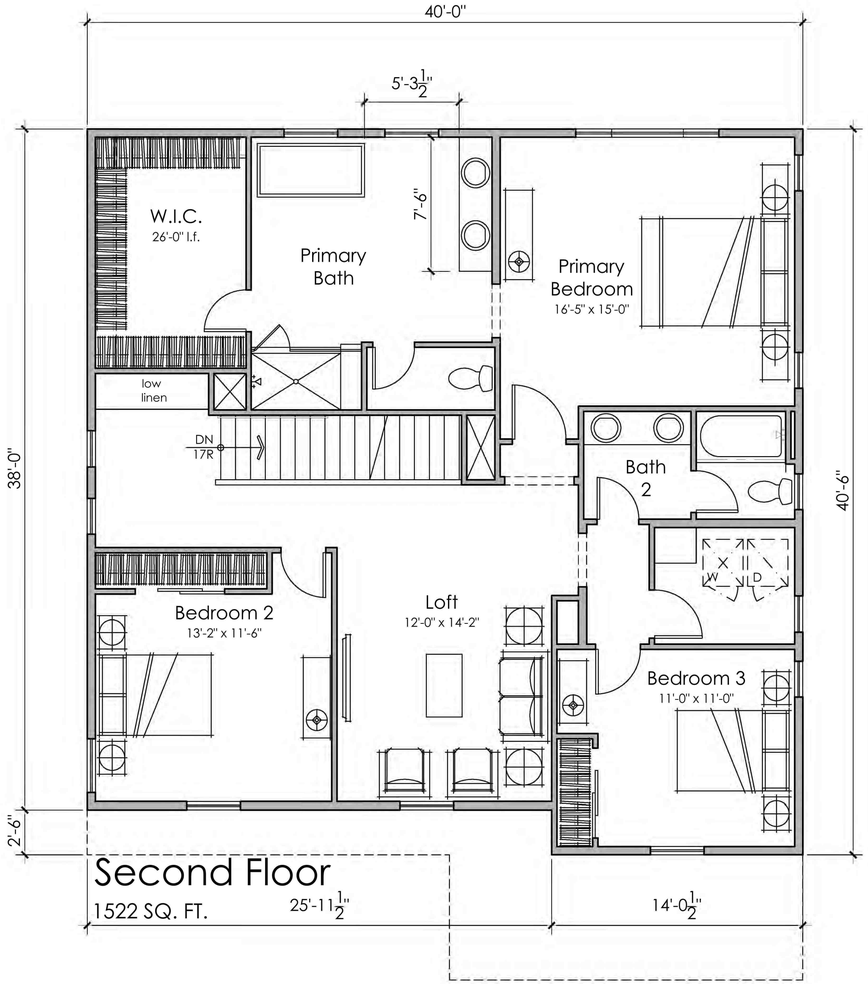
PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

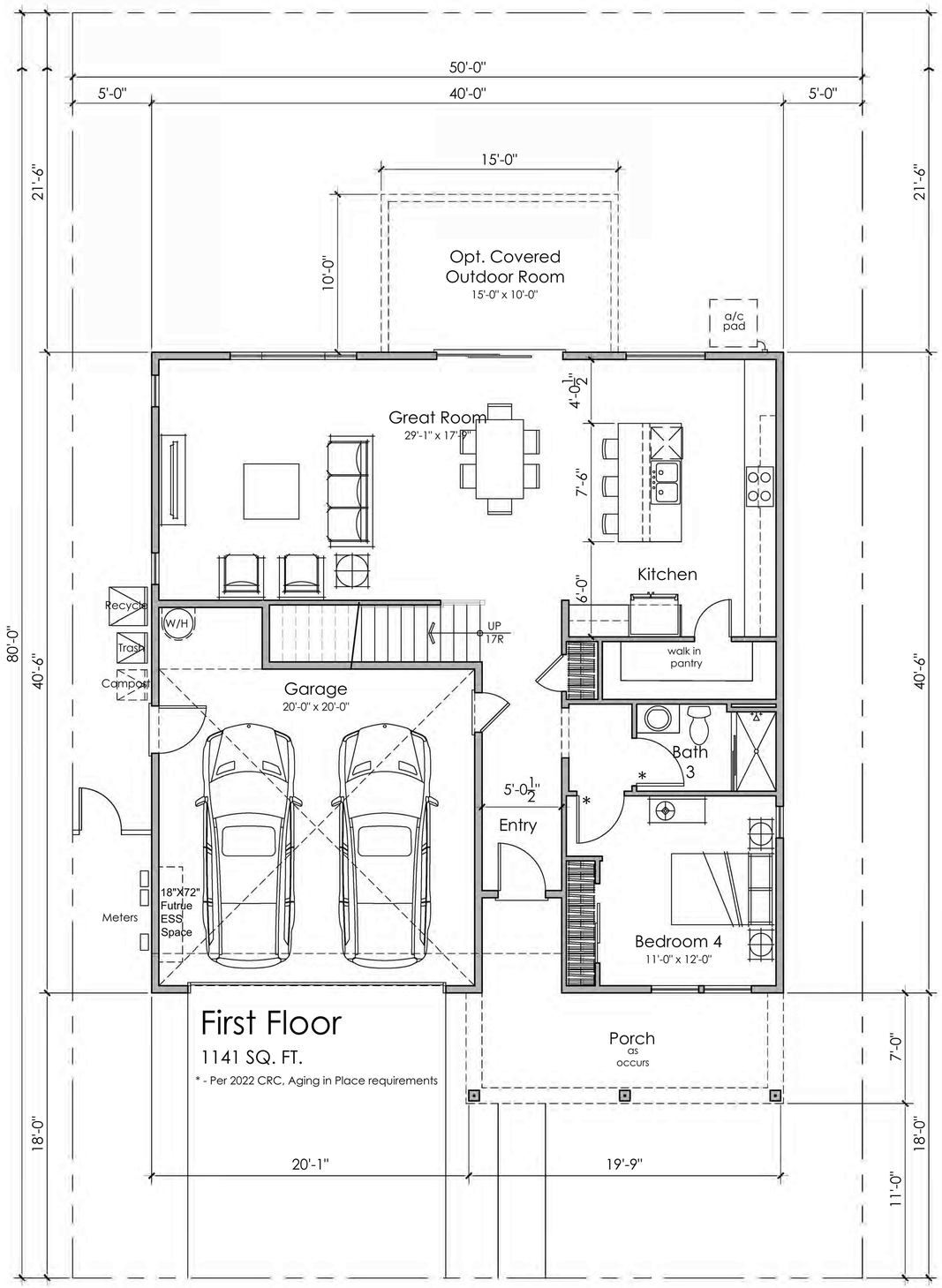
SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 2 4 8

PLAN 1 FRONT ELEVATIONS

A1.0





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PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

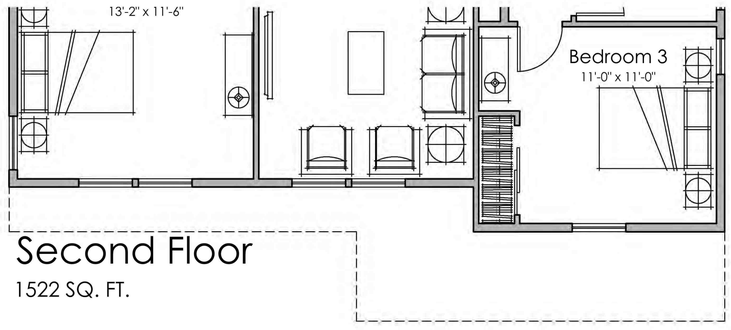
SCHEMATIC DESIGN
FEBRUARY 8, 2023

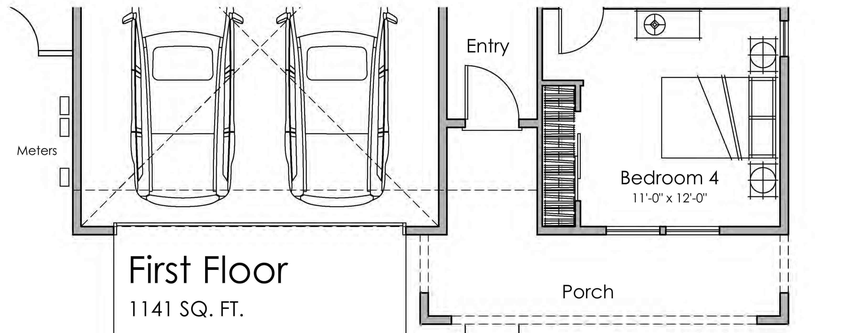
0 2 4 8

4 BEDROOMS + LOFT
3 BATHS
2,663 S.F.

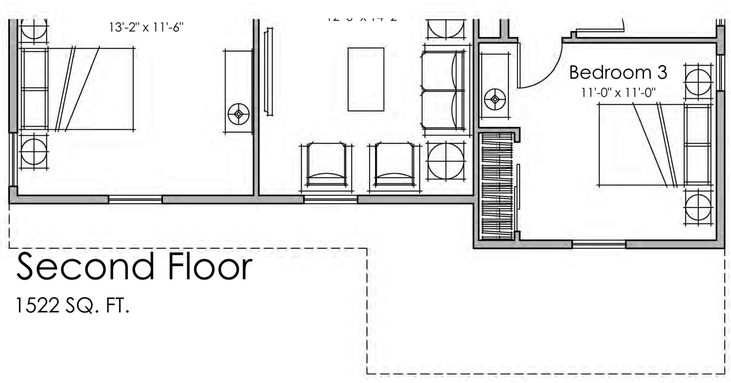
FLOOR PLAN 1

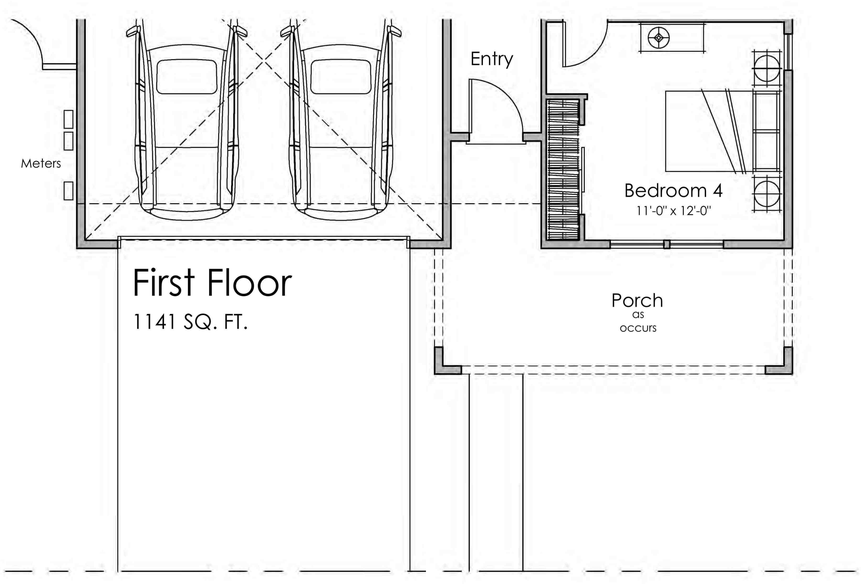
A1.1





PLAN 1C





PLAN 1B

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330 LAND COMPANY LLC

PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 2 4 8

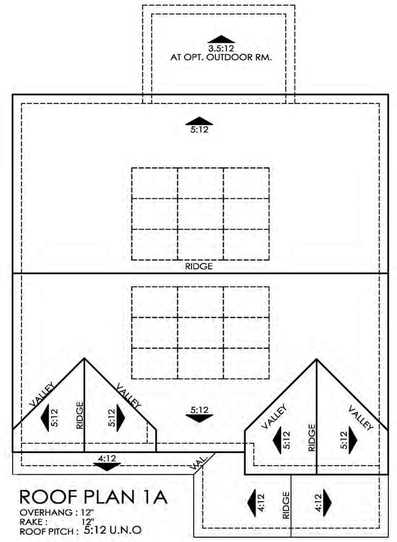
FLOOR PLAN 1 ADDENDA

A1.1.1

1A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim

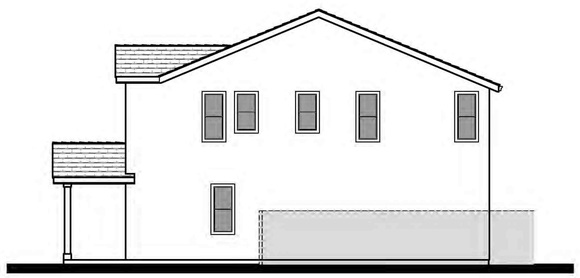


Front Elevation 1A

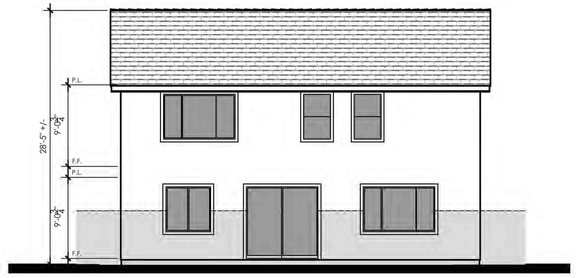


ROOF PLAN 1A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 2 4 8



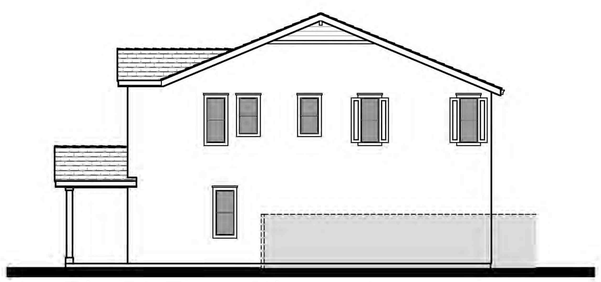
Right Elevation



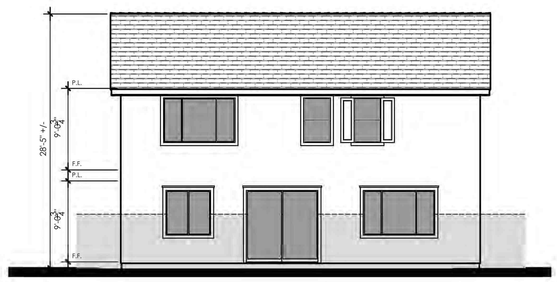
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations

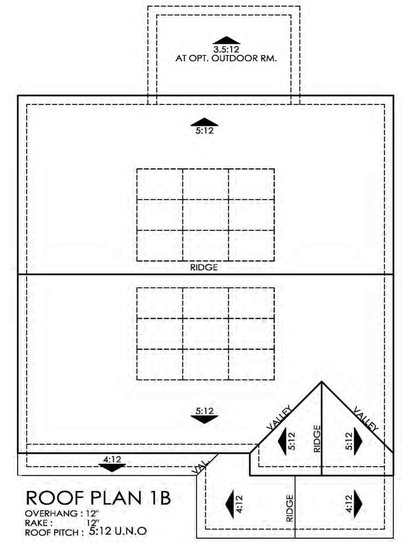


Rear Elevation at
Enhanced Locations

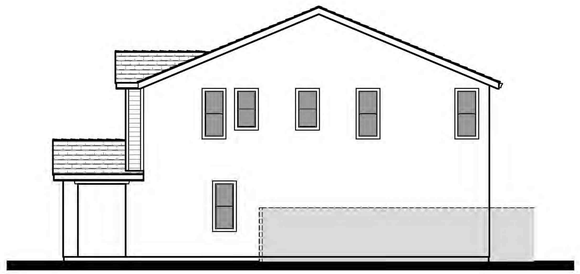
1B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim



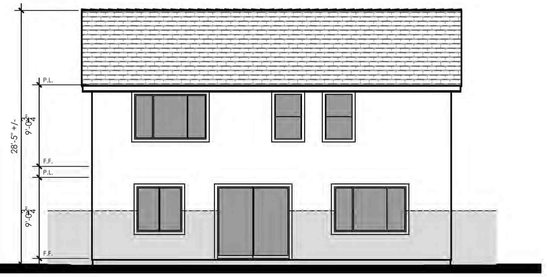
Front Elevation 1B



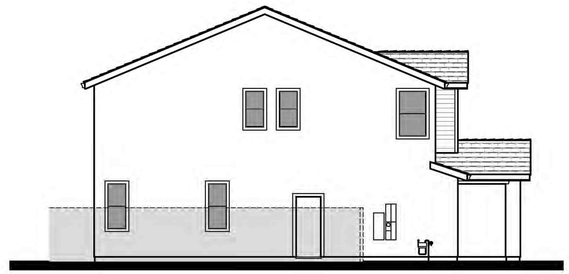
ROOF PLAN 1B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



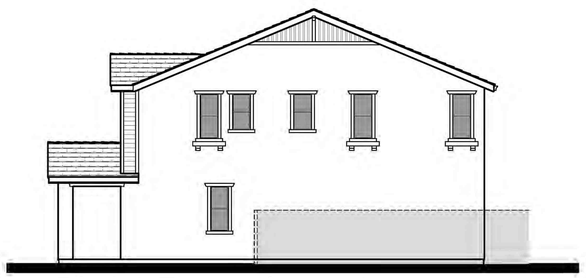
Right Elevation



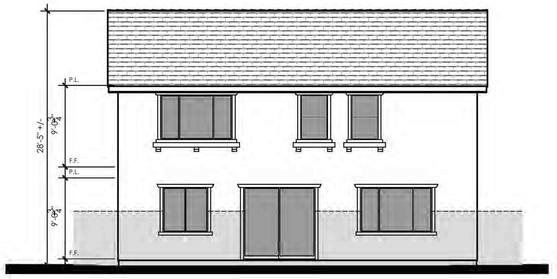
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



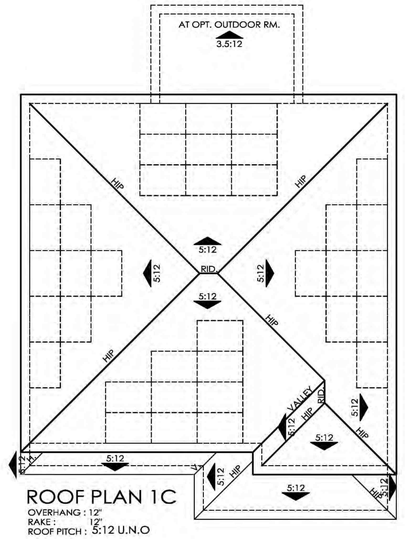
Rear Elevation at
Enhanced Locations

1C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim

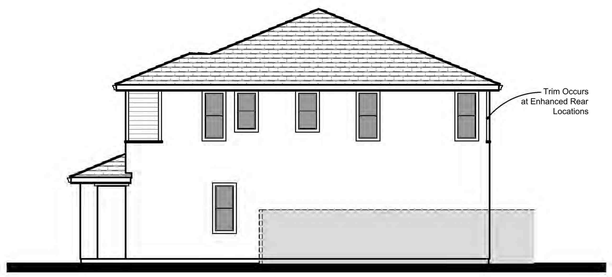


Front Elevation 1C

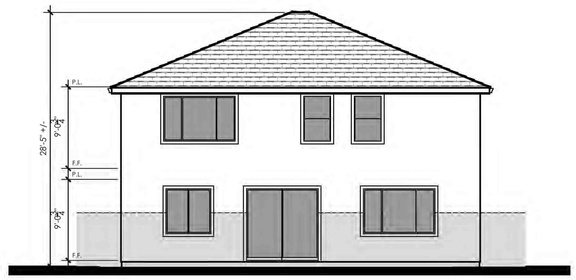
0 2 4 8



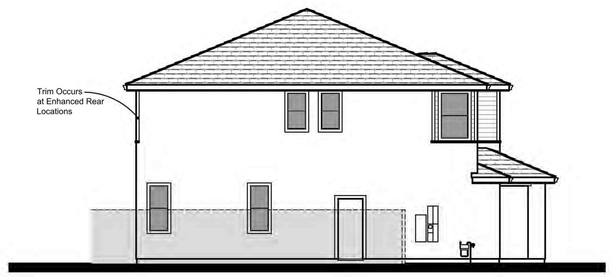
ROOF PLAN 1C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



Right Elevation



Rear Elevation



Left Elevation

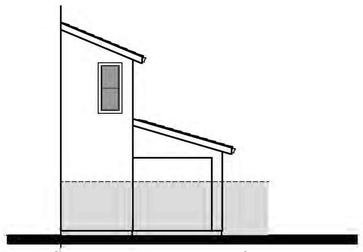
0 4 8 16



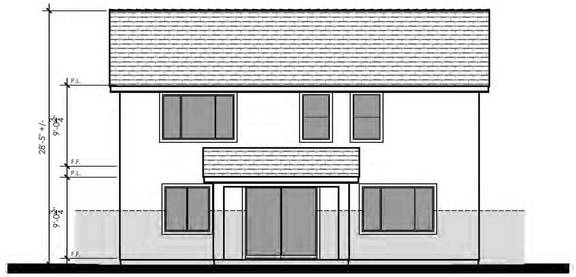
Right Elevation at Enhanced Locations



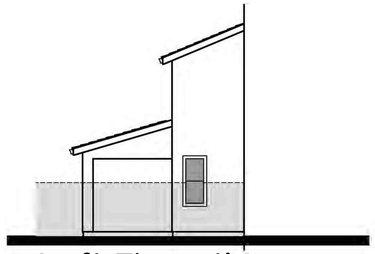
Rear Elevation at Enhanced Locations



Right Elevation
Opt. Outdoor Rm.

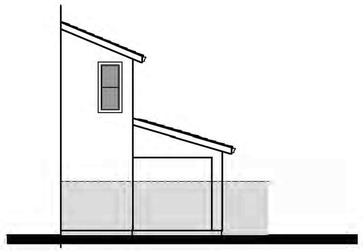


Rear Elevation
Opt. Outdoor Rm.

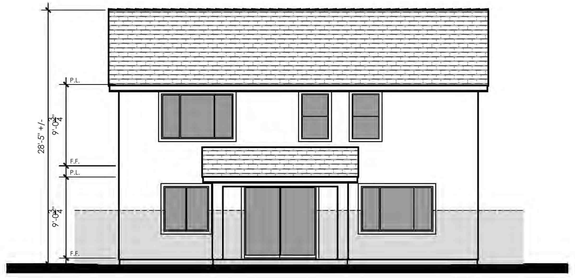


Left Elevation
Opt. Outdoor Rm.

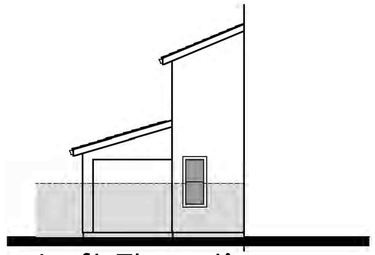
PLAN 1A



Right Elevation
Opt. Outdoor Rm.

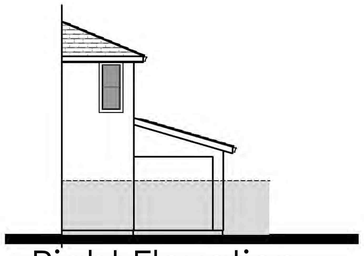


Rear Elevation
Opt. Outdoor Rm.

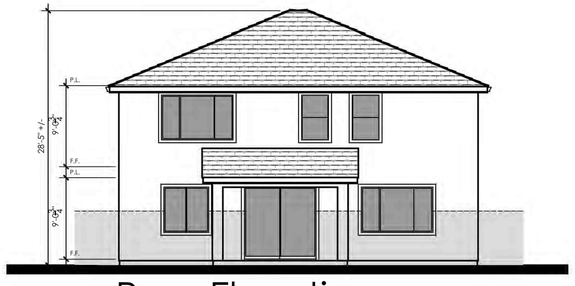


Left Elevation
Opt. Outdoor Rm.

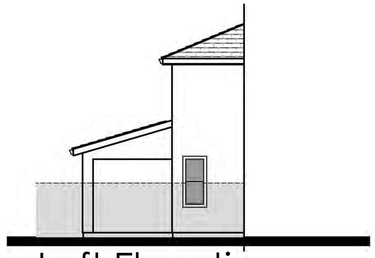
PLAN 1B



Right Elevation
Opt. Outdoor Rm.

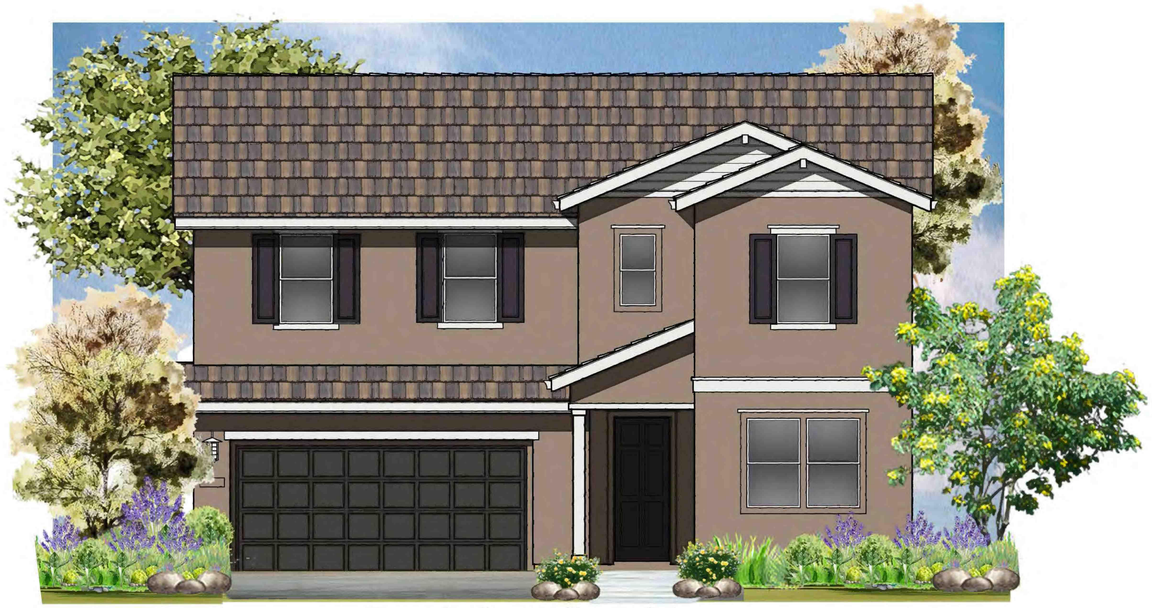


Rear Elevation
Opt. Outdoor Rm.



Left Elevation
Opt. Outdoor Rm.

PLAN 1C



Front Elevation 2A
Scheme 2



Front Elevation 2B
Scheme 5



Front Elevation 2C
Scheme 8

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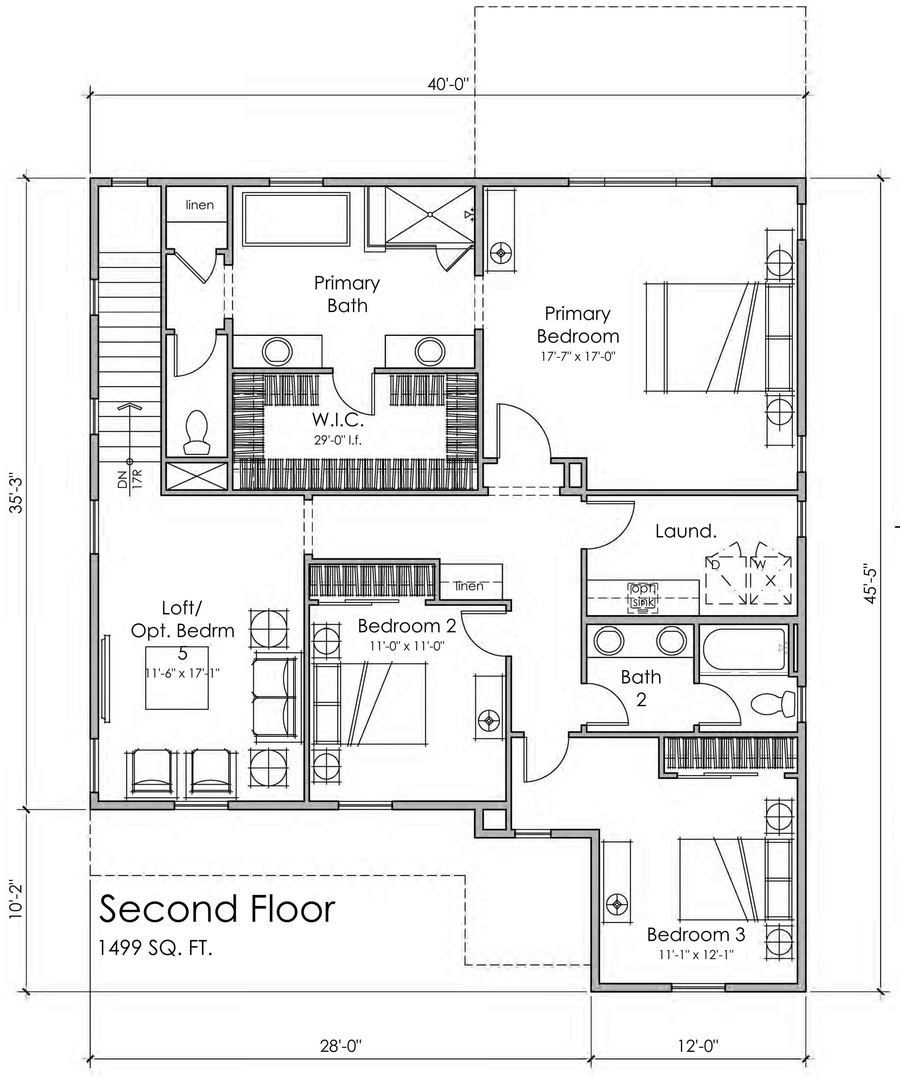
PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 2 4 8

PLAN 2 FRONT ELEVATIONS

A2.0

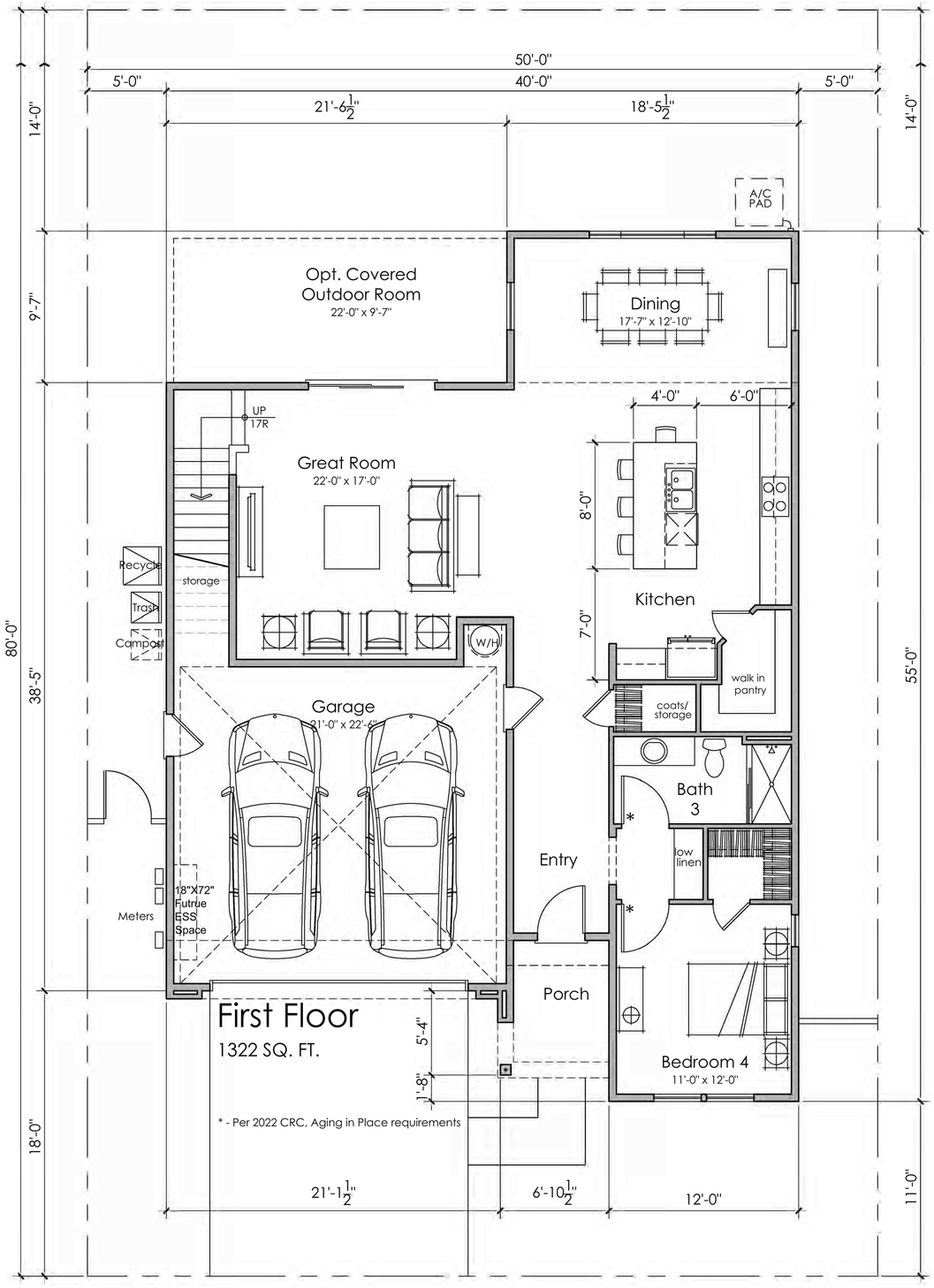


Second Floor

1499 SQ. FT.



Opt. Bedroom 5



First Floor

1322 SQ. FT.

* - Per 2022 CRC, Aging in Place requirements

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PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

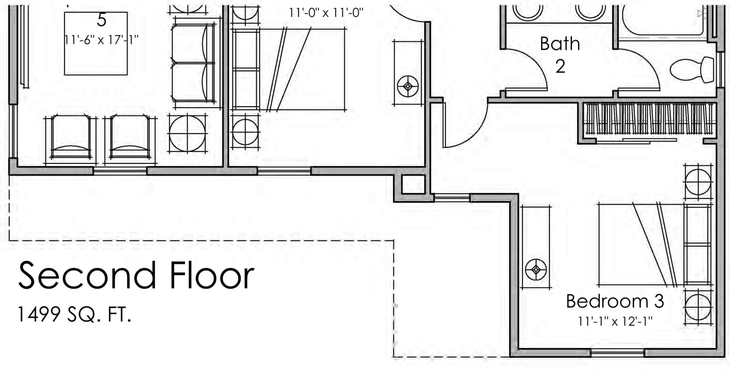
SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 2 4 8

4 BEDROOMS + LOFT
OPT. BEDRM 5
3 BATHS
2,821 S.F.

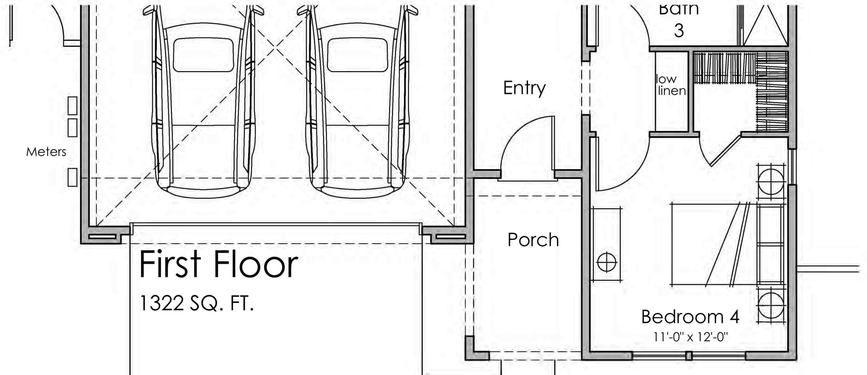
FLOOR PLAN 2

A2.1



Second Floor

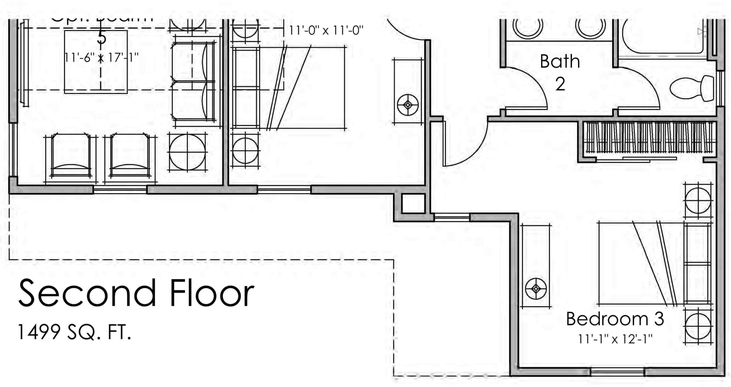
1499 SQ. FT.



First Floor

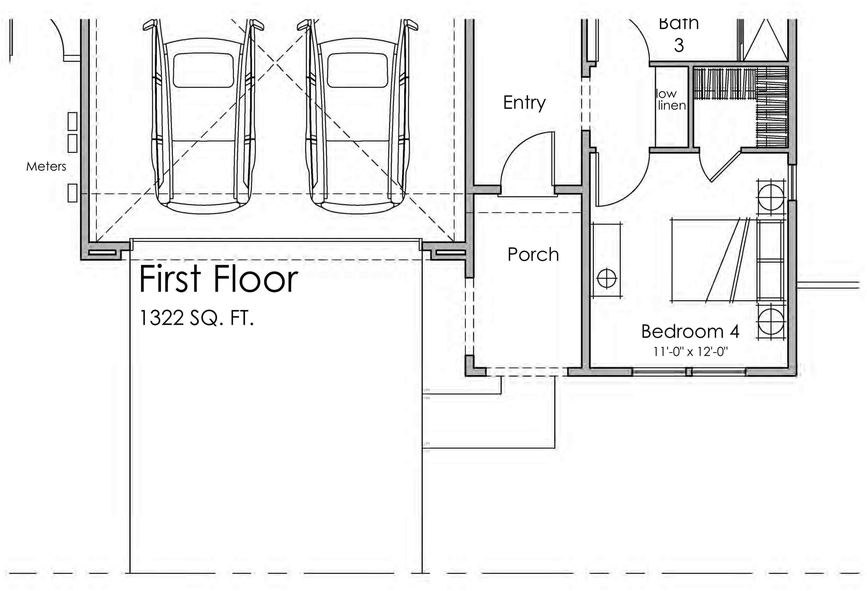
1322 SQ. FT.

PLAN 2C



Second Floor

1499 SQ. FT.



First Floor

1322 SQ. FT.

PLAN 2B

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330 LAND COMPANY LLC

PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

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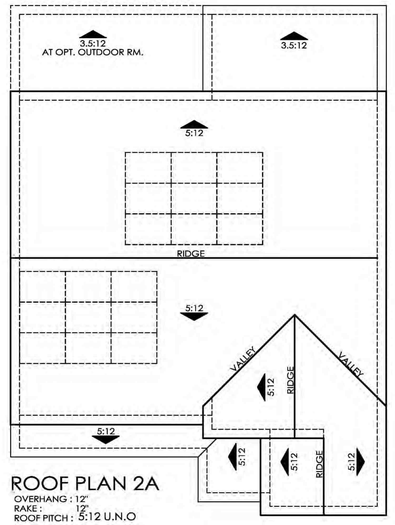
FLOOR PLAN 2 ADDENDA

A2.1.1

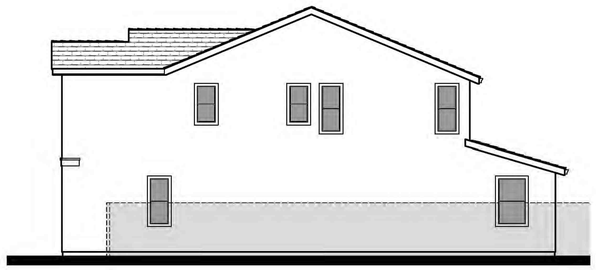
2A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim



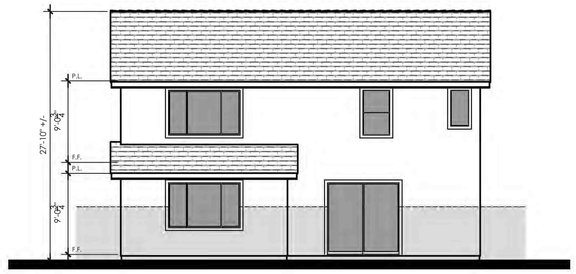
Front Elevation 2A



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



Right Elevation



Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations

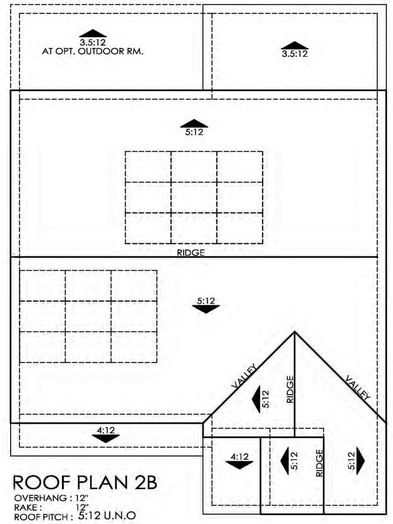


Rear Elevation at
Enhanced Locations

2B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

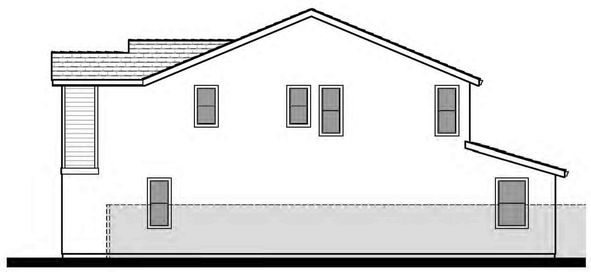


Front Elevation 2B

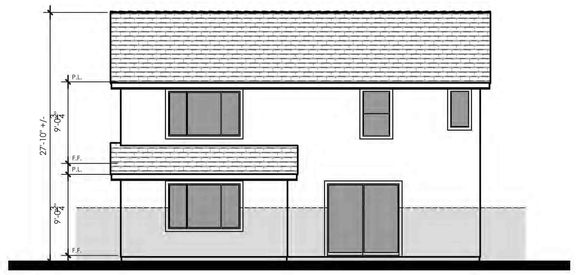


ROOF PLAN 2B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 2 4 8



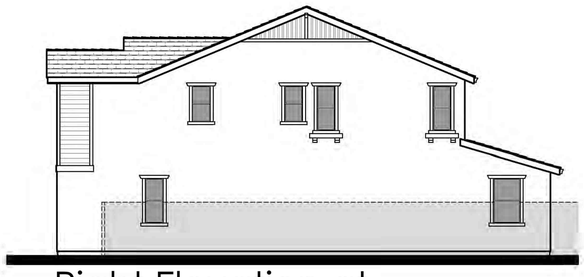
Right Elevation



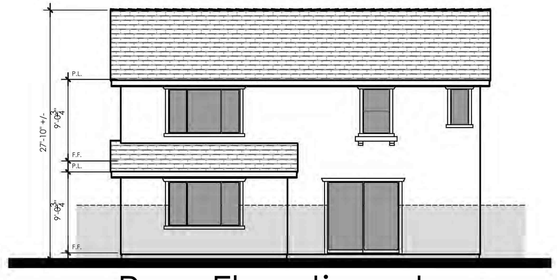
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



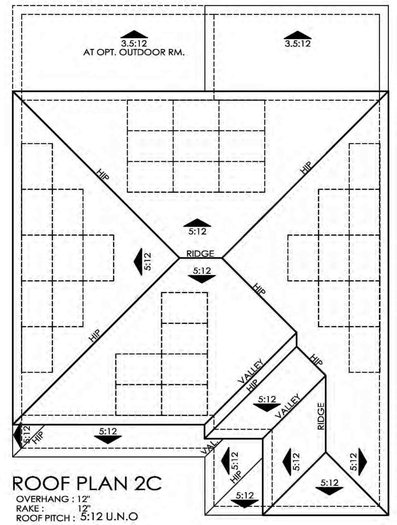
Rear Elevation at
Enhanced Locations

2C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim

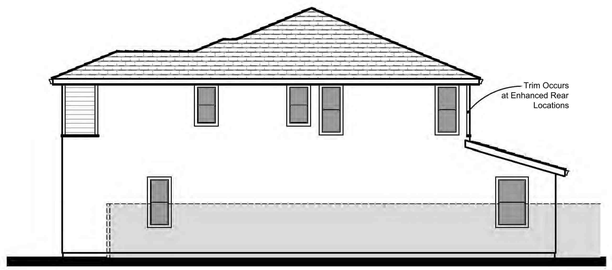


Front Elevation 2C

0 2 4 8



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



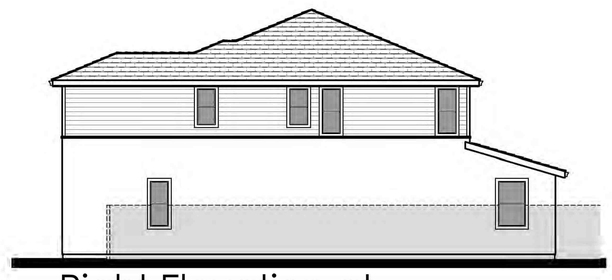
Right Elevation



Rear Elevation



Left Elevation



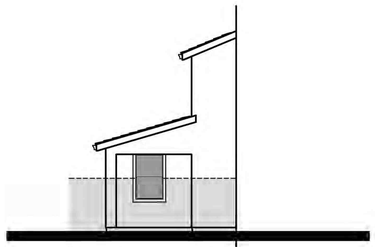
Right Elevation at
Enhanced Locations



Rear Elevation



Rear Elevation
Opt. Outdoor Rm.

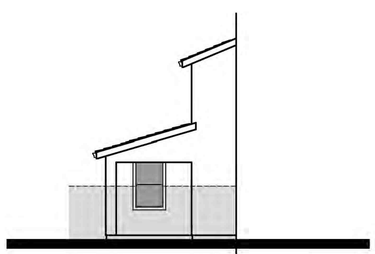


Left Elevation
Opt. Outdoor Rm.

PLAN 2A

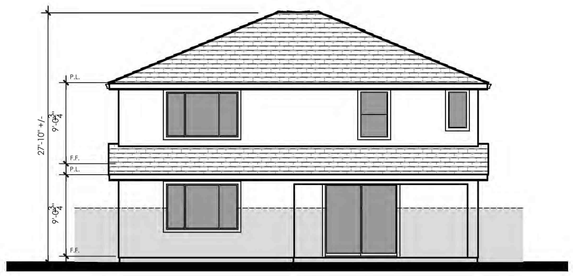


Rear Elevation
Opt. Outdoor Rm.

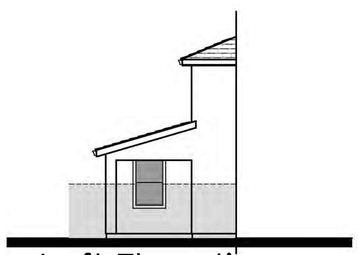


Left Elevation
Opt. Outdoor Rm.

PLAN 2B



Rear Elevation
Opt. Outdoor Rm.



Left Elevation
Opt. Outdoor Rm

PLAN 2C



Front Elevation 3A

Scheme 3



Front Elevation 3B

Scheme 6



Front Elevation 3C

Scheme 9

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PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
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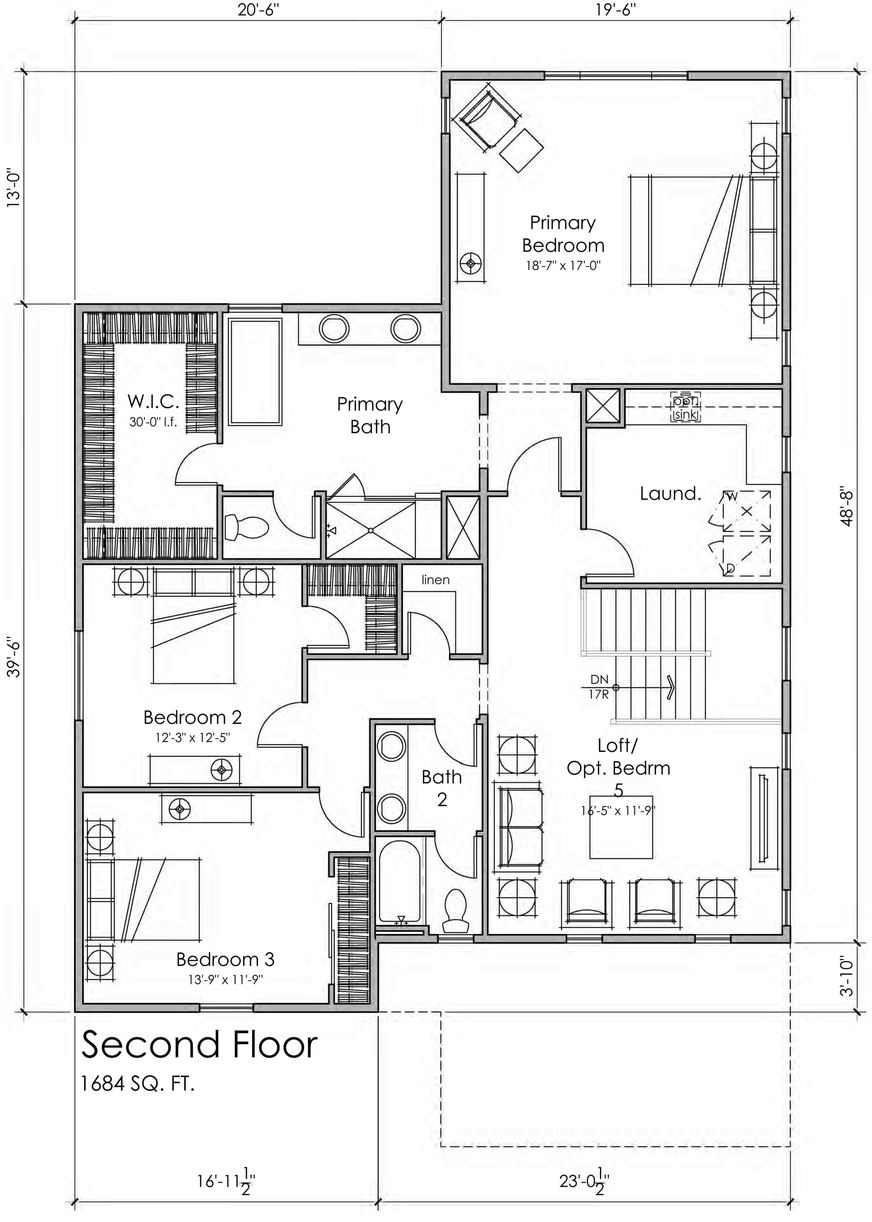
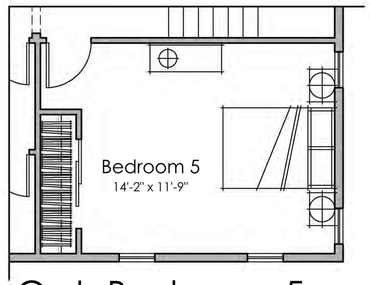
PLAN 3 FRONT ELEVATIONS

A3.0

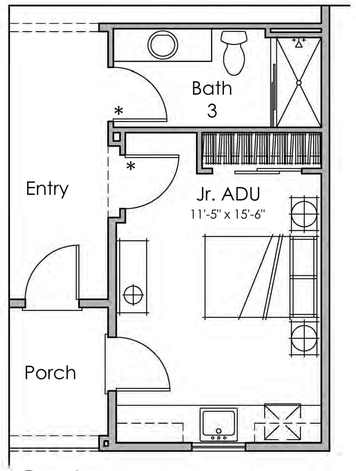


Second Floor

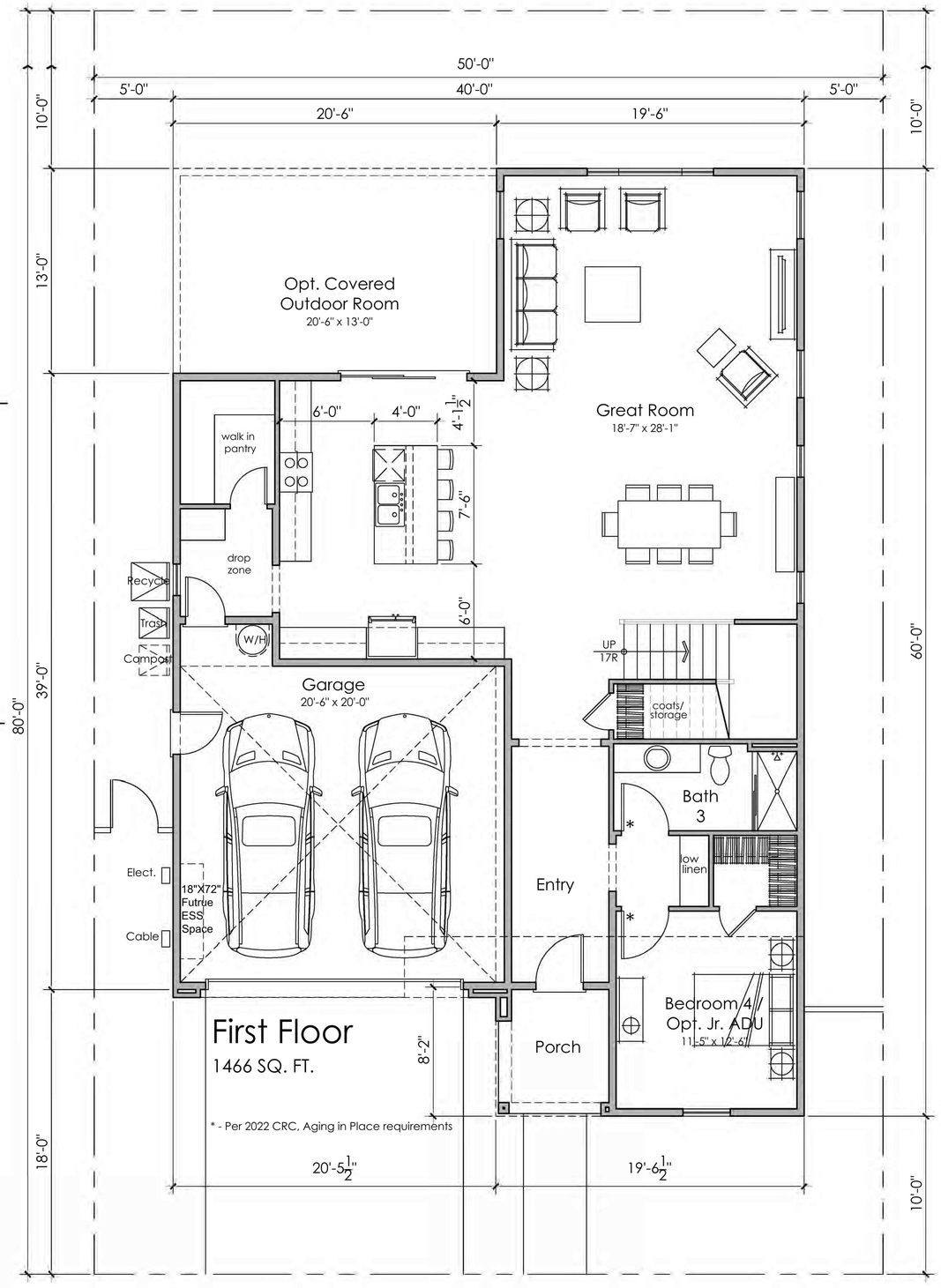
1684 SQ. FT.



Opt. Bedroom 5



Opt. Jr. ADU



First Floor

1466 SQ. FT.

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PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

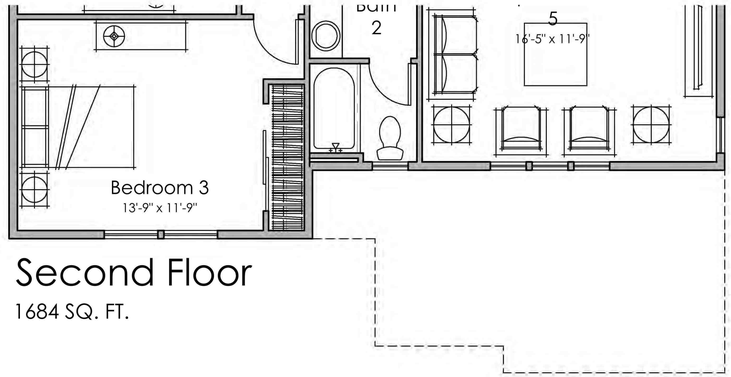
SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 2 4 8

4 BEDROOMS + LOFT
OPT. BEDROOM 5
OPT. JR. ADU
3 BATHS
3,151 S.F.

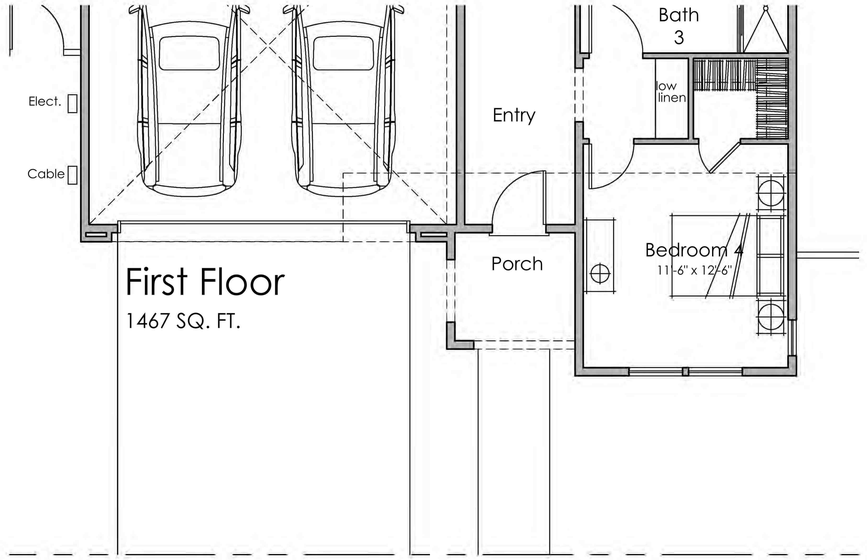
FLOOR PLAN 3

A3.1



Second Floor

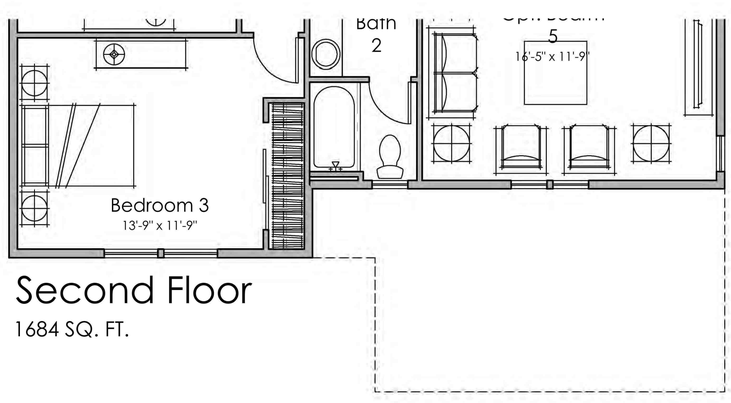
1684 SQ. FT.



First Floor

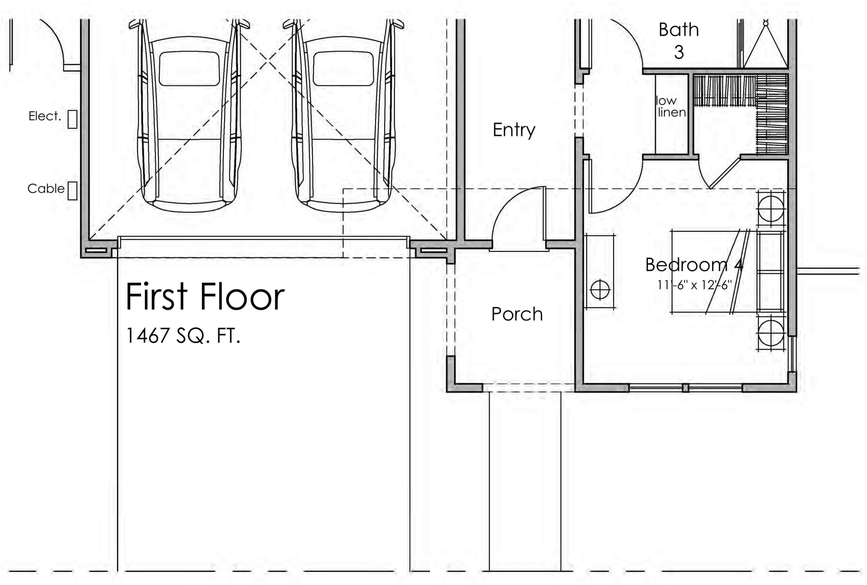
1467 SQ. FT.

PLAN 3C



Second Floor

1684 SQ. FT.



First Floor

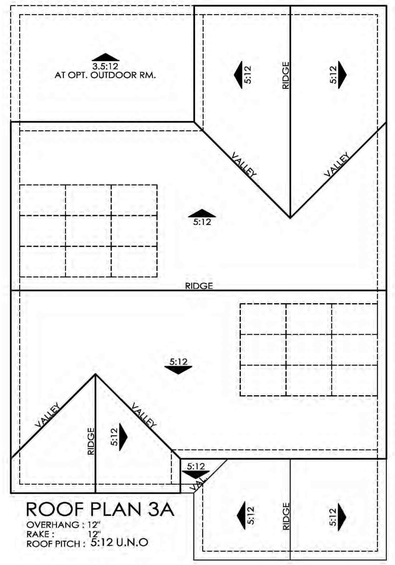
1467 SQ. FT.

PLAN 3B

3A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim

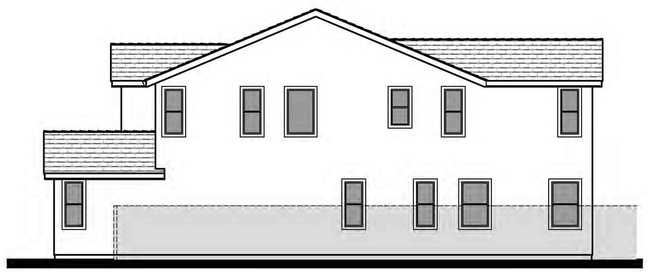


Front Elevation 3A

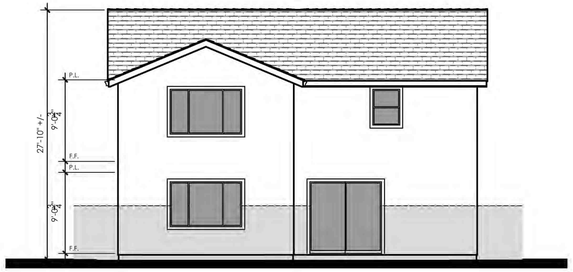


ROOF PLAN 3A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

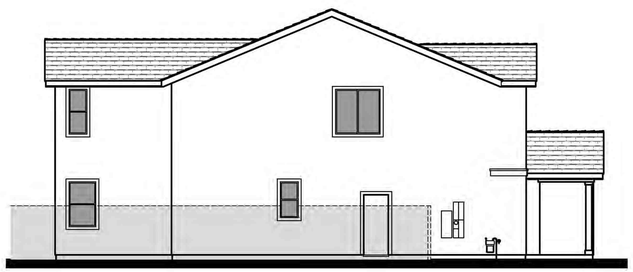
0 2 4 8



Right Elevation



Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations

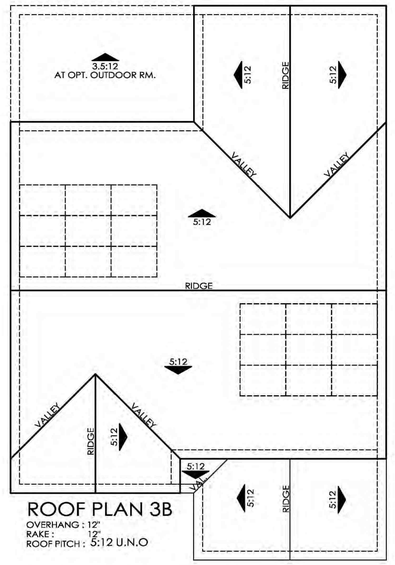


Rear Elevation at
Enhanced Locations

3B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

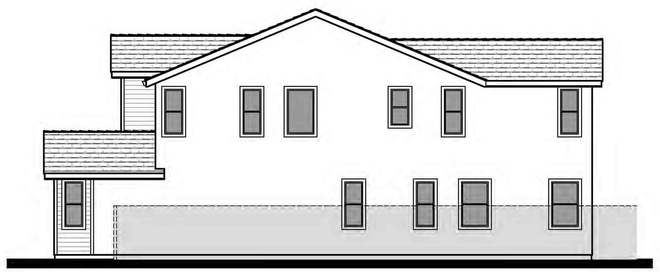


Front Elevation 3B

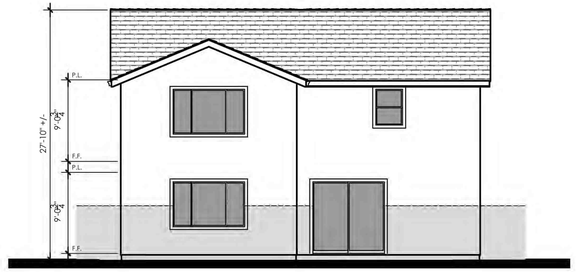


ROOF PLAN 3B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

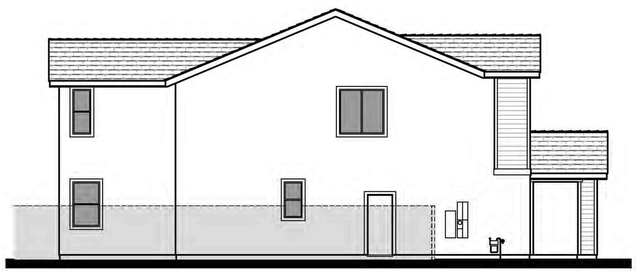
0 2 4 8



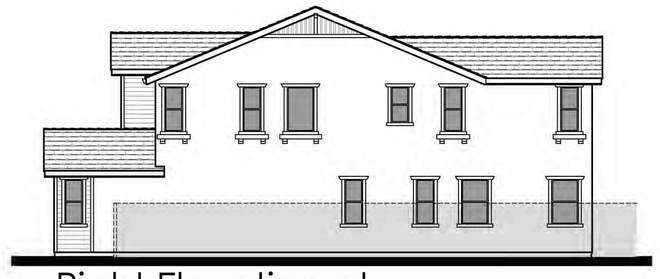
Right Elevation



Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



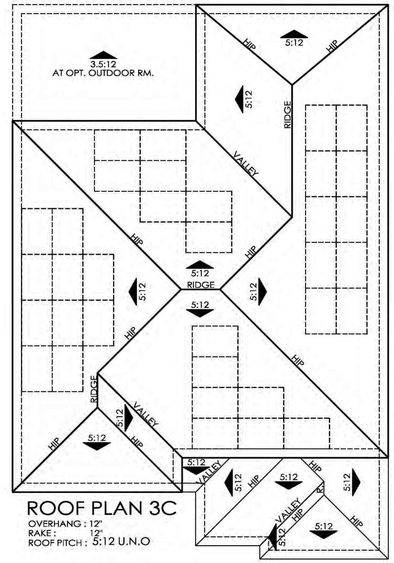
Rear Elevation at
Enhanced Locations

3C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim

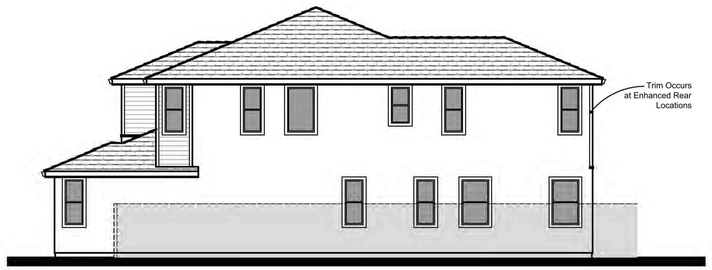


Front Elevation 3C

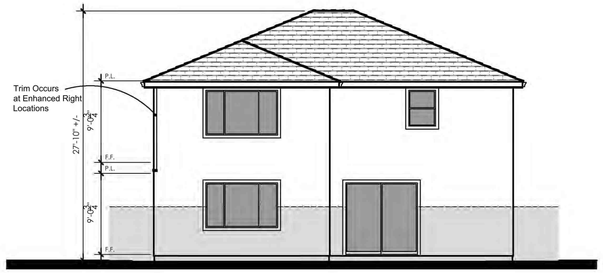
0 2 4 8



ROOF PLAN 3C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



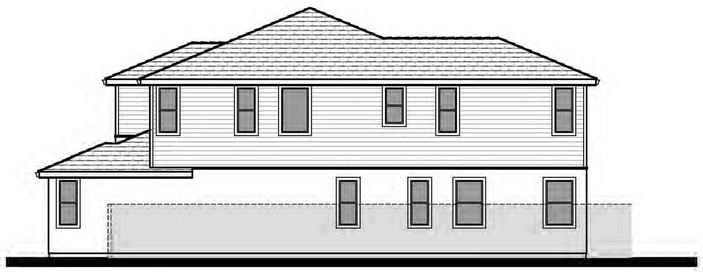
Right Elevation



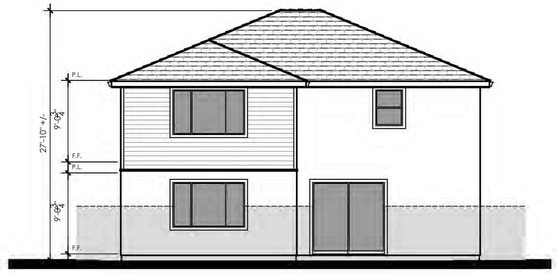
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



Rear Elevation at
Enhanced Locations

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PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

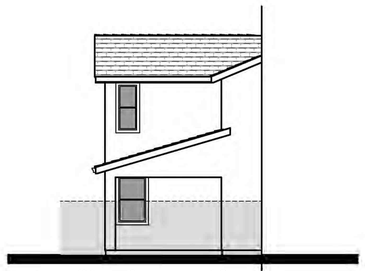
0 4 8 16

PLAN 3C - EXTERIOR ELEVATIONS

A3.4



Rear Elevation
Opt. Outdoor Rm.

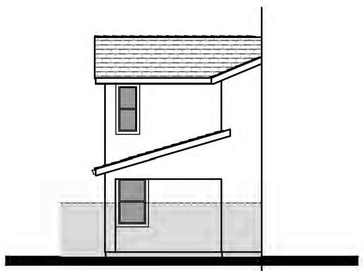


Left Elevation
Opt. Outdoor Rm.

PLAN 3A



Rear Elevation
Opt. Outdoor Rm.

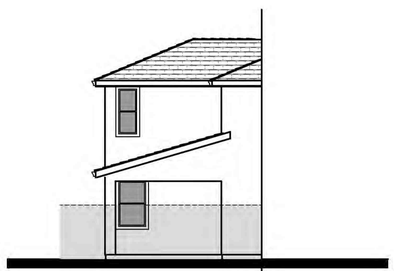


Left Elevation
Opt. Outdoor Rm.

PLAN 3B



Rear Elevation
Opt. Outdoor Rm.



Left Elevation
Opt. Outdoor Rm.

PLAN 3C

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330 LAND COMPANY LLC

PROMONTORY N2_ 50 X 80
NEWELL PROP.
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SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 4 8 16

PLAN 3 OPT. OUTDOOR ROOMS

A3.5

'A' - ELEVATIONS

	1	2	3
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4588 GARNET BROWN RANGE	4602 CONCORD BLEND	4595 DARK CHARCOAL
STUCCO BODY / TRIM 1	SW 7006 EXTRA WHITE	SW 7508 TAVERN TAUPE	SW 7018 DOVETAIL
FASCIA / EAVES/ TRIM 2/ POSTS / GABLE SIDING	SW 7069 IRON ORE	SW 7007 CEILING BRIGHT WHITE	SW 7029 AGREEABLE GRAY
GARAGE DOORS	SW 7048 URBANE BRONZE	SW 7069 IRON ORE	SW 7006 EXTRA WHITE
ENTRY DOORS / SHUTTERS	SW 9150 ENDLESS SEA	SW 6988 BOHEMIAN BLACK	SW 9182 ROJO MARRON

'B' - ELEVATIONS

	4	5	6
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4602 CONCORD BLEND	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL
SIDING BODY INCLUDING CORNER BOARDS TRIM	SW 6523 DENIM	SW 7012 CREAMY	SW 6000 SNOWFALL
STUCCO BODY	SW 7542 NATUREL	SW 7012 CREAMY	SW 7074 SOFTWARE
FASCIA / EAVES/ TRIM / POSTS / GABLE SIDING	SW 7004 SNOWBOUND	SW 7675 SEALSKIN	SW 7006 EXTRA WHITE
GARAGE DOORS	SW 7004 SNOWBOUND	SW 7675 SEALSKIN	SW 7006 EXTRA WHITE
ENTRY DOORS	SW 7076 CYBERSPACE	SW 6990 CAVIAR	SW 6041 OTTER

'C' - ELEVATIONS

	7	8	9
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL	4602 CONCORD BLEND
SIDING BODY / WINDOW TRIM AT SIDING / INCLUDING CORNER BOARDS TRIM	SW 7047 PORPOISE	SW 9164 ILLUSIVE GREEN	SW 6179 ARTICHOKE
STUCCO BODY / STUCCO WINDOW & DOOR TRIM	SW 7543 AVENUE TAN	SW 6385 DOVER WHITE	SW 7035 AESTHETIC WHITE
FASCIA / EAVES / GARAGE DOORS	SW 7042 SHOJI WHITE	SW 7004 SNOWBOUND	SW 7655 STAMPED CONCRETE
ENTRY DOORS	SW 7725 YEARLING	SW 7605 GALE FORCE	SW 7061 NIGHT OWL

NEWELL DRIVE

LAYOUT LEGEND

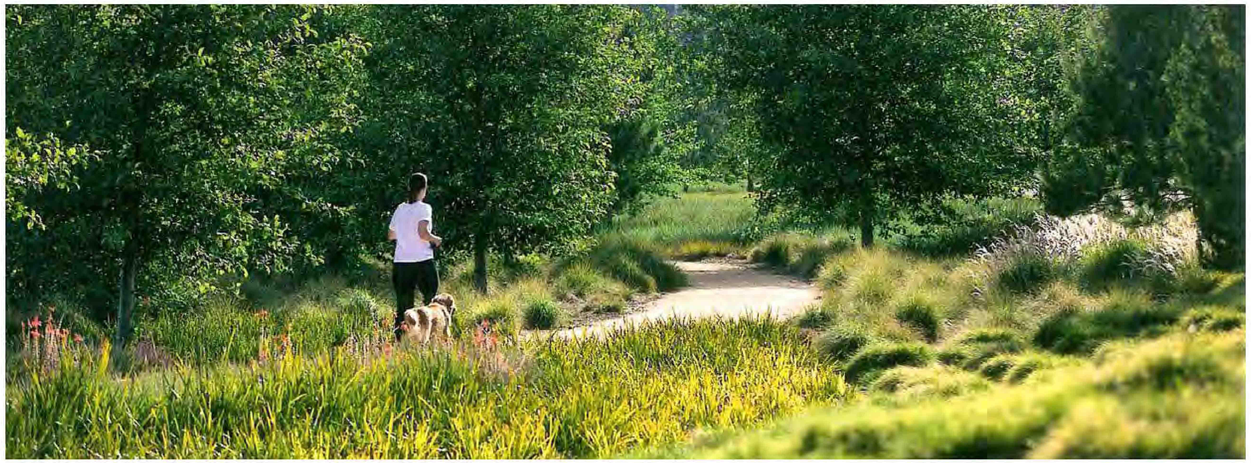
1. Accent Paving at Crossing
2. Trail connection
3. Storm Water Basins
4. Neighborhood Seating Area
5. Trees at Front Yard
6. Street Trees
7. Trails at Storm Water Basins
8. Sidewalk
9. EVA

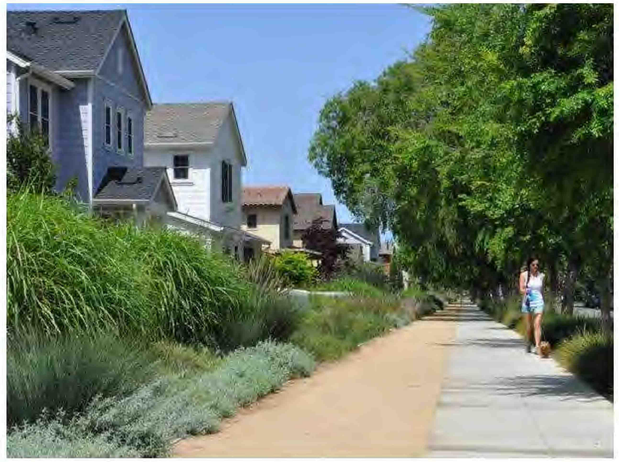
Enhanced Aesthetic Wrapping

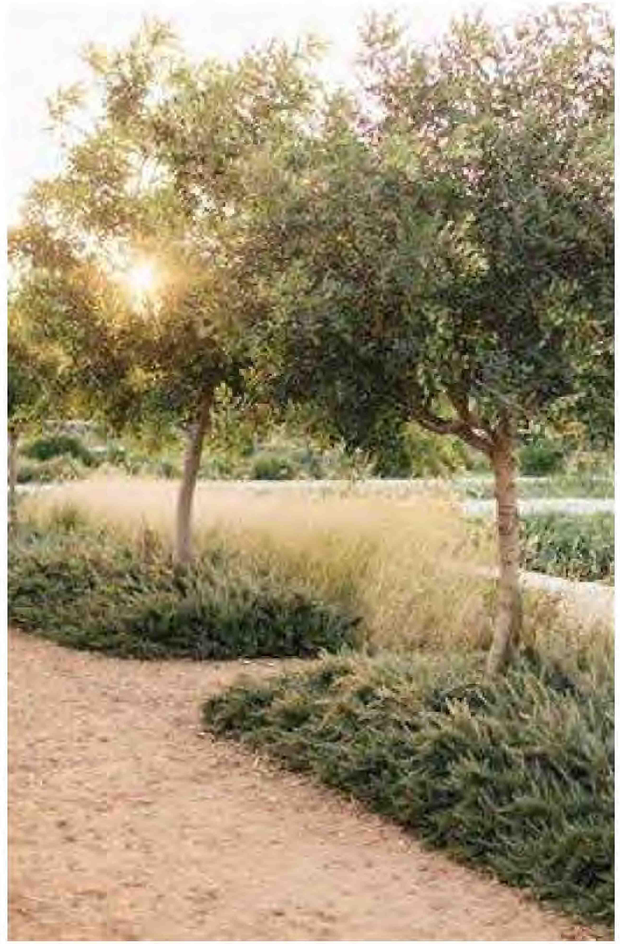
TREE LEGEND

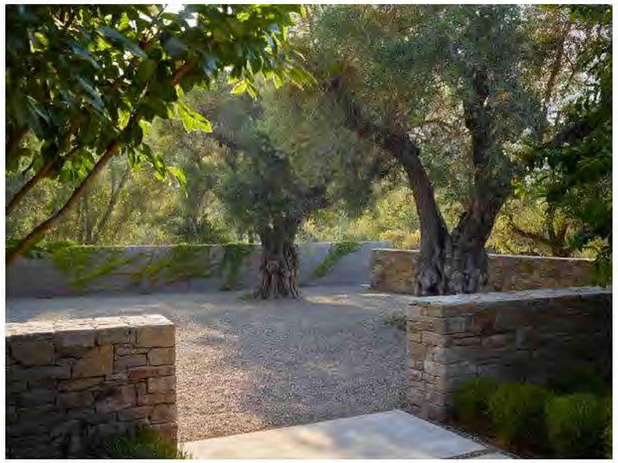
- *Lagerstroemia indica* — Crepe Myrtle
- *Pistachia chinensis* — Chinese Pistache
- *Laurus nobilis* — Bay Laurel
- *Ulmnus parvifolia* — Chinese Elm
- *Pinus eldarica* — Japanese Black Pine
- *Melaleuca sp.* — Paperbark Tree
- *Platanus acerfolica* — London Plane Tree
- *Quercus virginiana* — Southern Live Oak
- *Tilia cordata* — Little Leaf Linden

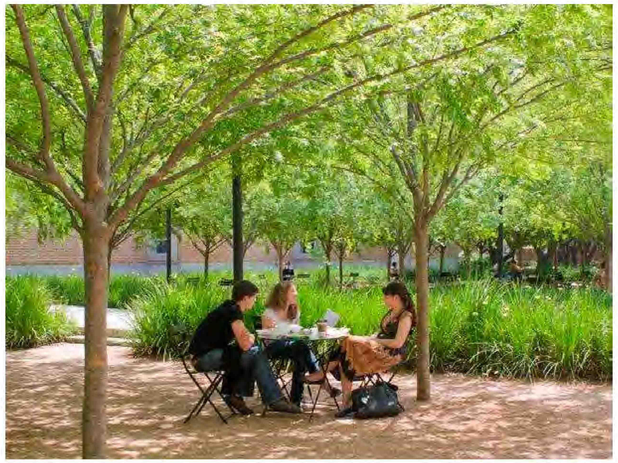
0 40' 80' 160'







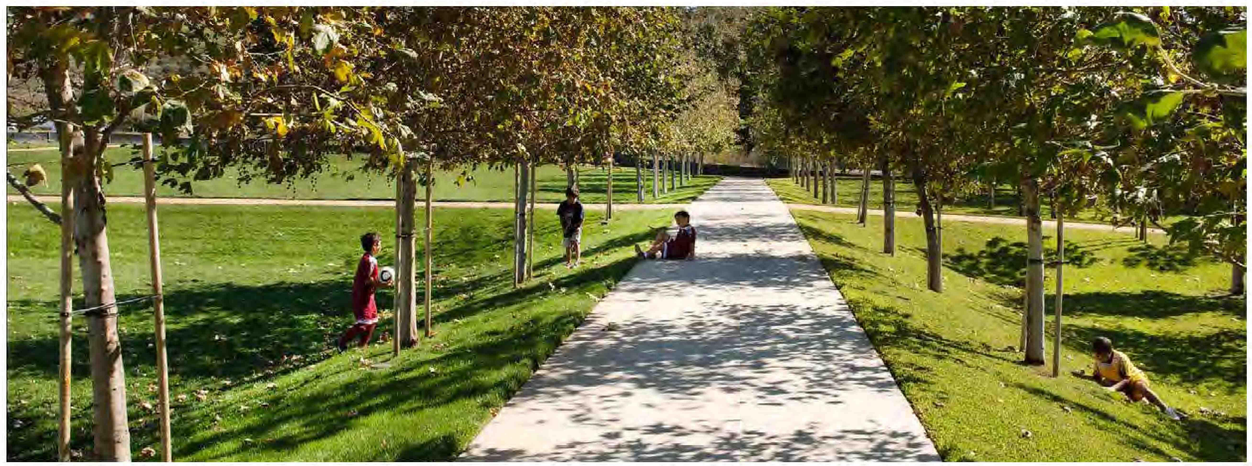




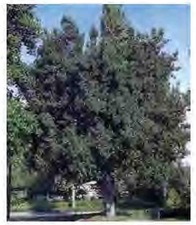



Lower Loop





TREES



Laurus nobilis
Bay Laurel



Melaleuca sp.
Paperbark Tree



Pinus eldarica
Japanese Black Pine



Pistachia chinensis
Chinese Pistache



Platanus acerfolica
London Plane Tree



Lagerstroemia indica
Crepe Myrtle



Quercus virginiana
Southern Live Oak



Tilia cordata
Little Leaf Linden



Ulmnus parvifolia
Chinese Elm

SHRUB AND GROUNDCOVERS



Abelia x grandiflora
Dwarf Abelia



Arctostaphylos spp.
Manzanita



Aremisia 'Powis Castle'
NCN



Carex spp.
Sedge



Ceanothus spp.
Wild Lilac



Chondropetalum tectorum
Cape Rush



Coprosma k. 'Variegata'
Variegated Mirror Plant



Cotoneaster
Cotoneaster



Dietes g. 'Variegata'
Variegated Fortnight Lily



Juncus spp.
Rush



Juniperus spp.
Juniper



Lantana camara
Lantana



Lavandula augustifolia
Lavender



Leymus condensatus
Californica Wild Rye



Muhlenbergia spp.
Muhlenbergia



Myrtus communis
Myrtle



Nandina d. 'Compacta
Dwarf Heavenly Bamboo



Pervoskia atriplicifolia
Jerusalem Sage



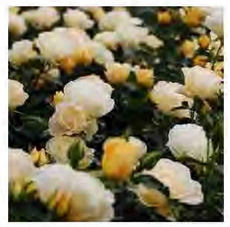
Phormium spp.
New Zealand Flax



Rhaphiolepis i. 'Ballerina'
Indian Hawthorn



Rhamnus spp.
Coffee Bush



Rosa spp.
Rose



Rosmainus spp.
Rosemary



Salvia leucantha
Mexican Bush Sage



Westringia fruticosa
Coast Rosemary

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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 respectively 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

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

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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

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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

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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.

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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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(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.

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(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.

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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.

RESOLUTION NO. 2023-70

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 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), and Large Lot Vesting Tentative Map. 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.

3. The proposed Promontory Subdivision VTM is a contemplated "Project Approvals" under the Project EIR. 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.

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 15th day of August, 2023, by the following vote:

AYES: Councilmembers Aboudamous, Joseph, Oro, Vice Mayor Washington, and Mayor Garcia
NOES: None
ABSTAIN: None
ABSENT: None

Leon Garcia

Leon Garcia, Mayor

ATTEST:

Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

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

Promontory Subdivision Specific Conditions – VTM Approval

General Conditions

Approval, Exhibits, and Expiration

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
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

	The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney's fees (including a third party award of attorney's fees), arising out of, resulting from, or in connection with the City's act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the applicant, incurred on behalf of, or by, the City, its elected and appointed officials, officers, employees, representatives, attorneys, boards, commissions, volunteers and agents in connection with the defense of any claim, action, or proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim. The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, or any other document or approval related to the applicant's project. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City. In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the applicant's project is successful, and an award of attorneys' fees is granted against the City, the applicant shall be responsible to timely pay the full amount of such an award.			
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
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.	Recycling of Construction and Demolition Debris: 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.	NVUSD Fees: 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.	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.	Design Guidelines	Prior to Building Permit Issuance	Applicable

Fire Protection District Conditions

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
19.	Prior to the 200th 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) prior to the issuance of any building permits.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	demonstrate that the number and spacing of onsite fire hydrants meets with requirements of the California Fire Code. **See sample below regarding fire flow and hydrant detail information needed.** **BUILDING FIRE FLOW REQUIREMENTS – CFC TABLES B105.2 & B105.1(2)** ***INFORMATION BELOW IS A SAMPLE AND FOR REFERENCE ONLY*** Table B105.1(2) – Building size = 129, 600 square feet Construction type = Type IIA FF = 5,250 gpm at 20 psi Duration = 4 hours Table B105.2 – Fire sprinkler allowance = - 50% 5,250 – 2,625 = 2,625 gpm FF = 2,625 gpm @ 20 psi Duration = 2 hours Table CC105.1 – Approximate number of hydrants = 3 Average spacing = 400 feet + 25% allowable increase = 500 Maximum distance from street or frontage = 225 feet = 50% allowable increase = 337.5			
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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 pumps, humps or dips are prohibited along fire access roads without prior approval of the fire Code Official. The minimum width and clearances established in Section 503.2.1 shall be maintained at all times.	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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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. **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
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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 *State Water Resources Control Board's General Construction Permit for*	Specific Conditions	Pre-Construction	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ, as amended), the Applicant's Storm Water Pollution Prevention Plan (SWPPP), and the City's Erosion and Sediment Control Plan in accordance with the City's MS4 Permit. All stormwater BMP's shall be maintained to the satisfaction of the Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), and the City Engineer.			
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
66.	The Applicant shall design and construct all **the Public Improvements** 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. a. Newell Drive Extension: 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. b. Rio Del Mar Extension: 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. c. Roundabouts: Design and construct roundabouts at the intersection of Newell Drive with Mallen Way and the intersection of Newell Drive with Rio Del Mar. d. Second Vehicular Access to Newell Drive: 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.	Specific Conditions	Improvement Plans Submittal	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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. 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. 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. 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			

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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. 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. 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. 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. 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. 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. 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.			

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	m. Safety Barrier: 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.			
67.	Prior to the SUBMITTAL OF THE IMPROVEMENT PLANS, Applicant shall: a. Submit the City's "Improvement Plan Checklist" to City. b. Pay an initial cash deposit for City plan check services in amount to be determined by the City prior to the time of submittal. The Project engineer shall contact City staff to discuss submittal details to determine initial deposit amount. c. Provide the following: (1) Public Street Repair Plan (2) Utility Plan and Joint Trench Plan (3) Construction Storm Water Pollution Prevention Plan (SWPPP) (4) Drainage Report (5) Post-Construction Stormwater Control Plan (SWCP) (6) Geotechnical Report (7) Construction Traffic Control Plan. d. Submit a water and sewer Will Serve application	Specific Conditions	Improvement Plans Submittal	Applicable
68.	Prior to APPROVAL OF THE IMPROVEMENT PLANS, the Applicant shall: a. Provide written acknowledgment by the Geotechnical Engineer of Record that the Plans incorporate all design and construction criteria specified in the Geotechnical Report. b. Provide documentation demonstrating that the existing PG&E pole line easements (212 OR 423 and 40 OR 242) has been quitclaimed or otherwise vacated. c. Provide documentation demonstrating that the existing 25' roadway easement in favor of Ted D. Brown has been quitclaimed or otherwise vacated. d. Subject to the terms of Condition 47, furnish proof of the acquisition of all rights of entry and/or temporary and	Specific Conditions	Prior to Improvement Plans Approval	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	permanent easements necessary to construct the project and the location of all such rights on the Plans. e. Furnish proof that all permits that may be required by the California Department of Fish & Game, State and Regional Water Quality Control Board, US Army Corps of Engineers and any other regulatory agencies with jurisdiction over the proposed construction have been obtained. 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. 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).			
69.	Prior to COMMENCEMENT OF CONSTRUCTION ACTIVITIES, the Applicant shall: a. Pay off all current account balances with the City of American Canyon. b. Pay an inspection fee in amount to be determined at the time of commencement for the City's inspection of the Public Improvements. c. Conduct a pre-construction meeting with representatives of the City whereby the Applicant, the Legally Responsible Party (LRP), Qualified SWPPP Practitioner (QSP), Qualified SWPPP Developer (QSD), and/or the Contractor provides the following: (1) Six (6) full-size bond copies of the approved Improvement Plans for the City's use. (2) One (1) job-site copy of the latest edition of the City Standards for the Contractor use. (3) One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor. (4) Electronic copies of Improvement Plans and SWPPP	Specific Conditions	Prior to Commencement of Construction	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
70.	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: 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. b. Establish a Homeowner's Association (HOA) in accordance with State law with recorded Codes, Covenants, & Restrictions (CC&Rs) that are satisfactory to the City Engineer and City Attorney to provide long-term and ongoing maintenance of all of the Private Improvements identified above. Specifically, the HOA will be responsible for the long-term and ongoing maintenance of the 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&R's. The CC&R's shall require the HOA to create and maintain a separate maintenance reserve fund in the amount of a percentage of the cost of constructing the HOA maintained improvements listed above. Said percentage will be determined by the City prior to recordation of the CC&Rs. 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	Specific Conditions	Prior to Recordation of Each Final Map	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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 the City shall be irrevocable offers of dedication. Specific public offers of dedication include: i. Streets A through G and Courts G and H in fee for public road and utility purposes. ii. Slope easements for public roadway purposes over portions of Parcels A and B as determined necessary by the City Engineer. iii. An easement over Parcel C for emergency vehicle access, public access and utility purposes. iv. Parcel D in fee for public utility purposes. 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. 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. vii. Parcel H in fee for stormwater and park purposes. viii. Approximately 1.56 +/- acres of Newell Drive in fee for right-of-way and utility purposes. 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. x. Furnish proof of payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.			
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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
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 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.	Specific Conditions	Prior to Final Map	Applicable
73.	Prior to APPROVAL OF A BUILDING PERMIT, the Applicant shall: a. Pay all account balances and current City and American Canyon Fire District fees (Mitigation & Capacity) based on the rates in effect at the time of permit issuance. These fees include, but may not be limited to the following: Traffic Mitigation, General Plan Update, Civic Facilities, Fire District, Water Capacity, Zero Water Footprint Mitigation and Wastewater Capacity.	Specific Conditions	Prior to Building Permit issuance	Applicable
74.	Prior to acceptance of any public improvements of release of Project Bonds, the Applicant shall: 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. b. Restore all adjacent off-site road surfaces to pre-project conditions. 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. 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. e. Provide proof that all relevant Conditions of Approval have been satisfied. f. Provide a letter stating that all of the Developer's Conditions of Approval have been met.	Specific Conditions	Prior to Release of Project Bonds	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	g. Provide a letter from the Civil Engineer of Record and Landscape Architect of Record indicating that all the site improvements were constructed in substantial conformance with the approved improvement plans and City Standards. 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. i. Execute a post-construction Stormwater Operations and Maintenance Agreement with the City.			

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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 respectively 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

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

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

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.

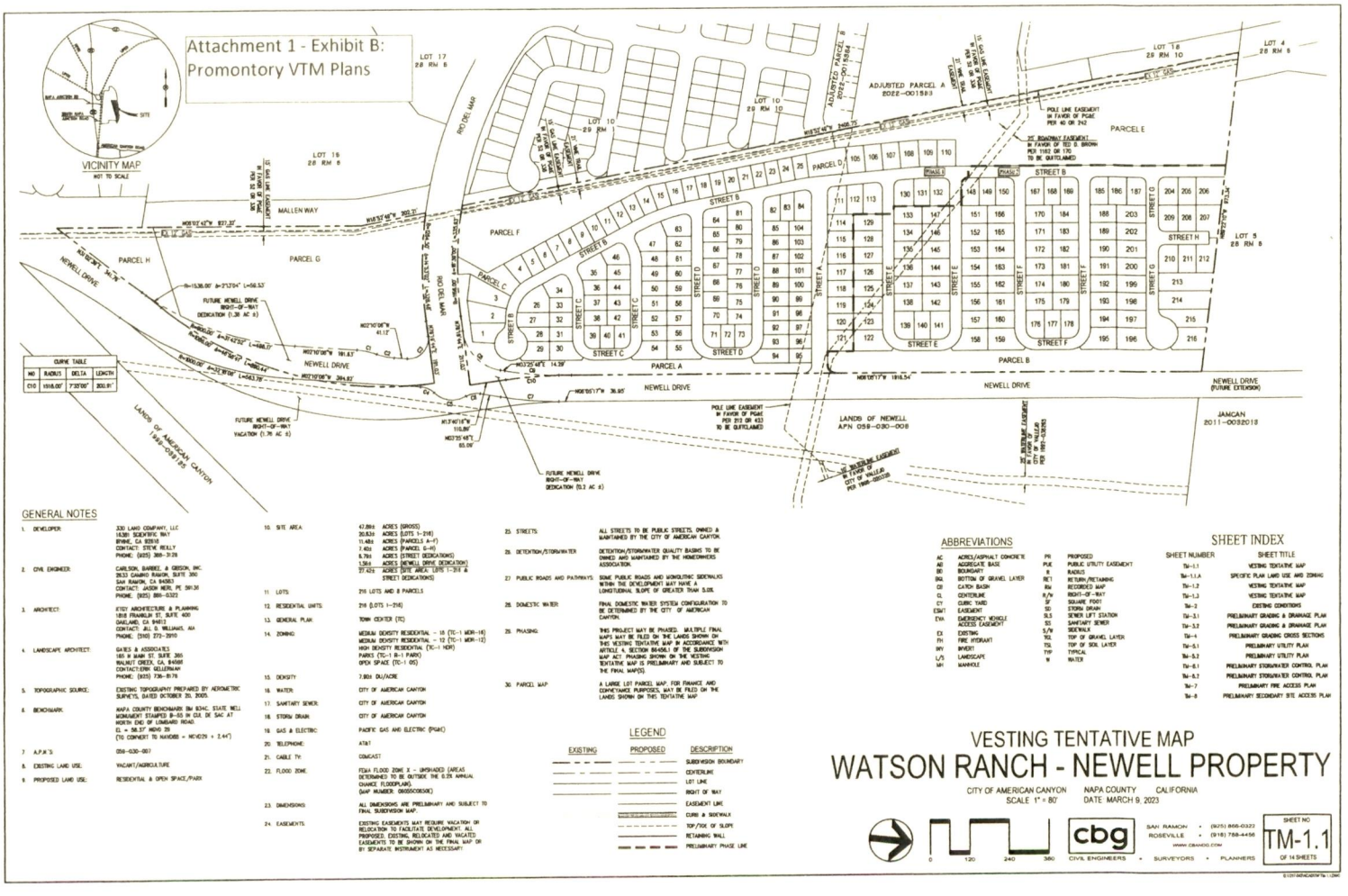
II. Inadvertent Discovery of Native American Human Remains

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



GENERAL NOTES

1. DEVELOPER: 330 LAND COMPANY, LLC
   18380 BECKFORD WAY
   IRVINE, CA 92618
   CONTACT: STEVE REILLY
   PHONE: (925) 389-3178
2. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   CONTACT: JASON NERI, PE 5913
   PHONE: (925) 866-0322
3. ARCHITECT: KTGY ARCHITECTURE & PLANNING
   1918 FRANKLIN ST, SUITE 400
   OAKLAND, CA 94612
   CONTACT: JILL G. WILLIAMS, AIA
   PHONE: (510) 272-2910
4. LANDSCAPE ARCHITECT: GATES & ASSOCIATES
   185 N MAIN ST, SUITE 205
   WALNUT CREEK, CA, 94598
   CONTACT:ERIK KELLERMAN
   PHONE: (925) 736-8178
5. TOPOGRAPHIC SOURCE: EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.
6. BENCHMARK: NAPA COUNTY BENCHMARK BM 934C. STATE WELL MONUMENT STAMPED B-55 IN CUL DE SAC AT NORTH END OF LUNDAHL ROAD.
   EL = 58.37' NGVD 29
   (TO CONVERT TO NAVD88 = NGVD29 + 2.44')
7. A.P.N.'S: 059-030-007
8. EXISTING LAND USE: VACANT/AGRICULTURE
9. PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE/PARK
10. SITE AREA: 47.89± ACRES (GROSS)
    30.63± ACRES (LOTS 1-216)
    11.48± ACRES (PARCELS A-H)
    7.40± ACRES (PARCEL G-HI)
    6.76± ACRES (STREET DEDICATIONS)
    1.38± ACRES (NEWELL DRIVE DEDICATION)
    57.42± ACRES (SITE AREA: LOTS 1-216 & STREET DEDICATIONS)
11. LOTS: 216 LOTS AND 8 PARCELS
12. RESIDENTIAL UNITS: 216 (LOTS 1-216)
13. GENERAL PLAN: TOWN CENTER (TC)
14. 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)
15. DENSITY: 7.904 DU/ACRE
16. WATER: CITY OF AMERICAN CANYON
17. SANITARY SEWER: CITY OF AMERICAN CANYON
18. STORM DRAIN: CITY OF AMERICAN CANYON
19. GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)
20. TELEPHONE: AT&T
21. CABLE TV: COMCAST
22. FLOOD ZONE: FEMA FLOOD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
    (MAP NUMBER: 06055C0065D)
23. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.
24. 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.
25. STREETS: ALL STREETS TO BE PUBLIC STREETS, OWNED & MAINTAINED BY THE CITY OF AMERICAN CANYON.
26. DETENTION/STORMWATER: DETENTION/STORMWATER QUALITY BASINS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
27. PUBLIC ROADS AND PATHWAYS: SOME PUBLIC ROADS AND MONOLITHIC SIDEWALKS WITHIN THE DEVELOPMENT MAY HAVE A LONGITUDINAL SLOPE OF GREATER THAN 5.0%.
28. DOMESTIC WATER: FINAL DOMESTIC WATER SYSTEM CONFIGURATION TO BE DETERMINED BY THE CITY OF AMERICAN CANYON.
29. 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).
30. 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 & GUTTER
		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
		SS	SANITARY SEWER
EX	EXISTING	S/W	SIDEWALK
FH	FIRE HYDRANT	TGL	TOP OF GRAVEL LAYER
INV	INVERT	TSL	TOP OF SOIL LAYER
L/S	LANDSCAPE	TYP	TYPICAL
MH	MANHOLE	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

0 120 240 360

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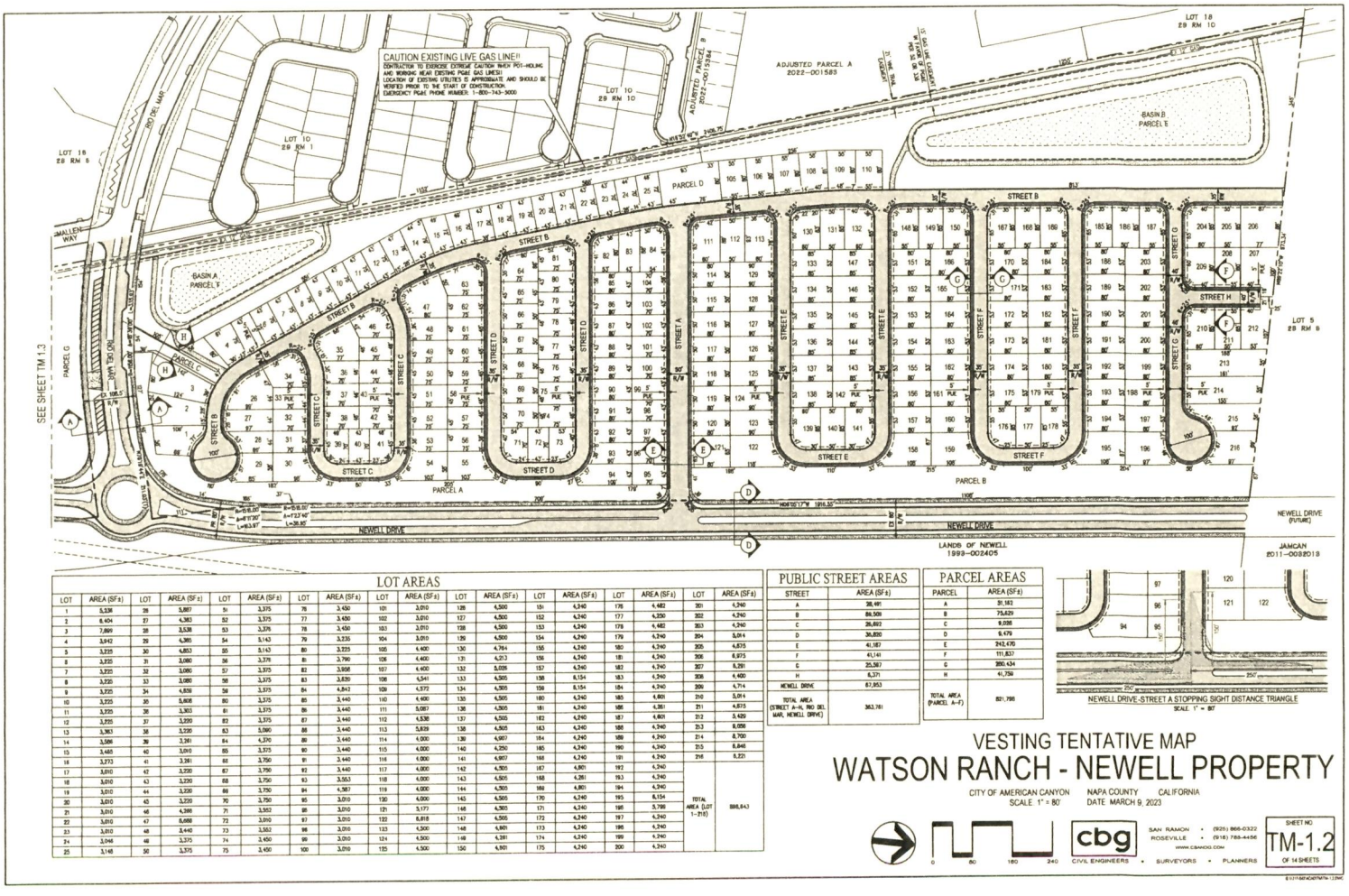
SHEET NO
TM-1.1
OF 14 SHEETS



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±)	LOT	AREA (SF±)
1	5,536	28	5,887	51	3,375	76	3,450	101	3,010	126	4,500	151	4,240	176	4,482	201	4,240
2	6,404	27	4,383	52	3,375	77	3,450	102	3,010	127	4,500	152	4,240	177	4,230	202	4,240
3	7,864	26	3,538	53	3,375	78	3,450	103	3,010	128	4,500	153	4,240	178	4,482	203	4,240
4	5,943	25	4,385	54	3,143	79	3,235	104	3,010	129	4,500	154	4,240	179	4,240	204	5,014
5	3,235	30	4,853	55	3,143	80	3,235	105	4,400	130	4,764	155	4,240	180	4,240	205	4,875
6	3,235	31	3,080	56	3,376	81	3,790	106	4,400	131	4,213	156	4,240	181	4,240	206	4,973
7	3,235	32	3,080	57	3,375	82	3,958	107	4,400	132	5,026	157	4,240	182	4,240	207	6,291
8	3,235	33	3,080	58	3,375	83	3,830	108	4,541	133	4,505	158	8,154	183	4,240	208	4,400
9	3,235	34	4,838	59	3,375	84	4,842	109	4,573	134	4,505	159	8,154	184	4,240	209	4,714
10	3,235	35	5,808	60	3,375	85	3,440	110	4,400	135	4,505	160	4,240	185	4,801	210	5,014
11	3,235	36	3,303	61	3,375	86	3,440	111	5,087	136	4,505	161	4,240	186	4,361	211	4,813
12	3,235	37	3,235	62	3,375	87	3,440	112	4,538	137	4,505	162	4,240	187	4,801	212	5,429
13	3,363	38	3,235	63	3,560	88	3,440	113	5,828	138	4,505	163	4,240	188	4,240	213	8,056
14	3,586	39	3,361	64	4,370	89	3,440	114	4,000	139	4,987	164	4,240	189	4,240	214	8,700
15	3,485	40	3,010	65	3,375	90	3,440	115	4,000	140	4,250	165	4,240	190	4,240	215	6,846
16	3,272	41	3,361	66	3,750	91	3,440	116	4,000	141	4,987	166	4,240	191	4,240	216	5,221
17	3,010	42	3,235	67	3,750	92	3,440	117	4,000	142	4,505	167	4,801	192	4,240		
18	3,010	43	3,235	68	3,750	93	3,553	118	4,000	143	4,505	168	4,361	193	4,240		
19	3,010	44	3,235	69	3,750	94	4,587	119	4,000	144	4,505	169	4,801	194	4,240		
20	3,010	45	3,235	70	3,750	95	3,010	120	4,000	145	4,505	170	4,240	195	8,154		
21	3,010	46	4,388	71	3,552	96	3,010	121	5,177	146	4,505	171	4,240	196	5,786		
22	3,010	47	5,668	72	3,010	97	3,010	122	6,818	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	4,801	173	4,240	198	4,240		
24	3,046	49	3,375	74	3,450	99	3,010	124	4,500	149	4,361	174	4,240	199	4,240		
25	3,148	50	3,375	75	3,450	100	3,010	125	4,500	150	4,801	175	4,240	200	4,240		

TOTAL AREA (LOT 1-216)	888,643

PUBLIC STREET AREAS

STREET	AREA (SF±)
A	38,491
B	86,508
C	26,892
D	36,830
E	41,187
F	41,141
G	25,587
H	6,371
NEWELL DRIVE	67,953
TOTAL AREA (STREET A-H, NO DEL MAR, NEWELL DRIVE)	363,781

PARCEL AREAS

PARCEL	AREA (SF±)
A	31,183
B	75,829
C	9,038
D	9,479
E	242,470
F	111,837
G	350,434
H	41,750
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

0 80 160 240

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SHEET NO
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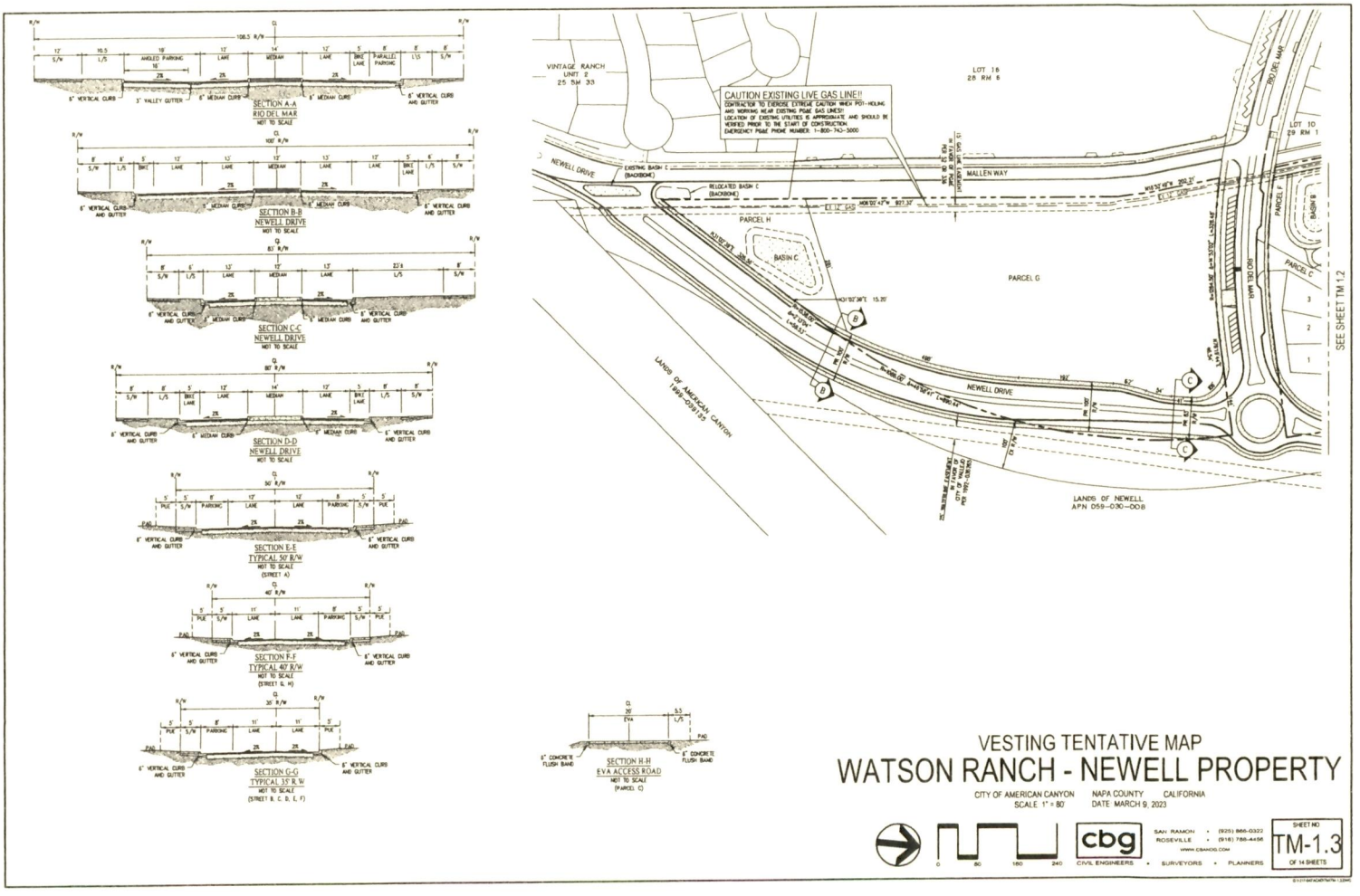

VESTING TENTATIVE MAP

WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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SHEET NO.
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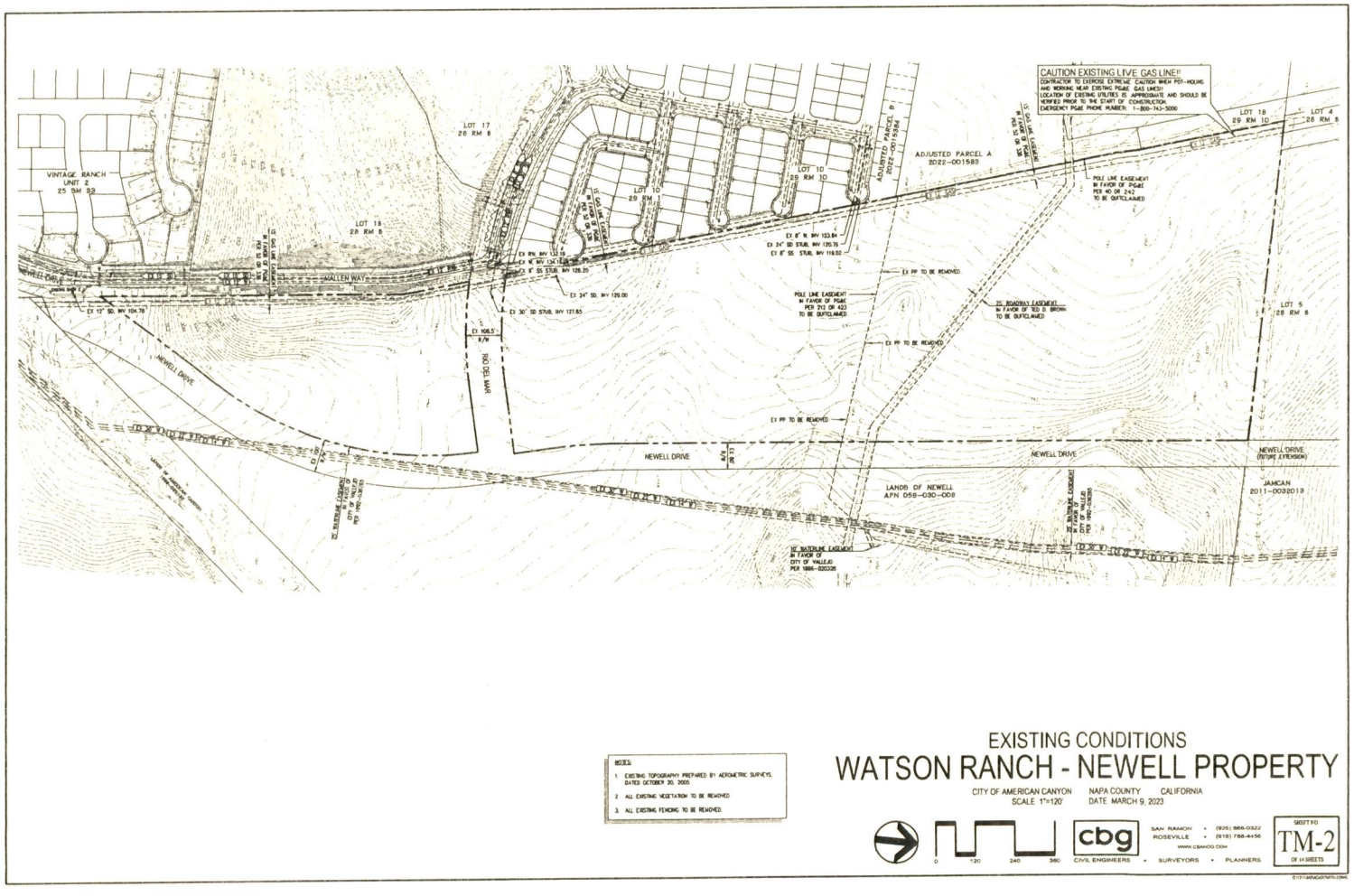
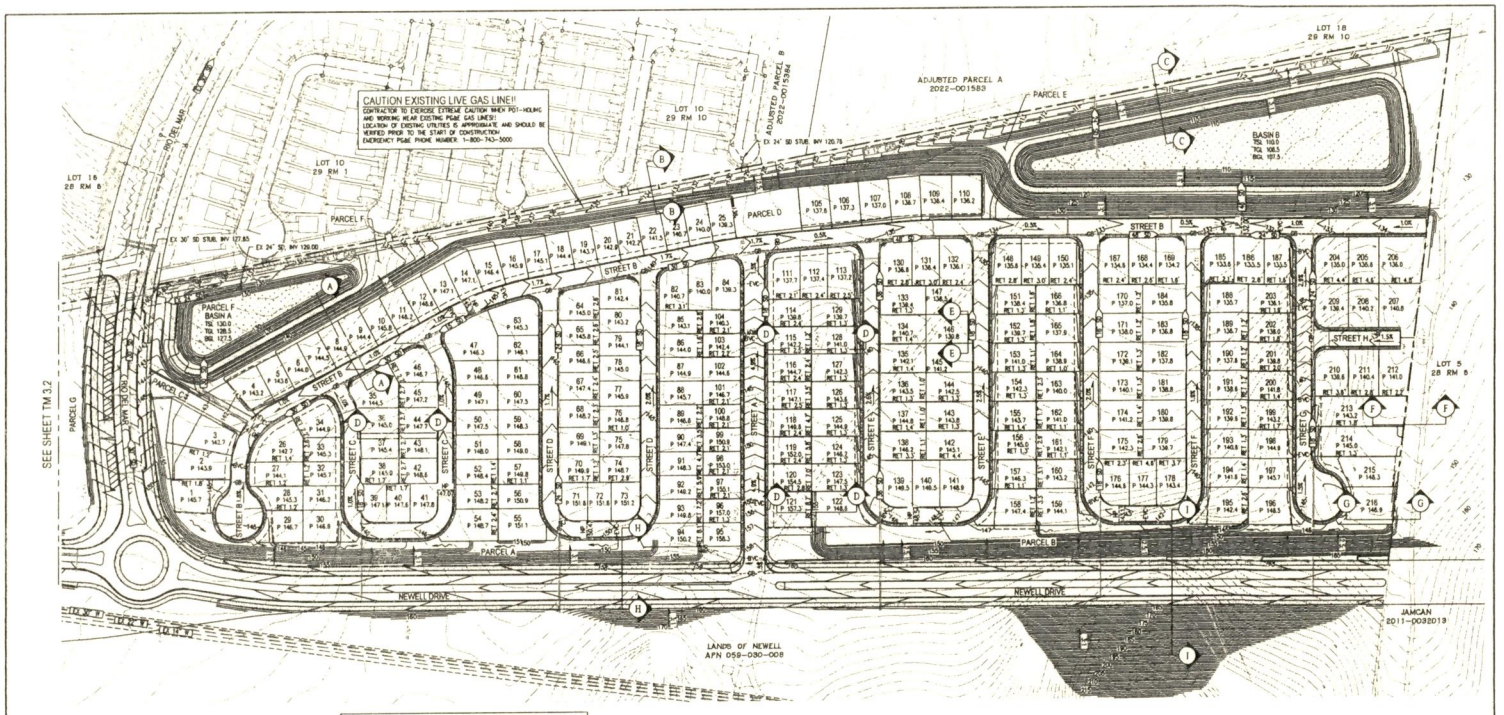
OF 14 SHEETS


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
VINTAGE RANCH UNIT 2 25 BM 33
LOT 17 28 RM 8
LOT 18 28 RM 8
LOT 10 29 RM
LOT 10 29 RM 10
ADJUSTED PARCEL A 2022-001585
ADJUSTED PARCEL B 2022-001584
LOT 18 29 RM 10
LOT 4 28 RM 8
LOT 5 28 RM 8
MALLEN WAY
NEWELL DRIVE
NEWELL DRIVE (FUTURE EXTENSION)
LANDS OF NEWELL APN 059-030-008
JAMCAN 2011-0032013
POLE LINE EASEMENT IN FAVOR OF PG&E PER 212 OR 423 TO BE QUITCLAIMED
POLE LINE EASEMENT IN FAVOR OF PG&E PER 40 OR 242 TO BE QUITCLAIMED
25' ROADWAY EASEMENT IN FAVOR OF TED D. BROWN TO BE QUITCLAIMED
EX PP TO BE REMOVED
EX 24" SD, INV 129.00
EX 30" SD STUB, INV 127.65
EX 24" SD STUB, INV 120.75
EX 8" SS STUB, INV 118.02
EX 8" W, INV 123.84
EX 12" SD, INV 104.78
EX 108.5' R/W
PROPOSED MAIN
EX 8" W
EX 12" W
EX 8" SS
EX 8" W
EX 8" SS
EX 8" W
EX 8" SS
EX 8



PRELIMINARY PAVEMENT DESIGN CHART				
	TI	PCC	AC	AB
STREETS A-H	6	–	0.35' (4")	1.90' (13")
RIO DEL MAR	9	–	.045' (5.5")	1.70' (20")
NEWELL DRIVE	9	–	.045' (5.5")	1.70' (20")
SIDEWALK	–	0.35' (4")	–	0.35' (4")
VINE TRAIL	–	0.35' (4")	–	0.35' (4")

PRELIMINARY EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
IN-TRACT ROUGH GRADING	98,000	285,000
BACKBONE ROUGH GRADING	66,000	27,000
SUBTOTAL	165,000	312,000
NET (IMPORT)		147,000

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 AC-1 PROPERTY TO THE WEST
7. SEE SHEET TM-3.2 FOR PRELIMINARY STORM DRAIN TABLE.

EARTHWORK NOTES:
1. ASSUMES A STREET SECTION OF 3.5" AC/ 13" AB (WITH TI OF 6.0). FINAL STREET STRUCTURAL SECTION TO BE VERIFIED WITH FINAL DESIGN.
2. SPOILS QUANTITIES ARE NOT INCLUDED. TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS.
3. EARTHWORK QUANTITIES DO NOT INCLUDE ANY SHRINK OR SWELL ADJUSTMENT.
4. 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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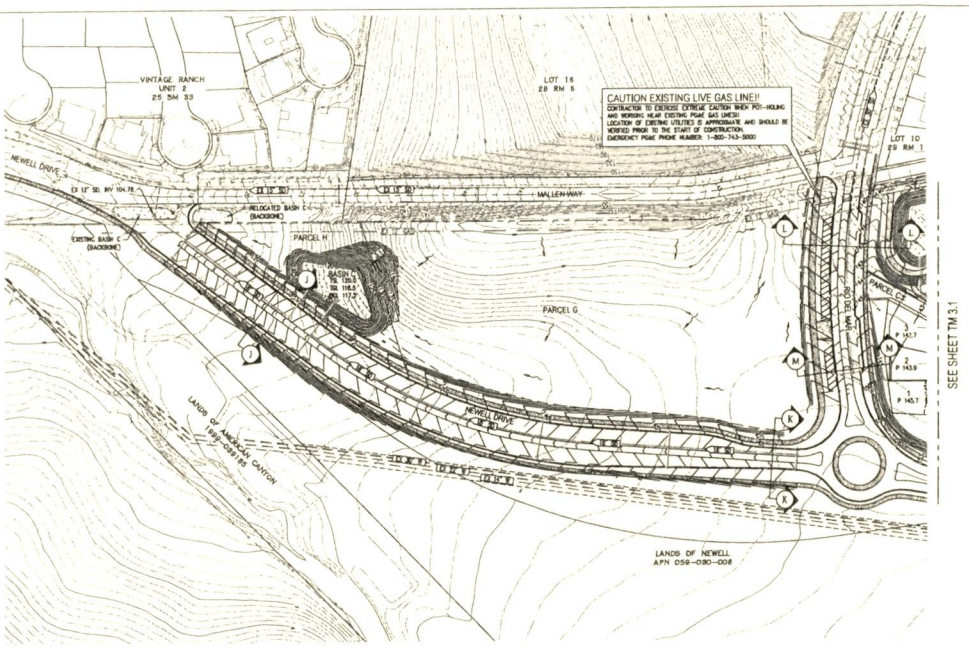
SHEET NO. TM-3.1 OF 11 SHEETS



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 MID DEL MAR & TO THE EXISTING UNDEVELOPED AC-1 PROPERTY TO THE WEST.
7. SEE SHEET TM-3.3 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

0 80 160 240

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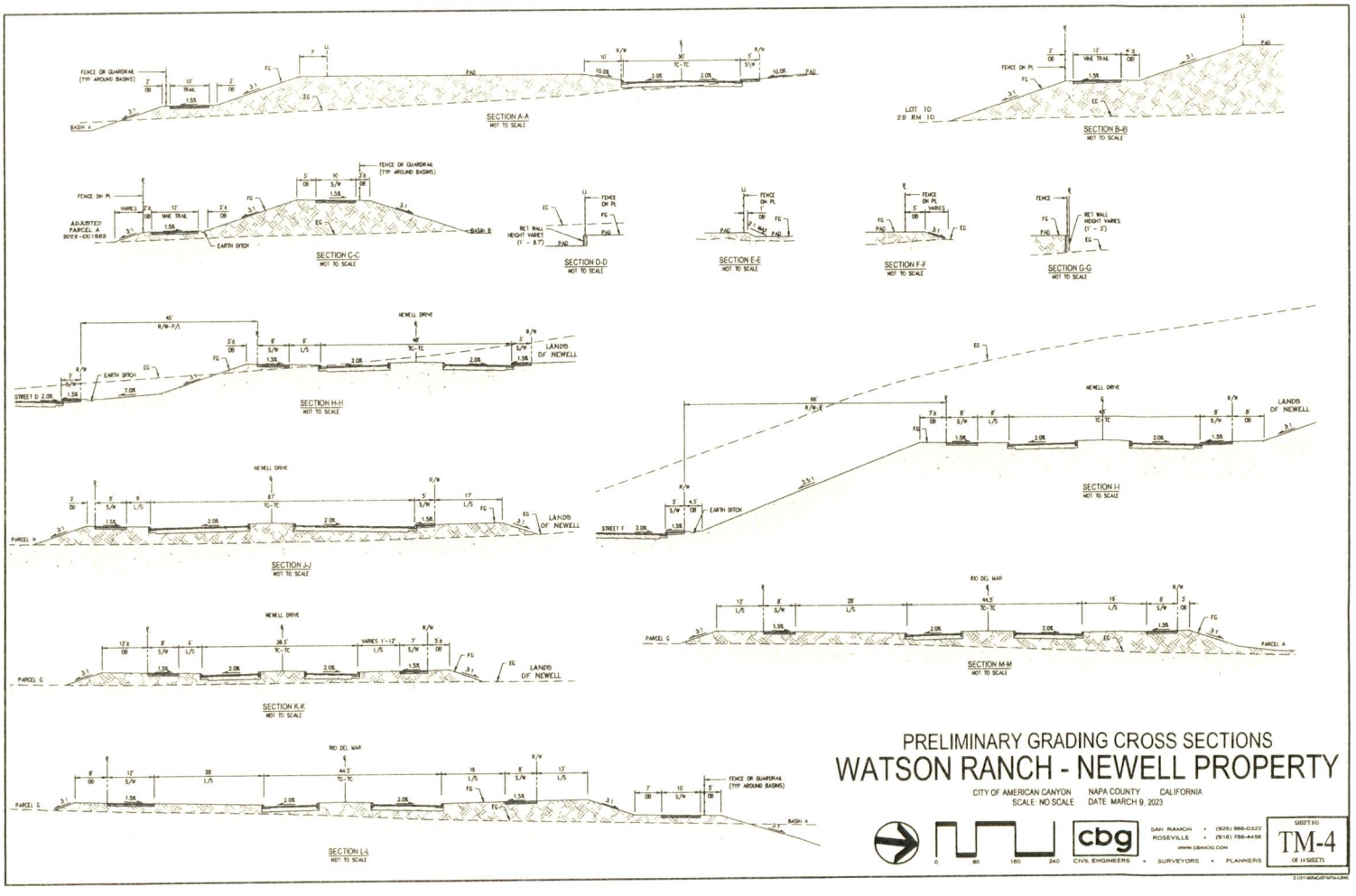
SHEET NO.
TM-3.2
OF 14 SHEETS


SECTION A-A
NOT TO SCALE
SECTION B-B
NOT TO SCALE
SECTION C-C
NOT TO SCALE
SECTION D-D
NOT TO SCALE
SECTION E-E
NOT TO SCALE
SECTION F-F
NOT TO SCALE
SECTION G-G
NOT TO SCALE
SECTION H-H
NOT TO SCALE
SECTION I-I
NOT TO SCALE
SECTION J-J
NOT TO SCALE
SECTION K-K
NOT TO SCALE
SECTION L-L
NOT TO SCALE
SECTION M-M
NOT TO SCALE
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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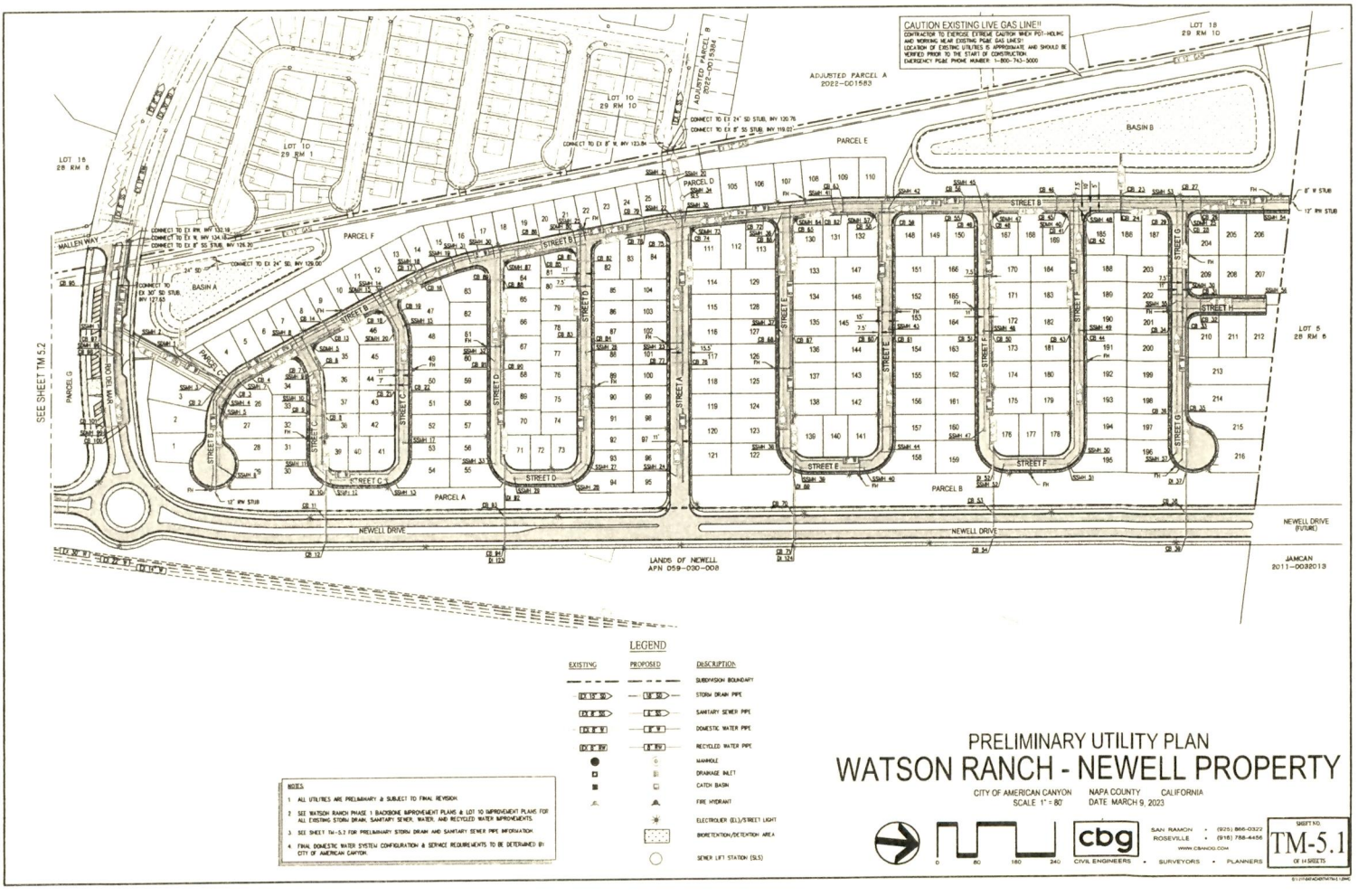
SHEET NO
TM-4
OF 14 SHEETS


CAUTION EXISTING LIVE GAS LINE!!
CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING 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 1-800-743-3000
ADJUSTED PARCEL A 2022-0015583
ADJUSTED PARCEL B 2022-0015584
LOT 18 29 RM 10
LOT 10 29 RM 10
LOT 18 28 RM 8
LOT 5 28 RM 8
BASIN A
BASIN B
PARCEL A
PARCEL B
PARCEL D
PARCEL E
PARCEL F
PARCEL G
MALLEN WAY
NEWELL DRIVE
NEWELL DRIVE (FUTURE)
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
LANDS OF NEWELL APN 059-090-008
JAMCAN 2011-0032013
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
1. ALL UTILITIES ARE PRELIMINARY & SUBJECT TO FINAL REVISION.
2. SEE WATSON RANCH PHASE 1 BACKBONE IMPROVEMENT PLANS & LOT 10 IMPROVEMENT PLANS FOR ALL EXISTING STORM DRAIN, SANITARY SEWER, WATER, AND RECYCLED WATER IMPROVEMENTS.
3. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN AND SANITARY SEWER PIPE INFORMATION.
4. 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 11 SHEETS

PRELIMINARY STORM DRAIN TABLE

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SDMH 1	142.71	130.65	30	1.00%	84.50
CB 2	141.30	132.15	30	1.00%	100.30
CB 3	141.14	132.46	30	1.00%	30.83
CB 4	141.56	132.89	30	0.50%	43.44
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	18	1.00%	30.91
CB 8	144.07	135.85	18	1.00%	97.38
CB 9	143.91	136.14	18	1.00%	30.91
DI 10	145.77	137.33	18	1.00%	148.00
CB 11	155.25	140.72	18	5.00%	58.00
CB 12	155.25	150.25	18	1.00%	48.45
CB 13	143.36	133.58	30	0.50%	63.49
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	134.83	15	0.50%	95.96
CB 17	145.59	135.96	15	1.00%	30.91
CB 18	144.75	138.44	18	1.00%	35.81
CB 19	144.59	138.75	15	1.00%	30.91
SDMH 20	144.86	135.78	18	1.00%	31.63
CB 21	146.27	134.97	18	1.00%	116.28
CB 22	146.11	137.33	15	1.00%	30.96
CB 23	132.22	118.29	48	9.88%	80.63
CB 24	132.06	171.29	48	9.88%	30.91
SDMH 25	132.59	121.82	24	0.50%	125.92
CB 26	133.26	122.19	18	1.00%	77.21
CB 27	133.42	123.70	15	1.00%	30.91
CB 28	133.12	123.39	24	1.00%	77.21
CB 29	132.96	123.70	15	1.00%	30.91
SDMH 30	136.80	129.71	24	4.30%	148.88
CB 31	137.84	129.98	15	1.00%	77.21
CB 32	138.10	130.29	15	1.00%	30.91
DI 33	138.20	130.97	18	0.80%	38.12
CB 34	138.04	131.18	15	1.00%	30.91
CB 35	144.08	136.90	18	3.50%	168.40
CB 36	144.02	137.11	15	0.95%	31.51
DI 37	143.84	138.72	18	1.50%	128.13
CB 38	185.00	156.52	18	25.96%	80.13
CB 39	185.00	180.90	18	1.00%	48.42
SDMH 40	132.12	123.62	48	0.60%	104.89
CB 41	132.80	124.89	18	1.00%	77.21
CB 42	132.64	127.58	15	0.03%	30.91
CB 43	136.91	132.20	18	1.85%	231.55
CB 44	136.75	131.56	13	8.00%	30.45
CB 45	132.64	123.78	48	0.60%	77.21
DI 46	132.80	125.09	13	1.00%	30.91
SDMH 47	132.97	124.57	48	0.60%	121.88
CB 48	133.75	125.84	18	1.00%	77.21
CB 49	133.59	128.53	15	8.00%	30.91
CB 50	138.18	130.38	18	1.00%	221.55
CB 51	138.02	132.96	15	8.00%	30.91
DI 52	143.52	136.82	18	6.33%	281.00
CB 53	182.98	157.51	18	23.34%	80.09
CB 54	182.99	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	127.33	18	1.00%	28.94
CB 59	134.78	129.72	15	8.00%	30.91
CB 60	140.48	132.84	18	1.23%	221.55
CB 61	140.32	135.11	15	6.80%	30.45
CB 62	134.82	126.36	48	0.60%	71.83
CB 63	134.98	127.70	15	1.00%	30.91
SDMH 64	134.86	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	134.23	36	1.00%	209.41
CB 68	141.26	136.20	15	8.00%	30.91
DI 69	148.53	143.70	36	6.86%	281.00
DI 70	160.89	153.44	36	12.16%	80.09
CB 71	160.89	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	129.82	18	1.50%	25.18
CB 75	137.15	130.04	15	1.00%	42.09
CB 76	146.38	137.09	18	3.00%	248.08
CB 77	146.38	137.50	15	1.00%	40.91
CB 78	138.23	129.79	30	1.76%	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	133.60	18	1.50%	30.79
CB 82	140.64	133.99	15	1.00%	30.91

PRELIMINARY STORM DRAIN TABLE

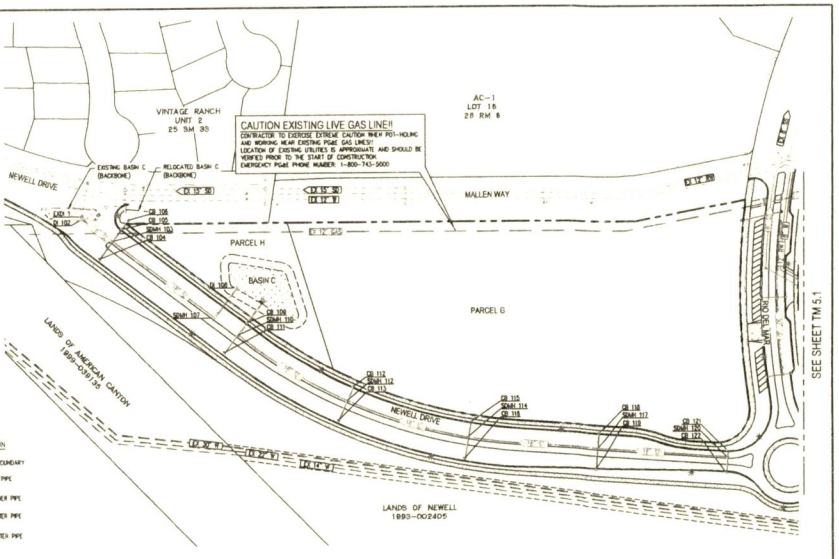
STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
CB 83	143.88	135.97	18	1.50%	157.53
CB 84	143.70	136.28	15	1.00%	30.91
CB 85	141.88	133.44	30	1.70%	71.85
CB 86	142.04	138.98	15	8.00%	30.91
SDMH 87	142.85	134.80	30	1.70%	80.12
CB 88	143.85	136.19	24	1.00%	38.53
CB 89	143.69	138.63	15	8.00%	30.91
CB 90	146.81	138.07	24	1.50%	180.53
CB 91	146.65	141.58	15	8.07%	30.91
DI 92	150.47	142.95	24	1.80%	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%	150.87
CB 97	144.57	139.89	15	8.00%	15.45
CB 98	144.66	138.85	15	8.00%	29.95
SDMH 99	148.78	141.78	30	3.97%	141.30
CB 100	148.88	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%	68.58
CB 104	114.98	108.98	18	1.00%	46.45
CB 105	112.02	108.83	18	1.00%	27.50
CB 106	115.14	109.28	15	1.00%	19.95
SDMH 107	125.48	119.31	18	4.50%	233.66
DI 108	124.28	120.00	18	1.00%	88.58
CB 109	127.44	120.46	18	1.00%	45.80
SDMH 110	127.54	120.73	18	1.00%	27.50
CB 111	127.54	121.39	15	1.00%	40.45
SDMH 112	133.84	126.46	18	2.45%	233.55
CB 113	133.85	129.98	15	1.00%	27.45
CB 114	133.85	127.11	15	1.45%	40.45
SDMH 114	136.73	132.17	18	2.45%	233.37
CB 115	138.62	132.70	15	1.01%	27.45
CB 116	138.72	133.83	15	1.00%	40.45
SDMH 117	143.47	137.91	18	2.45%	234.19
CB 118	143.37	138.44	15	1.00%	27.45
CB 119	143.52	138.54	15	1.00%	38.14
SDMH 120	151.71	143.87	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	151.20	151.58	24	2.01%	70.00
DI 124	156.84	154.81	36	2.90%	70.00

PRELIMINARY SANITARY SEWER TABLE

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SSMH 1	130.02	128.72	8	1.00%	168.60
SSMH 2	140.67	129.20	8	0.50%	74.74
SSMH 3	141.98	132.15	8	0.50%	158.49
SSMH 4	140.94	130.45	8	0.50%	49.05
SSMH 5	141.28	17.83	8	1.50%	17.83
SSMH 6	145.39	134.48	8	1.50%	144.28
SSMH 7	141.02	130.78	8	0.50%	48.64
SSMH 8	142.40	131.58	8	0.50%	136.78
SSMH 9	142.82	132.30	8	0.50%	82.54
SSMH 10	143.50	133.04	8	1.00%	53.91
SSMH 11	144.84	134.36	8	1.00%	121.39
SSMH 12	144.96	134.85	8	1.00%	38.76
SSMH 13	146.10	136.15	8	1.00%	116.78
SSMH 14	144.44	132.70	8	0.50%	253.72
SSMH 15	144.55	133.44	8	1.00%	84.15
SSMH 16	146.02	134.94	8	1.00%	130.91
SSMH 17	146.43	136.44	8	1.00%	136.91
SSMH 18	145.17	133.23	8	0.50%	86.85
SSMH 19	144.87	133.63	8	0.50%	80.31
SSMH 20	136.95	130.30	8	2.00%	80.00
SSMH 21	137.50	125.40	8	1.00%	22.08
SSMH 23	136.84	126.25	8	1.00%	75.00
SSMH 23	144.87	134.00	8	3.00%	255.02
SSMH 24	137.63	141.15	8	3.00%	255.02
SSMH 25	140.0	129.58	8	1.70%	186.35
SSMH 26	144.11	134.73	8	2.00%	225.48
SSMH 27	148.47	225.48	8	2.00%	225.48
SSMH 28	148.11	142.14	8	2.00%	36.76
SSMH 29	148.99	143.54	8	1.00%	179.78
SSMH 30	143.22	132.86	8	1.70%	186.35
SSMH 31	144.11	133.84	8	1.70%	50.33
SSMH 32	146.20	136.31	8	1.80%	207.76
SSMH 33	148.47	138.63	8	1.80%	207.76
SSMH 34	136.91	135.80	8	1.00%	36.76
SSMH 35	136.49	120.25	8	0.50%	50.33

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%	236.48
SSMH 38	148.75	138.09	8	2.32%	236.48
SSMH 39	147.77	138.32	8	0.25%	51.08
SSMH 40	146.99	136.80	8	0.30%	125.80
SSMH 41	134.81	121.87	8	0.50%	104.79
SSMH 42	134.04	122.62	8	0.50%	109.81
SSMH 43	138.70	131.41	8	2.45%	243.00
SSMH 44	145.83	137.44	8	2.44%	243.05
SSMH 45	133.09	123.67	8	0.50%	186.00
SSMH 46	137.85	129.36	8	1.95%	247.88
SSMH 47	142.37	134.18	8	1.95%	247.88
SSMH 48	132.11	124.75	8	0.50%	186.00
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	1.11%	31.75
SSMH 52	142.88	134.79	8	1.42%	125.54
SSMH 53	132.50	125.82	8	0.50%	184.00
SSMH 54	134.21	127.63	8	1.00%	171.00
SSMH 55	137.67	127.81	8	1.00%	132.53
SSMH 56	136.53	128.83	8	1.00%	172.00
SSMH 57	145.00	136.84	8	2.80%	318.72



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
12" SD	12" SD	STORM DRAIN PIPE
8" SS	8" SS	SANITARY SEWER PIPE
8" W	8" W	DOMESTIC WATER PIPE
8" RW	8" RW	RECYCLED WATER PIPE
		MANHOLE
		DRAINAGE INLET
		CATCH BASIN
		FIRE HYDRANT
		ELECTROLIER (EL)/STREET LIGHT
		BIORETENTION/DETENTION AREA

PRELIMINARY UTILITY PLAN

WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

SCALE 1" = 80' DATE: MARCH 9, 2023

0 80 160 240

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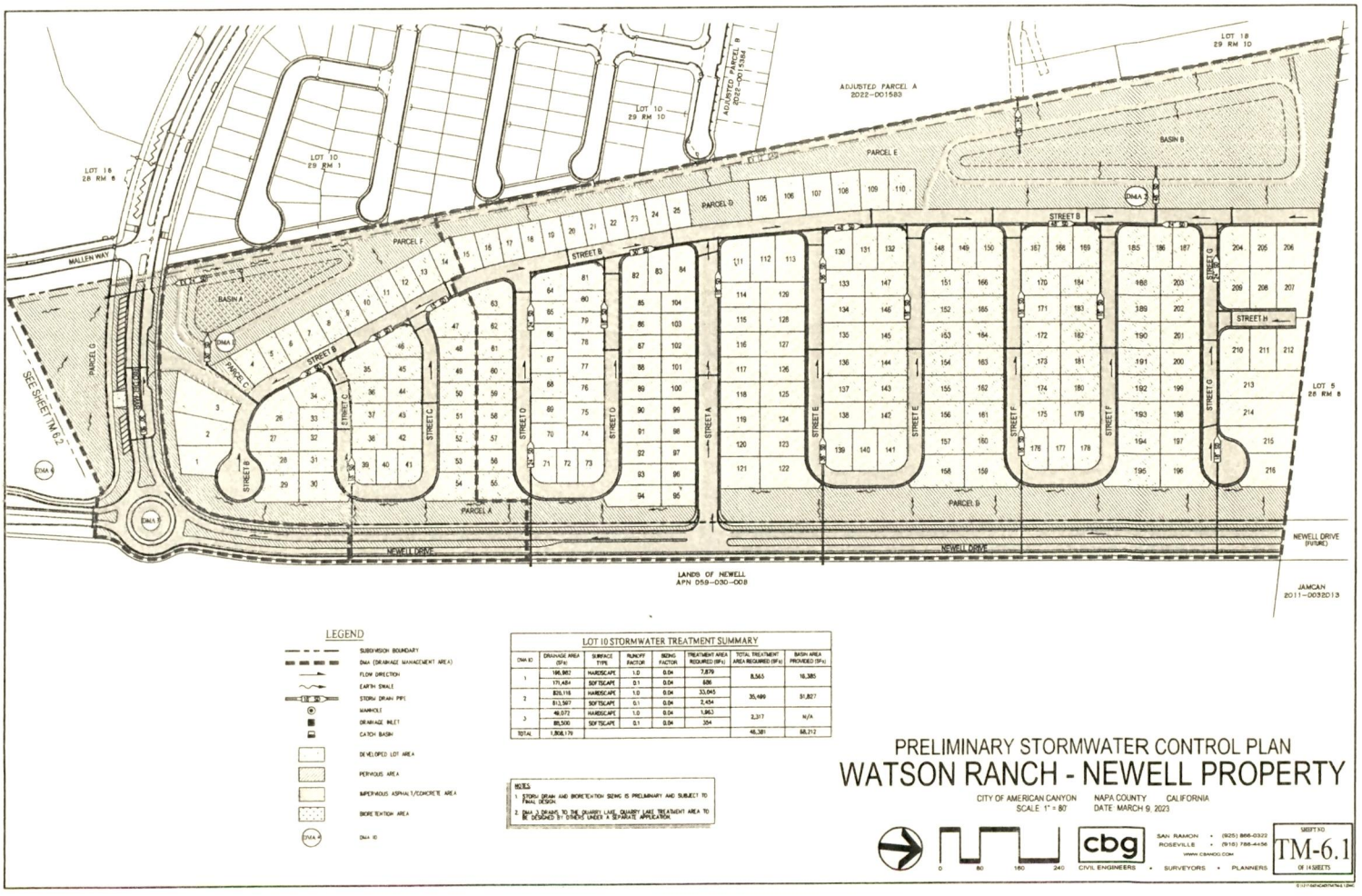

LEGEND

- 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	166,983	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
	813,567	SOFTSCAPE	0.1	0.04	2,454		
3	48,572	HARDSCAPE	1.0	0.04	1,943	2,317	N/A
	85,506	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

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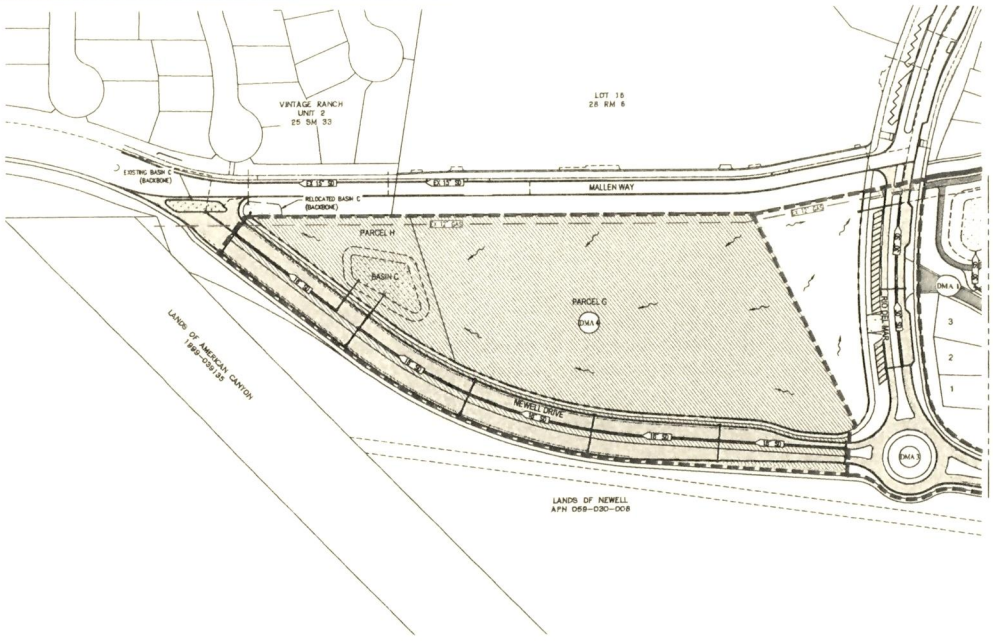

LEGEND

- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- 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±)	BASIN AREA PROVIDED (SF±)
4	163,338	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

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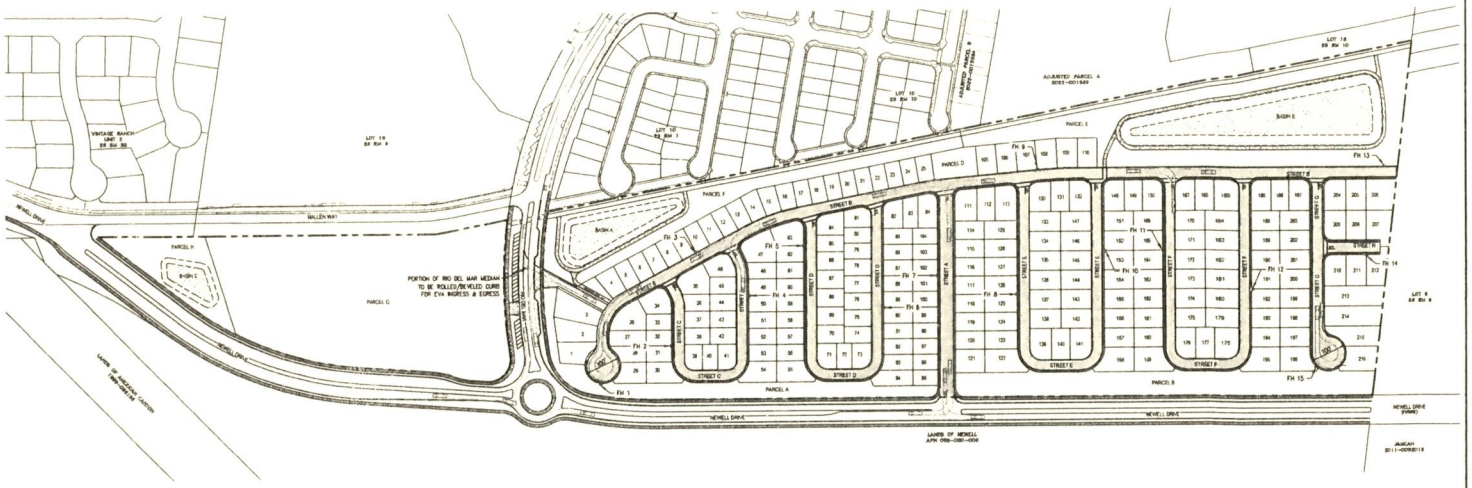

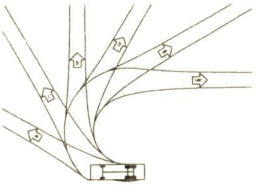

AMERICAN CANYON FIRE AERIAL APPARATUS
NOT TO SCALE

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)
- S STOP SIGN (PRELIMINARY LOCATION)

PRELIMINARY FIRE ACCESS PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
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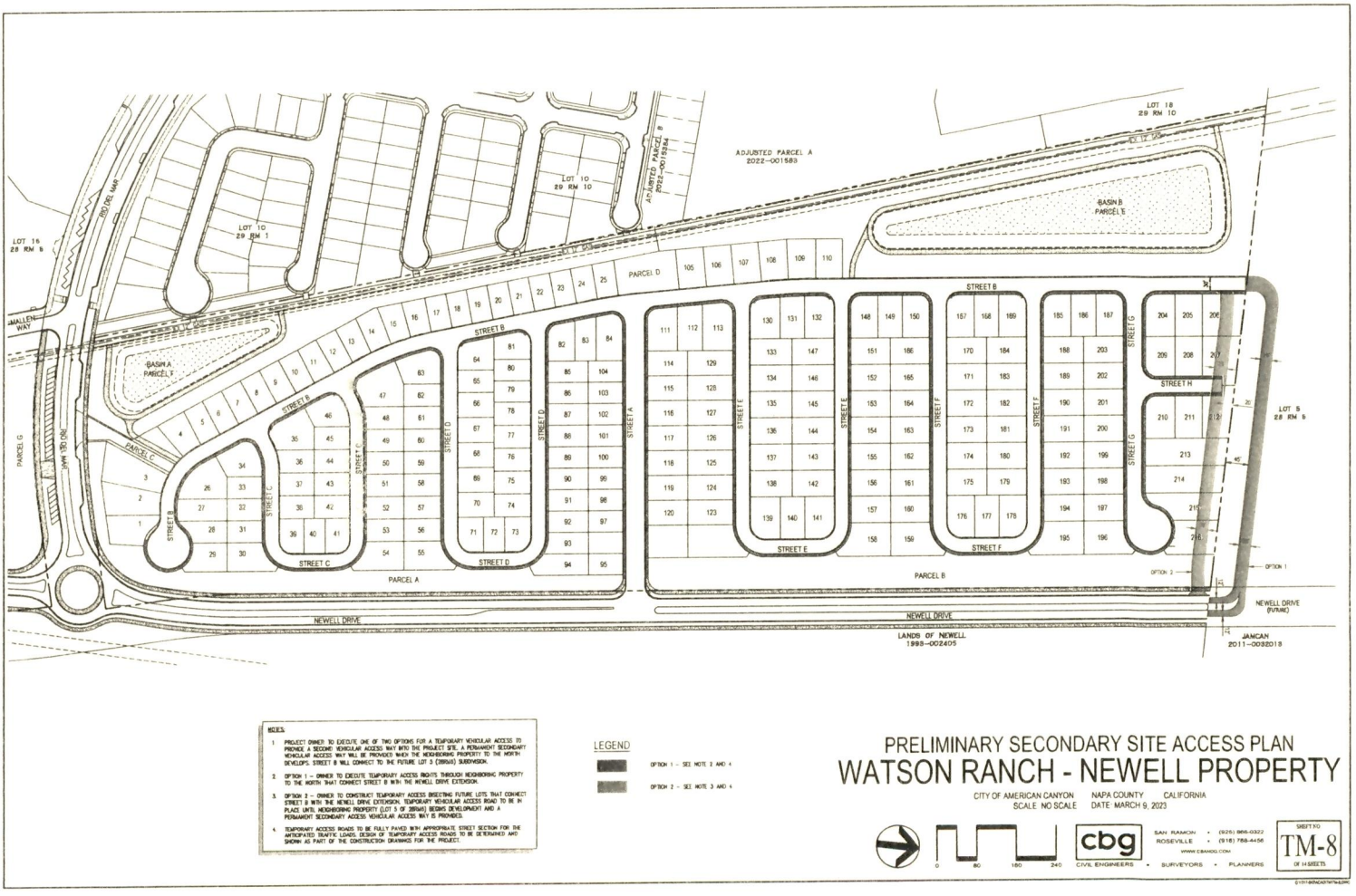

NOTES:

1. 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 3 (2015A10) SUBDIVISION.
2. OPTION 1 – OWNER TO EXECUTE TEMPORARY ACCESS RIGHTS THROUGH NEIGHBORING PROPERTY TO THE NORTH THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION.
3. 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 3 OF 2015A10) BECOMES DEVELOPMENT AND A PERMANENT SECONDARY ACCESS VEHICULAR ACCESS WAY IS PROVIDED.
4. 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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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

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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.

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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.

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

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(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.

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(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.

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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.

Yocha Dehe Wintun Nation
PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

CITY OF AMERICAN CANYON

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

RESOLUTION NO. 2025-99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING THE "PROMONTORY PARCEL MAP", THE "PROMONTORY LOT 1 FINAL MAP PHASE 1", THE "PROMONTORY LOT 2 FINAL MAP PHASE 2", AND A SUBDIVISION IMPROVEMENT AGREEMENT FOR PROMONTORY SUBDIVISION PROJECT (PL 22-0034).

WHEREAS, on August 15, 2023, City Council adopted Resolution No. 2023-70 approving a Vesting Tentative Subdivision Map (VTM) for Promontory Subdivision to create 216 single family home lots with 54 junior accessory dwelling units and 8 parcels with 8 new streets on 56.94 acres within the Watson Ranch Specific Plan MDR-12, MDR-16, and Park Zoning Districts, Assessor's Parcel Number 059-030-007; and

WHEREAS, on October 4, 2018, the City Council held a duly noticed public hearing and found and determined that the Project Final Environmental Impact Report is adequate to address environmental impacts associated with the Watson Ranch Specific Plan Project – including the those impacts associated with the Promontory Subdivision Project; and

WHEREAS, the VTM contemplates a parcel map and phased final maps (collectively "subdivision maps"); and

WHEREAS, the "Promontory Parcel Map" has been prepared and submitted to City of American Canyon for approval and

WHEREAS, the two Final Maps entitled "Promontory Lot 1 Final Map Phase 1 and Promontory Lot 2 Final Map Phase 2" have been prepared and submitted to the City of American Canyon for approval (attached hereto as Exhibits B and C and incorporated herein); and

WHEREAS, the subdivision maps includes the offer of dedication of the right-of-way for eight public streets, emergency vehicle easement, public access easement, public utility easement, storm drain easement, slope easement and secondary easement access; and

WHEREAS, the developer has agreed to enter into a Subdivision Improvement Agreement (attached hereto as Exhibit D and incorporated herein), for completion of all remaining requirements of the development, including financial securities, to guarantee that the work is completed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby approves the "Promontory Parcel Map" attached hereto as Exhibit A and incorporated by reference.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby approves the "Promontory Lot 1 Final Map Phase 1", attached hereto as Exhibit B and incorporated by reference.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby approves the "Promontory Lot 2 Final Map Phase 2", attached hereto as Exhibit C and incorporated by reference.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby accepts the dedication of right-of-way for public streets, emergency vehicle access easement, public access easement and public utility easement, storm drain easement, slope easement and secondary easement access offered thereon "Promontory Parcel Map"; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby approves the "Promontory Parcel Map", the "Promontory Lot 1 Final Map Phase 1", and the "Promontory Lot 2 Final Map Phase 2".

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby authorizes the City Manager to enter into a Subdivision Improvement Agreement for the Promontory Subdivision Project attached hereto as Exhibit D and incorporated by reference..

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 16th day of December 2025, by the following vote:

AYES: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
NOES: None
ABSTAIN: None
ABSENT: None

Pierre Washington, Mayor

ATTEST:

Taresa Gellfuss, CMC, City Clerk

APPROVED AS TO FORM:

Teresa Highsmith

Teresa Highsmith, City Attorney

Attachments:

Resolution
Exhibit A: Promontory Parcel Map
Exhibit B: Promontory Phase 1 Final Map
Exhibit C: Promontory Phase 2 Final Map
Exhibit D: Promontory Subdivision Project Subdivision Improvement Agreement

OWNER'S STATEMENT

THE UNDERSIGNED, BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HEREBY STATE THAT IT IS THE ONLY ENTITY HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION HEREON ENTITLED "PARCEL MAP PROMONTORY" CONSISTING OF 6 SHEETS; THAT IT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC ROAD AND UTILITY PURPOSES:

1. NEWELL DRIVE
2. RIO DEL MAR

AS OWNER: BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

COUNTY TAX COLLECTOR AND REDEMPTION OFFICER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION, AND THAT SECURITY IN THE AMOUNT OF $ _____ HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION, BUT WHICH ARE NOT YET PAYABLE.

_____ DATE: _____
ROBERT G. MINAHEN
COUNTY TAX COLLECTOR AND
REDEMPTION OFFICER
COUNTY OF NAPA, STATE OF CALIFORNIA

_____ DATE: _____
DEPUTY

TRUSTEE'S STATEMENT

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEEDS OF TRUST RECORDED ON _____, DOCUMENT NUMBERS _____ OF OFFICIAL RECORDS, _____ COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

BY: _____

TITLE: _____

DATE: _____

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CITY CLERK'S CERTIFICATE

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AT A REGULAR MEETING HELD ON THE _____ DAY OF _____ 20_____ HAS APPROVED THIS MAP ENTITLED "PARCEL MAP PROMONTORY" AND HAS ACCEPTED ON BEHALF OF THE CITY OF AMERICAN CANYON PUBLIC, THE FOLLOWING DEDICATIONS SHOWN HEREON IN THE BODY OF SAID MAP:

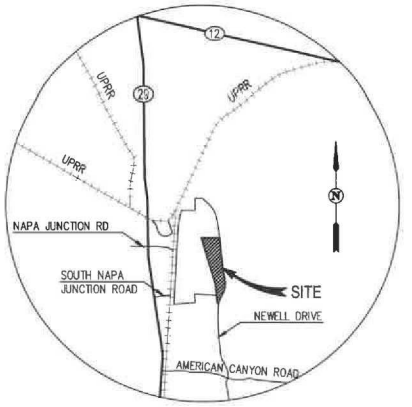
THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC ROAD AND UTILITY PURPOSES:

1. NEWELL DRIVE
2. RIO DEL MAR

AND PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION WITHIN THE BOUNDARY ON THE MAP, WILL BE ABANDONED WITH THE FILING OF THIS MAP:

1. THE IRREVOCABLE OFFER OF DEDICATION (NEWELL DRIVE AND RIO DEL MAR) AS SHOWN ON PARCEL MAP NEWELL PROPERTY RECORDED APRIL 18, 2019, IN BOOK 28 OF PARCEL MAPS, AT PAGE 5, NAPA COUNTY RECORDS.

_____ _____
TARESA GEILFUSS DATE
CITY CLERK, CITY OF AMERICAN CANYON
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20 _____, AT_____ .M., IN BOOK _____ OF PARCEL MAPS AT PAGES _____ THROUGH _____, INCLUSIVE, COUNTY OF NAPA, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF AMERICAN CANYON.

FILE NO. _____ FEES: _____

JOHN TUTEUR
COUNTY RECORDER IN AND FOR THE COUNTY
OF NAPA, STATE OF CALIFORNIA.

_____
DEPUTY COUNTY RECORDER
COUNTY OF NAPA
STATE OF CALIFORNIA

PARCEL MAP
PROMONTORY

CONSISTING OF 6 SHEETS
BEING A SUBDIVISION PARCEL 1, OF THAT CERTAIN PARCEL MAP NEWELL PROPERTY RECORDED ON APRIL 18, 2019, IN BOOK 28 OF PARCEL MAPS, AT PAGE 5 OFFICIAL RECORDS NAPA COUNTY, BEING A PORTION OF SECTIONS 19, T.4N., R.3W., AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007, 4 PARCELS, 56.94 AC±
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

dbg
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916)788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

DECEMBER 2025

JOB NO. 1217-042

SIGNATURE OMISSIONS

PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436(a)(3)(A)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

1. PACIFIC GAS AND ELECTRIC COMPANY: EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION PER BOOK 100 OF DEEDS, PAGE 497, AND AMENDED BY BOOK L OF MISCELLANEOUS RECORDS, PAGE 507 (CANNOT DETERMINE LOCATION).
2. PACIFIC GAS AND ELECTRIC COMPANY: EASEMENT FOR A SINGLE LINE OF POLES PER BOOK 40, PAGE 242 OF OFFICIAL RECORDS (PLOTTED HEREON).
3. PACIFIC GAS AND ELECTRIC COMPANY: EASEMENT FOR GAS LINES PER BOOK 52, PAGE 336 OF OFFICIAL RECORDS, AND AMENDED BY SERIES NO. 2000-0033596 OF OFFICIAL RECORDS (PLOTTED HEREON).
4. CITY OF VALLEJO: EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES PER BOOK 52 DEEDS AT PAGE 146, BOOK 76 DEEDS AT PAGE 24, BOOK 24 AT PAGE 486 (CANNOT DETERMINE LOCATIONS) AND SERIES NUMBER 1992-036265 AND 1996-020328 (PLOTTED HEREON) ALL OF OFFICIAL RECORDS.
5. COUNTY OF NAPA: EASEMENTS, RIGHTS, COVENANTS, WAIVERS AND TERMS CONTAINED IN THE AVIGATION AND HAZARD EASEMENT DEED BY SERIES NUMBER 1993 -0025615 OF OFFICIAL RECORDS.

TITLE NOTES

THE LANDS INCLUDED IN THIS PARCEL MAP ARE SUBJECT TO THE FOLLOWING TERMS, PROVISIONS, EASEMENTS, AND EXCEPTIONS:

1. AN EASEMENT FOR RIGHT TO TAKE WATER AND RIGHT OF WAY FOR THE RESULTANT PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 28, 1868 AS BOOK L OF DEEDS AT PAGE 194 OF OFFICIAL RECORDS.
2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEED" RECORDED AUGUST 10, 1964 AS BOOK 704 AT PAGE 285 OF OFFICIAL RECORDS.
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER SERVICE/MAIN EXTENSION AGREEMENT" RECORDED MARCH 10, 1981 AS BOOK 1195 AT PAGE 157 OF OFFICIAL RECORDS.
4. THE FACTS THAT THE LANDS LIES WITHIN THE NAPA RIVER WATERMASTER SERVICES AREA, AS DISCLOSED BY AN ORDER OF THE DEPARTMENT OF WATER RESOURCES OF THE STATE OF CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 24, 2008 AS SERIES NUMBER 2008-0018850 OF OFFICIAL RECORDS.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF SCHOOL FACILITIES FUNDING AGREEMENT" RECORDED OCTOBER 27, 2015 AS SERIES NUMBER 2016-0027485 OF OFFICIAL RECORDS.
6. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTER(S), AS SHOWN ON THE MAP ENTITLED, "RECORD OF SURVEY OF THE LANDS OF JOHN D. AND LORRAYNE D. CANTONI" FILED APRIL 23, 1980 IN BOOK 21 OF SURVEYS AT PAGE(S) 69, IN THE OFFICE OF THE COUNTY RECORDER OF SAID NAPA COUNTY:
   A) EXISTING ROAD.
   B) PROPOSED EASEMENT.
   C) VARIATION BETWEEN PROPERTY LINE AND FENCE LINE.
7. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1980 AS BOOK 1162 AT PAGE 170 OF OFFICIAL RECORDS, IN FAVOR OF TED D. BROWN, ET AL TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.
8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF TENANCY IN COMMON AGREEMENT" RECORDED OCTOBER 1, 2018 AS SERIES NUMBER 2018-0019103 OF OFFICIAL RECORDS.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED JULY 19, 2019 AS SERIES NUMBER 2019-0013806 OF OFFICIAL RECORDS.
10. PROCEEDINGS PENDING IN THE FOLLOWING MATTER AS DISCLOSED BY NOTICE OF PENDENCY OF ACTION RECORDED ON JANUARY 13, 2022 AS INSTRUMENT #2022-0000866 AS DOCUMENT #2022-0000866 IN THE OFFICIAL RECORDS OF NAPA COUNTY OFFICIAL RECORDS.
    COURT : SUPERIOR COURT OF THE STATE OF CALIFORNIA COUNTY OF NAPA
    CASE NO. : 22CV000041
    PLAINTIFF : CITY OF AMERICAN CANYON
    DEFENDANT : PAMELA SMITH, ETAL
    PURPOSE : FOR PUBLIC PURPOSES INCLUDING PEDESTRIAN AND BIKING TRAILS

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION, THAT IT IS SUBSTANTIALLY THE SAME AS THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH.

ERICA AHMANN SMITHIES
CITY ENGINEER, CITY OF AMERICAN CANYON
STATE OF CALIFORNIA
RCE 65468

DATE

REGISTERED PROFESSIONAL ENGINEER — ERICA A. SMITHIES — 65468 — CIVIL — STATE OF CALIFORNIA

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ANTHONY G. CINQUINI
STATE OF CALIFORNIA
PLS 8614

DATE

PROFESSIONAL LAND SURVEYOR — ANTHONY G. CINQUINI — No. 8614 — STATE OF CALIFORNIA

AVIGATION AND HAZARD EASEMENT

THIS PROPERTY IS SUBJECT TO AN AVIGATION AND HAZARD EASEMENT FILED AUGUST 13, 1993 UNDER DOCUMENT NUMBER 1993-0025615, OFFICIAL RECORDS OF NAPA COUNTY (ORD. 1194-B, 2002: ORD. 1014-3, 1992: PRIOR CODE - 11630.1).

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN JULY 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN FIVE YEARS OF THE FILING OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

MARK H. WEHBER, P.L.S.
L.S. NO. 7960

DATE

LICENSED LAND SURVEYOR — MARK H. WEHBER — 7960 — STATE OF CALIFORNIA

PARCEL MAP
PROMONTORY

CONSISTING OF 6 SHEETS
BEING A SUBDIVISION PARCEL 1, OF THAT CERTAIN PARCEL MAP NEWELL PROPERTY RECORDED ON APRIL 18, 2019, IN BOOK 28 OF PARCEL MAPS, AT PAGE 5 OFFICIAL RECORDS NAPA COUNTY, BEING A PORTION OF SECTIONS 19, T.4N., R.3W., AND 24, T.4N., R.4W., M.D.B.&M.
APN : 059-030-007, 4 PARCELS, 56.94 AC±
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

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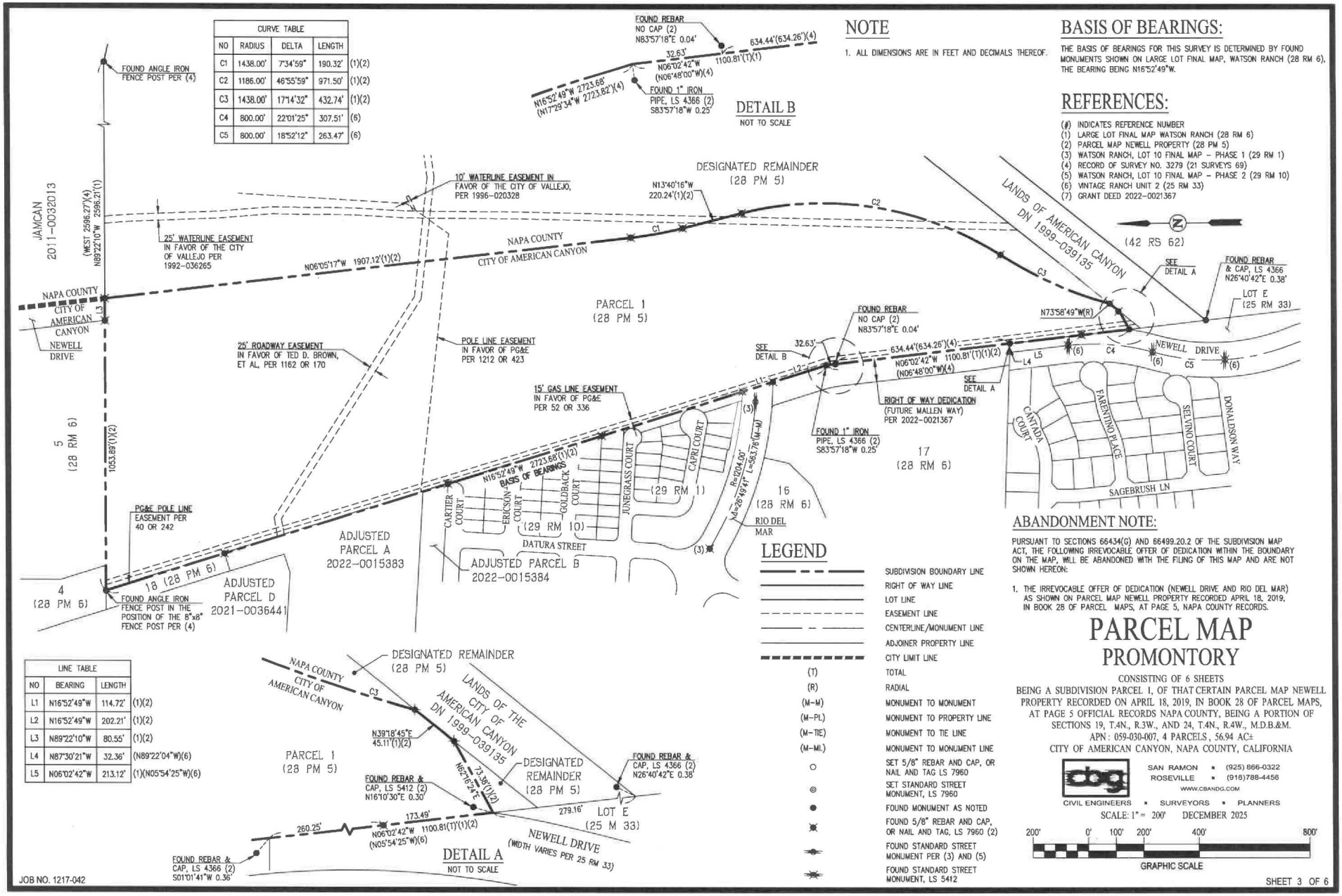
DECEMBER 2025

JOB NO. 1217-042


CURVE TABLE
NO | RADIUS | DELTA | LENGTH
C1 | 1438.00' | 7°34'59" | 190.32' (1)(2)
C2 | 1186.00' | 46°55'59" | 971.50' (1)(2)
C3 | 1438.00' | 17°14'32" | 432.74' (1)(2)
C4 | 800.00' | 22°01'25" | 307.51' (6)
C5 | 800.00' | 18°52'12" | 263.47' (6)
LINE TABLE
NO | BEARING | LENGTH
L1 | N16°52'49"W | 114.72' (1)(2)
L2 | N16°52'49"W | 202.21' (1)(2)
L3 | N89°22'10"W | 80.55' (1)(2)
L4 | N87°30'21"W | 32.36' (N89°22'04"W)(6)
L5 | N06°02'42"W | 213.12' (1)(N05°54'25"W)(6)
FOUND ANGLE IRON FENCE POST PER (4)
FOUND REBAR NO CAP (2) N83°57'18"E 0.04'
FOUND 1" IRON PIPE, LS 4366 (2) S83°57'18"W 0.25'
N16°52'49"W 2723.68' (N17°29'34"W 2723.82')(4)
634.44'(634.26')(4)
1100.81'(1)(1)
DETAIL B
NOT TO SCALE
JAMCAN 2011-0032013
(WEST 2596.27')(4)
N89°22'10"W 2596.21'(1)
10' WATERLINE EASEMENT IN FAVOR OF THE CITY OF VALLEJO, PER 1996-020328
25' WATERLINE EASEMENT IN FAVOR OF THE CITY OF VALLEJO PER 1992-036265
N13°40'16"W 220.24'(1)(2)
DESIGNATED REMAINDER (28 PM 5)
N06°05'17"W 1907.12'(1)(2)
NAPA COUNTY
CITY OF AMERICAN CANYON
LANDS OF AMERICAN CANYON DN 1999-039135
(42 RS 62)
SEE DETAIL A
FOUND REBAR & CAP, LS 4366 N26°40'42"E 0.38'
LOT E (25 RM 33)
N73°58'49"W(R)
NAPA COUNTY CITY OF AMERICAN CANYON
NEWELL DRIVE
PARCEL 1 (28 PM 5)
25' ROADWAY EASEMENT IN FAVOR OF TED D. BROWN, ET AL, PER 1162 OR 170
POLE LINE EASEMENT IN FAVOR OF PG&E PER 1212 OR 423
15' GAS LINE EASEMENT IN FAVOR OF PG&E PER 52 OR 336
FOUND REBAR NO CAP (2) N83°57'18"E 0.04'
SEE DETAIL B
32.63'
634.44'(634.26')(4)
N06°02'42"W 1100.81'(1)(1)(2)
(N06°48'00"W)(4)
SEE DETAIL A
RIGHT OF WAY DEDICATION (FUTURE MALLEN WAY) PER 2022-0021367
FOUND 1" IRON PIPE, LS 4366 (2) S83°57'18"W 0.25
L4
L5
(6)
C4
C5
NEWELL DRIVE
CANTADA COURT
FARENTINO PLACE
SELVINO COURT
DONALDSON WAY
SAGEBRUSH LN
5 (28 RM 6)
1053.89'(1)(2)
PG&E POLE LINE EASEMENT PER 40 OR 242
ADJUSTED PARCEL A 2022-0015383
ADJUSTED PARCEL B 2022-0015384
ADJUSTED PARCEL D 2021-0036441
18 (28 PM 6)
4 (28 PM 6)
FOUND ANGLE IRON FENCE POST IN THE POSITION OF THE 8"x8" FENCE POST PER (4)
N16°52'49"W 2723.68'(1)(2) BASIS OF BEARINGS
CARTIER COURT
ERICSON COURT
GOLDBACK COURT
JUNEGRASS COURT
CAPRI COURT
(29 RM 1)
(29 RM 10)
DATURA STREET
R=1204.00'
Δ=28°49'47" L=563.76'(M-M)
16 (28 RM 6)
17 (28 RM 6)
RIO DEL MAR
(3)
(5)
LEGEND
SUBDIVISION BOUNDARY LINE
RIGHT OF WAY LINE
LOT LINE
EASEMENT LINE
CENTERLINE/MONUMENT LINE
ADJOINER PROPERTY LINE
CITY LIMIT LINE
(T) TOTAL
(R) RADIAL
(M-M) MONUMENT TO MONUMENT
(M-PL) MONUMENT TO PROPERTY LINE
(M-TIE) MONUMENT TO TIE LINE
(M-ML) MONUMENT TO MONUMENT LINE
SET 5/8" REBAR AND CAP, OR NAIL AND TAG LS 7960
SET STANDARD STREET MONUMENT, LS 7960
FOUND MONUMENT AS NOTED
FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960 (2)
FOUND STANDARD STREET MONUMENT PER (3) AND (5)
FOUND STANDARD STREET MONUMENT, LS 5412
DESIGNATED REMAINDER (28 PM 5)
NAPA COUNTY CITY OF AMERICAN CANYON
LANDS OF THE CITY OF AMERICAN CANYON DN 1999-039135
C3
N39°18'45"E 45.11'(1)(2)
PARCEL 1 (28 PM 5)
DESIGNATED REMAINDER (28 PM 5)
FOUND REBAR & CAP, LS 5412 (2) N16°10'30"E 0.30'
N62°16'24"E 73.98'(1)(2)
FOUND REBAR & CAP, LS 4366 (2) N26°40'42"E 0.38'
279.16'
LOT E (25 M 33)
260.25'
173.49'
N06°02'42"W 1100.81'(1)'(1)(2)
(N05°54'25"W)(6)
NEWELL DRIVE (WIDTH VARIES PER 25 RM 33)
FOUND REBAR & CAP, LS 4366 (2) S01°01'41"W 0.36'
DETAIL A
NOT TO SCALE
JOB NO. 1217-042
NOTE
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.
REFERENCES:
(#) INDICATES REFERENCE NUMBER
(1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
(2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
(3) WATSON RANCH, LOT 10 FINAL MAP - PHASE 1 (29 RM 1)
(4) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)
(5) WATSON RANCH, LOT 10 FINAL MAP - PHASE 2 (29 RM 10)
(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) GRANT DEED 2022-0021367
ABANDONMENT NOTE:
PURSUANT TO SECTIONS 66434(G) AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION WITHIN THE BOUNDARY ON THE MAP, WILL BE ABANDONED WITH THE FILING OF THIS MAP AND ARE NOT SHOWN HEREON:
1. THE IRREVOCABLE OFFER OF DEDICATION (NEWELL DRIVE AND RIO DEL MAR) AS SHOWN ON PARCEL MAP NEWELL PROPERTY RECORDED APRIL 18, 2019, IN BOOK 28 OF PARCEL MAPS, AT PAGE 5, NAPA COUNTY RECORDS.
PARCEL MAP
PROMONTORY
CONSISTING OF 6 SHEETS
BEING A SUBDIVISION PARCEL 1, OF THAT CERTAIN PARCEL MAP NEWELL PROPERTY RECORDED ON APRIL 18, 2019, IN BOOK 28 OF PARCEL MAPS, AT PAGE 5 OFFICIAL RECORDS NAPA COUNTY, BEING A PORTION OF SECTIONS 19, T.4N., R.3W., AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007, 4 PARCELS, 56.94 AC±
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cbg
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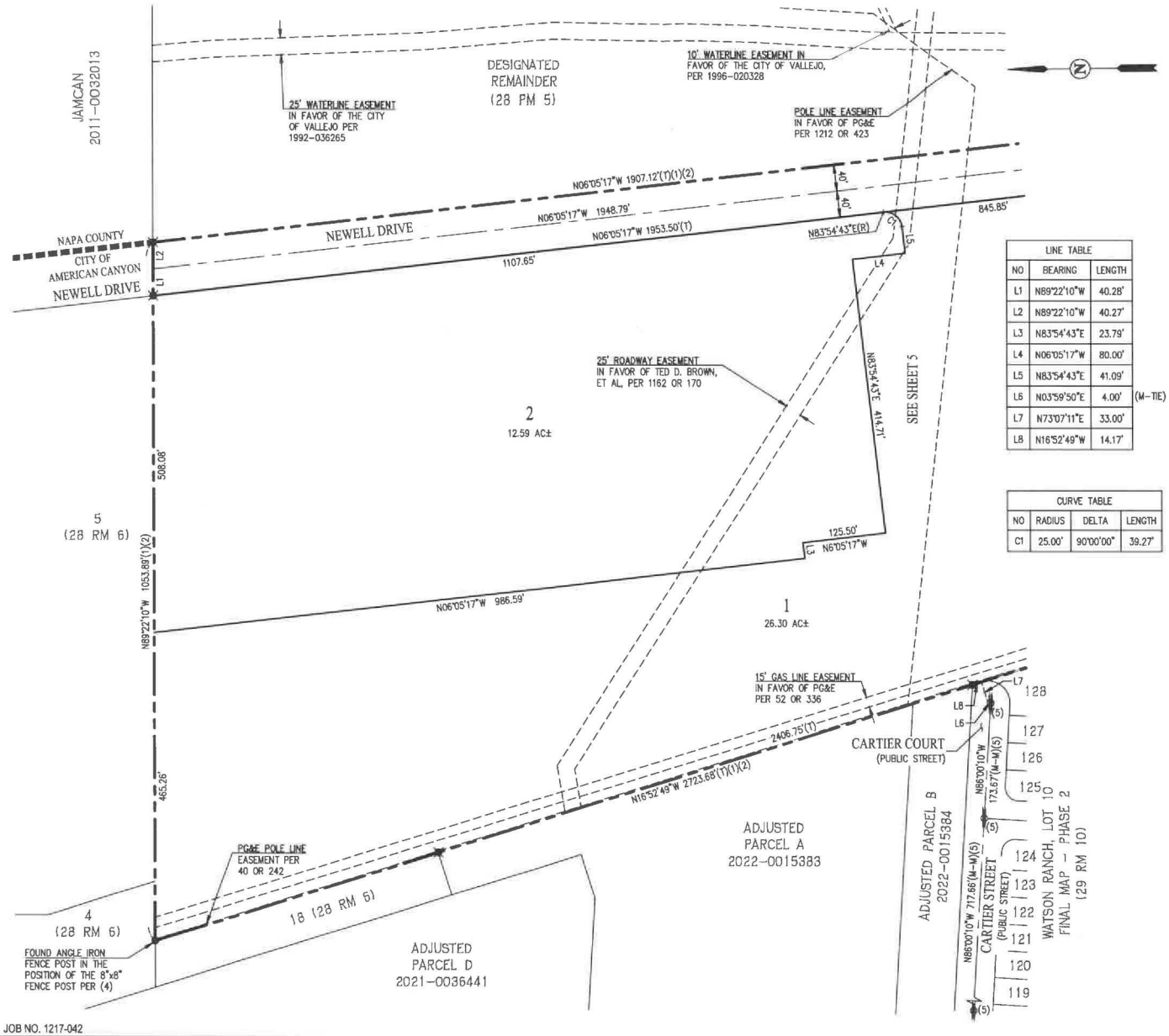
ROSEVILLE • (916)788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SCALE: 1" = 200' DECEMBER 2025
200' 0' 100' 200' 400' 800'
GRAPHIC SCALE
SHEET 3 OF 6



LINE TABLE			
NO	BEARING	LENGTH	
L1	N89°22'10"W	40.28'	
L2	N89°22'10"W	40.27'	
L3	N83°54'43"E	23.79'	
L4	N06°05'17"W	80.00'	
L5	N83°54'43"E	41.09'	
L6	N03°59'50"E	4.00'	(M-TIE)
L7	N73°07'11"E	33.00'	
L8	N16°52'49"W	14.17'	

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	90°00'00"	39.27'

NOTE

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	ADJOINER PROPERTY LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE LINE
(M-ML)	MONUMENT TO MONUMENT LINE
○	SET 5/8" REBAR AND CAP, OR NAIL AND TAG LS 7960
◎	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
✖	FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960 (2)
	FOUND STANDARD STREET MONUMENT PER (3) AND (5)
	FOUND STANDARD STREET MONUMENT, LS 5412

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
(2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
(3) WATSON RANCH, LOT 10 FINAL MAP – PHASE 1 (29 RM 1)
(4) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)
(5) WATSON RANCH, LOT 10 FINAL MAP – PHASE 2 (29 RM 10)
(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) GRANT DEED 2022-0021367

PARCEL MAP
PROMONTORY

CONSISTING OF 6 SHEETS

BEING A SUBDIVISION PARCEL 1, OF THAT CERTAIN PARCEL MAP NEWELL PROPERTY RECORDED ON APRIL 18, 2019, IN BOOK 28 OF PARCEL MAPS, AT PAGE 5 OFFICIAL RECORDS NAPA COUNTY, BEING A PORTION OF SECTIONS 19, T.4N., R.3W., AND 24, T.4N., R.4W., M.D.B.&M.

APN: 059-030-007, 4 PARCELS, 56.94 AC±

CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

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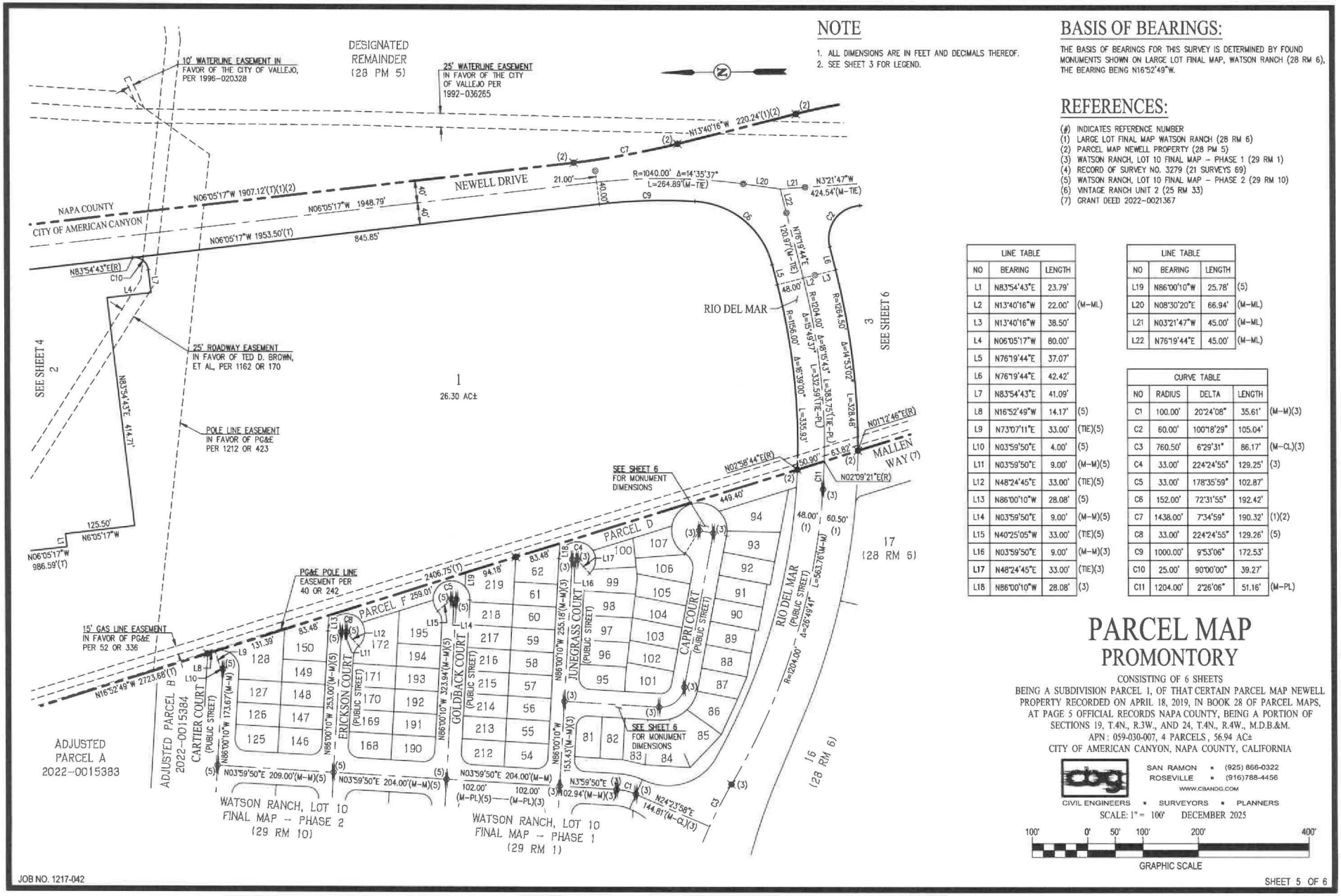
SCALE: 1" = 100' DECEMBER 2025

100' 0' 50' 100' 200' 400'
GRAPHIC SCALE

JOB NO. 1217-042



NOTE

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. SEE SHEET 3 FOR LEGEND.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
(2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
(3) WATSON RANCH, LOT 10 FINAL MAP - PHASE 1 (29 RM 1)
(4) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)
(5) WATSON RANCH, LOT 10 FINAL MAP - PHASE 2 (29 RM 10)
(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) GRANT DEED 2022-0021367

LINE TABLE			
NO	BEARING	LENGTH	
L1	N83°54'43"E	23.79'	
L2	N13°40'16"W	22.00'	(M-ML)
L3	N13°40'16"W	38.50'	
L4	N06°05'17"W	80.00'	
L5	N76°19'44"E	37.07'	
L6	N76°19'44"E	42.42'	
L7	N83°54'43"E	41.09'	
L8	N16°52'49"W	14.17'	(5)
L9	N73°07'11"E	33.00'	(TIE)(5)
L10	N03°59'50"E	4.00'	(5)
L11	N03°59'50"E	9.00'	(M-M)(5)
L12	N48°24'45"E	33.00'	(TIE)(5)
L13	N86°00'10"W	28.08'	(5)
L14	N03°59'50"E	9.00'	(M-M)(5)
L15	N40°25'05"W	33.00'	(TIE)(5)
L16	N03°59'50"E	9.00'	(M-M)(3)
L17	N48°24'45"E	33.00'	(TIE)(3)
L18	N86°00'10"W	28.08'	(3)

LINE TABLE			
NO	BEARING	LENGTH	
L19	N86°00'10"W	25.78'	(5)
L20	N08°30'20"E	66.94'	(M-ML)
L21	N03°21'47"W	45.00'	(M-ML)
L22	N76°19'44"E	45.00'	(M-ML)

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C1	100.00'	20°24'08"	35.61'	(M-M)(3)
C2	60.00'	100°18'29"	105.04'	
C3	760.50'	6°29'31"	86.17'	(M-CL)(3)
C4	33.00'	224°24'55"	129.25'	(3)
C5	33.00'	178°35'59"	102.87'	
C6	152.00'	72°31'55"	192.42'	
C7	1438.00'	7°34'59"	190.32'	(1)(2)
C8	33.00'	224°24'55"	129.26'	(5)
C9	1000.00'	9°53'06"	172.53'	
C10	25.00'	90°00'00"	39.27'	
C11	1204.00'	2°26'06"	51.16'	(M-PL)

PARCEL MAP
PROMONTORY

CONSISTING OF 6 SHEETS

BEING A SUBDIVISION PARCEL 1, OF THAT CERTAIN PARCEL MAP NEWELL PROPERTY RECORDED ON APRIL 18, 2019, IN BOOK 28 OF PARCEL MAPS, AT PAGE 5 OFFICIAL RECORDS NAPA COUNTY, BEING A PORTION OF SECTIONS 19, T.4N., R.3W., AND 24, T.4N., R.4W., M.D.B.&M.

APN: 059-030-007, 4 PARCELS, 56.94 AC±

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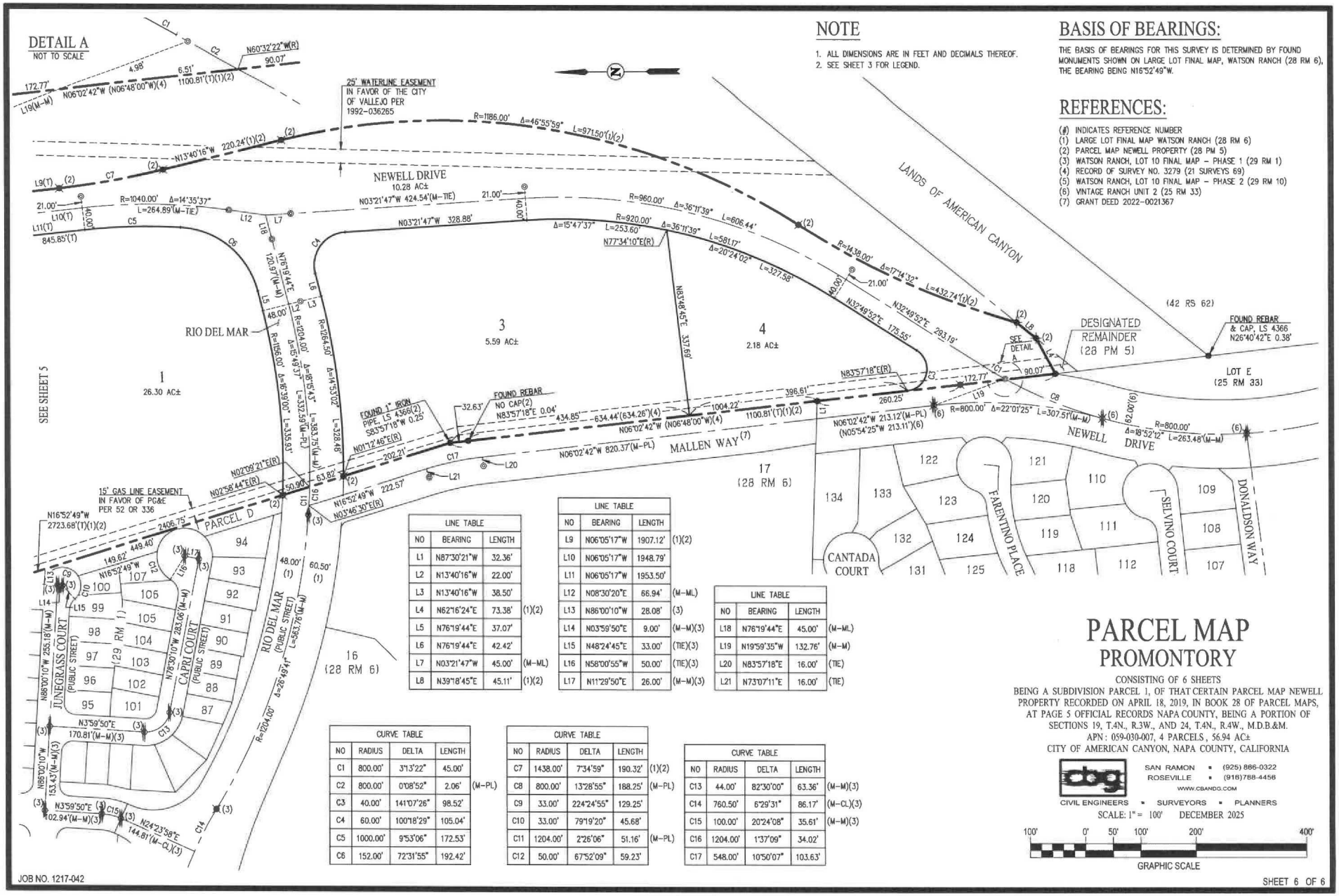
SCALE: 1" = 100' DECEMBER 2025

100' 0' 50' 100' 200' 400'
GRAPHIC SCALE

JOB NO. 1217-042



NOTE

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. SEE SHEET 3 FOR LEGEND.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
(2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
(3) WATSON RANCH, LOT 10 FINAL MAP – PHASE 1 (29 RM 1)
(4) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)
(5) WATSON RANCH, LOT 10 FINAL MAP – PHASE 2 (29 RM 10)
(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) GRANT DEED 2022-0021367

LINE TABLE			
NO	BEARING	LENGTH	
L1	N87°30'21"W	32.36'	
L2	N13°40'16"W	22.00'	
L3	N13°40'16"W	38.50'	
L4	N62°16'24"E	73.38'	(1)(2)
L5	N76°19'44"E	37.07'	
L6	N76°19'44"E	42.42'	
L7	N03°21'47"W	45.00'	(M-ML)
L8	N39°18'45"E	45.11'	(1)(2)

LINE TABLE			
NO	BEARING	LENGTH	
L9	N06°05'17"W	1907.12'	(1)(2)
L10	N06°05'17"W	1948.79'	
L11	N06°05'17"W	1953.50'	
L12	N08°30'20"E	66.94'	(M-ML)
L13	N86°00'10"W	28.08'	(3)
L14	N03°59'50"E	9.00'	(M-M)(3)
L15	N48°24'45"E	33.00'	(TIE)(3)
L16	N58°00'55"W	50.00'	(TIE)(3)
L17	N11°29'50"E	26.00'	(M-M)(3)

LINE TABLE			
NO	BEARING	LENGTH	
L18	N76°19'44"E	45.00'	(M-ML)
L19	N19°59'35"W	132.76'	(M-M)
L20	N83°57'18"E	16.00'	(TIE)
L21	N73°07'11"E	16.00'	(TIE)

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C1	800.00'	3°13'22"	45.00'	
C2	800.00'	0°08'52"	2.06'	(M-PL)
C3	40.00'	141°07'26"	98.52'	
C4	60.00'	100°18'29"	105.04'	
C5	1000.00'	9°53'06"	172.53'	
C6	152.00'	72°31'55"	192.42'	

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C7	1438.00'	7°34'59"	190.32'	(1)(2)
C8	800.00'	13°28'55"	188.25'	(M-PL)
C9	33.00'	224°24'55"	129.25'	
C10	33.00'	79°19'20"	45.68'	
C11	1204.00'	2°26'06"	51.16'	(M-PL)
C12	50.00'	67°52'09"	59.23'	

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C13	44.00'	82°30'00"	63.36'	(M-M)(3)
C14	760.50'	6°29'31"	86.17'	(M-CL)(3)
C15	100.00'	20°24'08"	35.61'	(M-M)(3)
C16	1204.00'	1°37'09"	34.02'	
C17	548.00'	10°50'07"	103.63'	

PARCEL MAP
PROMONTORY

CONSISTING OF 6 SHEETS

BEING A SUBDIVISION PARCEL 1, OF THAT CERTAIN PARCEL MAP NEWELL PROPERTY RECORDED ON APRIL 18, 2019, IN BOOK 28 OF PARCEL MAPS, AT PAGE 5 OFFICIAL RECORDS NAPA COUNTY, BEING A PORTION OF SECTIONS 19, T.4N., R.3W., AND 24, T.4N., R.4W., M.D.B.&M.

APN: 059-030-007, 4 PARCELS, 56.94 AC±

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WWW.CBANDG.COM

SCALE: 1" = 100' DECEMBER 2025

100' 0' 50' 100' 200' 400'
GRAPHIC SCALE

JOB NO. 1217-042

OWNER'S STATEMENT

THE UNDERSIGNED, BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HEREBY STATE THAT IT IS THE ONLY ENTITY HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION HEREON ENTITLED "PROMONTORY, LOT 1 FINAL MAP – PHASE 1" CONSISTING OF 14 SHEETS; THAT IT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC ROAD AND UTILITY PURPOSES:

1. BERNICE LANE
2. REILLY ROAD
3. NICK LANE
4. SKYLAR LANE
5. TURTLE STREET
6. PALOMA STREET
7. VADER STREET

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN NON-EXCLUSIVE EASEMENT FOR PUBLIC PURPOSES:

1. "PUBLIC UTILITY EASEMENT" OR "PUE" IS RESERVED FOR THE PURPOSE OF PUBLIC UTILITIES ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
2. "PUBLIC ACCESS EASEMENT" OR "PAE" IS RESERVED FOR THE PURPOSE OF PUBLIC PEDESTRIAN INGRESS AND EGRESS ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
3. "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVA" FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.
4. "STORM DRAIN EASEMENT" OR "SDE" IS RESERVED FOR STORM DRAINAGE PURPOSES, UNDER, ON, ACROSS AND OVER THOSE DESIGNATED AREAS.
5. "SLOPE EASEMENT" OR "SE" IS RESERVED FOR GRADING PURPOSES, ON, ACROSS AND OVER THOSE DESIGNATED AREAS.

AS OWNER: BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY

APPEARED _____, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEEDS OF TRUST RECORDED ON _____, DOCUMENT NUMBERS _____ OF OFFICIAL RECORDS, _____ COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

BY: _____

TITLE: _____

DATE: _____

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

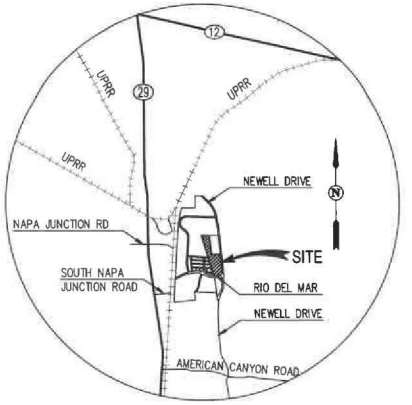
MY COMMISSION EXPIRES: _____

COUNTY TAX COLLECTOR AND REDEMPTION OFFICER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION, AND THAT SECURITY IN THE AMOUNT OF $ _____ HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION, BUT WHICH ARE NOT YET PAYABLE.

_____ _____
ROBERT G. MINAHEN — DATE
COUNTY TAX COLLECTOR AND
REDEMPTION OFFICER
COUNTY OF NAPA, STATE OF CALIFORNIA

_____ _____
DEPUTY — DATE



VICINITY MAP
NOT TO SCALE

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 202 ____, AT _____ .M., IN BOOK _____ OF RECORD MAPS AT PAGES _____ THROUGH _____, INCLUSIVE, COUNTY OF NAPA, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF AMERICAN CANYON.

FILE NO. _____ FEES: _____

JOHN TUTEUR
COUNTY RECORDER IN AND FOR THE COUNTY
OF NAPA, STATE OF CALIFORNIA.

_____
DEPUTY COUNTY RECORDER
COUNTY OF NAPA
STATE OF CALIFORNIA

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
BEING A PORTION OF SECTIONS 19, T.4N., R.3W. AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007 (PORTION), 136 LOTS, AND 5 PARCELS, 26.30 AC±
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

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

DECEMBER 2025

JOB NO. 1217-042

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN JULY 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN FIVE YEARS OF THE FILING OF THIS MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

MARK H. WEHBER, P.L.S.
L.S. NO. 7960

DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 20_____ HAS APPROVED THIS MAP ENTITLED "PROMONTORY, LOT 1 FINAL MAP – PHASE 1" AND HAS ACCEPTED ON BEHALF OF THE CITY OF AMERICAN CANYON PUBLIC, THE FOLLOWING DEDICATIONS SHOWN HEREON IN THE BODY OF SAID MAP:

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC ROAD AND UTILITY PURPOSES:

1. BERNICE LANE
2. REILLY ROAD
3. NICK LANE
4. SKYLAR LANE
5. TURTLE STREET
6. PALOMA STREET
7. VADER STREET

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN NON-EXCLUSIVE EASEMENT FOR PUBLIC PURPOSES:

1. "PUBLIC UTILITY EASEMENT" OR "PUE" IS RESERVED FOR THE PURPOSE OF PUBLIC UTILITIES ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
2. "PUBLIC ACCESS EASEMENT" OR "PAE" IS RESERVED FOR THE PURPOSE OF PUBLIC PEDESTRIAN INGRESS AND EGRESS ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
3. "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVA" FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES."
4. STORM DRAIN EASEMENT" OR "SDE" IS RESERVED FOR STORM DRAINAGE PURPOSES, UNDER, ON, ACROSS AND OVER THOSE DESIGNATED AREAS.
5. "SLOPE EASEMENT" OR "SE" IS RESERVED FOR GRADING PURPOSES, ON, ACROSS AND OVER THOSE DESIGNATED AREAS.

TARESA GEILFUSS
CITY CLERK, CITY OF AMERICAN CANYON
STATE OF CALIFORNIA

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION, THAT IT IS SUBSTANTIALLY THE SAME AS THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH.

ERICA AHMANN SMITHIES
CITY ENGINEER, CITY OF AMERICAN CANYON
STATE OF CALIFORNIA
RCE 65468

DATE

REGISTERED PROFESSIONAL ENGINEER
ERICA A. SMITHIES
65468
CIVIL
STATE OF CALIFORNIA

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ANTHONY G. CINQUINI
STATE OF CALIFORNIA
PLS 8614

DATE

PROFESSIONAL LAND SURVEYOR
ANTHONY G. CINQUINI
No. 8614
STATE OF CALIFORNIA

SIGNATURE OMISSIONS

PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436(a)(3)(A)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

1. PACIFIC GAS AND ELECTRIC COMPANY: EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION PER BOOK 100 OF DEEDS, PAGE 497, AND AMENDED BY BOOK L OF MISCELLANEOUS RECORDS, PAGE 507 (CANNOT DETERMINE LOCATION).
2. PACIFIC GAS AND ELECTRIC COMPANY: EASEMENT FOR A SINGLE LINE OF POLES PER BOOK 40, PAGE 242 OF OFFICIAL RECORDS (PLOTTED HEREON).
3. PACIFIC GAS AND ELECTRIC COMPANY: EASEMENT FOR GAS LINES PER BOOK 52, PAGE 336 OF OFFICIAL RECORDS, AND AMENDED BY SERIES NO. 2000-0033596 OF OFFICIAL RECORDS (PLOTTED HEREON).
4. COUNTY OF NAPA: EASEMENTS, RIGHTS, COVENANTS, WAIVERS AND TERMS CONTAINED IN THE AVIGATION AND HAZARD EASEMENT DEED BY SERIES NUMBER 1993 -0025615 OF OFFICIAL RECORDS.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

FOR THE PURPOSE OF PUBLIC ROAD AND UTILITIES: BERNICE LANE, REILLY ROAD, NICK LANE, SKYLAR LANE, TURTLE STREET, PALOMA STREET AND VADER STREET.

THE CITY OF AMERICAN CANYON SHALL RECONVEY THE ABOVE-DESCRIBED PROPERTY TO THE ABOVE NAMES OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC ROAD OR UTILITIES.

AVIGATION AND HAZARD EASEMENT

THIS PROPERTY IS SUBJECT TO AN AVIGATION AND HAZARD EASEMENT FILED AUGUST 13, 1993 UNDER DOCUMENT NUMBER 1993-0025615, OFFICIAL RECORDS OF NAPA COUNTY (ORD. 1194-B, 2002: ORD. 1014-3, 1992: PRIOR CODE – 11630.1).

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
BEING A PORTION OF SECTIONS 19, T.4N., R.3W. AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007 (PORTION), 136 LOTS, AND 5 PARCELS, 26.30 AC±
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

cbg
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916)788-4456
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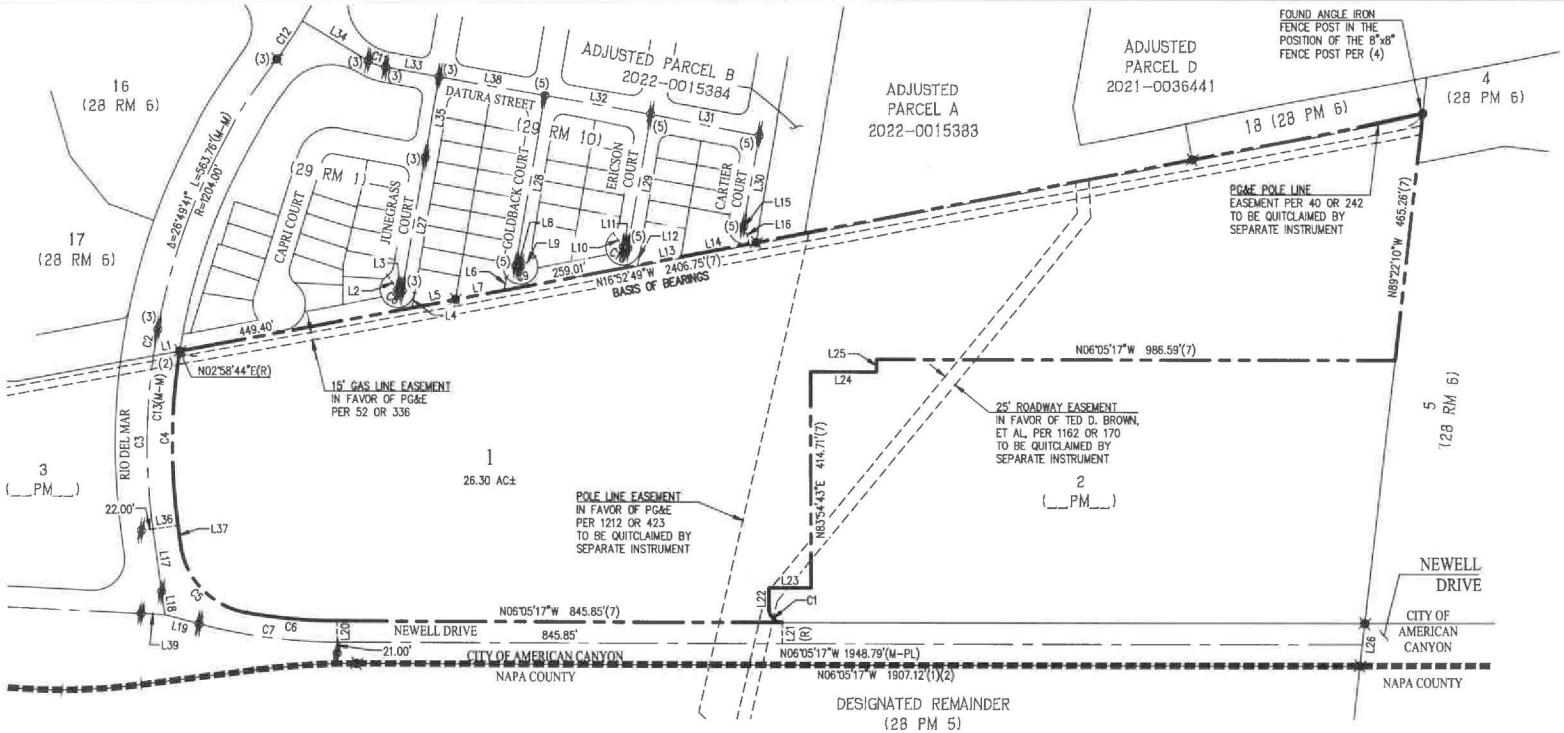
DECEMBER 2025

JOB NO. 1217-042



LINE TABLE			
NO	BEARING	LENGTH	
L13	N16°52'49"W	83.48'	(5)
L14	N16°52'49"W	131.39'	(5)
L15	N03°59'50"E	4.00'	(5)
L16	N73°07'11"E	33.00'	(5)
L17	N76°19'44"E	120.97'	(M-TIE)(7)
L18	N76°19'44"E	45.00'	(M-ML)(7)
L19	N08°30'20"E	66.94'	(M-ML)(7)
L20	N83°54'43"E	40.00'	(7)
L21	N83°54'43"E	40.00'	
L22	N83°54'43"E	41.09'	(7)
L23	N06°05'17"W	80.00'	(7)
L24	N06°05'17"W	125.50'	(7)
L25	N83°54'43"E	23.79'	(7)
L26	N89°22'10"W	80.55'	
L27	N86°00'10"W	255.18'	(M-M)(3)
L28	N86°00'10"W	323.94'	(M-M)(5)
L29	N86°00'10"W	253.00'	(M-M)(5)
L30	N86°00'10"W	173.67'	(M-M)(5)
L31	N03°59'50"E	209.00'	(M-M)(5)
L32	N03°59'50"E	204.00'	(M-M)(5)
L33	N03°59'50"E	102.94'	(M-M)(3)
L34	N24°23'58"E	144.81'	(M-M)(3)
L35	N86°00'10"W	153.43'	(M-M)(3)
L36	N13°40'16"W	48.00'	(7)
L37	N76°19'44"E	37.07'	
L38	N03°59'50"E	204.00'	(M-M)(3)(5)
L39	N03°21'47"W	45.00'	(M-ML)(7)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
(2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
(3) WATSON RANCH, LOT 10 FINAL MAP – PHASE 1 (29 RM 1)
(4) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)
(5) WATSON RANCH, LOT 10 FINAL MAP – PHASE 2 (29 RM 10)
(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) PARCEL MAP PROMONTORY (__PM__)

NOTE

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C1	25.00'	90°00'00"	39.27'	(7)
C2	1204.00'	2°26'06"	51.16'	(M-PL)(3)(7)
C3	1204.00'	15°49'37"	332.59'	(M-PL)(7)
C4	1156.00'	16°39'00"	335.93'	(7)
C5	152.00'	72°31'55"	192.42'	(7)
C6	1000.00'	9°53'06"	172.53'	(7)
C7	1040.00'	14°35'37"	264.89'	(M-TIE)(7)
C8	33.00'	224°24'55"	129.25'	(3)
C9	33.00'	178°35'59"	102.87'	(5)
C10	33.00'	224°24'54"	129.25'	(5)
C11	100.00'	20°24'08"	35.61'	(M-M)(3)
C12	760.50'	6°29'31"	86.17'	(M-ML)(3)
C13	1204.00'	18°15'43"	383.75'	(M-M)(7)

LINE TABLE			
NO	BEARING	LENGTH	
L1	N16°52'49"W	50.90'	(7)
L2	N48°24'45"E	33.00'	
L3	N03°59'50"E	9.00'	(M-M)(3)
L4	N86°00'10"W	28.08'	
L5	N16°52'49"W	83.48'	
L6	N86°00'10"W	25.78'	
L7	N16°52'49"W	94.18'	(5)
L8	N03°59'50"E	9.00'	(M-M)(5)
L9	N40°25'05"W	33.00'	
L10	N48°24'45"E	33.00'	
L11	N03°59'50"E	9.00'	(M-M)(5)
L12	N86°00'10"W	28.08'	

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
✖	FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960 (2)
	FOUND STANDARD STREET MONUMENT PER (3)(5) AND (7)
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
(LL)	LOT LINE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
BEING A PORTION OF SECTIONS 19, T.4N., R.3W. AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007 (PORTION), 136 LOTS, AND 5 PARCELS, 26.30 AC±
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CIVIL ENGINEERS • SURVEYORS • PLANNERS

SCALE: 1" = 150' DECEMBER 2025

150' 0' 75' 150' 300' 600'
GRAPHIC SCALE

JOB NO. 1217-042



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
(2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
(3) WATSON RANCH, LOT 10 FINAL MAP – PHASE 1 (29 RM 1)
(4) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)
(5) WATSON RANCH, LOT 10 FINAL MAP – PHASE 2 (29 RM 10)
(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) PARCEL MAP PROMONTORY (__PM__)

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
◎	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
⊠	FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960 (2)
	FOUND STANDARD STREET MONUMENT PER (3)(5) AND (7)
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
(LL)	LOT LINE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
	SHEET LIMITS
(7)	SHEET NUMBER

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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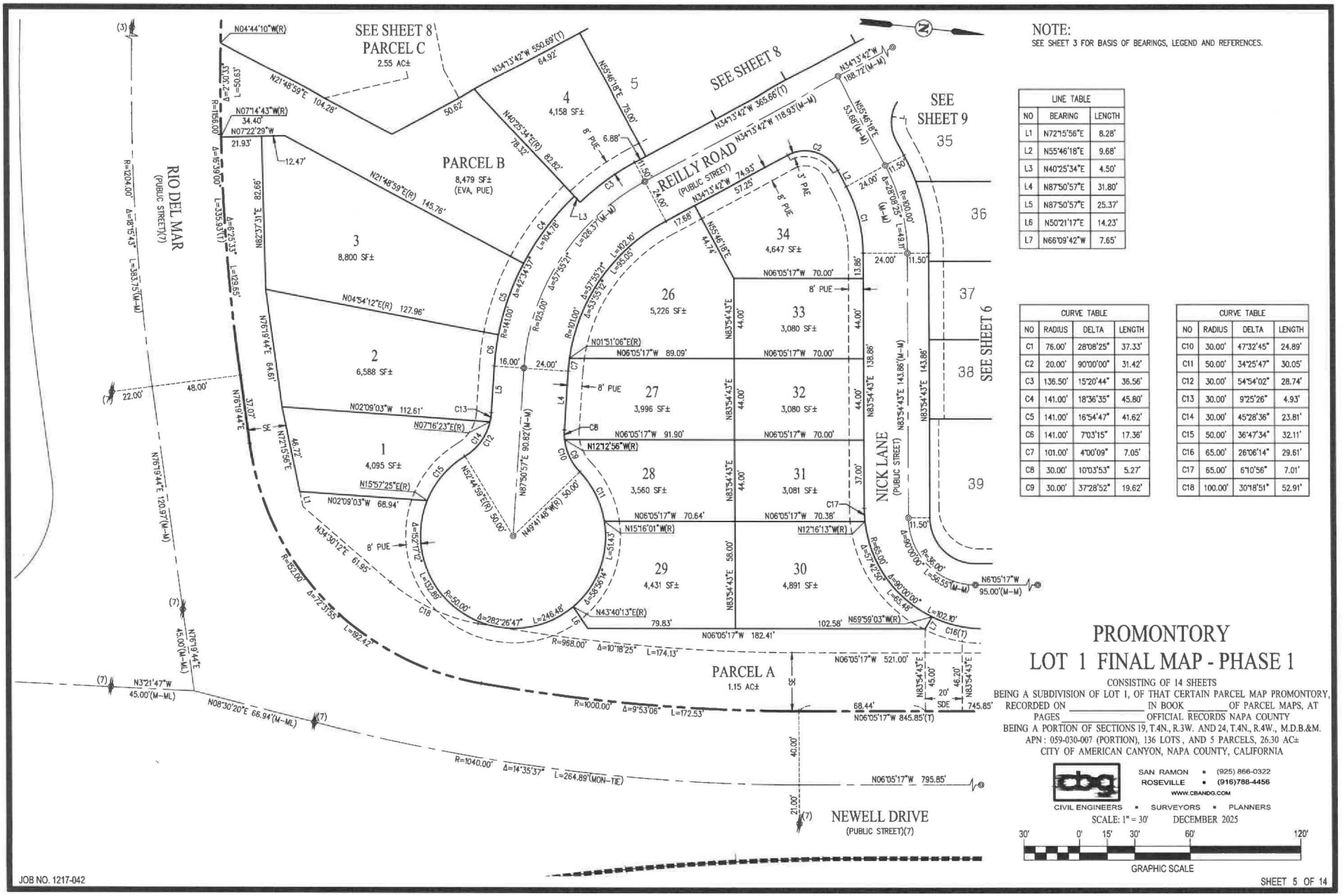
GRAPHIC SCALE

JOB NO. 1217-042



LINE TABLE		
NO	BEARING	LENGTH
L1	N72°15'56"E	8.28'
L2	N55°46'18"E	9.68'
L3	N40°25'34"E	4.50'
L4	N87°50'57"E	31.80'
L5	N87°50'57"E	25.37'
L6	N50°21'17"E	14.23'
L7	N66°09'42"W	7.65'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	76.00'	28°08'25"	37.33'
C2	20.00'	90°00'00"	31.42'
C3	136.50'	15°20'44"	36.56'
C4	141.00'	18°36'35"	45.80'
C5	141.00'	16°54'47"	41.62'
C6	141.00'	7°03'15"	17.36'
C7	101.00'	4°00'09"	7.05'
C8	30.00'	10°03'53"	5.27'
C9	30.00'	37°28'52"	19.62'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C10	30.00'	47°32'45"	24.89'
C11	50.00'	34°25'47"	30.05'
C12	30.00'	54°54'02"	28.74'
C13	30.00'	9°25'26"	4.93'
C14	30.00'	45°28'36"	23.81'
C15	50.00'	36°47'34"	32.11'
C16	65.00'	26°06'14"	29.61'
C17	65.00'	6°10'56"	7.01'
C18	100.00'	30°18'51"	52.91'

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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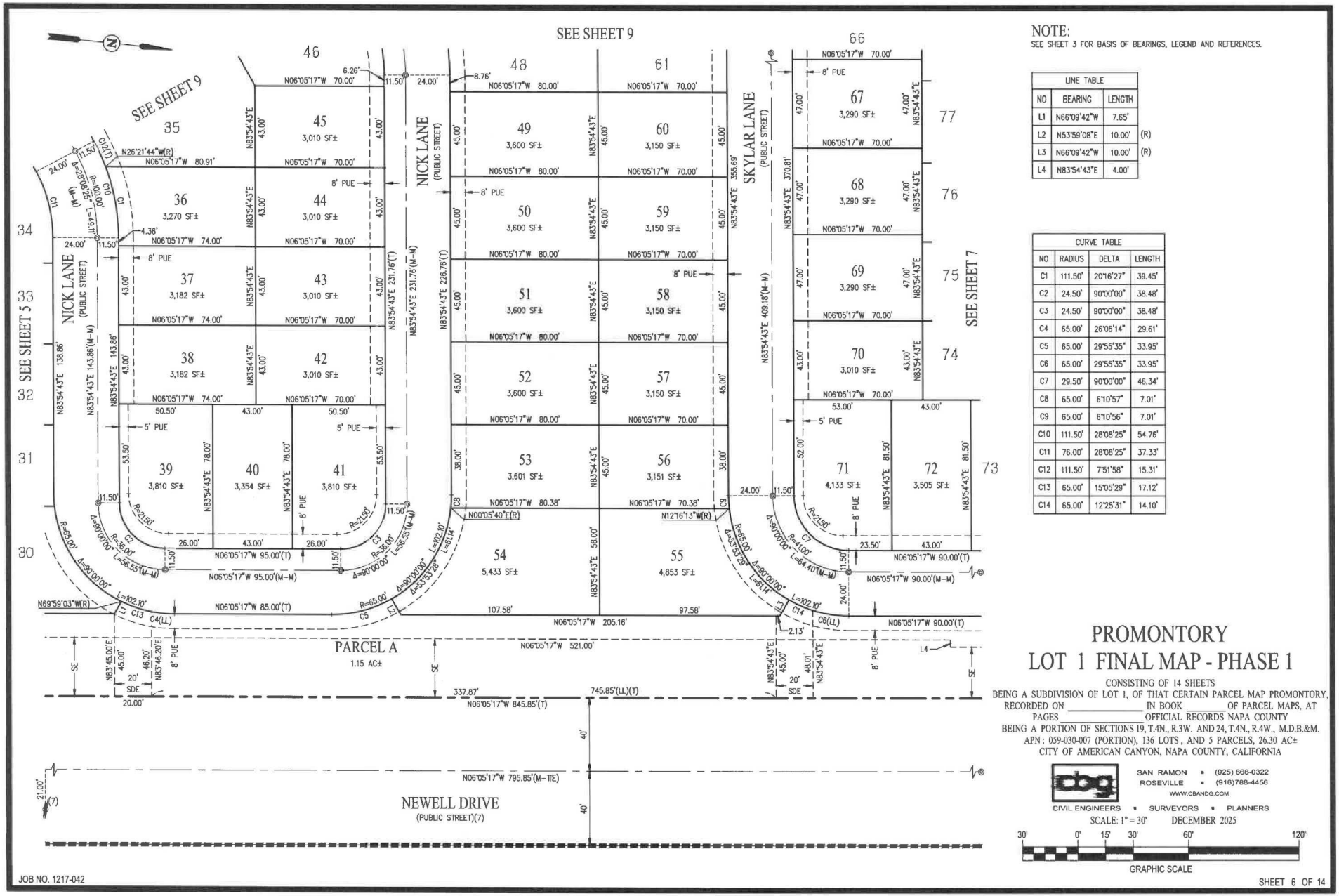
SCALE: 1" = 30' DECEMBER 2025

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE



NOTE:
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND AND REFERENCES.

LINE TABLE			
NO	BEARING	LENGTH	
L1	N66°09'42"W	7.65'	
L2	N53°59'08"E	10.00'	(R)
L3	N66°09'42"W	10.00'	(R)
L4	N83°54'43"E	4.00'	

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	111.50'	20°16'27"	39.45'
C2	24.50'	90°00'00"	38.48'
C3	24.50'	90°00'00"	38.48'
C4	65.00'	26°06'14"	29.61'
C5	65.00'	29°55'35"	33.95'
C6	65.00'	29°55'35"	33.95'
C7	29.50'	90°00'00"	46.34'
C8	65.00'	6°10'57"	7.01'
C9	65.00'	6°10'56"	7.01'
C10	111.50'	28°08'25"	54.76'
C11	76.00'	28°08'25"	37.33'
C12	111.50'	7°51'58"	15.31'
C13	65.00'	15°05'29"	17.12'
C14	65.00'	12°25'31"	14.10'

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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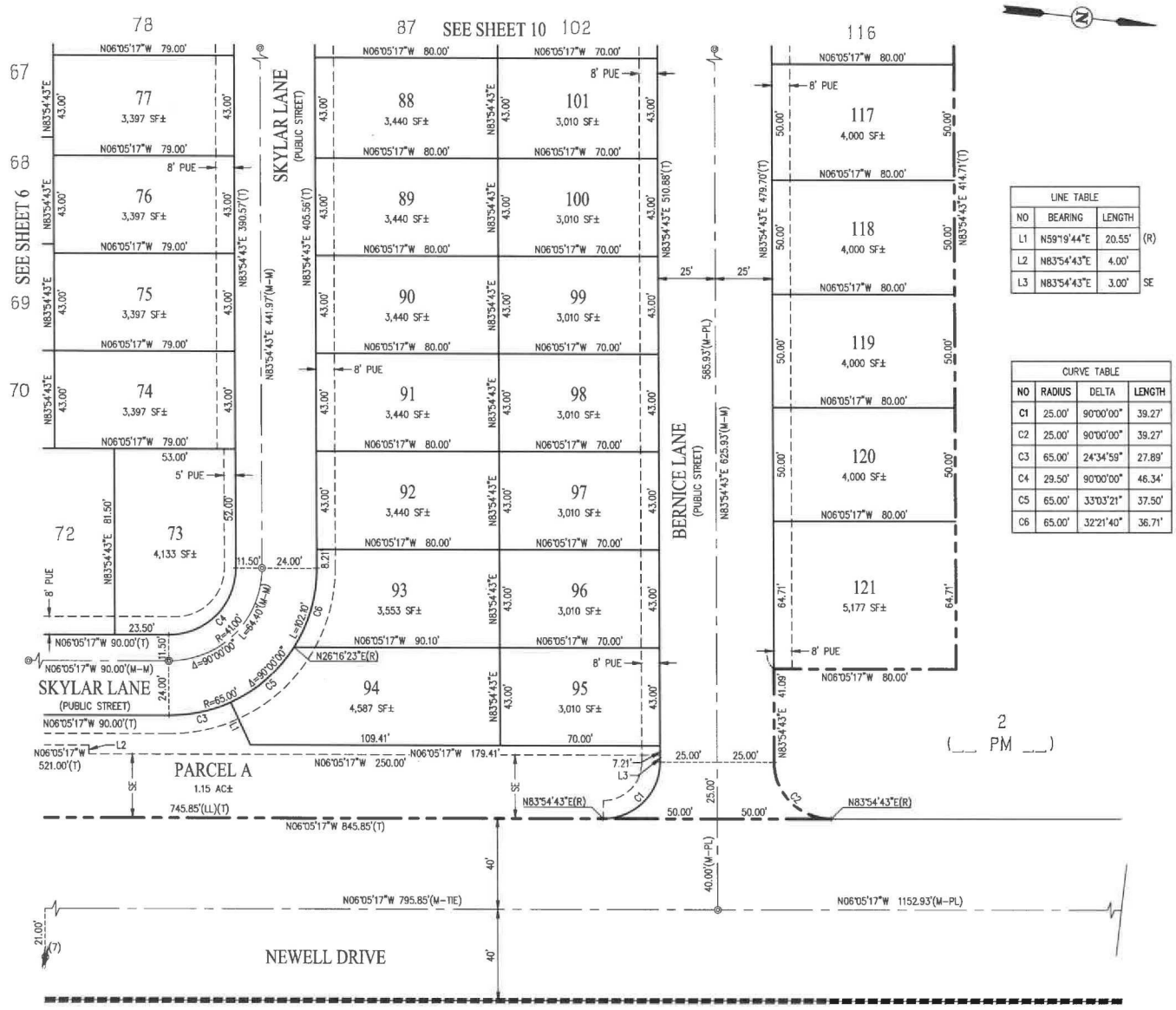

LINE TABLE			
NO	BEARING	LENGTH	
L1	N59°19'44"E	20.55'	(R)
L2	N83°54'43"E	4.00'	
L3	N83°54'43"E	3.00'	SE

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	90°00'00"	39.27'
C2	25.00'	90°00'00"	39.27'
C3	65.00'	24°34'59"	27.89'
C4	29.50'	90°00'00"	46.34'
C5	65.00'	33°03'21"	37.50'
C6	65.00'	32°21'40"	36.71'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
◎	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
⊠	FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960 (2)
	FOUND STANDARD STREET MONUMENT PER (3)(5) AND (7)
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(LL)	LOT LINE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT

REFERENCES:

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(3) WATSON RANCH, LOT 10 FINAL MAP – PHASE 1 (29 RM 1)
(4) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)
(5) WATSON RANCH, LOT 10 FINAL MAP – PHASE 2 (29 RM 10)
(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) PARCEL MAP PROMONTORY (__PM__)

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
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30' 0' 15' 30' 60' 120'
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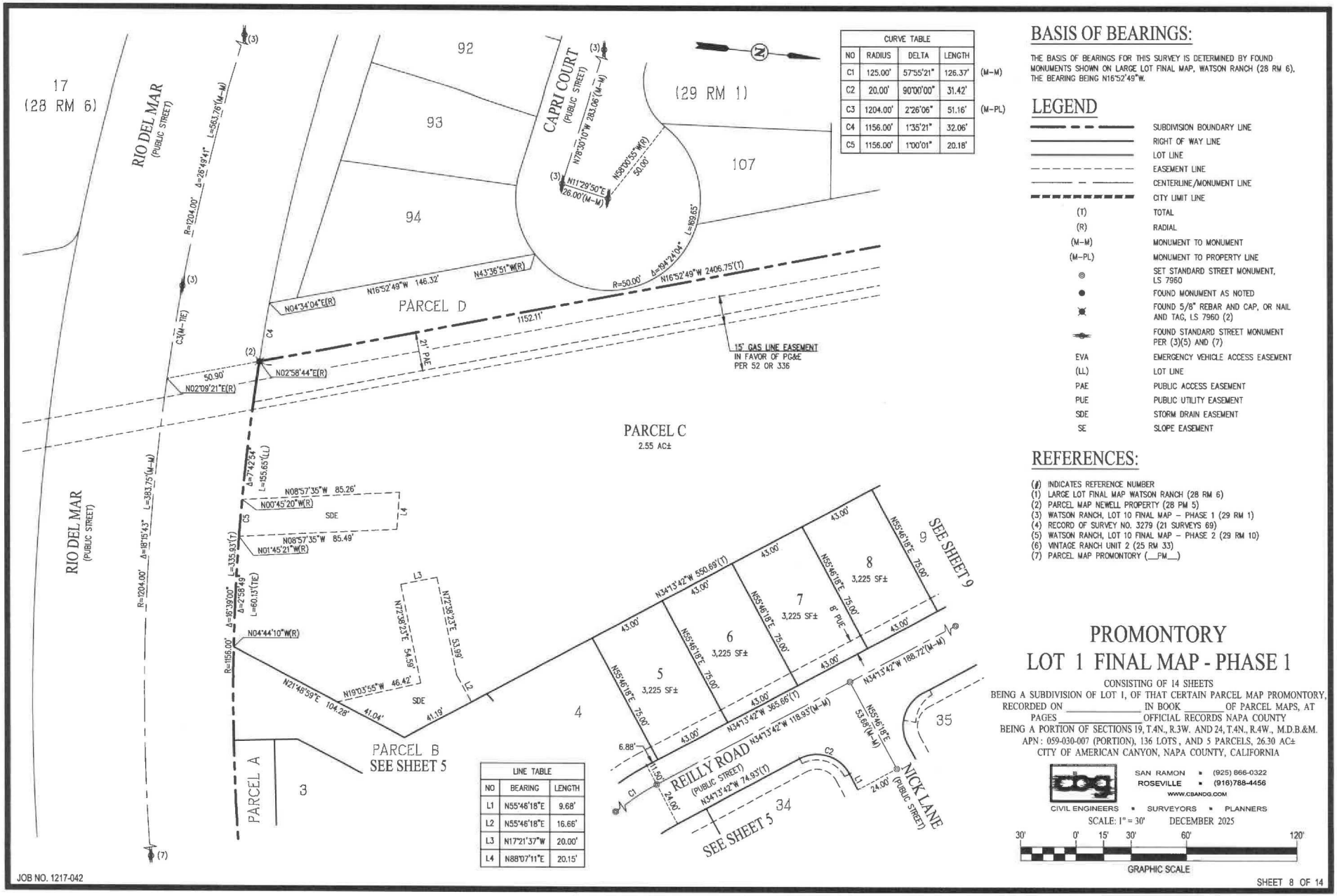

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C1	125.00'	57°55'21"	126.37'	(M-M)
C2	20.00'	90°00'00"	31.42'	
C3	1204.00'	2°26'06"	51.16'	(M-PL)
C4	1156.00'	1°35'21"	32.06'	
C5	1156.00'	1°00'01"	20.18'	

LINE TABLE		
NO	BEARING	LENGTH
L1	N55°46'18"E	9.68'
L2	N55°46'18"E	16.66'
L3	N17°21'37"W	20.00'
L4	N88°07'11"E	20.15'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
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	FOUND STANDARD STREET MONUMENT PER (3)(5) AND (7)
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(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) PARCEL MAP PROMONTORY (__PM__)

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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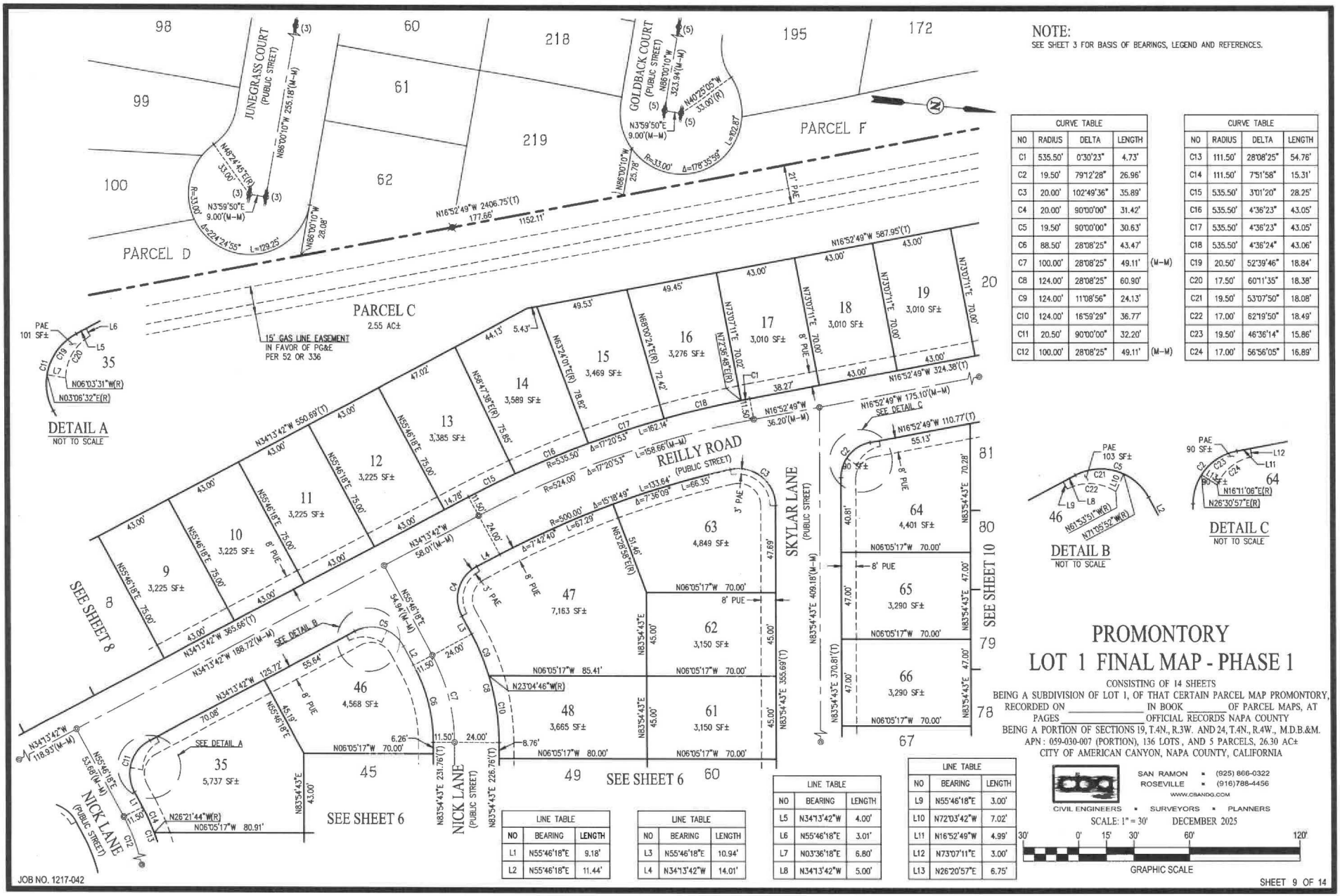


NOTE:
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND AND REFERENCES.

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C1	535.50'	0°30'23"	4.73'	
C2	19.50'	79°12'28"	26.96'	
C3	20.00'	102°49'36"	35.89'	
C4	20.00'	90°00'00"	31.42'	
C5	19.50'	90°00'00"	30.63'	
C6	88.50'	28°08'25"	43.47'	
C7	100.00'	28°08'25"	49.11'	(M-M)
C8	124.00'	28°08'25"	60.90'	
C9	124.00'	11°08'56"	24.13'	
C10	124.00'	16°59'29"	36.77'	
C11	20.50'	90°00'00"	32.20'	
C12	100.00'	28°08'25"	49.11'	(M-M)

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C13	111.50'	28°08'25"	54.76'	
C14	111.50'	7°51'58"	15.31'	
C15	535.50'	3°01'20"	28.25'	
C16	535.50'	4°36'23"	43.05'	
C17	535.50'	4°36'23"	43.05'	
C18	535.50'	4°36'24"	43.06'	
C19	20.50'	52°39'46"	18.84'	
C20	17.50'	60°11'35"	18.38'	
C21	19.50'	53°07'50"	18.08'	
C22	17.00'	62°19'50"	18.49'	
C23	19.50'	46°36'14"	15.86'	
C24	17.00'	56°56'05"	16.89'	

LINE TABLE		
NO	BEARING	LENGTH
L1	N55°46'18"E	9.18'
L2	N55°46'18"E	11.44'

LINE TABLE		
NO	BEARING	LENGTH
L3	N55°46'18"E	10.94'
L4	N34°13'42"W	14.01'

LINE TABLE		
NO	BEARING	LENGTH
L5	N34°13'42"W	4.00'
L6	N55°46'18"E	3.01'
L7	N03°36'18"E	6.80'
L8	N34°13'42"W	5.00'

LINE TABLE		
NO	BEARING	LENGTH
L9	N55°46'18"E	3.00'
L10	N72°03'42"W	7.02'
L11	N16°52'49"W	4.99'
L12	N73°07'11"E	3.00'
L13	N26°20'57"E	6.75'

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

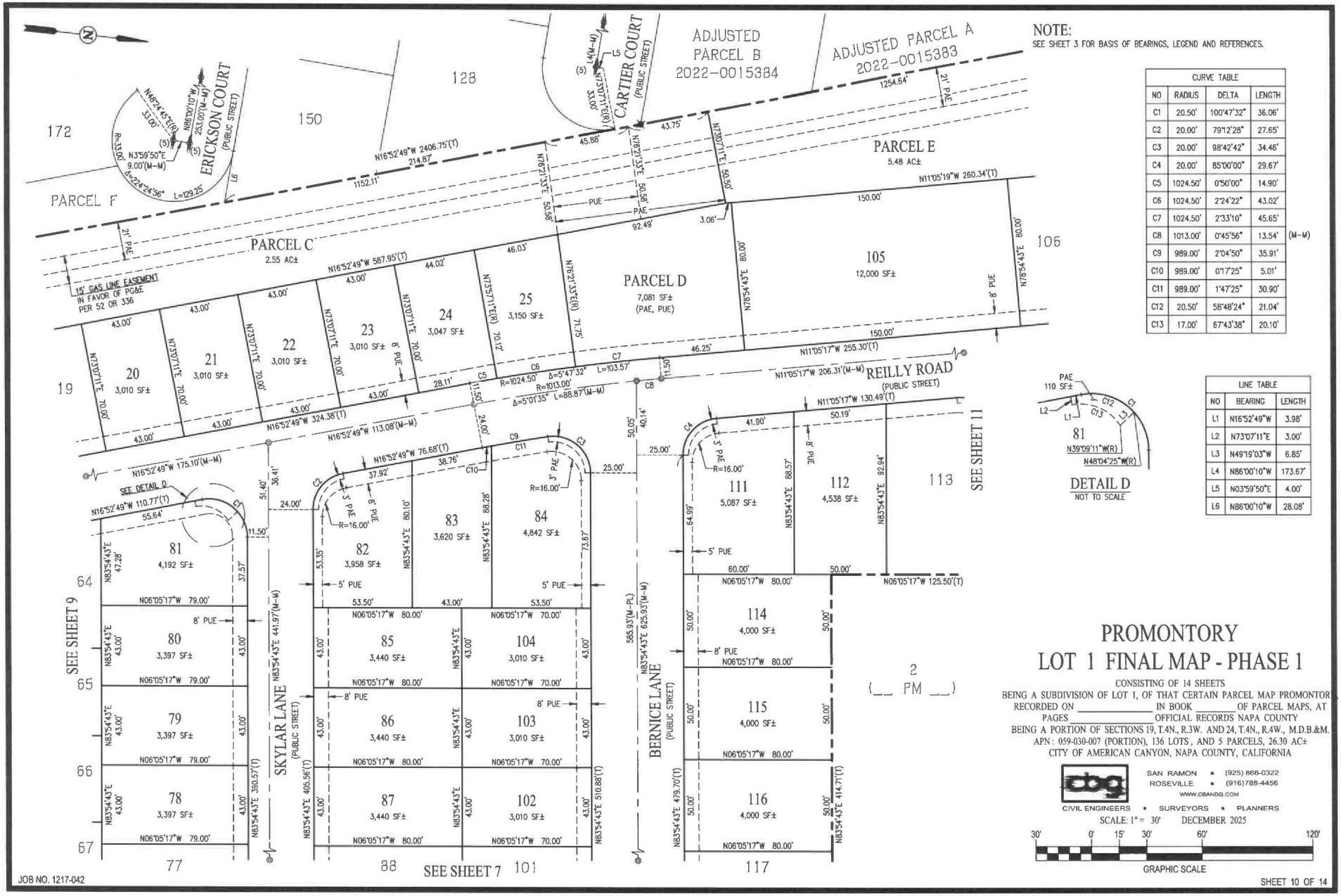
CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
BEING A PORTION OF SECTIONS 19, T.4N., R.3W. AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007 (PORTION), 136 LOTS, AND 5 PARCELS, 26.30 AC±
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

SAN RAMON • (925) 866-0322
ROSEVILLE • (916)788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SCALE: 1" = 30' DECEMBER 2025

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

JOB NO. 1217-042



NOTE:
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND AND REFERENCES.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.50'	100°47'32"	36.06'
C2	20.00'	79°12'28"	27.65'
C3	20.00'	98°42'42"	34.46'
C4	20.00'	85°00'00"	29.67'
C5	1024.50'	0°50'00"	14.90'
C6	1024.50'	2°24'22"	43.02'
C7	1024.50'	2°33'10"	45.65'
C8	1013.00'	0°45'56"	13.54' (M-M)
C9	989.00'	2°04'50"	35.91'
C10	989.00'	0°17'25"	5.01'
C11	989.00'	1°47'25"	30.90'
C12	20.50'	58°48'24"	21.04'
C13	17.00'	67°43'38"	20.10'

LINE TABLE		
NO	BEARING	LENGTH
L1	N16°52'49"W	3.98'
L2	N73°07'11"E	3.00'
L3	N49°19'03"W	6.85'
L4	N86°00'10"W	173.67'
L5	N03°59'50"E	4.00'
L6	N86°00'10"W	28.08'

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
BEING A PORTION OF SECTIONS 19, T.4N., R.3W. AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007 (PORTION), 136 LOTS, AND 5 PARCELS, 26.30 AC±
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WWW.CBANDG.COM

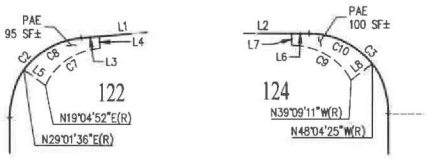
SCALE: 1" = 30' DECEMBER 2025

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

JOB NO. 1217-042

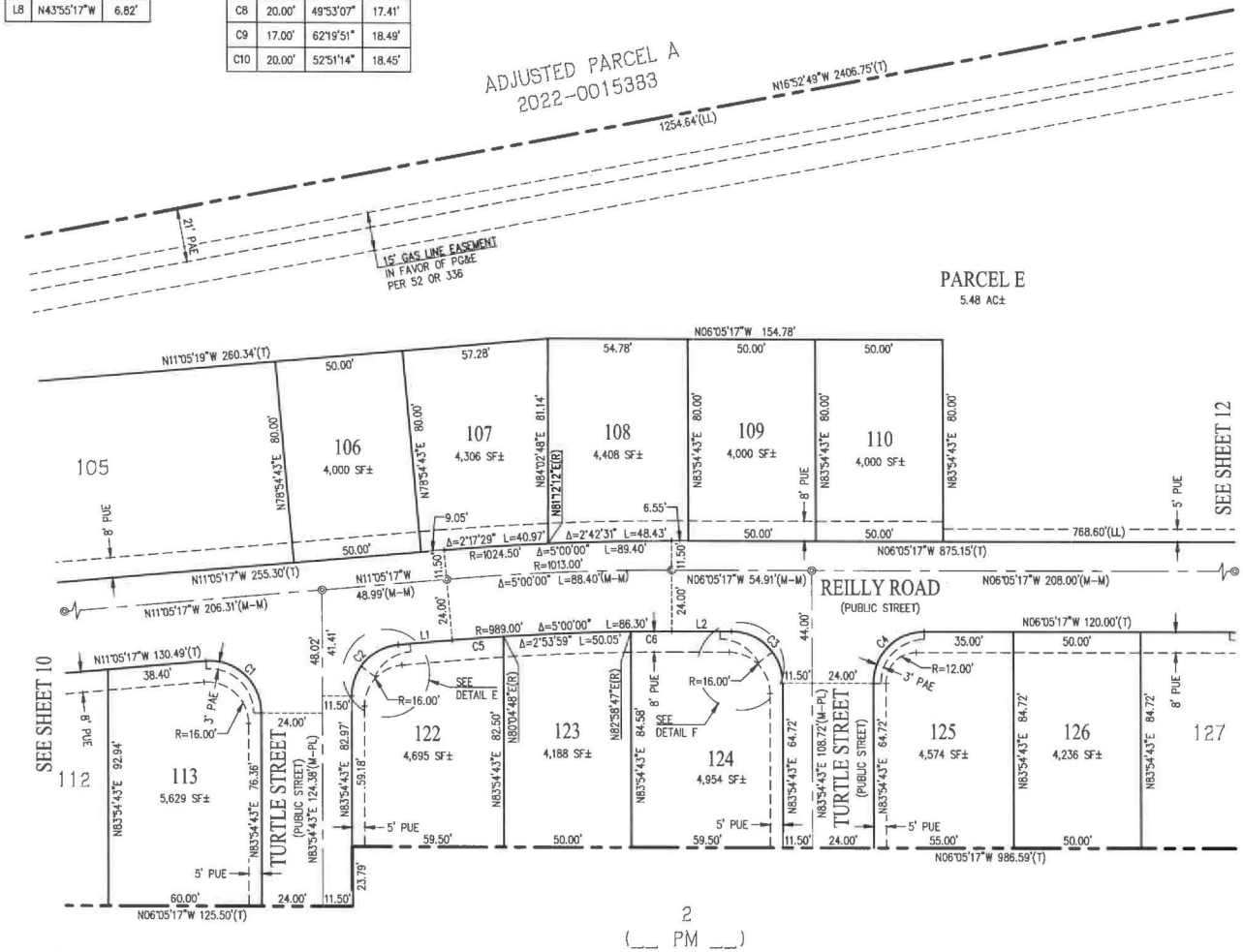
LINE TABLE		
NO	BEARING	LENGTH
L1	N11°05'17"W	21.22'
L2	N06°05'17"W	23.41'
L3	N11°05'17"W	4.52'
L4	N78°54'43"E	3.00'
L5	N29°14'43"E	6.71'
L6	N06°05'17"W	4.50'
L7	N83°54'43"E	3.00'
L8	N43°55'17"W	6.82'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	95°00'00"	33.16'
C2	20.00'	85°00'00"	29.67'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'
C5	989.00'	1°10'05"	20.16'
C6	989.00'	0°55'56"	16.09'
C7	17.00'	59°49'51"	17.75'
C8	20.00'	49°53'07"	17.41'
C9	17.00'	62°19'51"	18.49'
C10	20.00'	52°51'14"	18.45'



DETAIL E
NOT TO SCALE

DETAIL F
NOT TO SCALE



2
(__ PM __)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6). THE BEARING BEING N16°52'49"W.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
◎	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
⊠	FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960 (2)
⊸	FOUND STANDARD STREET MONUMENT PER (3)(5) AND (7)
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
(LL)	LOT LINE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
(2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
(3) WATSON RANCH, LOT 10 FINAL MAP – PHASE 1 (29 RM 1)
(4) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)
(5) WATSON RANCH, LOT 10 FINAL MAP – PHASE 2 (29 RM 10)
(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) PARCEL MAP PROMONTORY (__PM__)

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTOR RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
BEING A PORTION OF SECTIONS 19, T.4N., R.3W. AND 24, T.4N., R.4W., M.D.B.&M.
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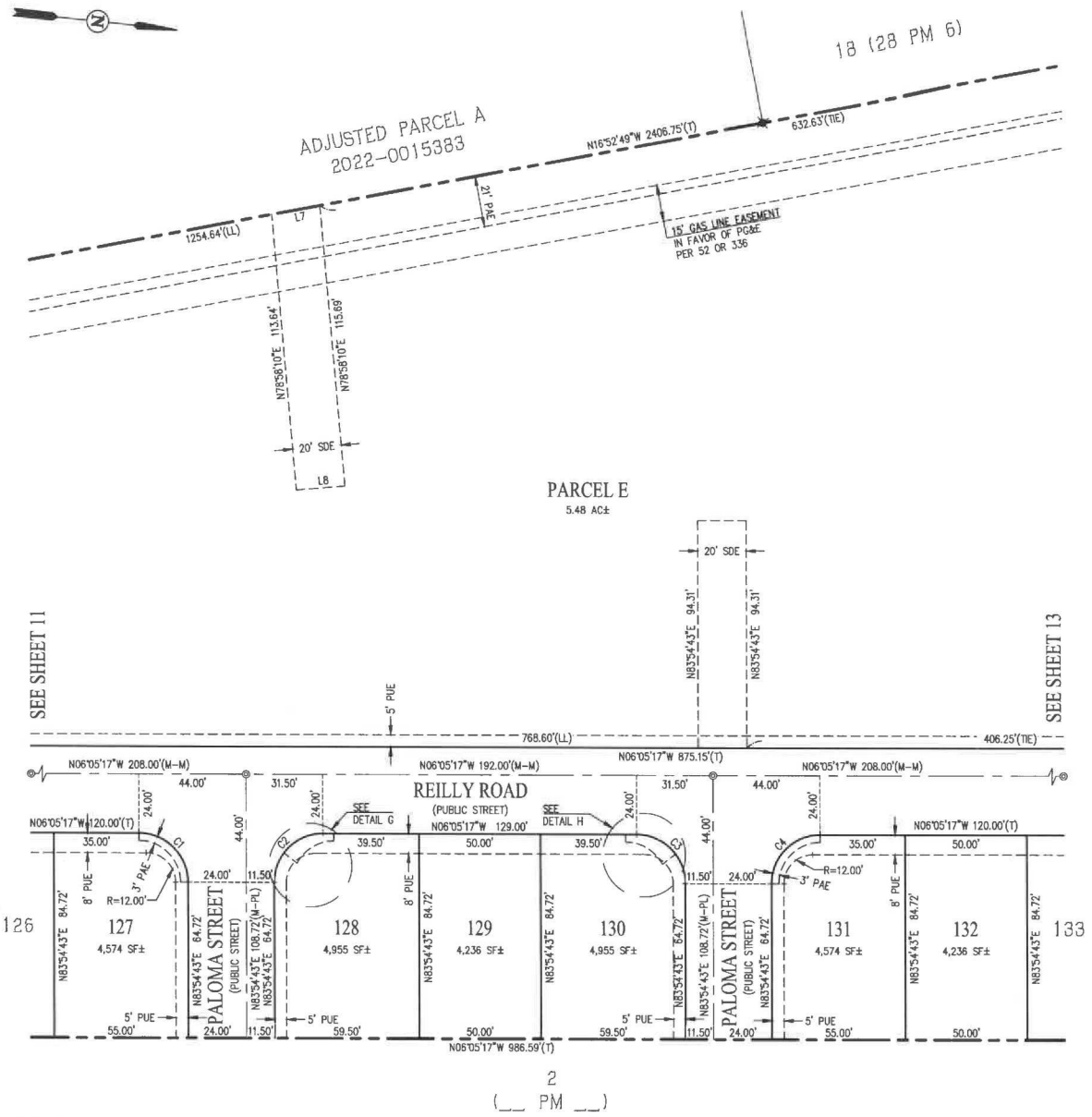
SCALE: 1" = 30' DECEMBER 2025

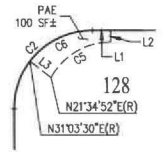
30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

JOB NO. 1217-042

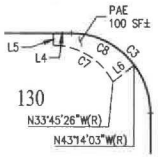


CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'
C5	17.00'	62°19'51"	18.49'
C6	20.00'	52°51'13"	18.45'
C7	17.00'	62°19'51"	18.49'
C8	20.00'	52°51'19"	18.45'

LINE TABLE		
NO	BEARING	LENGTH
L1	N06°05'17"W	4.50'
L2	N83°54'43"E	3.00'
L3	N31°44'43"E	6.82'
L4	N06°05'17"W	4.50'
L5	N83°54'43"E	3.00'
L6	N43°55'17"W	6.82'
L7	N16°52'49"W	20.10'
L8	N11°01'50"W	20.00'



DETAIL G
NOT TO SCALE



DETAIL H
NOT TO SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
◎	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
✖	FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960 (2)
	FOUND STANDARD STREET MONUMENT PER (3)(5) AND (7)
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
(LL)	LOT LINE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT

REFERENCES:

(#) INDICATES REFERENCE NUMBER
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(2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
(3) WATSON RANCH, LOT 10 FINAL MAP – PHASE 1 (29 RM 1)
(4) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)
(5) WATSON RANCH, LOT 10 FINAL MAP – PHASE 2 (29 RM 10)
(6) VINTAGE RANCH UNIT 2 (25 RM 33)
(7) PARCEL MAP PROMONTORY (__PM__)

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
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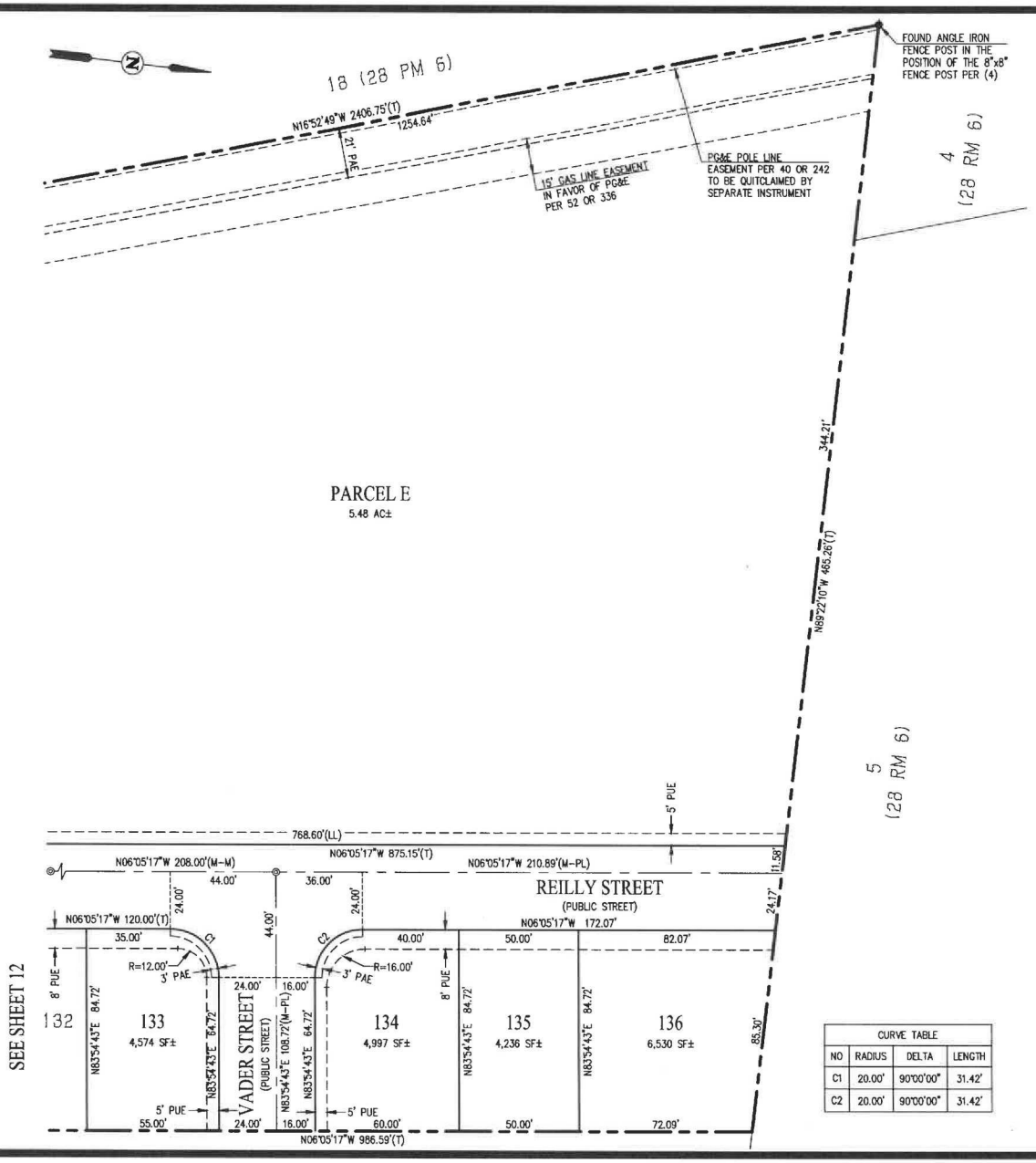
30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

JOB NO. 1217-042



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
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C2	20.00'	90°00'00"	31.42'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
◎	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
▣	FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960 (2)
	FOUND STANDARD STREET MONUMENT PER (3)(5) AND (7)
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
(LL)	LOT LINE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT

REFERENCES:

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PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
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SCALE: 1" = 30' DECEMBER 2025

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

JOB NO. 1217-042

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.2(a) OF THE SUBDIVISION MAP ACT.

NOTES

1. WE HEREBY STATE THAT PARCEL A, PARCEL B, PARCEL C, PARCEL D, AND PARCEL E ARE FOR PRIVATE OPEN SPACE, SLOPE AND DRAINAGE PURPOSES AND SHALL BE GRANTED TO THIS HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

PROMONTORY
LOT 1 FINAL MAP - PHASE 1

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF LOT 1, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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▪ SURVEYORS ▪ PLANNERS

DECEMBER 2025

OWNER'S STATEMENT

THE UNDERSIGNED, BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HEREBY STATE THAT IT IS THE ONLY ENTITY HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION HEREON ENTITLED "PROMONTORY, LOT 2 FINAL MAP – PHASE 2" CONSISTING OF 11 SHEETS; THAT IT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC ROAD AND UTILITY PURPOSES:

1. TURTLE STREET
2. PALOMA STREET
3. VADER STREET
4. PAIGE PLACE

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN NON-EXCLUSIVE EASEMENT FOR PUBLIC PURPOSES:

1. "PUBLIC UTILITY EASEMENT" OR "PUE" IS RESERVED FOR THE PURPOSE OF PUBLIC UTILITIES ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
2. "PUBLIC ACCESS EASEMENT" OR "PAE" IS RESERVED FOR THE PURPOSE OF PUBLIC PEDESTRIAN INGRESS AND EGRESS ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
3. "STORM DRAIN EASEMENT" OR "SDE" IS RESERVED FOR STORM DRAINAGE PURPOSES, UNDER, ON, ACROSS AND OVER THOSE DESIGNATED AREAS.
4. "SLOPE EASEMENT" OR "SE" IS RESERVED FOR GRADING PURPOSES, ON, ACROSS AND OVER THOSE DESIGNATED AREAS.
5. "SECONDARY ACCESS EASEMENT" OR "SAE" IS RESERVED FOR SECONDARY VEHICULAR ACCESS TO THE SITE, IN FAVOR OF THE CITY OF AMERICAN CANYON, ON, ACROSS AND OVER THOSE DESIGNATED AREAS (LOT 213, LOT 214, LOT 215, LOT 216 AND A PORTION OF PARCEL F). SAID SECONDARY ACCESS EASEMENT TO AUTOMATICALLY TERMINATE ONCE THE CITY OF AMERICAN CANYON ACCEPTS A PERMANENT SECONDARY VEHICULAR ACCESS WAY FOR THE SUBDIVISION.

AS OWNER: BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY

APPEARED _____, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEEDS OF TRUST RECORDED ON _____, DOCUMENT NUMBERS _____ OF OFFICIAL RECORDS, _____ COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

BY: _____

TITLE: _____

DATE: _____

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

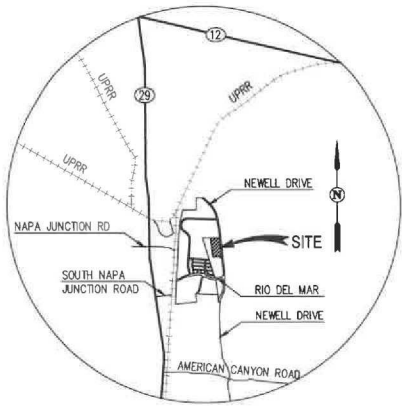
MY COMMISSION EXPIRES: _____

COUNTY TAX COLLECTOR AND REDEMPTION OFFICER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION, AND THAT SECURITY IN THE AMOUNT OF $ _____ HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION, BUT WHICH ARE NOT YET PAYABLE.

_____ _____
ROBERT G. MINAHEN DATE
COUNTY TAX COLLECTOR AND
REDEMPTION OFFICER
COUNTY OF NAPA, STATE OF CALIFORNIA

_____ _____
DEPUTY DATE



VICINITY MAP
NOT TO SCALE

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 202 _____, AT_____ .M., IN BOOK _____ OF RECORD MAPS AT PAGES _____ THROUGH _____, INCLUSIVE, COUNTY OF NAPA, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF AMERICAN CANYON.

FILE NO. _____ FEES: _____

JOHN TUTEUR
COUNTY RECORDER IN AND FOR THE COUNTY
OF NAPA, STATE OF CALIFORNIA.

_____
DEPUTY COUNTY RECORDER
COUNTY OF NAPA
STATE OF CALIFORNIA

PROMONTORY
LOT 2 FINAL MAP - PHASE 2

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF LOT 2, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
BEING A PORTION OF SECTIONS 19, T.4N., R.3W. AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007 (PORTION), 80 LOTS, AND 1 PARCEL, 12.59 AC±
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

cbg
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916)788-4456
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CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

DECEMBER 2025

JOB NO. 1217-042

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN JULY 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN FIVE YEARS OF THE FILING OF THIS MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

MARK H. WEHBER, P.L.S.
L.S. NO. 7960

DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 20_____ HAS APPROVED THIS MAP ENTITLED "PROMONTORY, LOT 2 FINAL MAP – PHASE 2" AND HAS ACCEPTED ON BEHALF OF THE CITY OF AMERICAN CANYON PUBLIC, THE FOLLOWING DEDICATIONS SHOWN HEREON IN THE BODY OF SAID MAP:

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC ROAD AND UTILITY PURPOSES:

1. TURTLE STREET
2. PALOMA STREET
3. VADER STREET
4. PAIGE PLACE

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS A NON-EXCLUSIVE EASEMENT FOR PUBLIC PURPOSES:

1. "PUBLIC UTILITY EASEMENT" OR "PUE" IS RESERVED FOR THE PURPOSE OF PUBLIC UTILITIES ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
2. "PUBLIC ACCESS EASEMENT" OR "PAE" IS RESERVED FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
3. "STORM DRAIN EASEMENT" OR "SDE" IS RESERVED FOR STORM DRAINAGE PURPOSES, UNDER, ON, ACROSS AND OVER THOSE DESIGNATED AREAS.
4. "SLOPE EASEMENT" OR "SE" IS RESERVED FOR GRADING PURPOSES, ON, ACROSS AND OVER THOSE DESIGNATED AREAS.
5. "SECONDARY ACCESS EASEMENT" OR "SAE" IS RESERVED FOR SECONDARY VEHICULAR ACCESS TO THE SITE, IN FAVOR OF THE CITY OF AMERICAN CANYON, ON, ACROSS AND OVER THOSE DESIGNATED AREAS (LOT 213, LOT 214, LOT 215, LOT 216 AND A PORTION OF PARCEL F). SAID SECONDARY ACCESS EASEMENT TO AUTOMATICALLY TERMINATE ONCE THE CITY OF AMERICAN CANYON ACCEPTS A PERMANENT SECONDARY VEHICULAR ACCESS WAY FOR THE SUBDIVISION.

TARESA GEILFUSS
CITY CLERK, CITY OF AMERICAN CANYON
STATE OF CALIFORNIA

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION, THAT IT IS SUBSTANTIALLY THE SAME AS THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH.

ERICA AHMANN SMITHIES
CITY ENGINEER, CITY OF AMERICAN CANYON
STATE OF CALIFORNIA
RCE 65468

DATE

REGISTERED PROFESSIONAL ENGINEER
ERICA A. SMITHIES
65468
CIVIL
STATE OF CALIFORNIA

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ANTHONY G. CINQUINI
STATE OF CALIFORNIA
PLS 8614

DATE

PROFESSIONAL LAND SURVEYOR
ANTHONY G. CINQUINI
No. 8614
STATE OF CALIFORNIA

SIGNATURE OMISSIONS

PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436(a)(3)(A)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

1. COUNTY OF NAPA: EASEMENTS, RIGHTS, COVENANTS, WAIVERS AND TERMS CONTAINED IN THE AVIGATION AND HAZARD EASEMENT DEED BY SERIES NUMBER 1993-0025615 OF OFFICIAL RECORDS.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY BARREL CREEK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

FOR THE PURPOSE OF PUBLIC ROAD AND UTILITIES: TURTLE STREET, PALOMA STREET, VADER STREET, AND PAIGE PLACE.

THE CITY OF AMERICAN CANYON SHALL RECONVEY THE ABOVE-DESCRIBED PROPERTY TO THE ABOVE NAMES OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC ROAD OR UTILITIES.

AVIGATION AND HAZARD EASEMENT

THIS PROPERTY IS SUBJECT TO AN AVIGATION AND HAZARD EASEMENT FILED AUGUST 13, 1993 UNDER DOCUMENT NUMBER 1993-0025615, OFFICIAL RECORDS OF NAPA COUNTY (ORD. 1194-B, 2002: ORD. 1014-3, 1992: PRIOR CODE – 11630.1).

PROMONTORY
LOT 2 FINAL MAP - PHASE 2

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF LOT 2, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
BEING A PORTION OF SECTIONS 19, T.4N., R.3W. AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007 (PORTION), 80 LOTS, AND 1 PARCEL, 12.59 AC±
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

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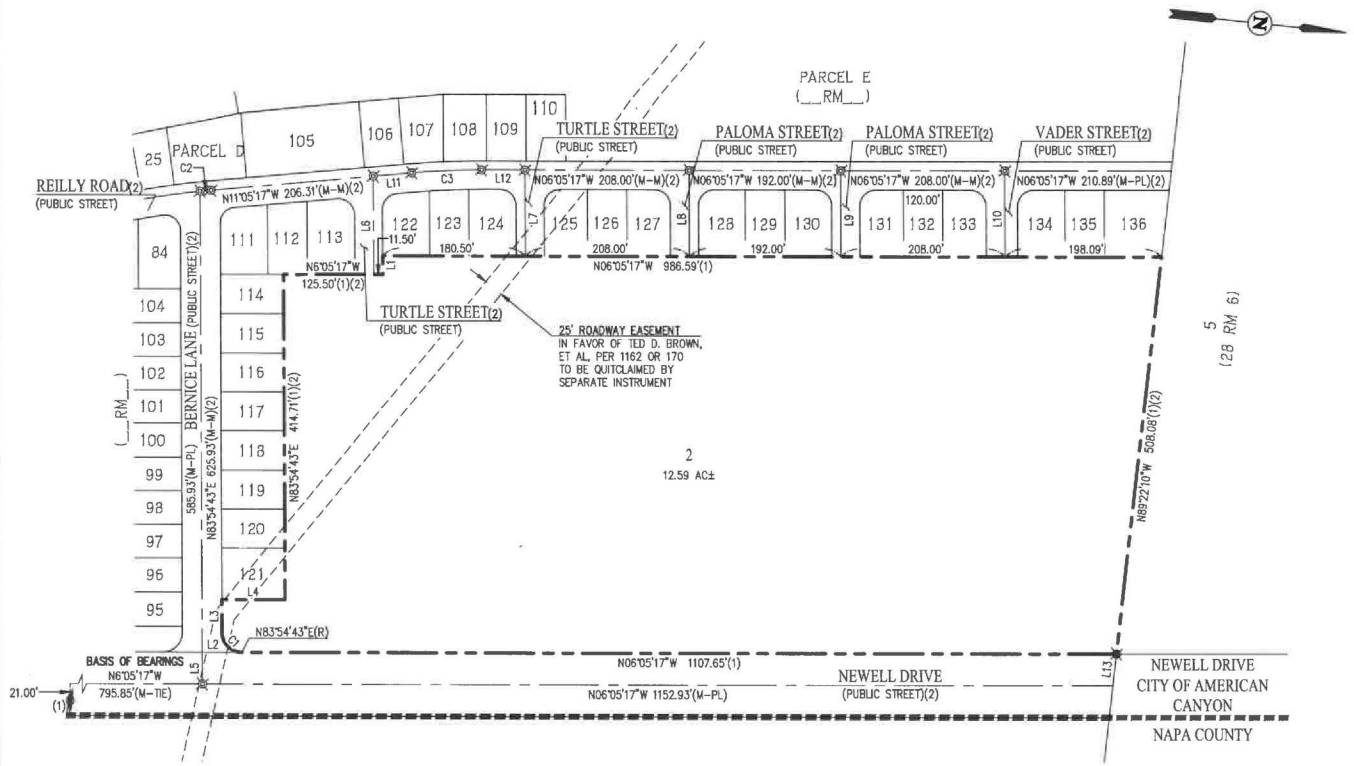
DECEMBER 2025



LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(1)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
◎	SET STANDARD STREET MONUMENT, LS 7960
⊠	SET STANDARD STREET MONUMENT, LS 7960 PER (2)
●	FOUND MONUMENT AS NOTED
✖	FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960
	FOUND STANDARD STREET MONUMENT PER (1)
(LL)	LOT LINE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SAE	SECONDARY ACCESS EASEMENT
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON PROMONTORY LOT 1 FINAL MAP – PHASE 1 (__ RM __), THE BEARING BEING N06°05'17"W.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) PARCEL MAP PROMONTORY (__ PM__)
(2) PROMONTORY LOT 1 FINAL MAP – PHASE 1 (__RM__)

LINE TABLE			
NO	BEARING	LENGTH	
L1	N83°54'43"E	23.79'	(1)(2)
L2	N06°05'17"W	50.00'	(2)
L3	N83°54'43"E	41.09'	(1)(2)
L4	N06°05'17"W	80.00'	(1)(2)
L5	N83°54'43"E	40.00'	(M-PL)(2)
L6	N83°54'43"E	124.38'	(M-PL)(2)
L7	N83°54'43"E	108.72'	(M-PL)(2)
L8	N83°54'43"E	108.72'	(M-PL)(2)
L9	N83°54'43"E	108.72'	(M-PL)(2)
L10	N83°54'43"E	108.72'	(M-PL)(2)
L11	N11°05'17"W	48.99'	(M-M)(2)
L12	N06°05'17"W	54.91'	(M-M)(2)
L13	N89°22'10"W	40.28'	(1)(2)

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C1	25.00'	90°00'00"	39.27'	(1)(2)
C2	1013.00'	0°45'56"	13.54'	(M-M)(2)
C3	1013.00'	5°00'00"	88.40'	(M-M)(2)

PROMONTORY
LOT 2 FINAL MAP - PHASE 2

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF LOT 2, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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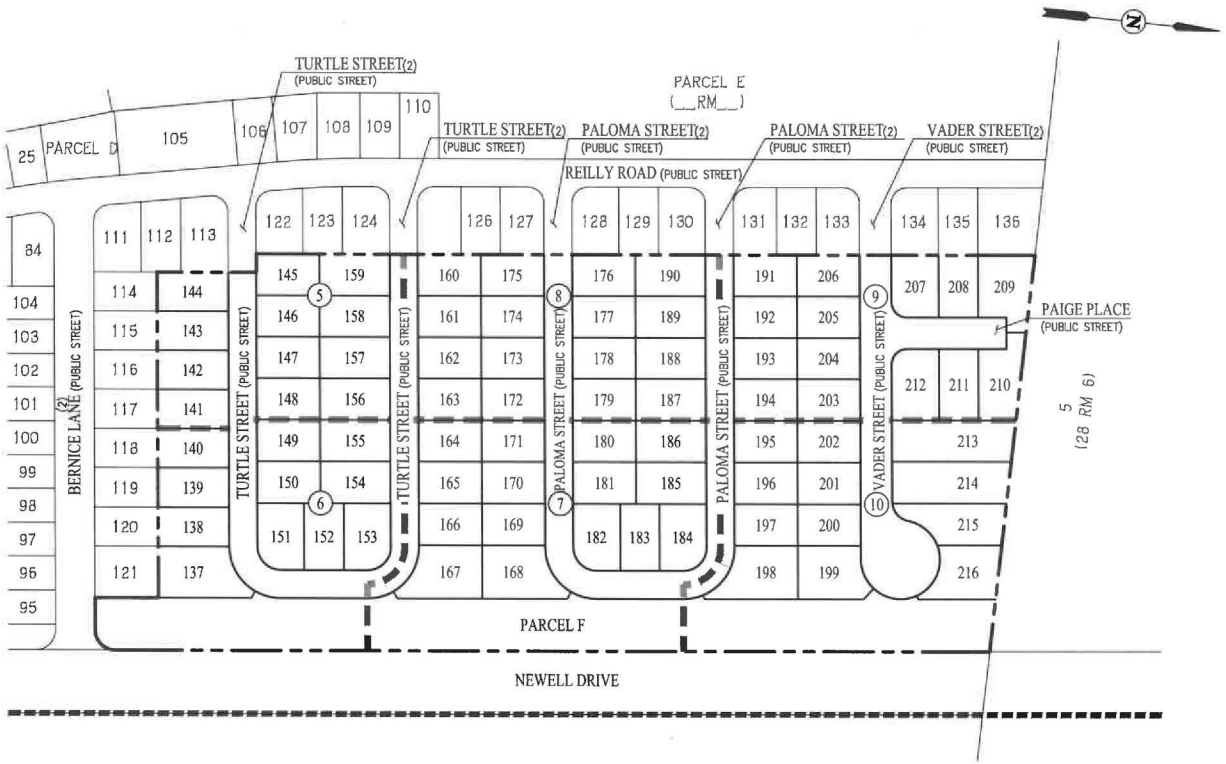
SCALE: 1" = 100' DECEMBER 2025

100' 0' 50' 100' 200' 400'
GRAPHIC SCALE

JOB NO. 1217-042



LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
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	FOUND STANDARD STREET MONUMENT PER (1)
(LL)	LOT LINE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SAE	SECONDARY ACCESS EASEMENT
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
	SHEET LIMITS
(7)	SHEET NUMBER

BASIS OF BEARINGS:

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REFERENCES:

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(1) PARCEL MAP PROMONTORY (__ PM__)
(2) PROMONTORY LOT 1 FINAL MAP – PHASE 1 (__RM__)

PROMONTORY
LOT 2 FINAL MAP - PHASE 2

CONSISTING OF 11 SHEETS
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SCALE: 1" = 100' DECEMBER 2025

100' 0' 50' 100' 200' 400'
GRAPHIC SCALE



BASIS OF BEARINGS:

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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
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PROMONTORY
LOT 2 FINAL MAP - PHASE 2

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF LOT 2, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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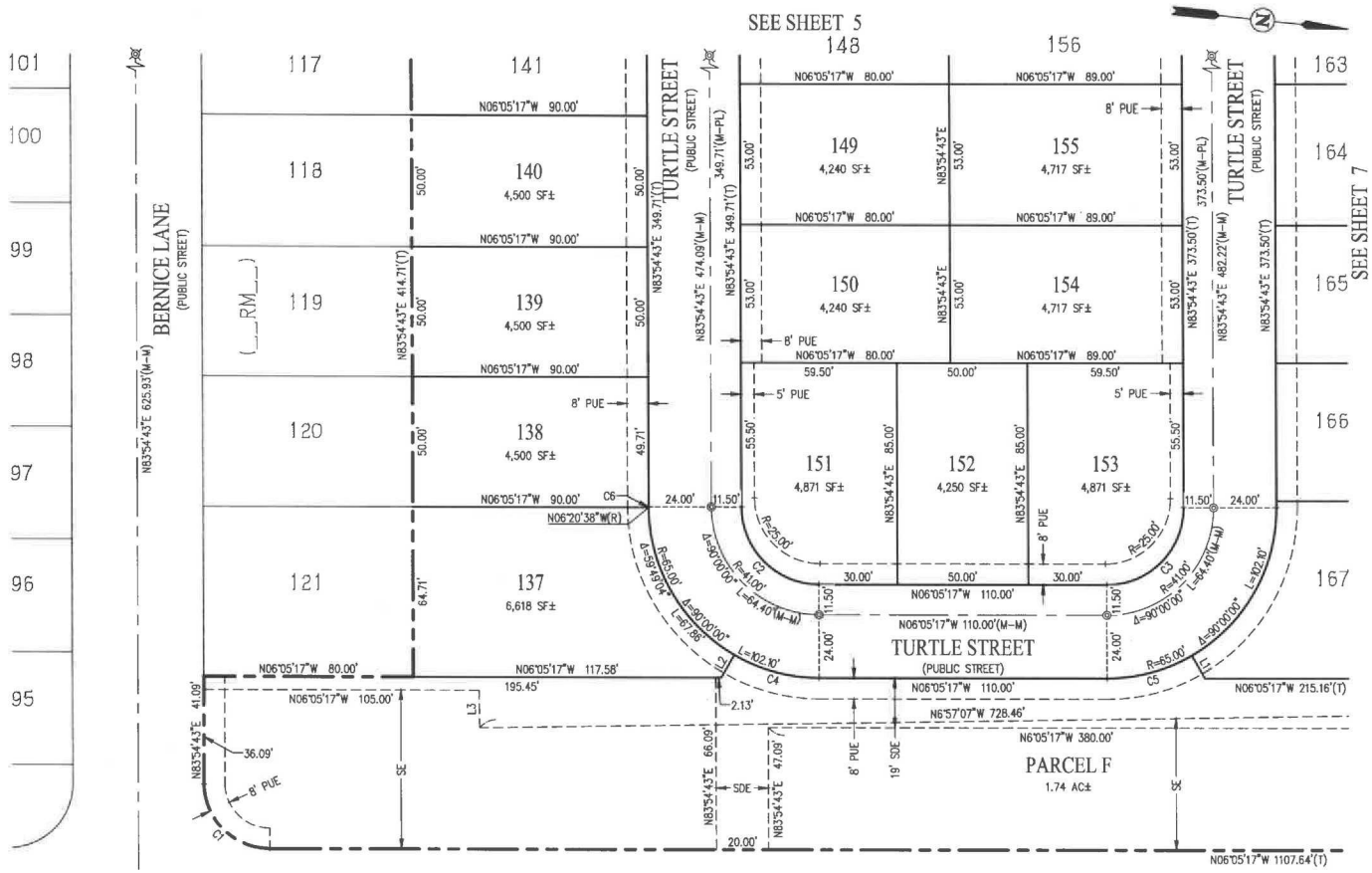
SCALE: 1" = 30' DECEMBER 2025

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

LINE TABLE		
NO	BEARING	LENGTH
L1	N83°54'43"E	23.79'

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C1	1013.00'	0°45'56"	13.54'	(M-M)



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	LOT LINE
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REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) PARCEL MAP PROMONTORY (__ PM__)
(2) PROMONTORY LOT 1 FINAL MAP – PHASE 1 (__RM__)

LINE TABLE			
NO	BEARING	LENGTH	
L1	N53°59'08"E	10.00'	(R)
L2	N66°09'42"W	10.00'	(R)
L3	N83°02'53"E	14.36'	

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	90°00'00"	39.27'
C2	29.50'	90°00'00"	46.34'
C3	29.50'	90°00'00"	46.34'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C4	65.00'	29°55'35"	33.95'
C5	65.00'	29°55'35"	33.95'
C6	65.00'	0°15'21"	0.29'

PROMONTORY
LOT 2 FINAL MAP - PHASE 2

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF LOT 2, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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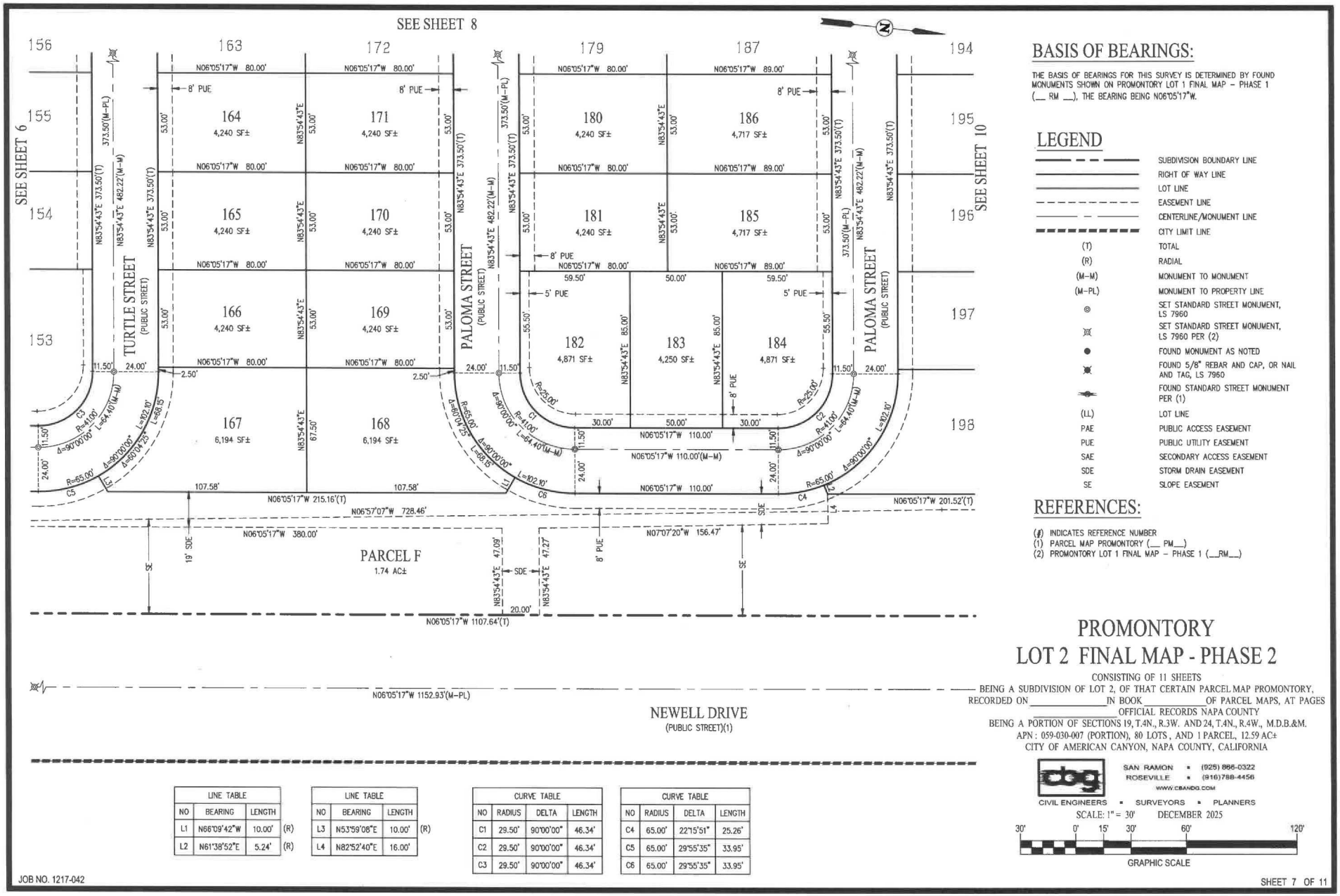
SCALE: 1" = 30' DECEMBER 2025

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

JOB NO. 1217-042



BASIS OF BEARINGS:

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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
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REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) PARCEL MAP PROMONTORY (__ PM__)
(2) PROMONTORY LOT 1 FINAL MAP – PHASE 1 (__RM__)

LINE TABLE			
NO	BEARING	LENGTH	
L1	N66°09'42"W	10.00'	(R)
L2	N61°38'52"E	5.24'	(R)

LINE TABLE			
NO	BEARING	LENGTH	
L3	N53°59'08"E	10.00'	(R)
L4	N82°52'40"E	16.00'	(R)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	29.50'	90°00'00"	46.34'
C2	29.50'	90°00'00"	46.34'
C3	29.50'	90°00'00"	46.34'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C4	65.00'	22°15'51"	25.26'
C5	65.00'	29°55'35"	33.95'
C6	65.00'	29°55'35"	33.95'

PROMONTORY
LOT 2 FINAL MAP - PHASE 2

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF LOT 2, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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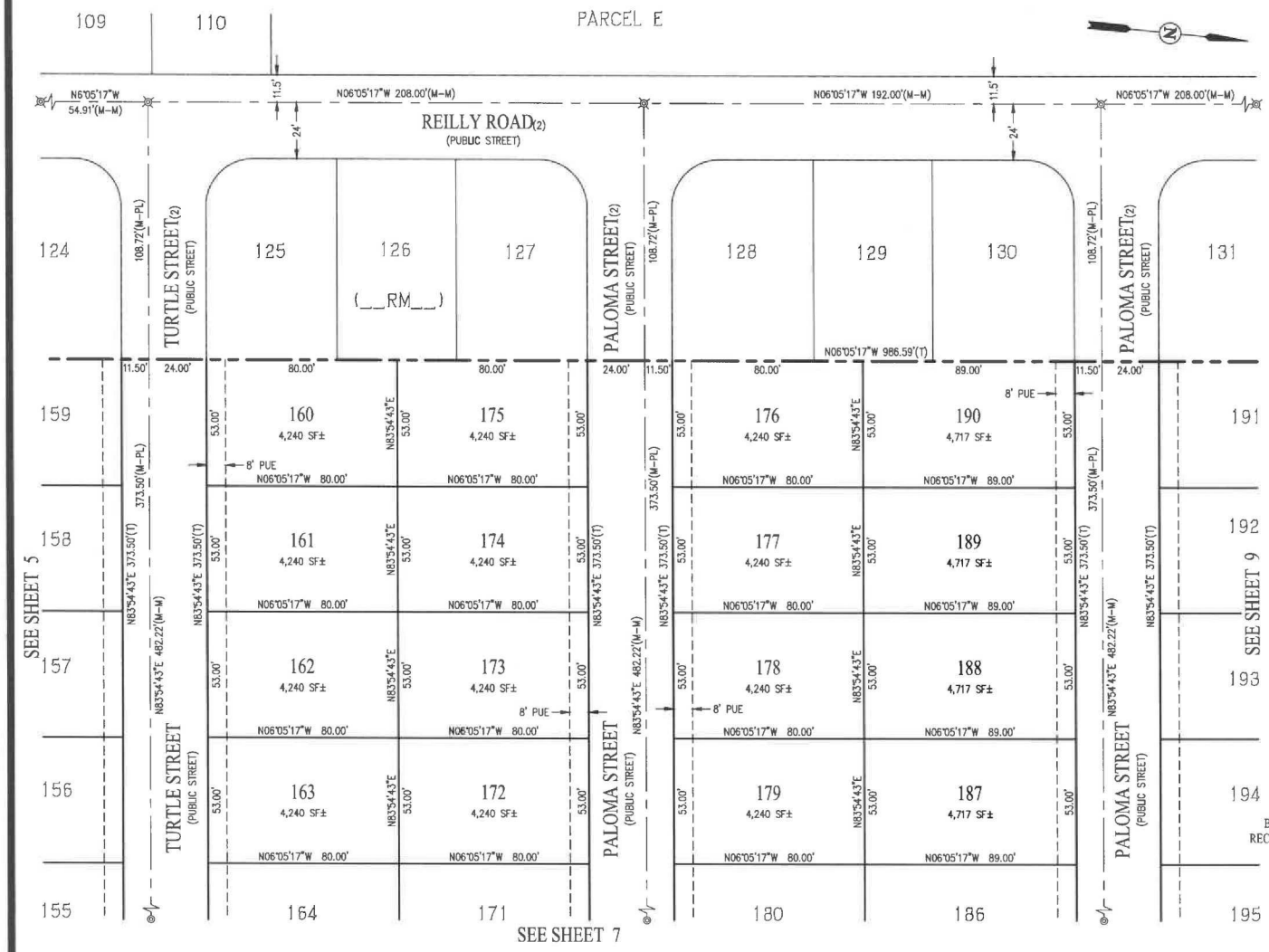
30' 0' 15' 30' 60' 120'
GRAPHIC SCALE



BASIS OF BEARINGS:

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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
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REFERENCES:

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(1) PARCEL MAP PROMONTORY (__ PM__)
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PROMONTORY
LOT 2 FINAL MAP - PHASE 2

CONSISTING OF 11 SHEETS
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30' 0' 15' 30' 60' 120'
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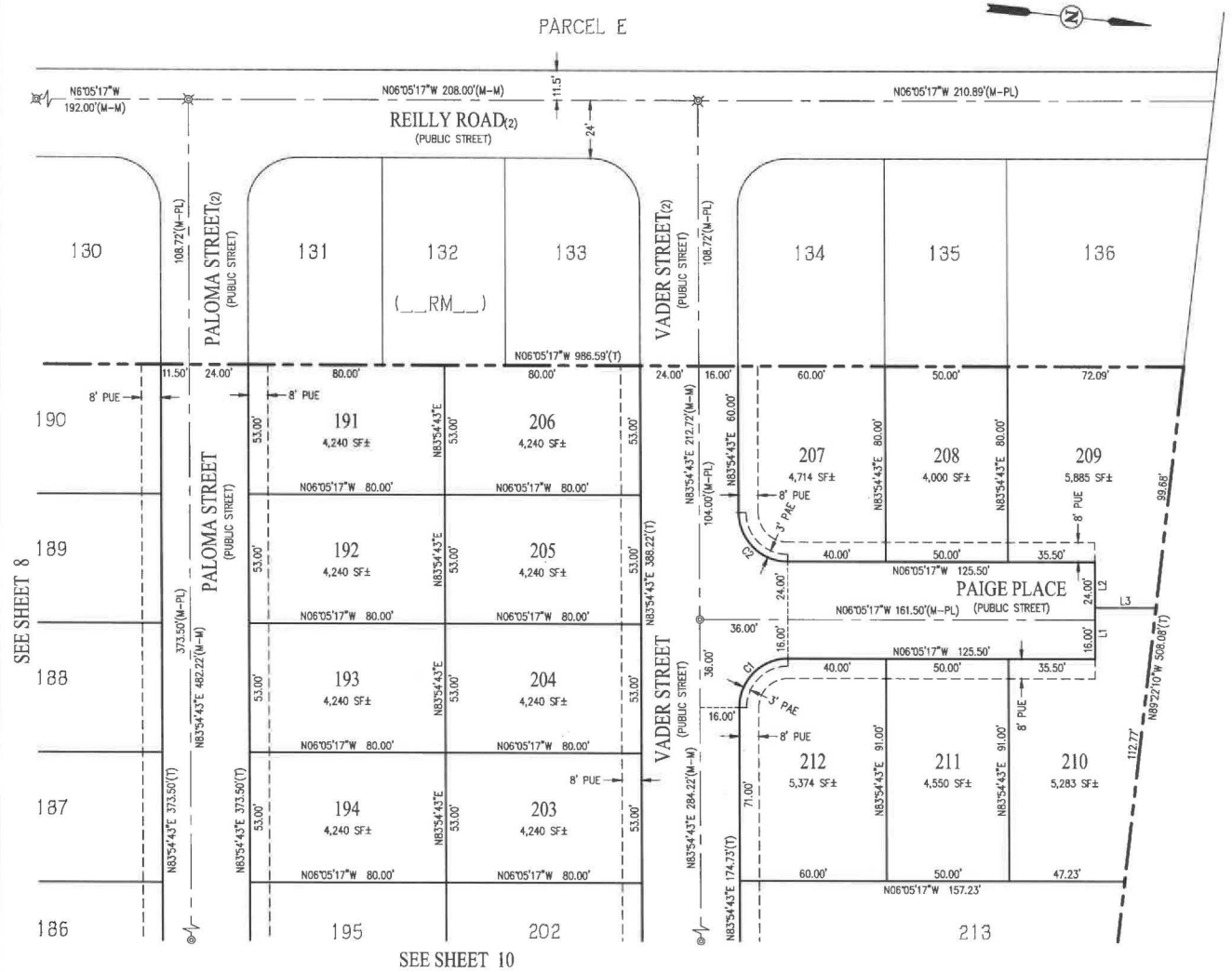


LINE TABLE		
NO	BEARING	LENGTH
L1	N83°54'43"E	21.00'
L2	N83°54'43"E	19.00'
L3	N06°05'17"W	24.92'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON PROMONTORY LOT 1 FINAL MAP – PHASE 1 (__ RM __), THE BEARING BEING N06°05'17"W.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE/MONUMENT LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
◎	SET STANDARD STREET MONUMENT, LS 7960
⊠	SET STANDARD STREET MONUMENT, LS 7960 PER (2)
●	FOUND MONUMENT AS NOTED
⊠	FOUND 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960
	FOUND STANDARD STREET MONUMENT PER (1)
(LL)	LOT LINE
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SAE	SECONDARY ACCESS EASEMENT
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) PARCEL MAP PROMONTORY (__ PM__)
(2) PROMONTORY LOT 1 FINAL MAP – PHASE 1 (__RM__)

PROMONTORY
LOT 2 FINAL MAP - PHASE 2

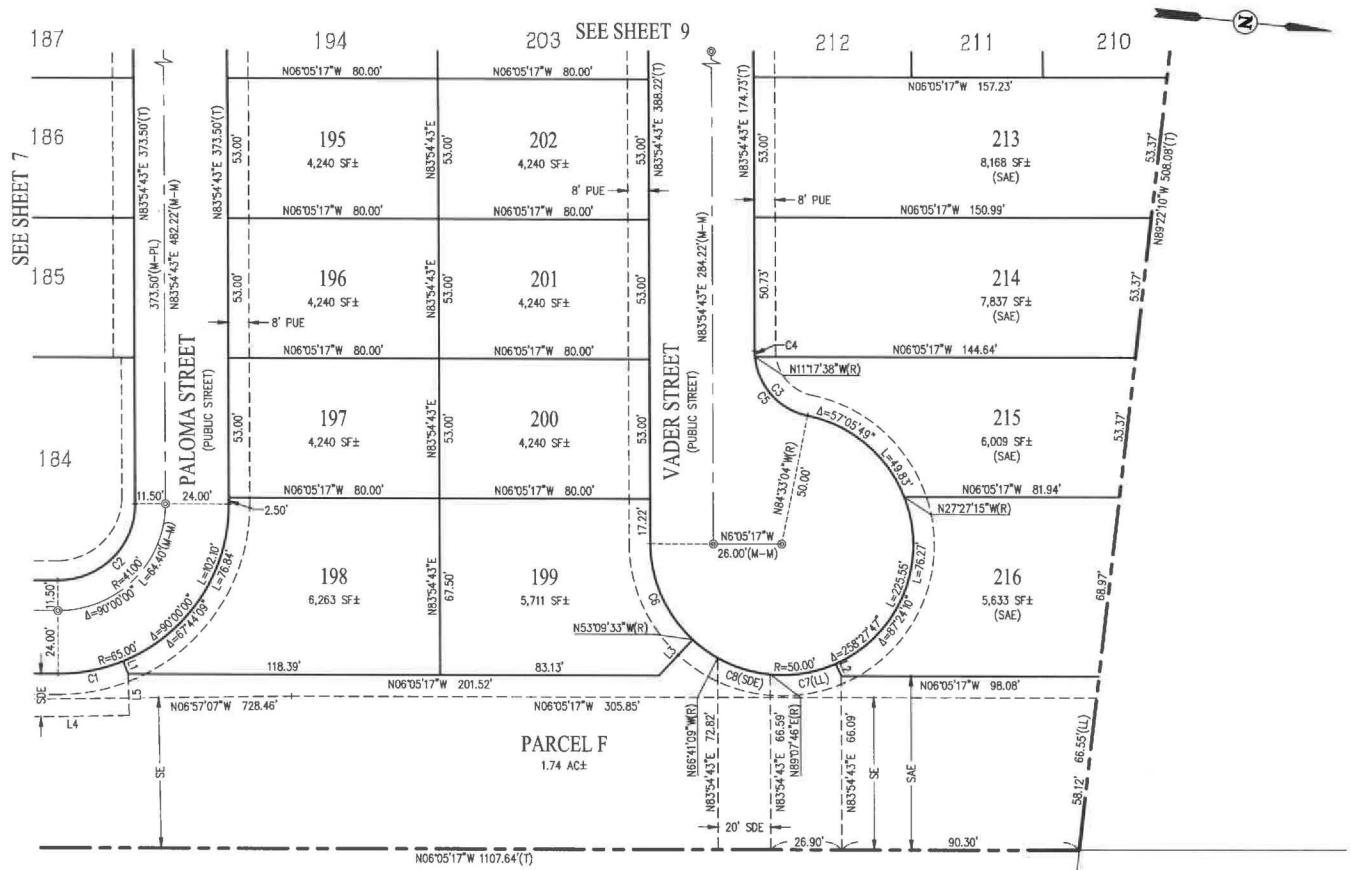
CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF LOT 2, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK ____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
BEING A PORTION OF SECTIONS 19, T.4N., R.3W. AND 24, T.4N., R.4W., M.D.B.&M.
APN: 059-030-007 (PORTION), 80 LOTS, AND 1 PARCEL, 12.59 AC±
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916)788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SCALE: 1" = 30' DECEMBER 2025

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

JOB NO. 1217-042



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PROMONTORY
LOT 2 FINAL MAP - PHASE 2

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SCALE: 1" = 30' DECEMBER 2025

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

LINE TABLE			
NO	BEARING	LENGTH	
L1	N61°38'52"E	5.24'	(R)
L2	N59°56'55"E	5.03'	(R)
L3	N52°56'11"W	18.74'	

LINE TABLE			
NO	BEARING	LENGTH	
L4	N07°07'20"W	156.47'	(T)
L5	N82°52'40"E	16.00'	

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	65.00'	22°15'51"	25.26'
C2	29.50'	90°00'00"	46.34'
C3	25.00'	73°15'26"	31.96'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C4	25.00'	5°12'21"	2.27'
C5	25.00'	78°27'47"	34.23'
C6	50.00'	47°04'16"	41.08'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C7	50.00'	66°53'32"	58.37'
C8	50.00'	24°11'05"	21.11'

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.2(a) OF THE SUBDIVISION MAP ACT.

NOTES

1. WE HEREBY STATE THAT PARCEL F, IS FOR PRIVATE OPEN SPACE, SLOPE AND DRAINAGE PURPOSES AND SHALL BE GRANTED TO THIS HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

PROMONTORY
LOT 2 FINAL MAP - PHASE 2

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF LOT 2, OF THAT CERTAIN PARCEL MAP PROMONTORY, RECORDED ON _____ IN BOOK _____ OF PARCEL MAPS, AT PAGES _____ OFFICIAL RECORDS NAPA COUNTY
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DECEMBER 2025

JOB NO. 1217-042

SUBDIVISION IMPROVEMENT AGREEMENT FOR THE PROMONTORY SUBDIVISION PROJECT (PL22-0034)

This **"Subdivision Improvement Agreement"** (also **"Agreement"** or **"SIA"),** dated this 16th day of December, 2025 **("Effective Date"),** is entered into by and between the City of American Canyon, a California municipal corporation **("City"),** and Barrel Creek LLC, a California Limited-Liability Company **("Developer")** pursuant to the California Subdivision Map Act and City's police powers under Article XI, section 7 of the California Constitution. City and Developer are hereinafter referred to individually as a **"Party"** and collectively as the **"Parties."**

NOW, THEREFORE, based on the following facts, understandings, and intentions of the Parties, and in consideration of the mutual covenants and promises contained herein and other considerations, the value and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

RECITALS

A. The preceding Preamble is true and correct, is a part of this SIA, and the terms defined in the Preamble are used throughout this SIA.

B. This SIA applies to the "Vesting Tentative Subdivision Map for Promontory Subdivision Project (PL22- 0034)" ("**Project**", or "**Promontory VTM**", or "**Project Approval**") approved by the adoption of City Council Resolution 2023-70 on August 15, 2023 (Exhibit A).

C. The Project Approval is under the provisions of the City's General Plan and the Watson Ranch Specific Plan, as amended.

D. This SIA applies to that real property identified in the Promontory VTM, commonly known as Assessor Parcl No. 059-030-007 **("Property")**.

E. The Project subdivides the Property into 216 residential lots as shown on the Promontory VTM. The subdivision will occur through the recordation of the "Promontory Parcel Map", the "Promontory Lot 1 Final Map Phase 1", and the "Promontory Lot 2 Final Map Phase 2" (jointly hereinafter referred to as "**Subdivision Maps**") approved by the City Council on December 16, 2025 (Resolution 2025 _____).

F. The City Council has adopted **"Mitigation Measures"** applicable to the Project, including the applicable mitigation monitoring and reporting requirements of the "Watson Ranch Specific Plan Project Environmental Impact Report" (Resolution 2018-112). The City Council has also adopted specific requirements in conjunction with the Project Approvals **("Conditions of Approval" or "COA").** All relevant Mitigation Measures and all COA's are incorporated by reference into this SIA.

G. When interpreting whether a Mitigation Measure or COA referenced by this SIA is relevant and applicable, such relevance and applicability shall be determined by whether the text of the COA requires performance prior to recordation of the applicable Subdivision Map, and/or

requires performance as part of the recordation of the applicable Subdivision Map, and/or requires performance during the "Term" of this SIA, which is described herein.

H. This SIA defines the term "**Improvements**" to include, but not be limited to the roads, trails, utility systems, storm drain systems, landscaping, and other improvements that are required by the Subdivision Map Act, Title 16 of the Americn Canyon Municipal Code (Subdivisions), Project Approvals and subsequent approvals given in connection therewith), and other plans, if any, heretofore approved by the City Council.

I. Developer has requested approval to record the Subdivision Maps prior to the construction and completion of Improvements.

J. City Council has accepted all offers of dedication made in connection with Subdivision Maps.

K. City Council has granted Developer request to record Subdivision Maps on condition that Developer enter and execute this SIA and meet the requirements of Project Approvals and Resolution 2025-_____.

NOW, THEREFORE, for and in consideration of City's approval of Developer's request to record the Subdivision Map prior to the construction of the Improvements, and to ensure satisfactory performance by Developer, the Parties agree as follows:

1. Approved Plans. Developer shall furnish all materials and perform all the work necessary in the opinion of the City Engineer to complete the Improvements in accordance with the approved plans and specifications including any changes required or ordered by the City Engineer which, in their opinion, are necessary or required to complete the work. All construction work must be performed solely by licensed contractors, and the word "Developer" when used in this SIA shall be deemed to include all such licensed contractors performing such construction on Developer's behalf or account.

2. Work: Places and Grades to be Fixed by Engineer. All of the Improvements shall be performed by Developer at the places, with the materials, in the manner, and at the grades, all as shown upon the plans and specifications therefor approved by said City's Engineer, and to the satisfaction of the City's Engineer.

3. Performance of Work. At Developer's own expense, in a good and workerlike manner, Developer shall furnish all required materials and labor, under the direction of the City, for all of the following work and improvements within (and/or without) said parcel(s) of real property necessary to provide such City service which are shown upon the plans and specifications prepared by Developer generally characterized as the "**5th Submittal**" as follows:

a. "Newell Property at Watson Ranch Offsite Improvement Plan", dated August 28, 2025, by CBG Civil Engineers (51 Sheets).

b. "Newell Property at Watson Ranch Offsite Improvement Plan", dated September

3, 2025, by Gates+ Associates Landscape Architects (30 Sheets).

c. "Newell Property at Watson Ranch Phase 1", dated June 23, 2025, by Giacolone Design Services (Joint Trench Composite - 8 sheets).

d. "Newell Property at Watson Ranch Phase 1", dated August 4, 2025, by Giacolone Design Services (Public Street Lighting - 8 sheets).

e. "Newell Property at Watson Ranch Phase 2", dated June 24, 2025, by Giacolone Design Services (Joint Trench Composite - 5 sheets).

f. "Newell Property at Watson Ranch Phase 2", dated June 6, 2025, by Giacolone Design Services (Public Street Lighting - 3 sheets).

g. "Promontory at Watson Ranch Phase 1 Improvement Plan", dated August 28, 2025, by CBG Civil Engineers (56 Sheets).

h. "Promontory at Watson Ranch Phase 2 Improvement Plan", dated August 28, 2025, by CBG Civil Engineers (34 Sheets).

i. City Response to 5th Submittal", dated October 23, 2025, including but not limited to providing lighting along the Vine Trail and around the stormwater basin and emergency vehicle access between Rio Del Mar and Reilly Road, per the requirements of the Watson Ranch Specific Plan and Resolution 2023-70.

4. Time for Completion. Completion of the Improvements shall be within three hundred sixty-five (365) calendar days after the date hereof ("**Time for Completion**"). At least fifteen (15) calendar days prior to the commencement of work hereunder, Developer shall notify City in writing of said date fixed by Developer for commencement thereof, so that said City's Engineer shall be able to provide inspection services. The **"Term"** of this SIA shall commence on the Effective Date and conclude after the expiration of the Time for Completion.

5. Time Of Essence - Extension. Time is of the essence of this SIA provided, however, that in the event good cause is shown therefore, City may extend the Time for Completion or completion of the Improvements. Any such extension may be granted without notice to Developer's surety for faithful performance of this SIA. The City Council shall be the sole and final judge as to whether or not good cause has been shown to entitle Developer to an extension.

6. Repairs and Replacements. Developer shall replace or have replaced, repair or have repaired, as the case may be, or pay to the owner, the entire cost of replacements or repairs, of any and all property damaged or destroyed by reason of any work done hereunder, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City or by any public or private corporation, partnership or association, or by any person whomsoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction and subject to the approval of the City Engineer.

7. Permits: Compliance with Law. Developer shall, at Developer's sole expense, obtain all necessary permits and licenses for the approval and construction of the Improvements, give all necessary notices and pay all fees and taxes required. Developer shall furnish City satisfactory proof of having obtained required workers' compensation insurance coverage prior to commencing any work. Developer shall, at Developer's sole expense, comply with all applicable mitigation monitoring and reporting requirements for the Project.

8. Superintendence. Developer shall give personal superintendence to all work on the Improvements, or have a competent foreman or superintendent satisfactory to said City's Engineer on the work site at all times during progress, with authority to act for Developer. The inspection services by City under Paragraph 11 are solely for the benefit of City, and City shall not be responsible for any defective work or materials which could have been discovered by Developer through independent inspection. The Developer, at Developer's expense, shall have a registered civil engineer establish the horizontal and vertical control survey to construct the Improvements in accordance with the plans and specifications.

9. Character of Workers. Competent supervisor and workers shall be employed to construct the Improvements. Any worker whose performance or conduct is disorderly, dangerous, insubordinate or incompetent shall be removed immediately from the work upon such performance or conduct becoming known to Developer or Developer's supervisor and such person shall not again be employed on the work.

10. Indemnify and Hold Harmless. Developer agrees to indemnify and hold harmless City, its agents and employees, from and against any claim of any person or persons, including attorneys' fees, in any way arising from the removal of such person or persons under Paragraph 8.

11. Inspection by City. Developer at all times maintain proper facilities and provide safe access for inspection by City to all parts of the work upon the Improvements, and to the shops wherein the work is in preparation, to assure that the work done shall be done in accordance with the approved plans and specifications.

12. Contract Security and Labor and Material Bond. Upon execution hereof, Developer shall furnish all the following:

a. A surety bond in the amount of $_____,which is equal to 110% of the estimated cost of the Improvements to be granted to the City, 100% as security for the faithful performance and 10% for the enforcement of all the provisions of this Agreement, including the repair and reconstruction of defective work provisions of this Agreement and as contained in Paragraph 14 hereof; this bond shall remain in effect at a minimum of thirty-five (35) days beyond the date of Notice of Completion; and

b. A surety bond or bonds in the amount of $_____ , which is equal to 50% of the estimated cost of the Improvements to be granted to City to guarantee payment in full of all persons who perform labor upon or furnish materials to be used in construction of the Improvements; this bond shall remain in effect at a minimum of thirty-five (35) days beyond the

date of Notice of Completion; and,

c. A surety bond in the amount of $_____, which is equal to 10% of the estimated cost of the Improvements to be granted to the City, as security for the warrantee of all the provisions of this SIA, including the repair and reconstruction of defective work provisions of this SIA and as contained in Paragraph 14 hereof; this bond shall remain in effect at a minimum of three hundred and sixty-five (365) days beyond the date of Notice of Completion.

Irrevocable letters of credit or cash deposits or certificate(s) payable to City in form satisfactory to City and equivalent to said surety bonds may be accepted by City in place of the bonds with all legal expenses incurred by City in reviewing and approving said bond equivalents to be paid by Developer. Developer agrees to maintain such surety bonds and/or approved and applicable irrevocable letter(s) of credit, or cash deposit(s), or savings account(s) or other acceptable certificate(s) payable to the City in full force and effect consistent with the terms of this Agreement, including any extensions of time as may be granted by the City.

13. Title to Improvements. Title to, and ownership of, all Improvements constructed hereunder by Developer which are to be delivered to City as shown on the plans and specifications shall vest absolutely in City upon completion and acceptance of the Improvements by City.

14. Repair or Reconstruction of Defective Work. If, within a period of one (1) year after final acceptance of any work performed under this SIA, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Developer, or any of the work done under this SIA, fails to fulfill any of the requirements of this SIA or the specifications referred to herein, Developer shall, without delay and without any cost to City, repair or replace or reconstruct any defective or otherwise unsatisfactory part of parts of the work or structure. Should Developer fail to act promptly or in accordance with this requirement, or should the exigencies of the case require repairs or replacements to be made before Developer can be notified or act, City may, at its option, make the necessary repairs or replacements or perform the necessary work, and Developer shall pay to City the actual cost of such repairs plus fifteen percent (15%).

15. Developer Not Agent of City. Notwithstanding any other provision of this Agreement, neither Developer nor any of Developer's agents or contractors are or shall be considered to be agents of City in connection with the performance of Developer's obligations under this Agreement.

16. Engineering and Inspection, Development Fees, and Zero Water Footprint Mitigation.

a. Upon execution of this SIA, Developer shall pay to City in accordance with City's ordinances, rules and regulations a deposit of $_____to cover the cost for all inspection, plan review and other services performed by the City Engineer and/or their designee before and after the execution of this Agreement, and for the City's overhead expenses in connection with the development of the Improvements. Said estimated costs shall be determined by the City at the City's sole discretion. If the actual cost to City for said inspection, plan review and other services, plus fifty-four percent (54%) thereof for City's overhead expenses, exceed the amount of the

deposit so paid, Developer shall pay such excess to City upon demand of City. When excess amounts are demanded, City shall furnish to Developer a written statement of said actual costs and overhead showing the manner in which the same were incurred or expended.

b. Upon the issuance of each residential building permit issued for the Project, Developer pay to City, the American Canyon Fire Protection District, and the Napa Valley Unified School District all those regulatory and statutory fees in effect at the time of permit issuance including, but not be limited to the following: Traffic Impact Fee, General Plan Update Fee, Civic Facilities Fee, Fire District Fee, School Fees, Water Capacity Fee, and Wastewater Capacity Fee. Developer is not entitled to any fee credits in return for right-of-way dedications and infrastructure improvements as the right-of-way dedications and infrastructure improvements required of the Developer, and the right-of-way dedications by the Developers' predecessors in interest to the City, were voluntary and equal to the applicable requirements necessary for the Project to be developed in compliance with the General Plan, Watson Ranch Specific Plan, as amended, and Project Approvals.

c. Prior to the issuance of the first residential building permit, Developer shall comply with City's "Zero Water Footprint Policy," as such Policy is set forth in the American Canyon Municipal Code Section 13.10.010.

17. Notice of Breach and Default. After commencement of work upon the Improvements, if Developer refuses or fails to obtain prosecution of the work, or any several parts thereof, with such diligence as will insure its completion within the time specified, or any extensions thereof, or fails to obtain completion of said work within such time, or if Developer should be adjudged as bankrupt, or Developer should make a general assignment for the benefit of Developer's creditors, of if a receiver should be appointed in the event of Developer's insolvency, or if Developer or any of Developer's contractors, subcontractors, supplier, agents or employees, should violate any of the provisions of this SIA, City may serve written notice upon Developer and Developer's surety of breach of this SIA, or any portion thereof, and default of Developer.

18. Breach Of Agreement; Performance by Surety or City. In the event any such notice of breach is given and surety is present, Developer's surety shall have the duty to take over and complete the work and the Improvements; provided, however, that if the surety, within five (5) days after serving upon it such notice of breach, does not give City written notice of its intention to take over and complete the performance of the contract, and does Not commence performance thereof within five (5) days after notice to City of such election, City may take over the work and prosecute the same to completion by contract or any other method City may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to City for any costs or damages occasioned City thereby, and, in such event, City without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Owner as may be on the site of the work and necessary therefor.

19. Insurance. Developer shall not commence work under this contract until Developer shall have obtained all insurance required under this section and such insurance shall have been approved by City as to form amount, and carrier.

a. General: Developer shall take out and maintain during the life of this contract such insurance as shall protect City, its elective and appointive boards, officers, agents, and employees, and Developer and any agents and employees performing work covered by this contract from claims for damages for personal injury, including death, as well as from claims for property damage which may arise from Developer's or any sub-contractor's operations under this contract, whether such operations be by Developer or by anyone directly or indirectly employed by Developer.

The certificate or policy of insurance shall name the City (and such other entities or individuals of the City as are indemnified under the contract, such as "...its elective and appointive boards, officers, agents, and employees...") as additional, or co-insureds with the Developer.

The amounts of such insurance shall be as follows:

i. Public Liability Insurance. In an amount not less than $500,000 for injuries, including but not limited to death, to any one person and subject to the same limit for each person in an amount not less than $500,000 on account of any one occurrence;

ii. Property Damage Insurance. In an amount of not less than $1,000,000 for damage to the property of each person on account of any one occurrence;

iii. Comprehensive Automobile Liability. Bodily injury liability coverage of $500,000 for each person in any one accident and $1,000,000 for injuries sustained by two or more persons in any one accident. Property damage liability of $500,000 for each accident.

iv. Worker's Compensation Insurance. In the amounts required by law.

b. Deductibles and Self-Insure Retentions. Any deductible or self-insured retention must be declared to, and approved by, the City. The City may require that either the insurer reduce or eliminate such deductibles or self-insured retentions as respects the City, its elected or appointed officials, employees, agents, or volunteers; or the Developer shall procure a bond guaranteeing payment of all losses, and related investigations, claims administration, and legal expenses.

20. Further Indemnification Of City. In addition to the Developer's defense and indemnity obligations under the Project Approvals, the City shall not, nor shall any officer, agent, official, or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring in the work specified in this Agreement prior to the completion, approval and/or acceptance of the same; nor shall the City, nor any officer or employee thereof, be liable for any persons or property injured by reason of said work or by reason of the acts or omissions of the Developer, its officers, agents or employees, in the performance of said work. All of said liabilities shall be assumed by the Developer. The Developer further agrees to indemnify, defend and save harmless the City, its agents, officers, officials, and employees from and against any and all liability, expense, including defense costs and legal fees, and claims for damages or any other remedy of any nature whatsoever, including but not limited to, bodily injury, death, personal injury, or property damage, or writs of mandate or other challenges to the Project, the Project Approvals, the Final Map and this Agreement, and any related action, arising from or connected with the Developer's operations or

its services hereunder, including any workers' compensation suits, liability, or expense, arising from or connected with services by any person pursuant to this Agreement, whether resulting from activities of Developer or any of Developer's contractors, subcontractors or by persons directly or indirectly employed by or acting as agent for Developer or arising out of the use of any patent or patented article in the construction of said work. Developer agrees to, and shall upon request, promptly and fully defend City and its officers, officials, agents or employees, from any suits or actions at law or equity for damages caused, or alleged to have been caused, by reason of the activities or risks hereinabove identified as being the responsibility of Developer. The provisions of this paragraph shall apply to all damage and claims for damage of every kind suffered, or alleged to have been suffered, by reason of the implementation of this SIA, regardless of whether or not City has prepared, supplied, or approved of, plans and/or specifications for the improvements, and regardless of whether or not insurance policies may be determined to be applicable to any such damages or claims. Developer shall, as part of this defense and indemnity obligation, and as required by the existing Project Approvals, defend, indemnify, and hold harmless the City and its agents, officers, officials, and employees from any suits or actions at law or equity, or alleged to have been caused, by reason of the activities or risks hereinabove identified as being the responsibility of Developer, including from and against any and all liability and expense, including defense costs and legal fees, and claims for damages or any other remedy of any nature whatsoever, including but not limited to, bodily injury, death, personal injury, or property damage, or writs of mandate or other challenges to the Project, the Project Approvals, the Final Map and this SIA, and any related action arising from the Project, the Project Approvals, the Final Map and this SIA brought by any other person or entity, including any other person or entity who owns land in the Watson Ranch Specific Plan area.

21. Notice of Condition of Property. Developer will at all times from the effective date of this SIA to the completion and acceptance of said work or improvement by the City, give good and adequate warning of each and every dangerous condition caused by the construction of said Improvements and will protect the traveling public therefrom.

22. Control of Real Property Reserved for Installation. Developer warrants that it has control of the real property reserved, or needed for the installation of the Improvements, and the streets in which it is to be placed, as is necessary to allow it to carry out its obligations under this Agreement.

23. Notices. All notices herein required shall be in writing and delivered in person or sent by registered or certified mail, return receipt requested. If given by registered or certified mail, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt, or (ii) five (5) days after a registered or certified mail containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, notice shall be deemed to have been given when delivered to the party to whom it is addressed.

Notices required to be given to City shall be addressed as follows:

City of American Canyon
Attention: Public Works Director/City Engineer
4381 Broadway, Suite 201

American Canyon, California 94503

And with copies to:

Teresa Highsmith
Colantouno, Highsmith & Whatley, PC
790 E. Colorado Blvd., Suite 850
Pasadena, California 91101

Notices required to be given to Owner and Developer shall be addressed as follows:

_____
_____
_____
_____

Notices required to be given any surety shall be addressed to its address shown on its bond; provided that any party or the surety may change such address by notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

24. Easements. The acquisition price and costs and all other expenses of obtaining all easements required for the Improvements shall be paid by Developer. All necessary easements for the Improvements to be dedicated to City shall be granted to City concurrently with the inspection and acceptance by the City of the Improvements. All such easements to be obtained and to be granted to City shall conform to the requirements of the City's Engineer.

25. Service Connection Charges. All service connection charges for the Improvements to be constructed to serve said parcel(s) of real property shall be the amounts lawfully established by the City's ordinances, rules and regulations then in effect at the time of submission by Developer to City of the application to connect to City facilities.

26. Monthly Service Charges. The monthly service charges for each service connection shall be the amounts established by the City's ordinances, rules and regulations now and hereafter adopted.

27. Right of Entry. The City, its officers, agents and employees and the Surety upon any bond shall have the right from and after date hereof to enter upon said parcel of real property and any property where appurtenant easements are located for purposes of inspection and investigation at any and all reasonable times.

28. Ordinances, Rules and Regulations. Developer shall at all times be bound by and abide by all of City's ordinances, rules and regulations now in effect or hereinafter amended or enacted, and any person obtaining service from City through the Improvements to be constructed shall likewise be so bound. This agreement shall prevail over the terms and conditions of any such ordinances, rules and regulations if there is any conflict between such ordinances, rules and regulations of this SIA.

29. Binding Form of Agreement. It is agreed by and between the parties to this SIA that the SIA firmly binds the parties, their heirs, executors, administrators, successors or assignees, jointly and severally.

30. Governing Law. This SIA and the rights and obligations of the parties hereto shall be construed and enforced in accordance with and governed by the laws of the State of California.

31. No Waiver. Any waiver at any time by any party hereto of its rights with respect to a default or any other matter arising in connection with this SIA shall not be deemed to be a waiver with respect to any other default or matter.

32. Assignment. No assignment or transfer of this SIA or any part hereof by Developer is permitted without the written consent of City which shall not be unreasonably withheld.

DRAFT

IN WITNESS WHEREOF, City and Developer have executed this SIA as of the first date hereinabove written, the "**Effective Date**".

"City":

City of American Canyon, a California Municipal Corporation

By:_____
Jason Holley, City Manager

"ATTEST"

By: _____
Taresa Geilfuss, City Clerk

APPROVED AS TO FORM:

By:_____
Teresa Highsmith, City Attorney

"Developer":

Barrel Creek, LLC

By: _____
Name: _____
Its: _____

Exhibits)
A) City Council Resolution 2023-70

DRAFT

CC RESOLUTION 2025-99 - SUBDIVISION IMPROVEMENT AGREEMENT FOR PROMONTORY SUBDIVISION PROJECT (PL22-0034)

Final Audit Report 2025-12-18

Created:	2025-12-17
By:	Alejandra Zambrano (azambrano@cityofamericancanyon.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8KhqnYOnRrJGj8KGn9gInGKoEL2RtfLH

"CC RESOLUTION 2025-99 - SUBDIVISION IMPROVEMENT AGREEMENT FOR PROMONTORY SUBDIVISION PROJECT (PL22-0034)" History

Document created by Alejandra Zambrano (azambrano@cityofamericancanyon.org)
2025-12-17 - 6:28:51 PM GMT

Document emailed to Teresa Highsmith (thighsmith@chwlaw.us) for signature
2025-12-17 - 6:29:09 PM GMT

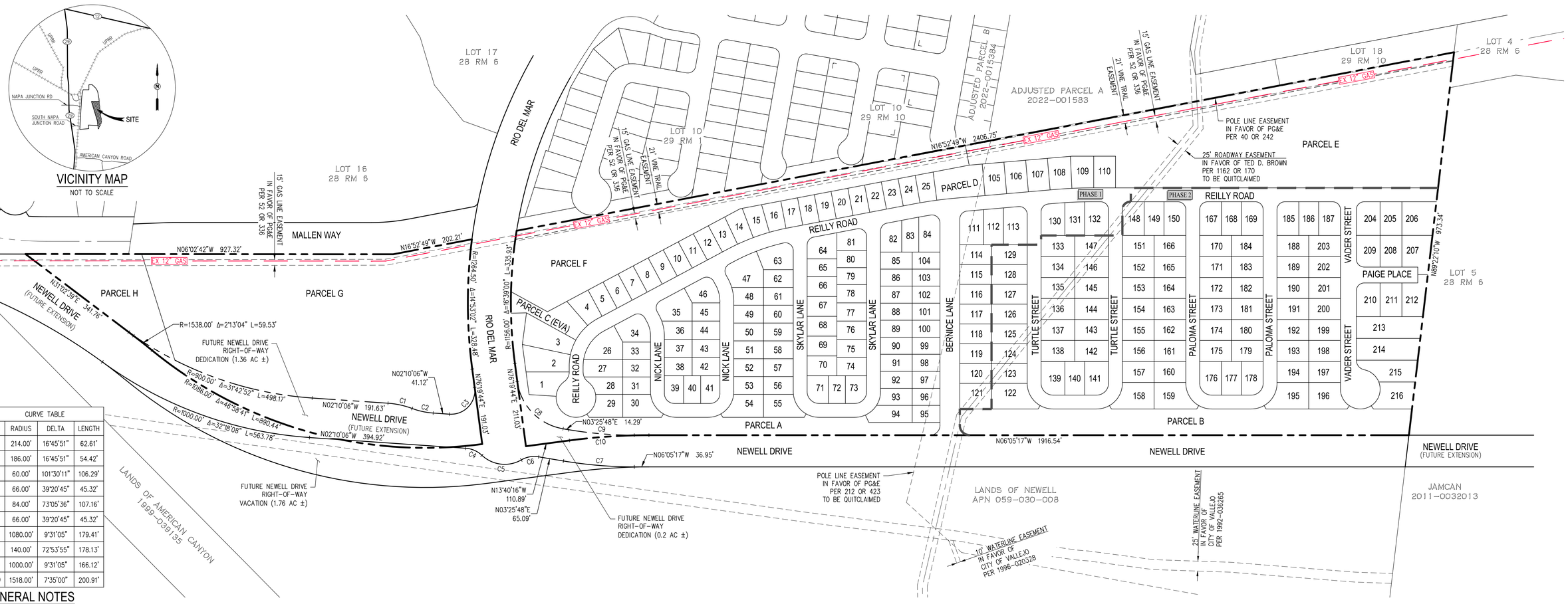
Email viewed by Teresa Highsmith (thighsmith@chwlaw.us)
2025-12-18 - 1:07:15 AM GMT

Document e-signed by Teresa Highsmith (thighsmith@chwlaw.us)
Signature Date: 2025-12-18 - 1:07:28 AM GMT - Time Source: server

Agreement completed.
2025-12-18 - 1:07:28 AM GMT

Adobe Acrobat Sign

ATTACHMENT 8



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	214.00'	16°45'51"	62.61'
C2	186.00'	16°45'51"	54.42'
C3	60.00'	101°30'11"	106.29'
C4	66.00'	39°20'45"	45.32'
C5	84.00'	73°05'36"	107.16'
C6	66.00'	39°20'45"	45.32'
C7	1080.00'	9°31'05"	179.41'
C8	140.00'	72°53'55"	178.13'
C9	1000.00'	9°31'05"	166.12'
C10	1518.00'	7°35'00"	200.91'

GENERAL NOTES

1. DEVELOPER: 330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
CONTACT: STEVE REILLY
PHONE: (925) 368-3128

2. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: JASON NERI, PE 59136
PHONE: (925) 866-0322

3. ARCHITECT: KTGY ARCHITECTURE & PLANNING
1818 FRANKLIN ST, SUITE 400
OAKLAND, CA 94612
CONTACT: JILL D. WILLIAMS, AIA
PHONE: (510) 272-2910

4. LANDSCAPE ARCHITECT: GATES & ASSOCIATES
165 N MAIN ST, SUITE 365
WALNUT CREEK, CA, 94596
CONTACT:ERIK GELLERMAN
PHONE: (925) 736-8176

5. TOPOGRAPHIC SOURCE: EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.

6. 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' NGVD 29
(TO CONVERT TO NAVD88 = NGVD29 + 2.44')

7. A.P.N.'S: 059-030-007

8. EXISTING LAND USE: VACANT/AGRICULTURE

9. PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE/PARK

10. 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)

11. LOTS: 216 LOTS AND 8 PARCELS

12. RESIDENTIAL UNITS: 216 (LOTS 1-216)

13. GENERAL PLAN: TOWN CENTER (TC)

14. 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)

15. DENSITY: 7.90± DU/ACRE

16. WATER: CITY OF AMERICAN CANYON

17. SANITARY SEWER: CITY OF AMERICAN CANYON

18. STORM DRAIN: CITY OF AMERICAN CANYON

19. GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)

20. TELEPHONE: AT&T

21. CABLE TV: COMCAST

22. FLOOD ZONE: FEMA FLOOD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
(MAP NUMBER: 06055C0650E)

23. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.

24. 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.

25. STREETS: ALL STREETS TO BE PUBLIC STREETS, OWNED & MAINTAINED BY THE CITY OF AMERICAN CANYON.

26. DETENTION/STORMWATER: DETENTION/STORMWATER QUALITY BASINS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

27. PUBLIC ROADS AND PATHWAYS: SOME PUBLIC ROADS AND MONOLITHIC SIDEWALKS WITHIN THE DEVELOPMENT MAY HAVE A LONGITUDINAL SLOPE OF GREATER THAN 5.0%.

28. DOMESTIC WATER: FINAL DOMESTIC WATER SYSTEM CONFIGURATION TO BE DETERMINED BY THE CITY OF AMERICAN CANYON.

29. 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).

30. 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
		SS	SANITARY SEWER
EX	EXISTING	S/W	SIDEWALK
FH	FIRE HYDRANT	TGL	TOP OF GRAVEL LAYER
INV	INVERT	TSL	TOP OF SOIL LAYER
L/S	LANDSCAPE	TYP	TYPICAL
MH	MANHOLE	W	WATER

SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM-1.1	VESTING TENTATIVE MAP
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

FILE NUMBER: PL-26-14

VESTING TENTATIVE MAP

WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 120' DATE: SEPTEMBER 11, 2026

0 120 240 360

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SHEET NO.
TM-1.1
OF 13 SHEETS

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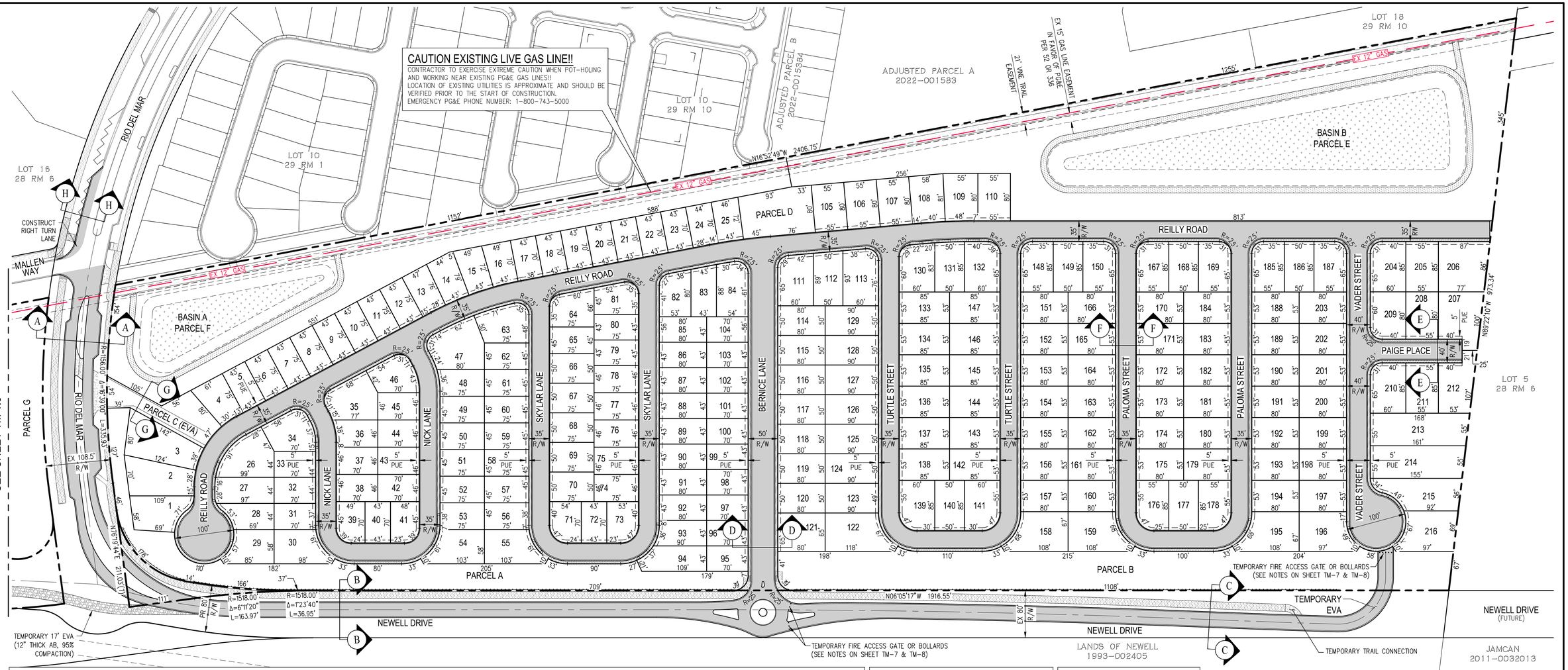


LOT AREAS

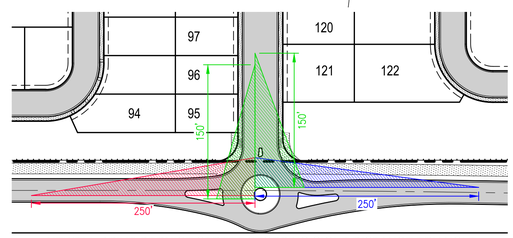
LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)
1	5,236	26	5,887	51	3,375	76	3,450	101	3,010	126	4,500	151	4,240	176	4,482	201	4,240
2	6,404	27	4,383	52	3,375	77	3,450	102	3,010	127	4,500	152	4,240	177	4,250	202	4,240
3	7,699	28	3,538	53	3,376	78	3,450	103	3,010	128	4,500	153	4,240	178	4,482	203	4,240
4	3,942	29	4,385	54	5,143	79	3,235	104	3,010	129	4,500	154	4,240	179	4,240	204	5,014
5	3,225	30	4,853	55	5,143	80	3,225	105	4,400	130	4,764	155	4,240	180	4,240	205	4,675
6	3,225	31	3,080	56	3,376	81	3,790	106	4,400	131	4,213	156	4,240	181	4,240	206	6,975
7	3,225	32	3,080	57	3,375	82	3,958	107	4,400	132	5,026	157	4,240	182	4,240	207	6,291
8	3,225	33	3,080	58	3,375	83	3,620	108	4,541	133	4,505	158	6,154	183	4,240	208	4,400
9	3,225	34	4,859	59	3,375	84	4,842	109	4,572	134	4,505	159	6,154	184	4,240	209	4,714
10	3,225	35	5,608	60	3,375	85	3,440	110	4,400	135	4,505	160	4,240	185	4,601	210	5,014
11	3,225	36	3,303	61	3,375	86	3,440	111	5,087	136	4,505	161	4,240	186	4,261	211	4,675
12	3,225	37	3,220	62	3,375	87	3,440	112	4,538	137	4,505	162	4,240	187	4,601	212	5,429
13	3,383	38	3,220	63	5,090	88	3,440	113	5,629	138	4,505	163	4,240	188	4,240	213	9,056
14	3,586	39	3,261	64	4,370	89	3,440	114	4,000	139	4,907	164	4,240	189	4,240	214	8,700
15	3,465	40	3,010	65	3,375	90	3,440	115	4,000	140	4,250	165	4,240	190	4,240	215	6,846
16	3,273	41	3,261	66	3,750	91	3,440	116	4,000	141	4,907	166	4,240	191	4,240	216	6,221
17	3,010	42	3,220	67	3,750	92	3,440	117	4,000	142	4,505	167	4,601	192	4,240	TOTAL AREA (LOT 1-216)	898,643
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		

PUBLIC STREET AREAS

STREET	AREA (SF±)
BERNICE LANE	28,491
REILLY ROAD	89,509
NICK LANE	26,692
SKYLAR LANE	36,820
TURTLE STREET	41,187
PALOMA STREET	41,141
VADER STREET	25,597
PAIGE PLACE	6,371
NEWELL DRIVE	67,953
TOTAL AREA (BERNICE LANE, REILLY ROAD, NICK LANE, SKLYAR LANE, TURTLE STREET, PALOMA STREET, VADER STREET, PAIGE PLACE, 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



NEWELL DRIVE-BERNICE STREET STOPPING SIGHT DISTANCE TRIANGLE
SCALE: 1" = 80'

VESTING TENTATIVE MAP
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: SEPTEMBER 11, 2026

0 80 160 240

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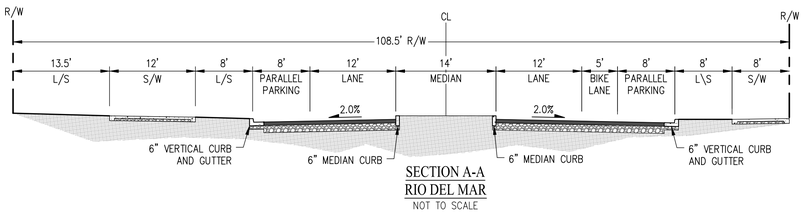
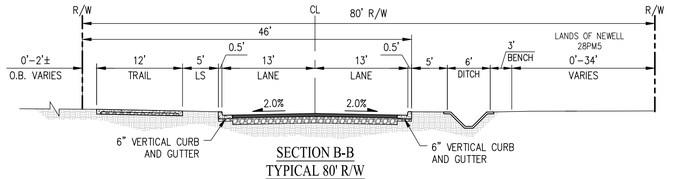
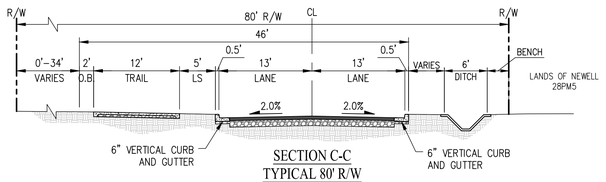


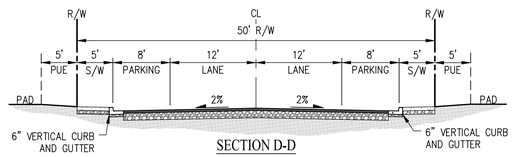
SECTION A-A
RIO DEL MAR
NOT TO SCALE



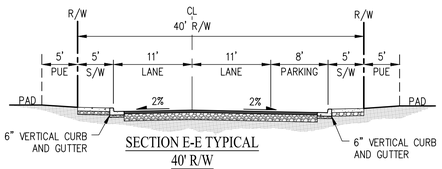
SECTION B-B
TYPICAL 80' R/W
NOT TO SCALE
(NEWELL DRIVE)



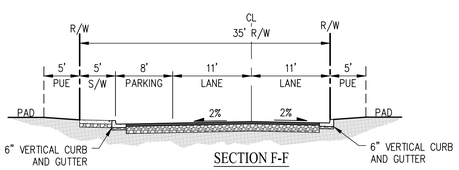
SECTION C-C
TYPICAL 80' R/W
NOT TO SCALE
(NEWELL DRIVE)



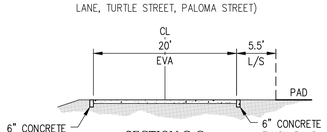
SECTION D-D
TYPICAL 50' R/W
NOT TO SCALE
(BERNICE LANE)



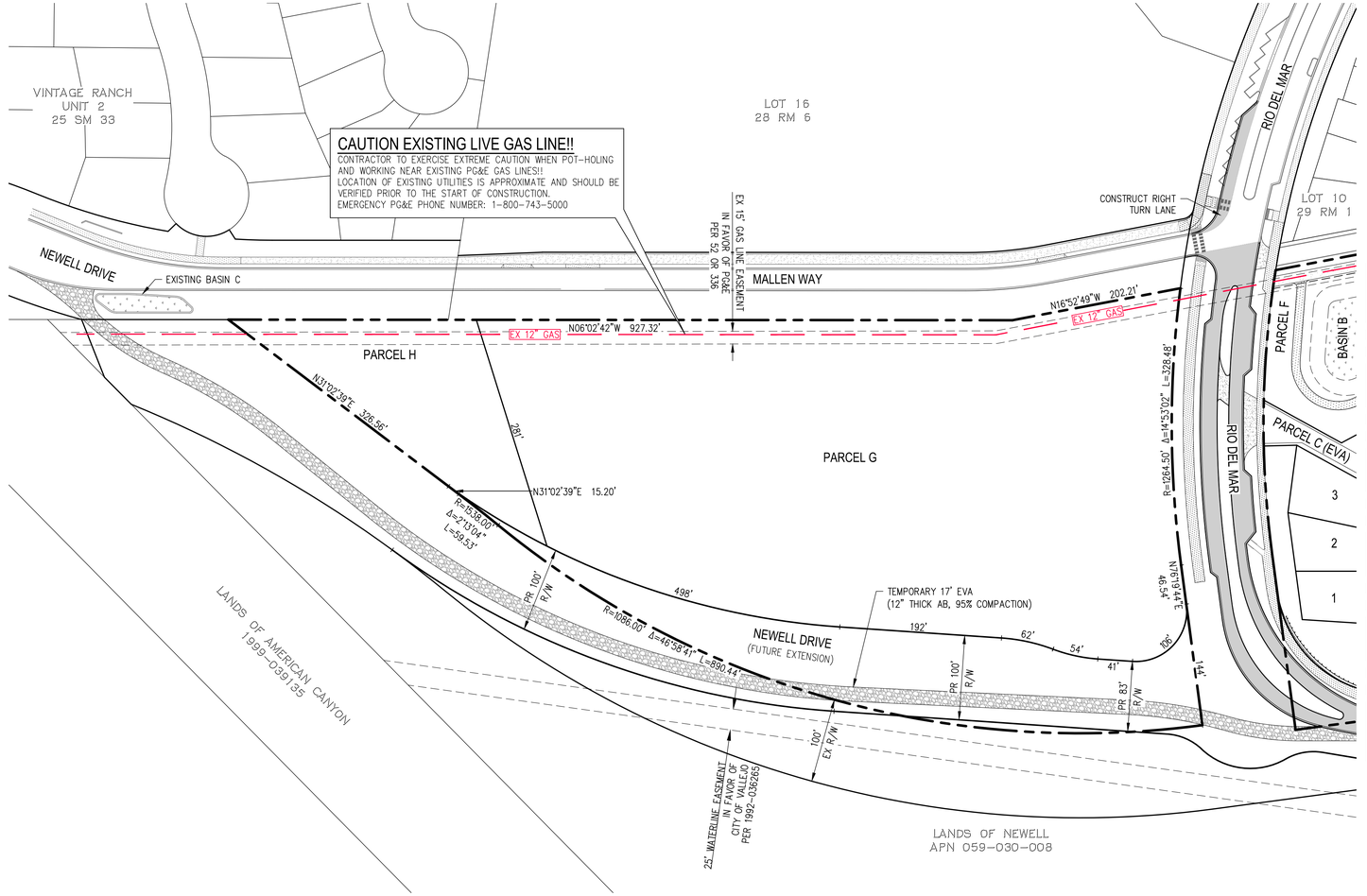
SECTION E-E TYPICAL
40' R/W
NOT TO SCALE
(VADER STREET, PAIGE PLACE)

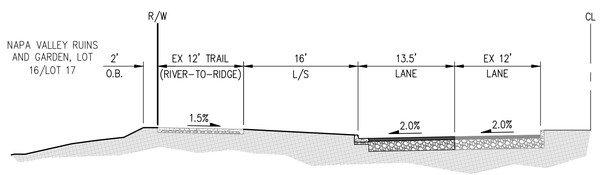


SECTION F-F
TYPICAL 35' R/W
NOT TO SCALE
(REILLY ROAD, NICK LANE, SKYLAR LANE, TURTLE STREET, PALOMA STREET)



SECTION G-G
EVA ACCESS ROAD
NOT TO SCALE
(PARCEL C)





SECTION H-H
RIO DEL MAR
(RIGHT TURN LANE)
NOT TO SCALE

VESTING TENTATIVE MAP
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: SEPTEMBER 11, 2026

0 80 160 240

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OF 13 SHEETS

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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

VINTAGE RANCH UNIT 2 25 SM 33
LOT 17 28 RM 6
LOT 16 28 RM 6
LOT 10 29 RM
LOT 10 29 RM 10
LOT 18 29 RM 10
LOT 4 28 RM 6
LOT 5 28 RM 6
ADJUSTED PARCEL B 2022-0015384
ADJUSTED PARCEL A 2022-001583
NEWELL DRIVE
EXISTING BASIN C
MALLEN WAY
RIO DEL MAR
NEWELL DRIVE (FUTURE EXTENSION)
LANDS OF AMERICAN CANYON 1999-0030135
LANDS OF NEWELL APN 059-030-008
JAMCAN 2011-0032013
EX 12" SD, INV 104.78
EX 15" SD
EX 12" W
EX 12" RW
EX 12" GAS
EX RW, INV 132.19
EX W, INV 134.16
EX 8" SS STUB, INV 126.20
EX 24" SD, INV 129.00
EX 30" SD STUB, INV 127.65
EX 108.5' R/W
EX 100' R/W
EX 80' R/W
EX 8" W, INV 123.84
EX 24" SD STUB, INV 120.76
EX 8" SS STUB, INV 119.02
EX PP TO BE REMOVED
EX 30" W
EX 22" W
EX 14" W
15' GAS LINE EASEMENT IN FAVOR OF PG&E PER 52 OR 336
POLE LINE EASEMENT IN FAVOR OF PG&E PER 40 OR 242 TO BE QUITCLAIMED
POLE LINE EASEMENT IN FAVOR OF PG&E PER 212 OR 423 TO BE QUITCLAIMED
25' ROADWAY EASEMENT IN FAVOR OF TED D. BROWN TO BE QUITCLAIMED
25' WATERLINE EASEMENT IN FAVOR OF CITY OF VALLEJO PER 1992-036265
10' WATERLINE EASEMENT IN FAVOR OF CITY OF VALLEJO PER 1996-020328

NOTES:
1. AERIAL TOPOGRAPHY FLOWN IN JULY 2023.
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: SEPTEMBER 11, 2026

0 120 240 360

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SHEET NO. TM-2 OF 13 SHEETS

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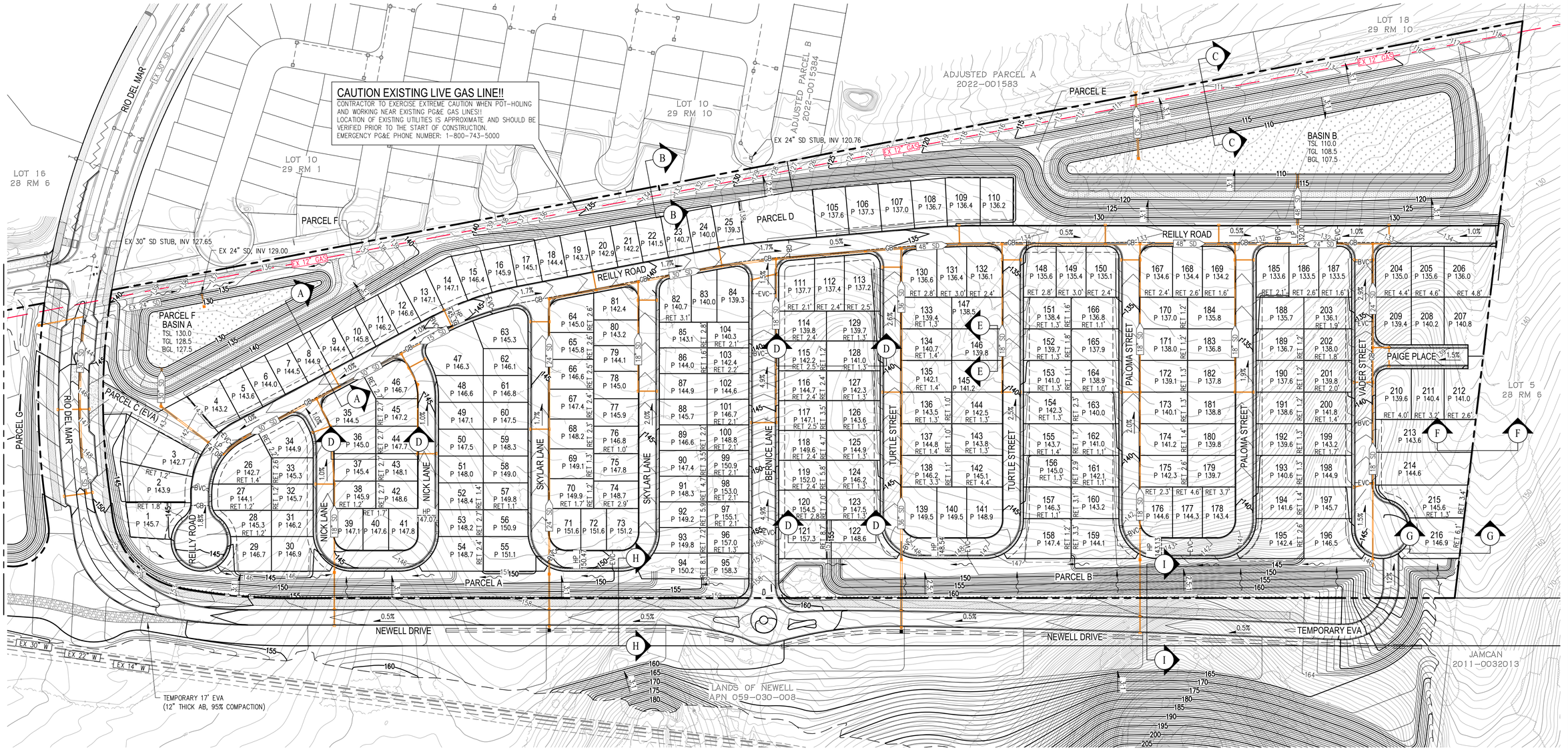

PRELIMINARY PAVEMENT DESIGN CHART

	TI	PCC	AC	AB
IN-TRACT STREETS	6	–	0.35' (4")	1.10' (13")
RIO DEL MAR	9	–	045' (5.5")	1.70' (20")
NEWELL DRIVE	9	–	045' (5.5")	1.70' (20")
SIDEWALK	–	0.35' (4")	–	0.35" (4")
VINE TRAIL	–	0.35' (4")	–	0.35" (4")

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 AC-1 PROPERTY TO THE WEST.
7. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN TABLE.
8. PEDESTRIAN CONNECTIONS FROM THE VINE TRAIL TO THE LOT 10 SUBDIVISION WILL HAVE STAIRS.

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:

1. ASSUMES AN IN-TRACT STREET SECTION OF 3.5" AC/ 13" AB (WITH T.I. OF 6.0). FINAL STREET STRUCTURAL SECTION TO BE VERIFIED WITH FINAL DESIGN.
2. SPOILS QUANTITIES ARE NOT INCLUDED; TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS.
3. EARTHWORK QUANTITIES DO NOT INCLUDE ANY SHRINK OR SWELL ADJUSTMENT.
4. 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: SEPTEMBER 11, 2026

0 80 160 240

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SHEET NO.
TM-3.1
OF 13 SHEETS

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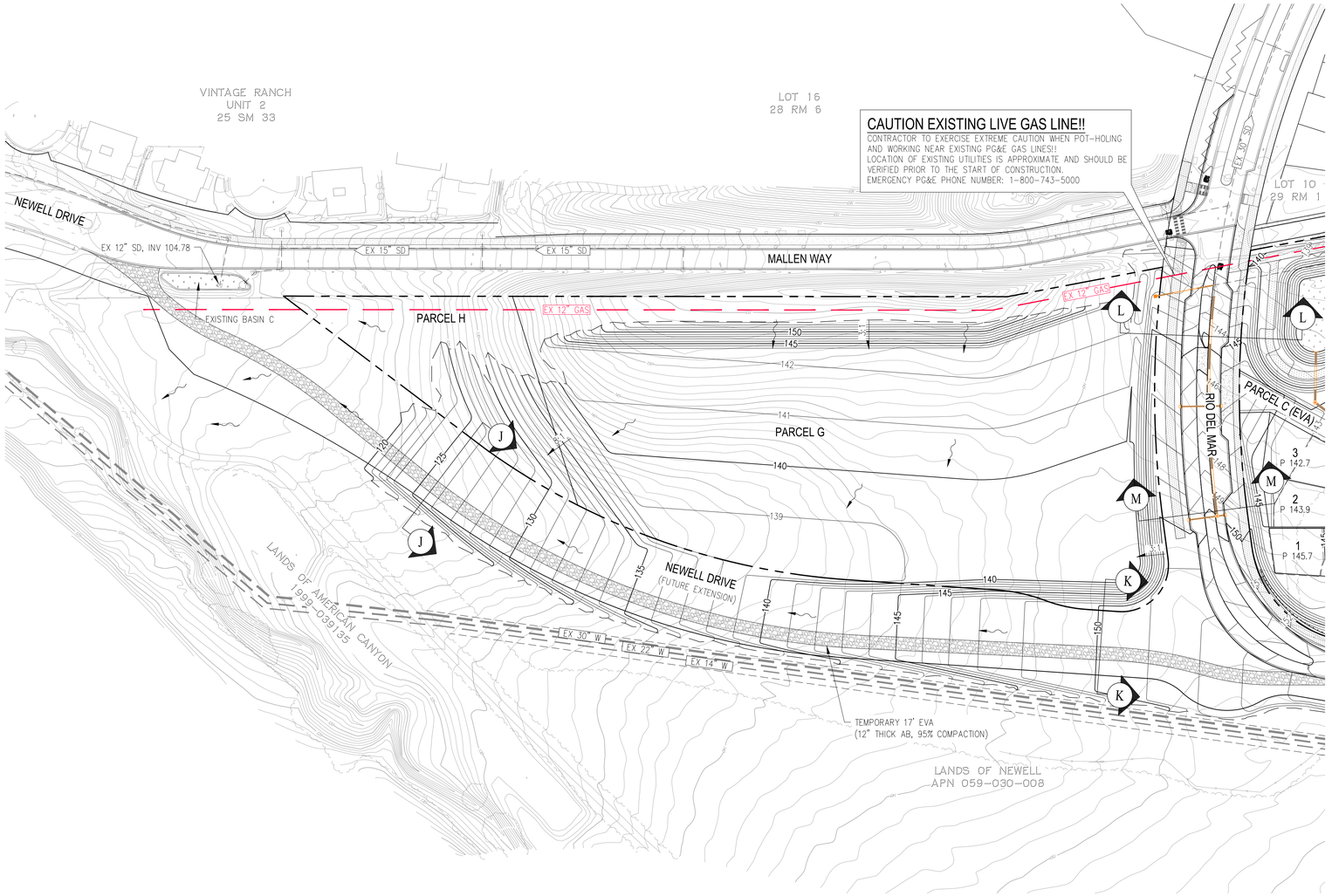

NOTES:

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 AC-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: SEPTEMBER 11, 2026

0 80 160 240

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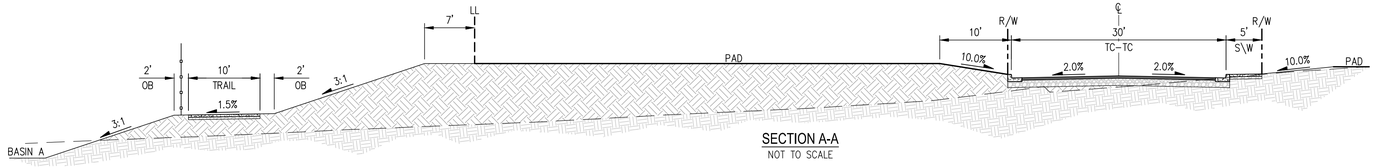

SECTION A-A
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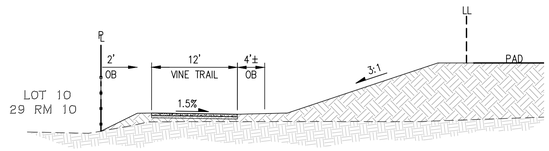

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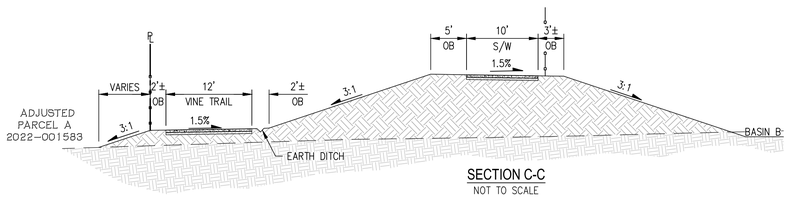

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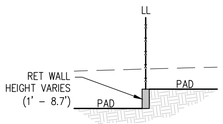

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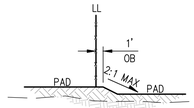

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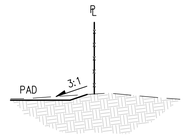

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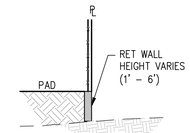

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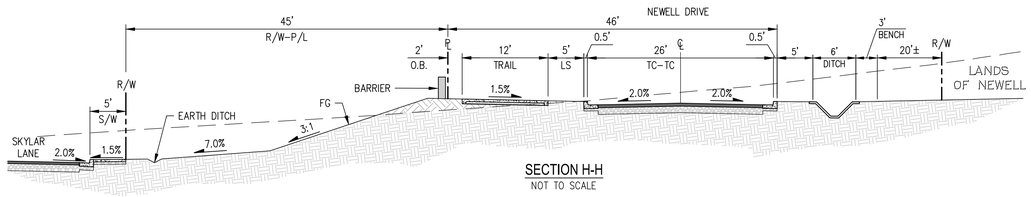

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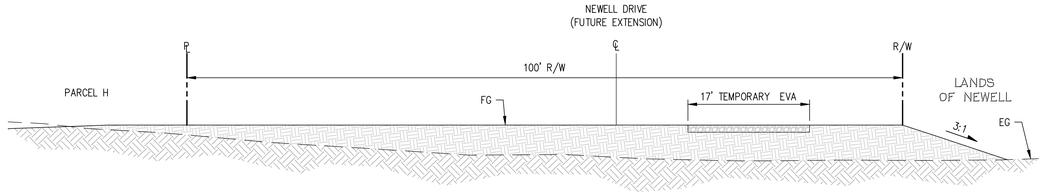

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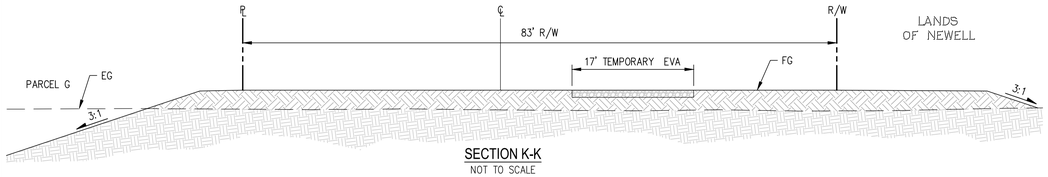

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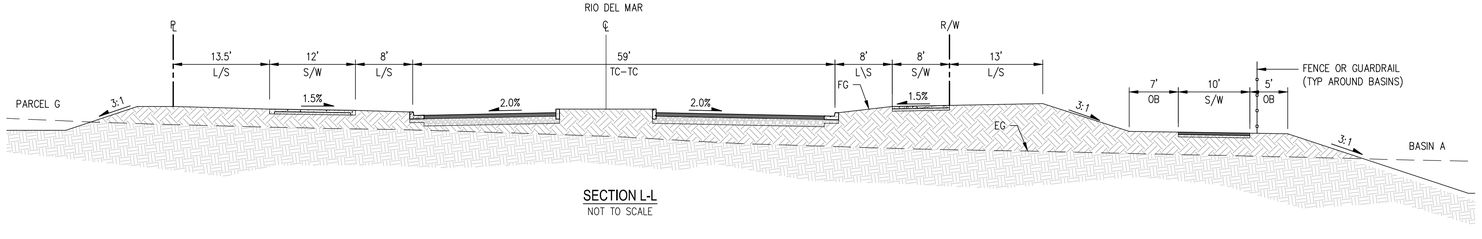

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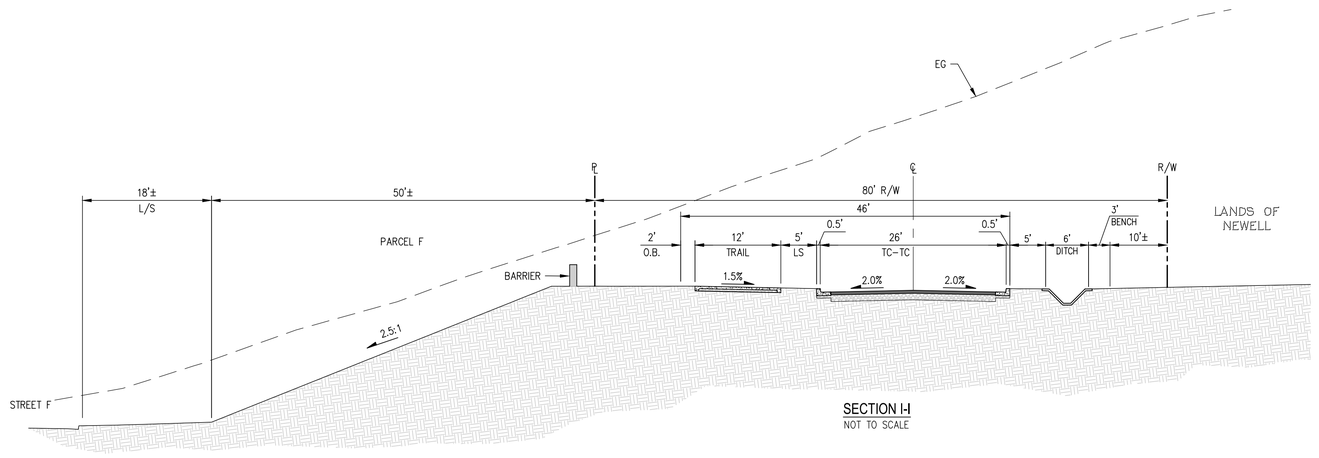

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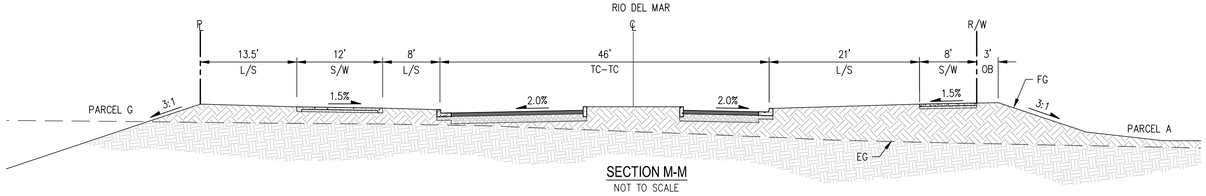

SECTION M-M
NOT TO SCALE

PRELIMINARY GRADING CROSS SECTIONS
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: NO SCALE DATE: SEPTEMBER 11, 2026

NOT TO SCALE

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SHEET NO.
TM-4
OF 13 SHEETS

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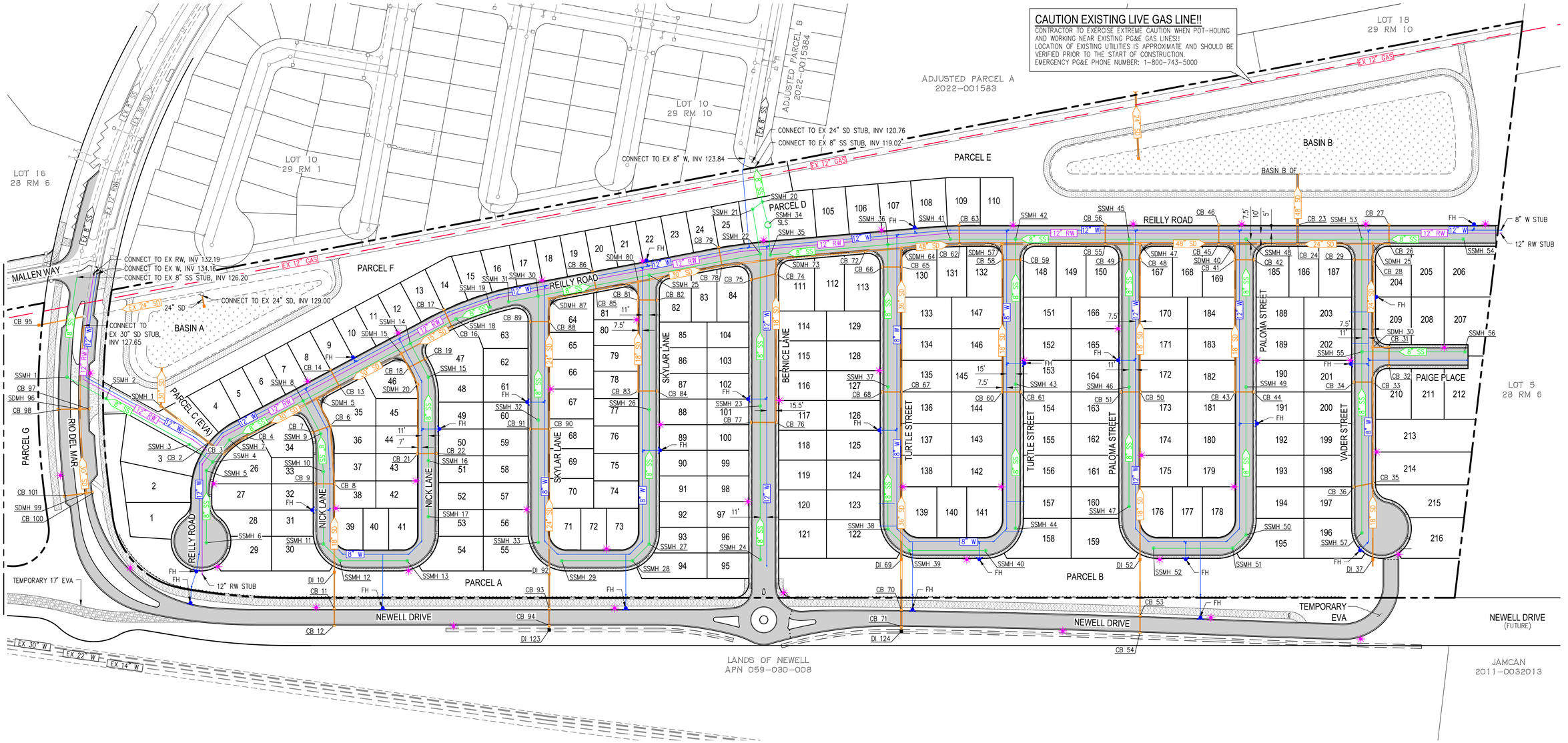

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
EX 15" SD	18" SD	STORM DRAIN PIPE
EX 8" SS	6" SS	SANITARY SEWER PIPE
EX 8" W	8" W	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
		SEWER LIFT STATION (SLS)

NOTES:

1. ALL UTILITIES ARE PRELIMINARY & SUBJECT TO FINAL REVISION.
2. SEE WATSON RANCH PHASE 1 BACKBONE IMPROVEMENT PLANS & LOT 10 IMPROVEMENT PLANS FOR ALL EXISTING STORM DRAIN, SANITARY SEWER, WATER, AND RECYCLED WATER IMPROVEMENTS.
3. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN AND SANITARY SEWER PIPE INFORMATION.
4. 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: SEPTEMBER 11, 2026

0 80 160 240

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SHEET NO. TM-5.1 OF 13 SHEETS

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PRELIMINARY STORM DRAIN TABLE

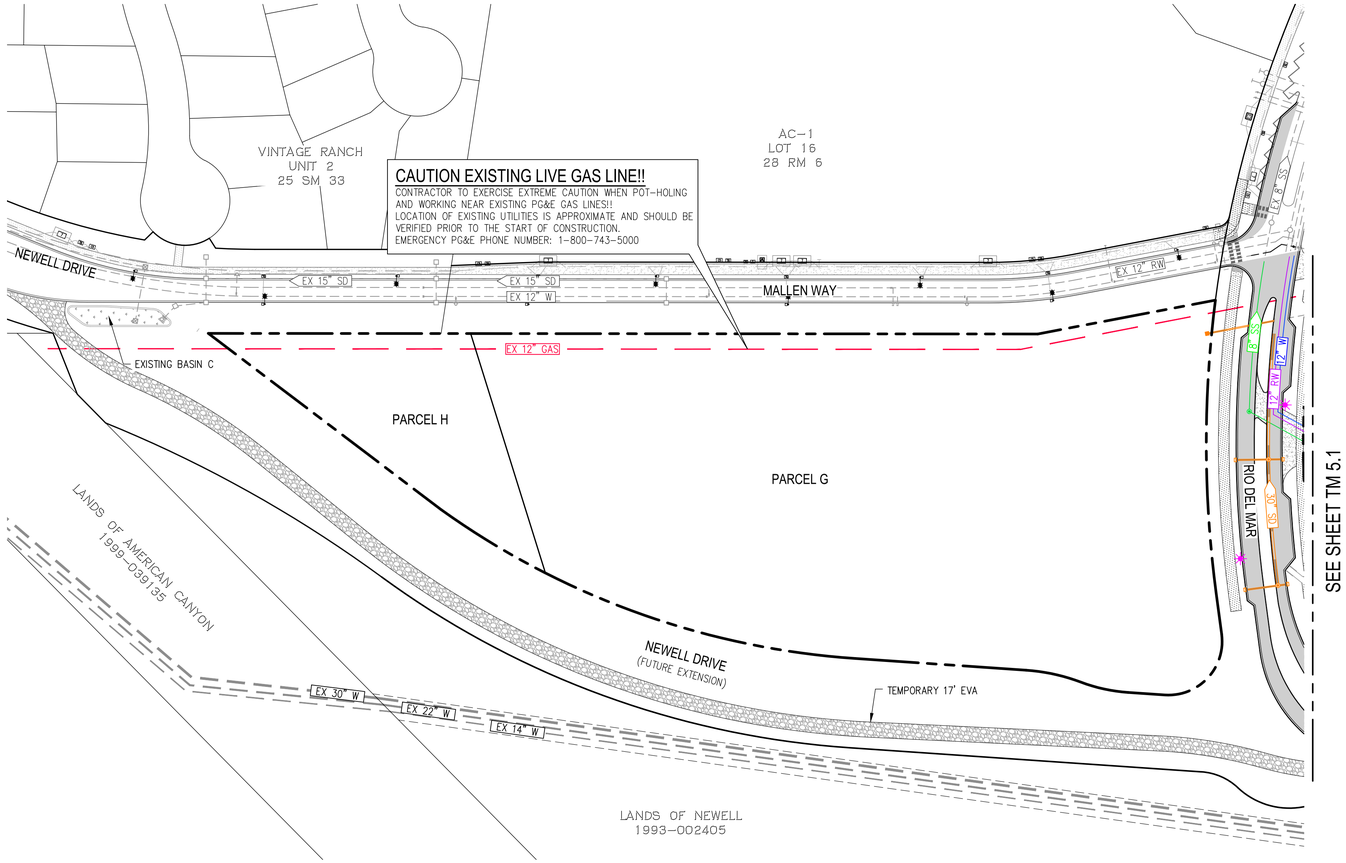
STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SDMH 1	142.71	130.65	30	1.00%	64.59
CB 2	141.30	132.15	30	1.00%	100.30
CB 3	141.14	132.46	30	1.00%	30.93
CB 4	141.56	132.69	30	0.50%	45.44
SDMH 5	142.51	133.37	30	0.50%	136.25
CB 6	143.13	134.88	18	1.00%	51.37
CB 7	142.97	135.19	15	1.00%	30.91
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
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
CB 83	143.86	135.97	18	1.50%	152.53

PRELIMINARY STORM DRAIN TABLE

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
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 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
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	1.11%	31.76
SSMH 52	142.98	134.79	8	1.42%	125.54
SSMH 53	132.50	125.82	8	0.50%	194.00
SSMH 54	134.21	127.63	8	1.00%	171.00
SSMH 55	137.07	127.81	8	1.00%	152.53
SSMH 56	139.53	129.63	8	1.00%	172.00
SSMH 57	145.00	136.84	8	2.80%	318.72



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
EX 15" SD	18" SD	STORM DRAIN PIPE
EX 8" SS	6" SS	SANITARY SEWER PIPE
EX 8" W	8" W	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 UTILITY PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: SEPTEMBER 11, 2026

0 80 160 240

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ROSEVILLE ▪ (916) 788-4456
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SHEET NO.
TM-5.2
OF 13 SHEETS

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LEGEND

- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- STORM DRAIN PIPE (18" SD)
- MANHOLE
- DRAINAGE INLET
- CATCH BASIN
- DEVELOPED LOT AREA
- PERVIOUS AREA
- IMPERVIOUS ASPHALT/CONCRETE AREA
- BIORETENTION AREA
- DMA ID (DMA #)

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	194,147	HARDSCAPE	1.0	0.04	7,766	8,497	16,385
	182,795	SOFTSCAPE	0.1	0.04	731		
2	809,341	HARDSCAPE	1.0	0.04	32,374	34,945	51,827
	642,756	SOFTSCAPE	0.1	0.04	2,571		
3	47,855	HARDSCAPE	1.0	0.04	1,914	2,295	N/A
	95,235	SOFTSCAPE	0.1	0.04	381		
TOTAL	1,972,129					45,737	68,212

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: SEPTEMBER 11, 2026

0 80 160 240

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SHEET NO.
TM-6.1
OF 13 SHEETS

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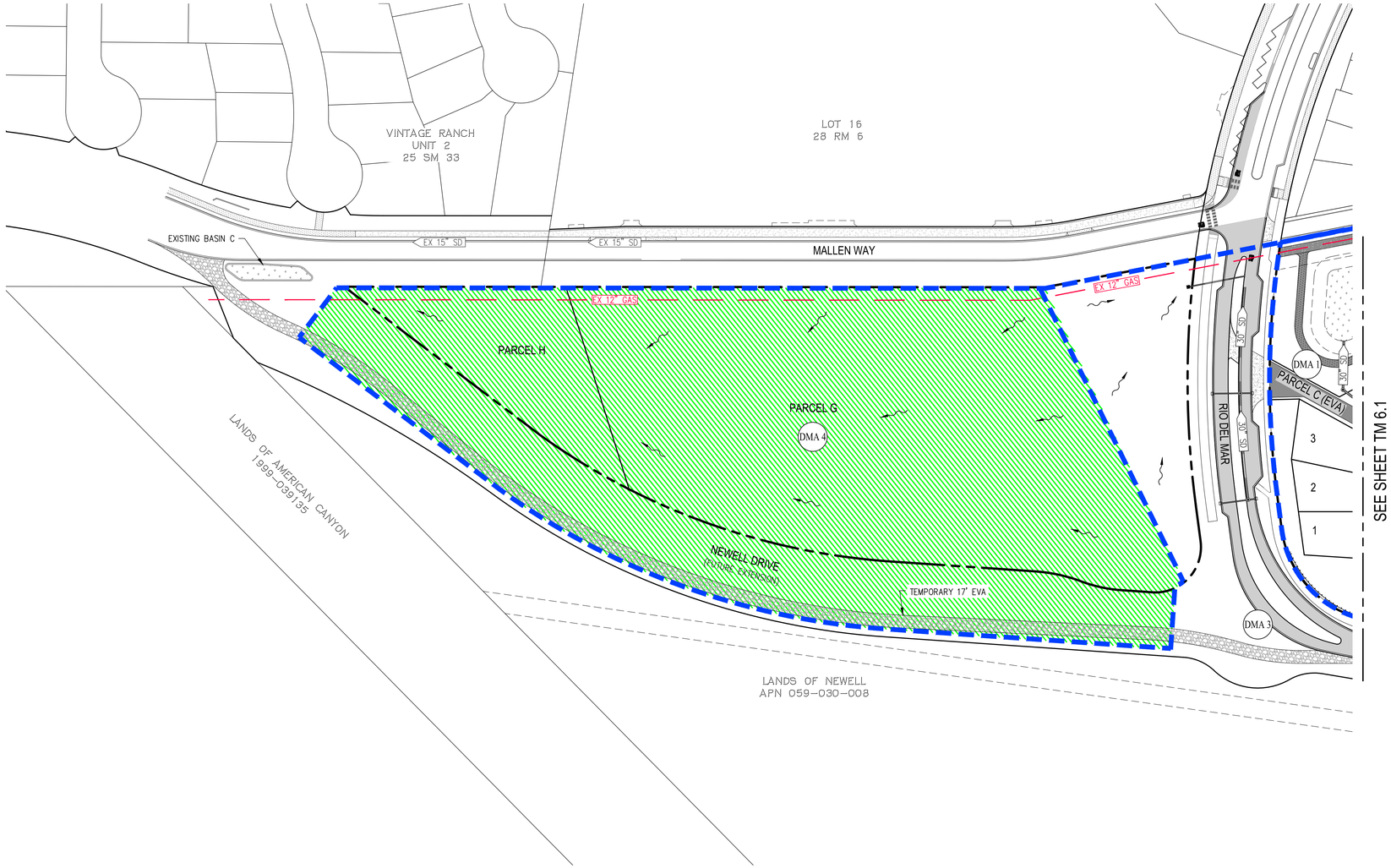

LEGEND

- 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

NOTES:

1. STORM DRAIN AND BIORETENTION SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORM WATER QUALITY COMPONENT FOR FUTURE CITY PARCEL AND SOUTHERN SECTION OF FUTURE NEWELL DRIVE TO BE IMPLEMENTED AND DESIGNED WHEN CITY PARCEL IS DEVELOPED.

PRELIMINARY STORMWATER CONTROL PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: SEPTEMBER 11, 2026

0 80 160 240

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SHEET NO.
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OF 13 SHEETS

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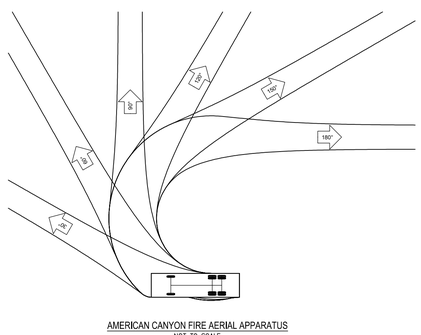

AMERICAN CANYON FIRE AERIAL APPARATUS
NOT TO SCALE

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)
- S — STOP SIGN (PRELIMINARY LOCATION)
- Y — YIELD SIGN (PRELIMINARY LOCATION)

PRELIMINARY FIRE ACCESS PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 120' DATE: SEPTEMBER 11, 2026

0 120 240 360

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SHEET NO.
TM-7
OF 13 SHEETS

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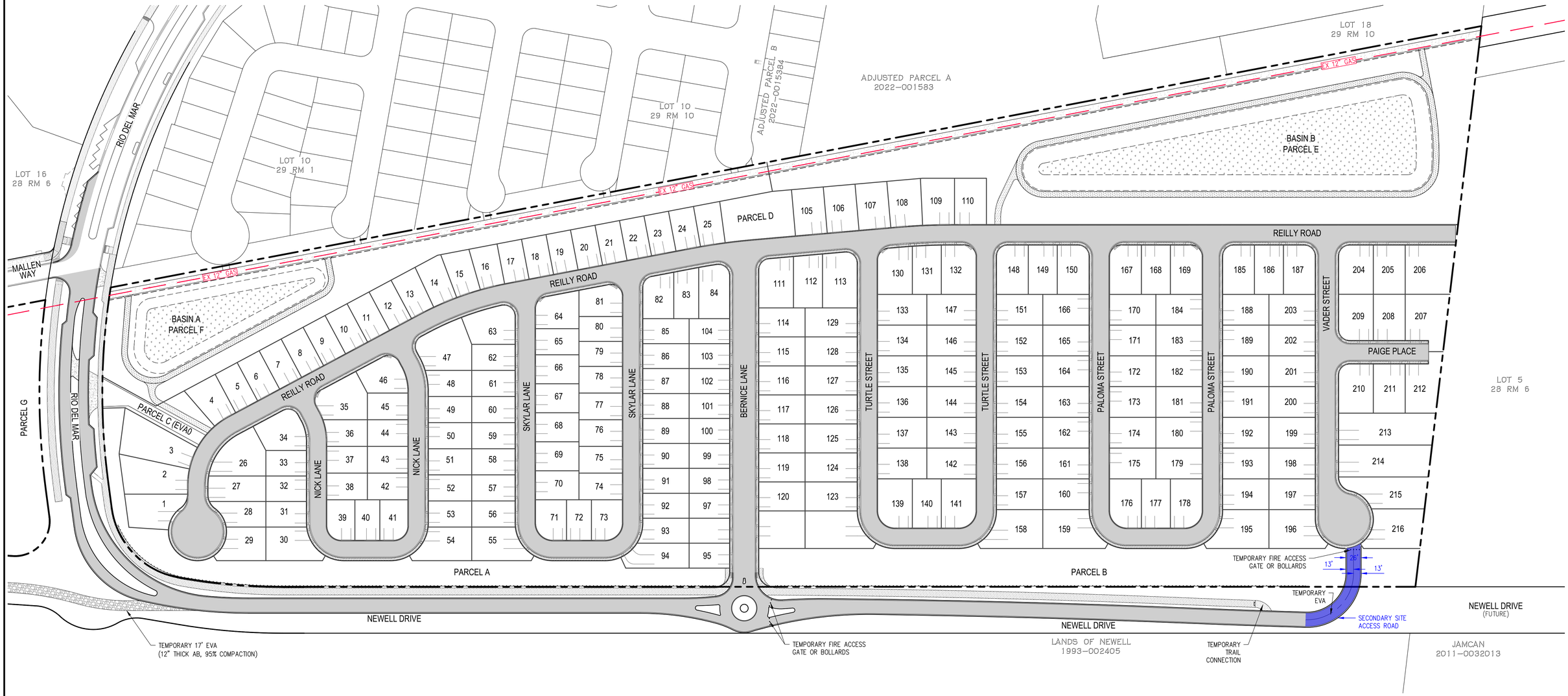

NOTES:

1. PROJECT OWNER TO EXECUTE A TEMPORARY EVA VEHICULAR ACCESS TO PROVIDE A SECOND EVA VEHICULAR ACCESS WAY INTO THE PROJECT SITE. A PERMANENT SECONDARY VEHICULAR ACCESS WAY WILL BE PROVIDED WHEN THE NEIGHBORING PROPERTY TO THE NORTH DEVELOPS. REILLY ROAD WILL CONNECT TO THE FUTURE LOT 5 (28RM6) SUBDIVISION.
2. OWNER TO CONSTRUCT TEMPORARY EVA ACCESS THAT CONNECTS VADER STREEET WITH NEWELL DRIVE. TEMPORARY EVA 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.
3. TEMPORARY EVA ACCESS ROADS TO BE FULLY PAVED WITH APPROPRIATE STREET SECTION FOR THE ANTICIPATED TRAFFIC LOADS. DESIGN OF TEMPORARY EVA ACCESS ROADS TO BE DETERMINED AND SHOWN AS PART OF THE CONSTRUCTION DRAWINGS FOR THE PROJECT.

LEGEND

SECONDARY SITE ACCESS ROAD – SEE NOTE 2 AND 3

PRELIMINARY SECONDARY SITE ACCESS PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: SEPTEMBER 11, 2026

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SHEET NO.
TM-8
OF 13 SHEETS

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Planned Bicycle Trail
Newell Drive

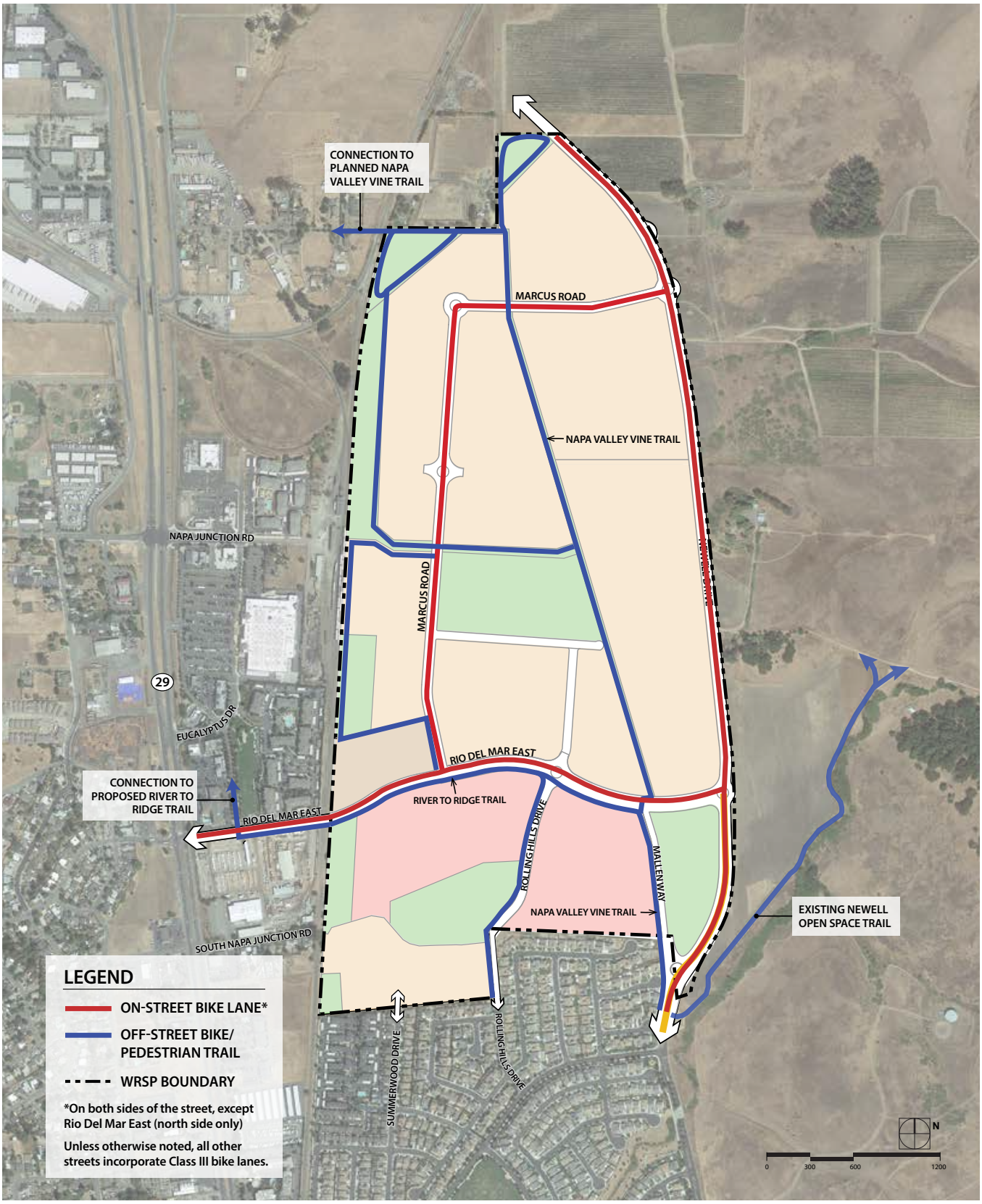


Figure 7.5: Pedestrian and Bicycle Circulation

Proposed Bike Trail
Newell Drive

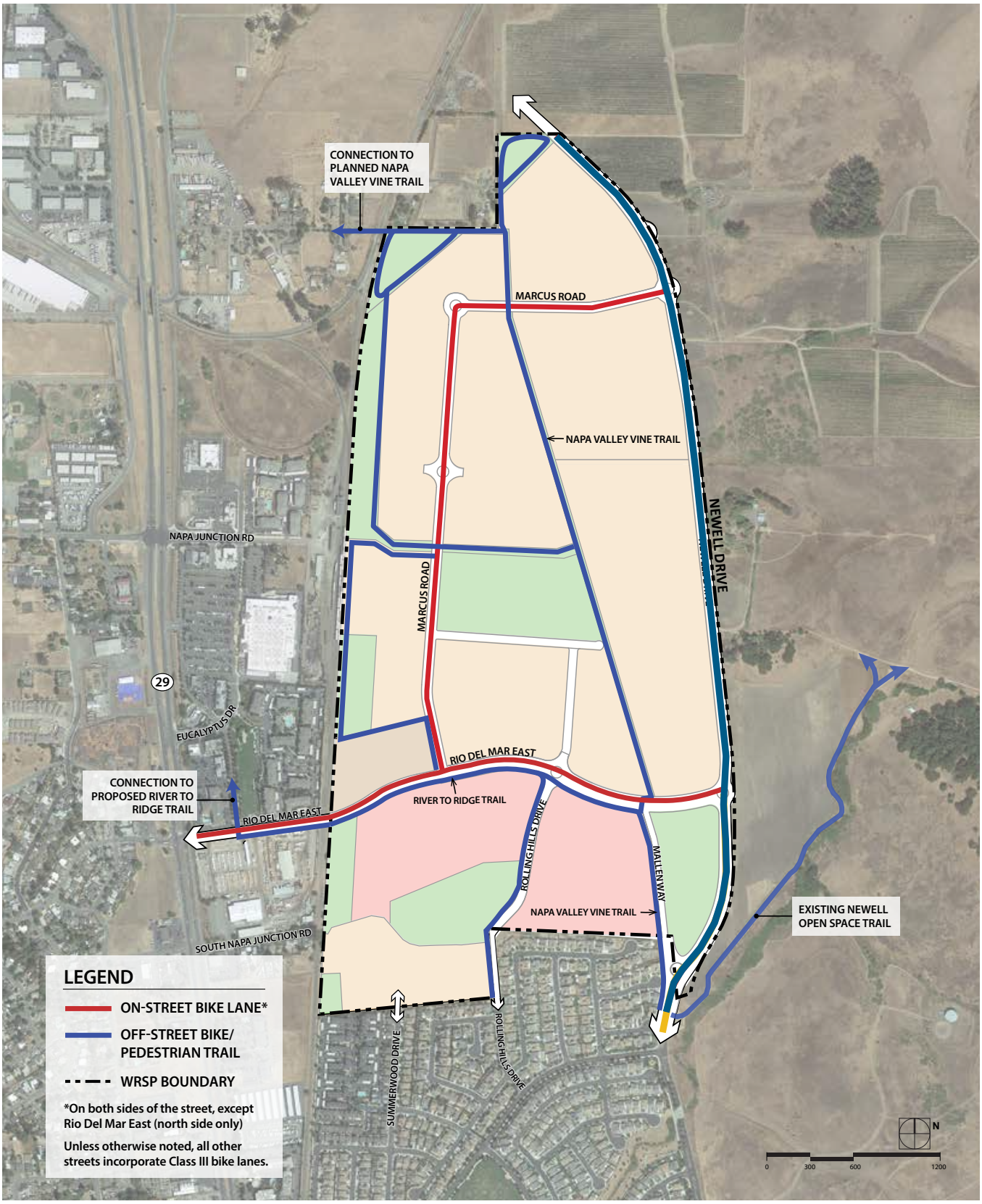


Figure 7.5: Pedestrian and Bicycle Circulation

Planned 12-Inch Water Line on Newell Drive

ATTACHMENT 10

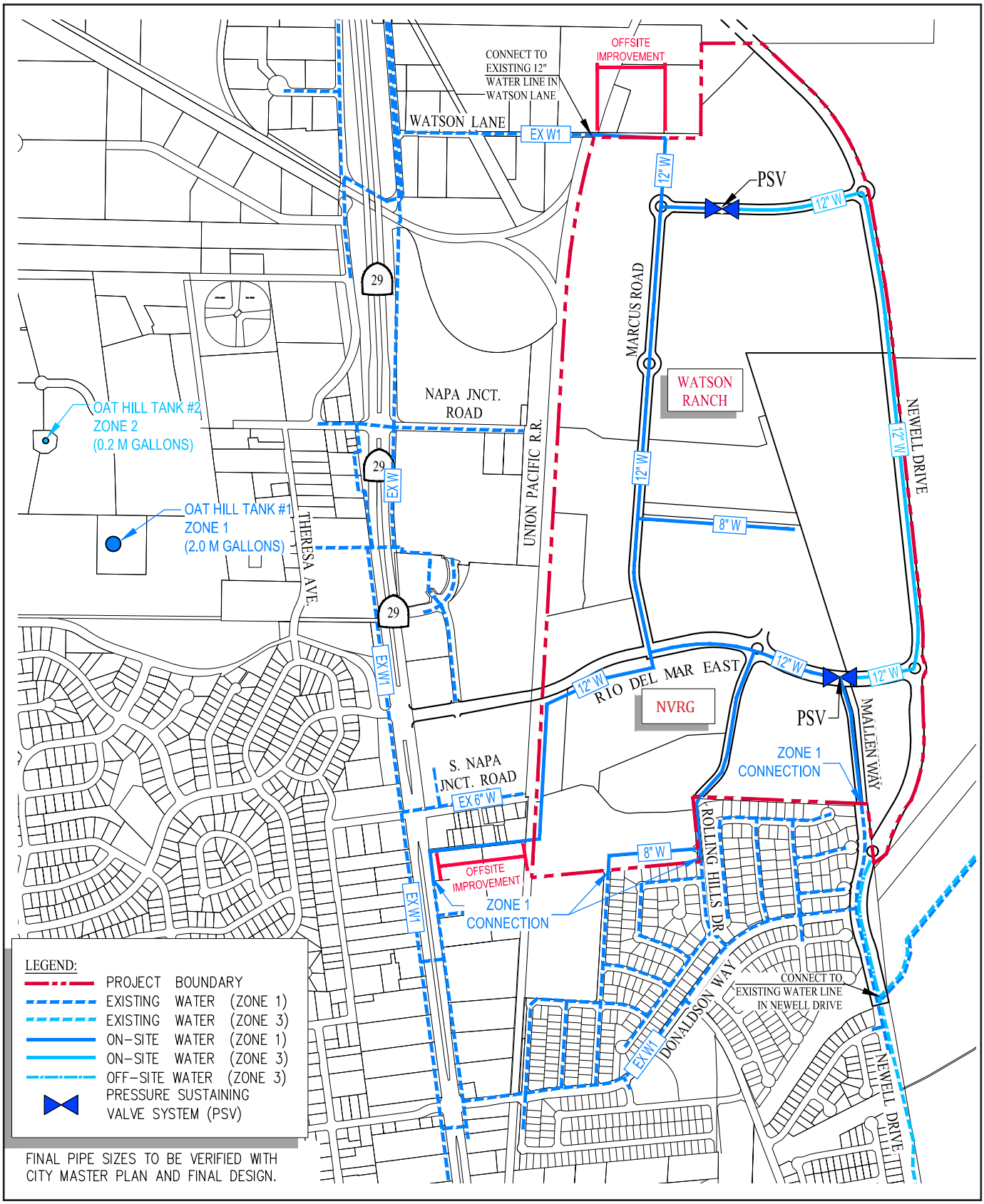
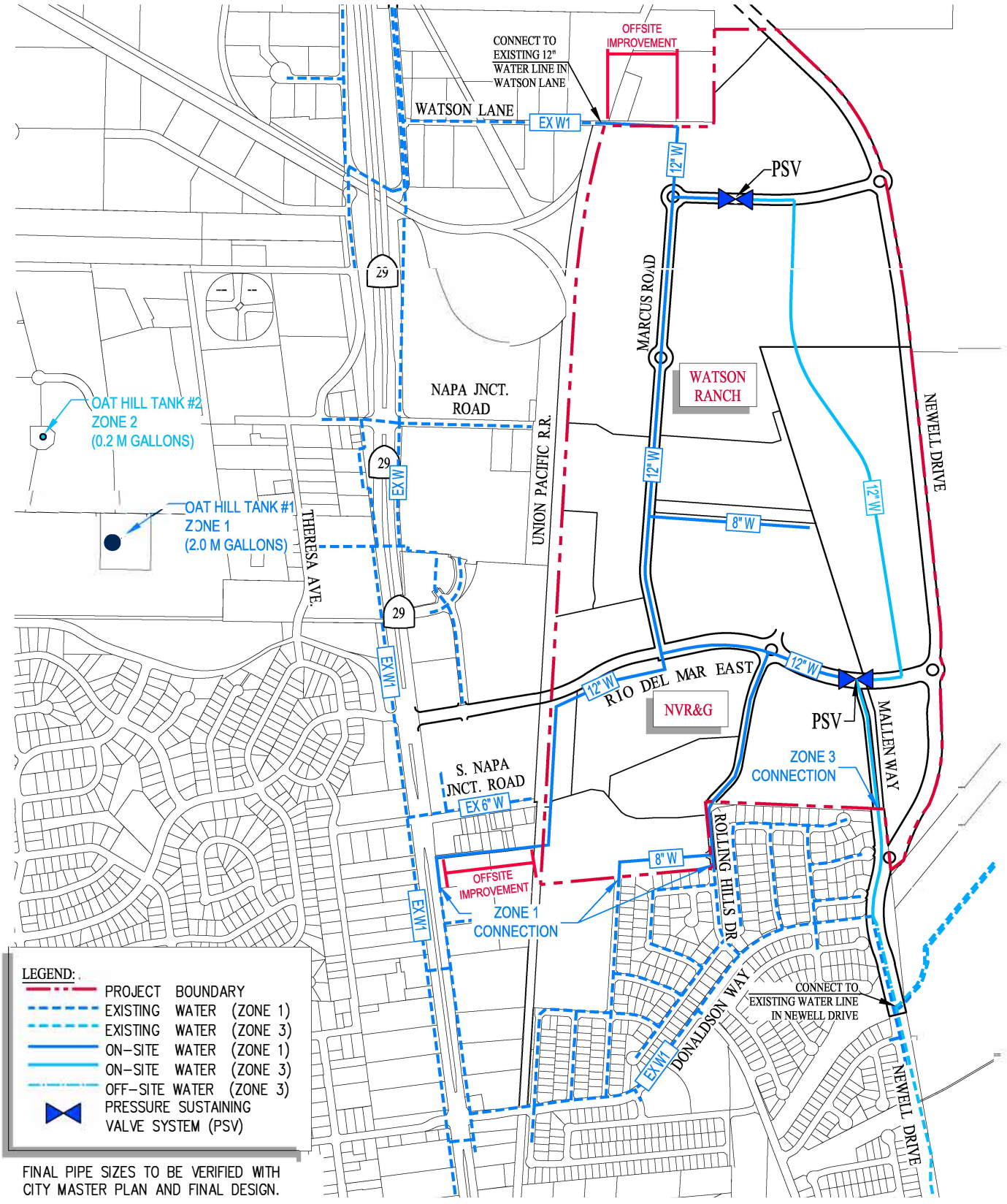


Figure 8.2: Water Infrastructure - On-Site Improvements

Proposed 12-Inch Water Line on Reilly Road



FINAL PIPE SIZES TO BE VERIFIED WITH CITY MASTER PLAN AND FINAL DESIGN.

WATER INFRASTRUCTURE ON-SITE IMPROVEMENTS

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

DATE: SEPTEMBER 2026 SCALE: 1" = 1000'

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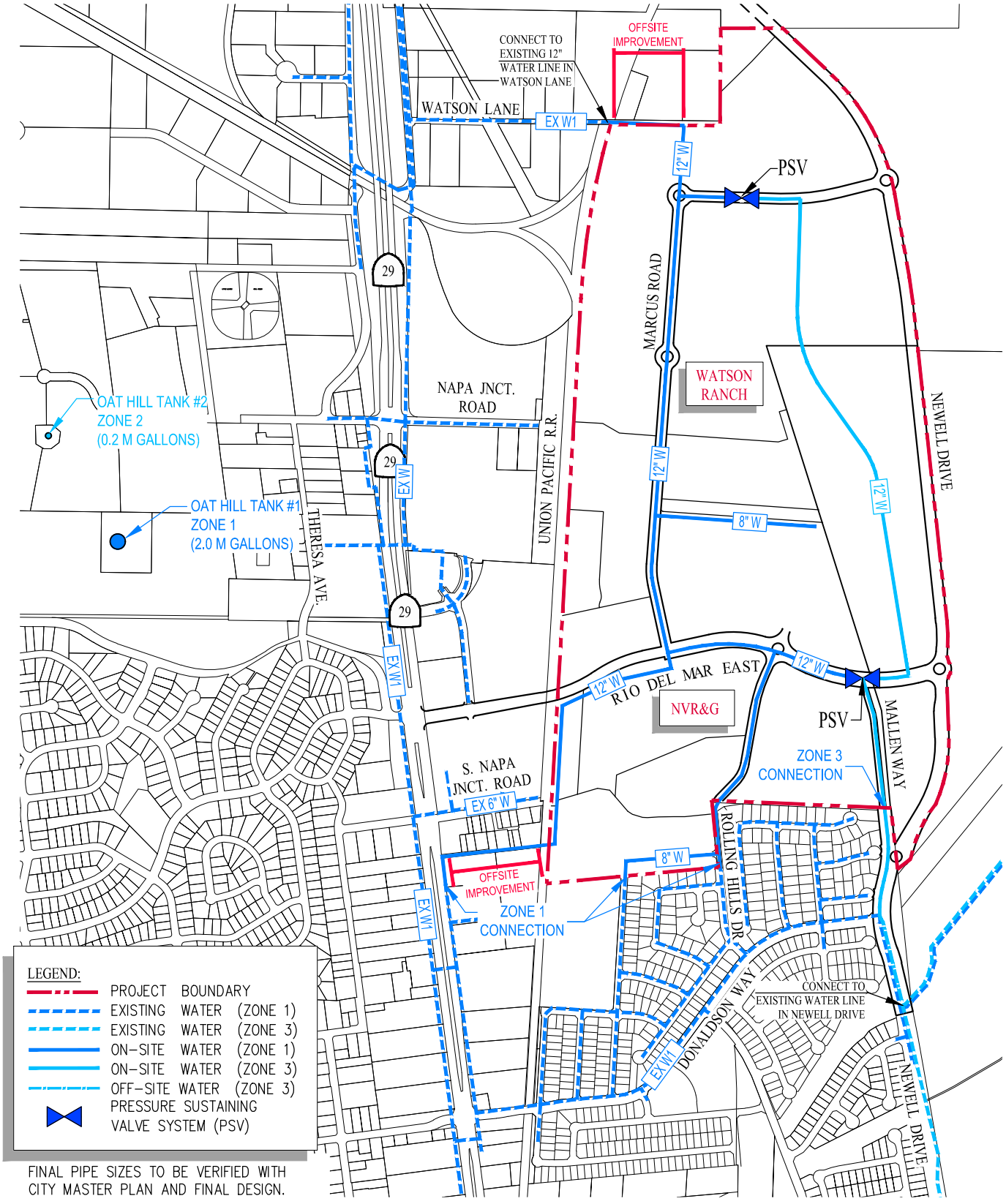

WATER INFRASTRUCTURE ON-SITE IMPROVEMENTS

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

DATE: SEPTEMBER 2026 SCALE: 1" = 1000'

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TITLE

Contract Award for Green Island Road Class I Trail (TR16-0704)

RECOMMENDATION

Adopt a Resolution awarding a Construction Contract to Martin Brothers Construction in the amount of $704,395 and authorizing the Public Works Director to approve and execute Contract Change Orders in an amount not to exceed the Project Budget in conjunction with the Green Island Road Class I Project (TR16-0704).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Ron Ronada, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

The Green Island Road Class I Project (TR16-0704; "Project") is the final component of the Green Island Road Reconstruction and Widening Project (TR16-0700). When the Green Island Road Reconstruction and Widening Project was advertised for construction in the Spring of 2025, the Class I trail portion of the scope was omitted due to the delay of Caltrans authorizations for One Bay Area Grant Article 3 (OBAG) funding. Caltrans authorization was subsequently received to pursue the advertisement and construction of the Project.

The Project consists of constructing approximately 4,200 LF of new Class I multi-use trail, including a critical segment of the Napa Valley Vine Trail. The trail will be constructed on the north side of Green Island Road from Paoli Loop Road to Devlin Road. The Project will accommodate cyclists and pedestrians to encourage non-vehicular modes of transportation as required by local, regional and State Complete Streets policies. Additional traffic safety improvements include traffic signage and striping, and the installation of a high visibility thermoplastic crosswalk accompanied with a rapid rectangular flashing beacon for a crossing on Green Island Road at Paoli Loop Road.

The Engineer's Estimate for the construction of improvements is $1,193,000.00. On October 22nd, 2026, the following bids were received and publicly read aloud:

Bidder	Total Bid Amount
Martin Brothers Construction	$704,395.00

Argonaut Constructors	$777,979.46
Zara Construction, Inc.	$924,770.00
Redgwick Construction, Co.	$937,400.00
Ghilotti Construction Company, Inc.	$962,267.50
Coastside Concrete & Construction, Inc.	$984,030.00
Imperial Construction & Engineering, Inc.	$999,350.00
Dutch Contracting, Inc.	$1,028,985.00
Kerex Engineering	$1,059,000.00
Granite Rock Company	$1,116,073.00
FBD Vanguard Construction, Inc.	$1,181,443.00
Team Ghilotti, Inc.	$1,191,417.00
Mission Constructors, Inc.	$1,475,596.50

The bid submitted by Martin Brothers Construction in the amount of $704,395.00 was the apparent low bid. Staff has reviewed the apparent low bid and found it to be both responsive and responsible. Staff has verified the contractor's qualifications including valid Class A license, DIR registration, and references, and found them to be satisfactory and acceptable.

Staff recommends the Council award a Construction Contract to Martin Brothers Construction in the amount of $704,395 and authorize the Public Works Director to approve and execute Contract Change Orders in an amount not to exceed the Project Budget, in conjunction with the Green Island Road Class I Project (TR16-0704).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Transportation: "Improve the transportation network within the City to alleviate congestion and enhance the quality of life for the community."

FISCAL IMPACT

The FY 2026-27 Capital Improvement currently provides for the following Project Budget:

Fund	**Budget**
OBAG 3 Grant (Fund 240)	$1,000,000
Gas Tax (Fund 212)*	$300,000
Total	**$1,300,000**

*Gas Tax is a recurring annual revenue that is distributed by virtue of SB1. The annual revenue is about $300,000 annually. The $300,000 in Fund 212 will be used as the 20% of local grant funds to match the 80% of the $1,000,000 in previously awarded OBAG 3 (Fund 240).

The estimated Construction Budget for construction of the improvements slated with the Martin

Brothers Construction contract are as follows:

Item Description	Estimated Cost
Construction Contract	$704,395
Construction Contingency (15%)	$105,660
Materials Testing Services	$50,000
Staff	$50,000
Total	**$910,055**

Per the Project Budget, there are sufficient funds to cover the anticipated costs of construction.

Additionally, in light of the reduced construction contract cost, City staff will try to increase the federal reimbursement percentage, with the goal of minimizing the use of local funds.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (“CEQA”), an Initial Study/Mitigated Negative Declaration (“IS/MND”), that includes a “Mitigation Monitoring and Reporting Plan (“MMRP”), was prepared for the Project and circulated for 30 days star ng on August 27, 2019. A Notice of Intent ("NOI") to adopt a Mi gated Negative Declaration (“MND”) was posted at the County Clerk in accordance with the CEQA requirements on August 27, 2019.

A public hearing for consideration of the Project and its IS/MND was noticed and held on October 1, 2019, before the City Council, which at that meeting determined 1) based upon the record that the Project will not have a significant effect upon the environment if the mitigation measures listed in the MND and MMRP are implemented; 2) adopted the IS/MND for the Project; 3) adopted the MMRP for the Project, and 4) directed staff to file a Notice of Determination for the Project consistent with the CEQA Guidelines. The IS/MND evaluated the separate actions the City will take to complete the Project including the road work currently proposed.

COMMUNICATION

Level 2: Targeted Communication

There will be anticipated lane closures on Green Island Road during construction. Staff will work with the American Canyon Chamber of Commerce and City Communications Team on targeted outreach to the surrounding residents and businesses similarly to the process utilized for the Green Island Road Reconstruction and Widening Project.

ATTACHMENTS:

1. Resolution - Green Island Road Class I Project
2. Title Sheet - Project Plans

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AWARDING A CONSTRUCTION CONTRACT TO MARTIN BROTHERS CONSTRUCTION IN THE AMOUNT OF $704,395.00 AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO APPROVE AND EXECUTE CONTRACT CHANGE ORDERS IN AN AMOUNT NOT TO EXCEED THE PROJECT BUDGET IN CONJUNCTION WITH THE GREEN ISLAND ROAD CLASS I PROJECT (TR16-0704)

WHEREAS, the Green Island Road Class I Project (TR16-0704; Project) is the final component of the Green Island Road Reconstruction and Widening Project; and

WHEREAS, the Project is located on the north side of Green Island Road from Paoli Loop Road to Devlin Road and will provide approximately 4,200 LF of newly constructed Class I trail that will encourage non-vehicular modes of transportation by accommodating pedestrians and cyclists; and

WHEREAS, the Engineer's Estimate for the construction of improvements is $1,193,000; and

WHEREAS, on September 18, 2026, the City solicited competitive bids for the Project, and on October 22, 2026, the following 13 bids were received and publicly read aloud; and

Bidder	**Total Bid Amount**
Martin Brothers Construction	$704,395.00
Argonaut Constructors	$777,979.46
Zara Construction, Inc.	$924,770.00
Redgwick Construction Co.	$937,400.00
Ghilotti Construction Company, Inc.	$962,267.50
Coastside Concrete & Construction, Inc.	$984,030.00
Imperial Construction & Engineering, Inc.	$999,350.00
Dutch Contracting, Inc.	$1,028,985.00
Kerex Engineering	$1,059,000.00
Granite Rock Company	$1,116,073.00
FBD Vanguard Construction, Inc.	$1,181,443.00
Team Ghilotti, Inc.	$1,191,417.00
Mission Constructors, Inc.	$1,475,596.50

WHEREAS, staff has reviewed the apparent low bid from Martin Brothers Construction and found it to be both responsive and responsible; and

WHEREAS, staff have verified the contractor's qualifications and references, and found them to be satisfactory and acceptable; and

WHEREAS, staff finds the prices of the Bid Items reasonable and customary costs for completing the work; and

WHEREAS, there are sufficient funds in the Project Budget per the FY2026-27 Capital Budget to cover the estimated Construction Budget; and

Item Description	Estimated Cost
Construction Contract	$704,395
Construction Contingency (15%)	$105,660
Materials Testing Services	$50,000
Staff	$50,000
Total	**$910,055**

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), an Initial Study/Mitigated Negative Declaration ("IS/MND"), that includes a "Mitigation Monitoring and Reporting Plan ("MMRP"), was prepared for the Project and circulated for 30 days starting on August 29, 2019; and

WHEREAS, a Notice of Intent ("NOI") to adopt a Mitigated Negative Declaration ("MND") was posted at the County Clerk in accordance with the CEQA requirements on August 27, 2019; and

WHEREAS, a public hearing for consideration of the Project and its IS/MND was noticed and held on October 1, 2019, before the City Council, which at that meeting determined 1) based upon the record that the Project will not have significant effect upon the environment if the mitigation measures listed in the MND and MMRP are implemented; 2) adopted the IS/MND for the Project; 3) adopted the MMRP for the Project, and 4) directed staff to file a Notice of Determination for the Project consistent with the CEQA Guidelines; and

WHEREAS, the IS/MND examined the Project at the project level to allow for construction.

NOW, THEREFORE, BE IT RESOLVED that the potential environmental impacts of the Green Island Road Class I Project (TR16-0704) were adequately considered and all potentially significant environmental impacts are mitigated to a less than significant level in accordance with the *Initial Study and Mitigated Negative Declaration* adopted by the City Council on October 1, 2019, and that the trail construction work was evaluated by that *Initial Study and Mitigated Negative Declaration*; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby awards a Construction Contract to Martin Brothers Construction in the amount of $704,395 and authorizes 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 Green Island Road Class I Project (TR16-0704).

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 17th day of November, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

_____
Matthew T. Summers, City Attorney

Docusign Envelope ID: 371E6944-35C0-81F5-8221-310CB5FD170D

Plot Scale/Monday, September 14, 2026 10:53:13 AM
Plot Scale=1" = 1'-0"

INDEX OF PLANS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	KEY MAP AND PROJECT CONTROL
3	TYPICAL CROSS SECTIONS
4–11	LAYOUT
12–13	CONSTRUCTION DETAILS
14	DRAINAGE PLAN & PROFILE
15	CONSTRUCTION AREA SIGNS
16–18	STAGE CONSTRUCTION
19–26	PAVEMENT DELINEATION AND SIGN PLAN
27–28	SUMMARY OF QUANTITIES
29	RECTANGULAR RAPID FLASHING BEACON SYSTEM
30	ELECTRICAL DETAILS

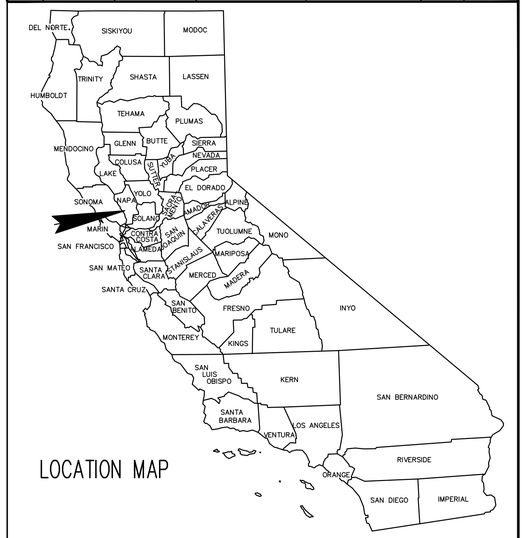
CITY OF AMERICAN CANYON

DEPARTMENT OF PUBLIC WORKS

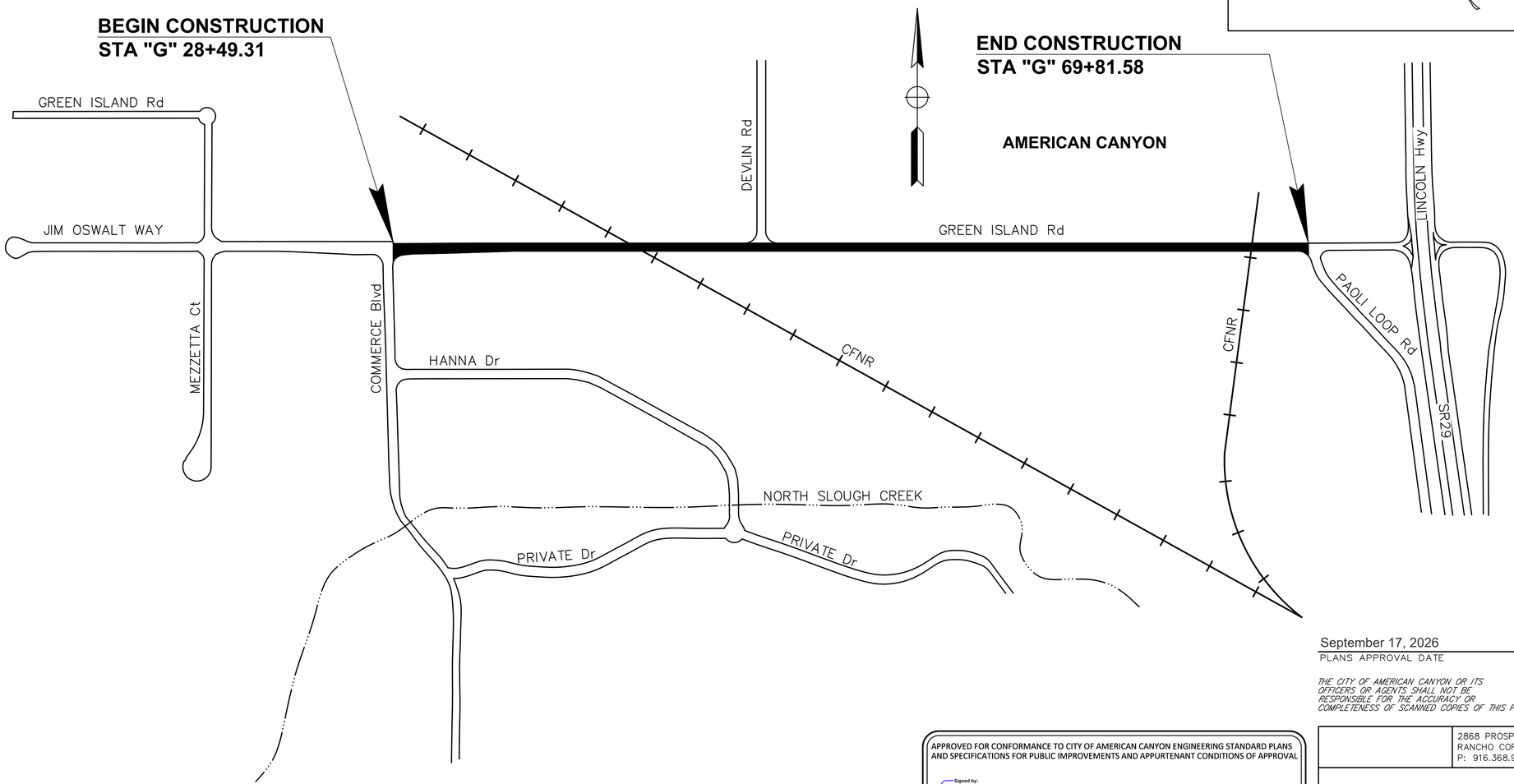
PROJECT PLANS FOR

GREEN ISLAND ROAD
CLASS I PROJECT (TR16-0704)

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
4	Nap	--	--/--	1	30



LOCATION MAP



September 17, 2026
PLANS APPROVAL DATE

THE CITY OF AMERICAN CANYON OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

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

Signed by:
Erica Ahmann Smithies
DIRECTOR/ENGINEER
ERICA L. AHMANN SMITHIES, P.E., C65468
PUBLIC WORKS DIRECTOR / CITY ENGINEER
CITY OF AMERICAN CANYON
DATE

THE CONTRACTOR SHALL POSSESS THE CLASS (OR CLASSES) OF LICENSE AS SPECIFIED IN THE "NOTICE TO BIDDERS."

2868 PROSPECT PARK DRIVE, SUITE 250
RANCHO CORDOVA, CA 95670
P: 916.368.9181

CONTRACT No.	--
PROJECT ID	--

DATE
APPROVED
DESCRIPTION
REVISION

CITY OF AMERICAN CANYON
PUBLIC WORKS
CALIFORNIA
ENGINEERING DIVISION
4381 Broadway, Suite 201
American Canyon, CA 94503
Phone: (707) 647-3452 Fax: (707) 643-2389

PROJECT:
GREEN ISLAND RD WIDENING - TRAIL

TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER
ANDREW MITCHELL
No. 84094
CIVIL
STATE OF CALIFORNIA

DESIGNED BY: AKM
DRAWN BY: AGL
CHECKED BY: JSS
SCALE: NO SCALE
PROJECT NO. A48–100
DRAWING NO. **T-1**
1 OF 30 SHEETS

ORIGINAL SCALE: 0 1 2 3 4 INCHES
T–1 TITLE SHEET

File Name and Location: A:\Legacy Files\MSGBKN\RCD\Engineering\Client\American Canyon\A48-200 Green Island Road\300-Design\505 - CADD Files_Trail Project CAD\A48200ca001 - Trail Project T-1.dwg

TITLE

General Plan Mobility Element Implementation

RECOMMENDATION

Receive and file a presentation analyzing east-west road alignment alternatives.

CONTACT

Jason Holley, CIty Manager

BACKGROUND & ANALYSIS

State Route 29 (SR 29) is the principal north-south regional connection between the North Bay Interior Valleys and the East Bay. The Napa Valley Transportation Authority (NVTA) and Caltrans are advancing SR 29 corridor improvements to address operations, safety, and multimodal mobility (i.e. "SR 29 Corridor Improvement Project"). In February 2026, the NVTA selected the signalized alternative as part of the "Project Approval and Environmental Document" (PAED), which is a critical phase in the Caltrans Project Development Procedures Manual. NVTA expects the PAED phase to conclude in early Q2 of 2027.

SR 29 plays an equally important role locally. Separately, but in tandem with the PAED phase, the City is analyzing the best way to connect to the Watson Ranch development east of SR 29. The intention is to mirror the connectively that exists with the development west of SR 29.

Since April 2026, Kimley-Horn and Associates (KHA) has been analyzing potential intersection and roadway configurations of roads such as Newell Drive, Eucalyptus Drive, Main Street Rio Del Mar, and South Napa Junction Road. Of note, KHA is also separately undertaking the above described work with NVTA.

RELATIONSHIP TO ADOPTED PLANS

Three recent City planning tools each retain the optionality of two different east-west local street alternatives (Rio Del Mar East or South Napa Junction). Given NVTA will be proceeding with the next phase of the SR 29 Project soon, it is important for the CIty to select which alternative will proceed.

The *General Plan Mobility Element* (2025) identifies Rio Del Mar or South Napa Junction (MOB Table 3) as a future east-west connection between SR 29 and Newell Drive, including an at-grade railroad crossing. It also emphasizes coordinated SR 29 improvements, complete streets, and regional connectivity (pp. M-16–M-17).

The *Watson Ranch Specific Plan (*2023) also identifies Rio Del Mar East as a principal connection from the Watson Ranch to SR 29 (Figure 7.1) The Plan addresses railroad-crossing design, off-site improvements and access/phasing requirements (Sections 7.3, 7.7 and 9.3). An associated development agreement also contemplates South Napa Junction as the alternative to Rio Del Mar.

The *Broadway District Specific Plan* (2022) contemplates extending Main Street south from its current terminus to Donaldson Way and designing its segment between Rio Del Mar and South Napa Junction as a pedestrian-oriented "family" street (p. 2-13). Chapter 4 emphasizes safe east-west crossings of Broadway, including the River to Ridge Trail and access at Eucalyptus, Rio Del Mar and South Napa Junction (pp. 4-6, 4-13).

ANALYSIS

With the concurrence of the Circulation Ad-Hoc Subcommittee (Joseph/Oro), KHA evaluated eight configurations of the SR 29 intersections at Eucalyptus Drive, Rio Del Mar, and South Napa Junction Road. Each was assessed both with and without the contemplated Main Street connection to South Napa Junction Road, for a total of 16 scenarios.

The scenarios generally compare retaining a three-legged Rio Del Mar/SR 29 intersection with an east-west connection via South Napa Junction Road against extending Rio Del Mar across the railroad toward Newell Drive to form a four-legged intersection. The study also considers signalized and unsignalized intersection combinations.

Using a weighted, multi-criteria approach, KHA compared traffic operations, multimodal safety and connectivity, east-west circulation, right-of-way and railroad-crossing needs, environmental constraints, relative costs, and implementation considerations. The study is a planning-level comparison, not a final engineering design or project approval.

KHA will present their findings along with the supporting presentation provided as Attachment 1. The analysis may help inform future transportation planning, but this item does not select an alternative or change any adopted plan. Any future advancement of a roadway configuration, including possible changes to an adopted plan, would require separate consideration of applicable land use entitlements, technical studies, agency approvals, funding, and environmental review.

NEXT STEPS

The purpose of the analysis is to confirm to which alternative (Rio Del Mar or South Napa Junction)

will move forward. The Council is not being asked to make a final decision. Instead, staff request direction for which alternative to bring back for ratification. Once clear direction is received and community engagement is undertaken, staff will return to Council with the requisite General and Special Plan Amendments. This will occur after NVTA concludes the PAED phase - likely mid-Q2 2027.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Transportation: "Improve the transportation network within the City to alleviate congestion and enhance the quality of life for the community."

FISCAL IMPACT

Not applicable.

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.

COMMUNICATION

Level 2: Targeted Communication

Future communications will be targeted to residents in the neighborhoods north of Donaldson Way and West of SR 29. This will include a community meeting in Spring 2027.

ATTACHMENTS:

1. Presentation



American Canyon State Route 29 Corridor Intersection Configuration

American Canyon Council Meeting

Tuesday, November 17th, 2026

CITY OF AMERICAN CANYON

Presentation Purpose

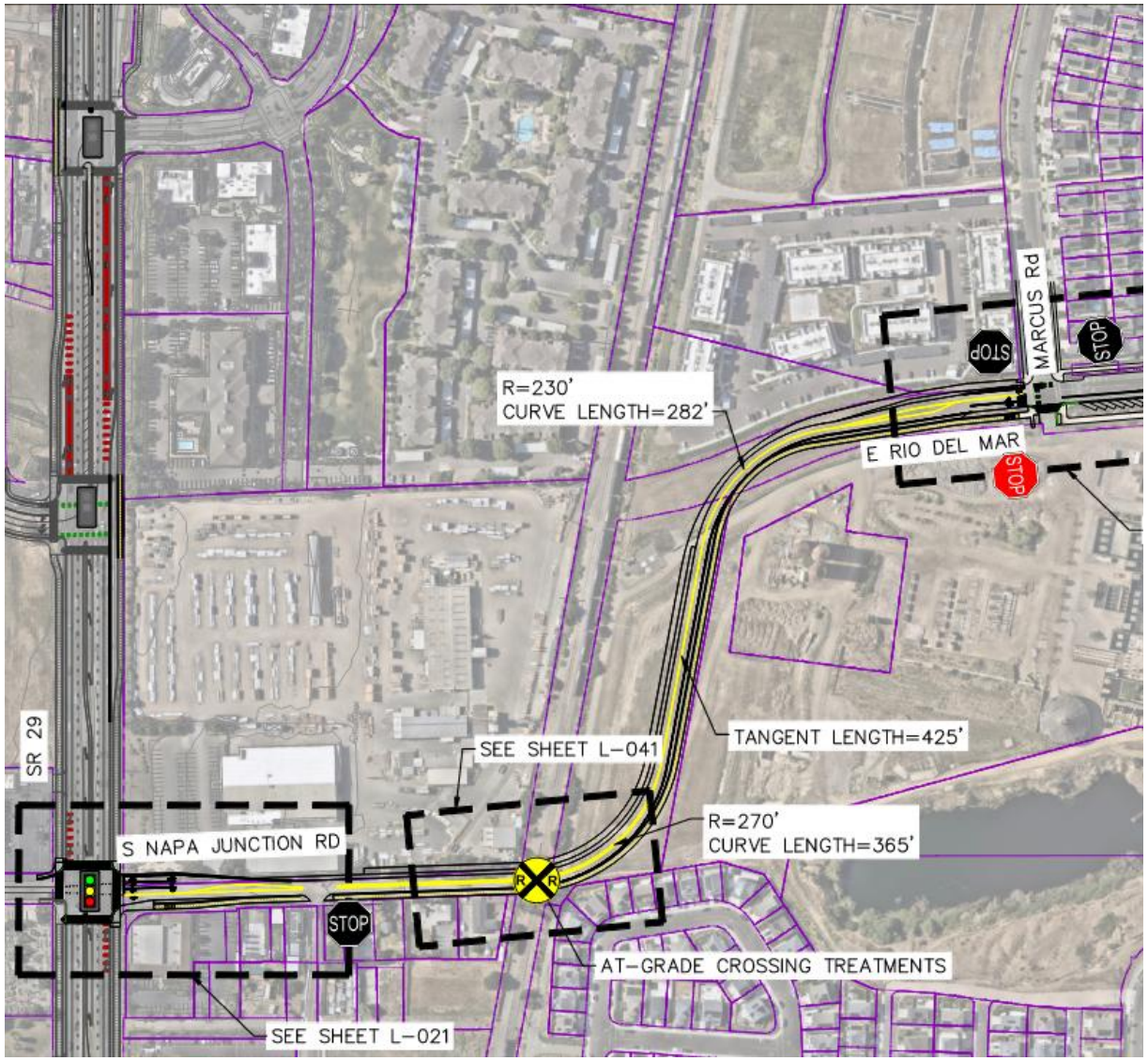
- Provide overview of alternatives for Council's review
- Present preferred alternative for Council's approval.

Project Background

- Identify the connection between the Watson Ranch development and the SR 29 corridor.
- Evaluate access alternatives along Rio Del Mar, S Napa Junction, and Eucalyptus.
- Additional Considerations:
  - Minimize impact to the development of Adobe Lumber and additional parcels along SR 29.



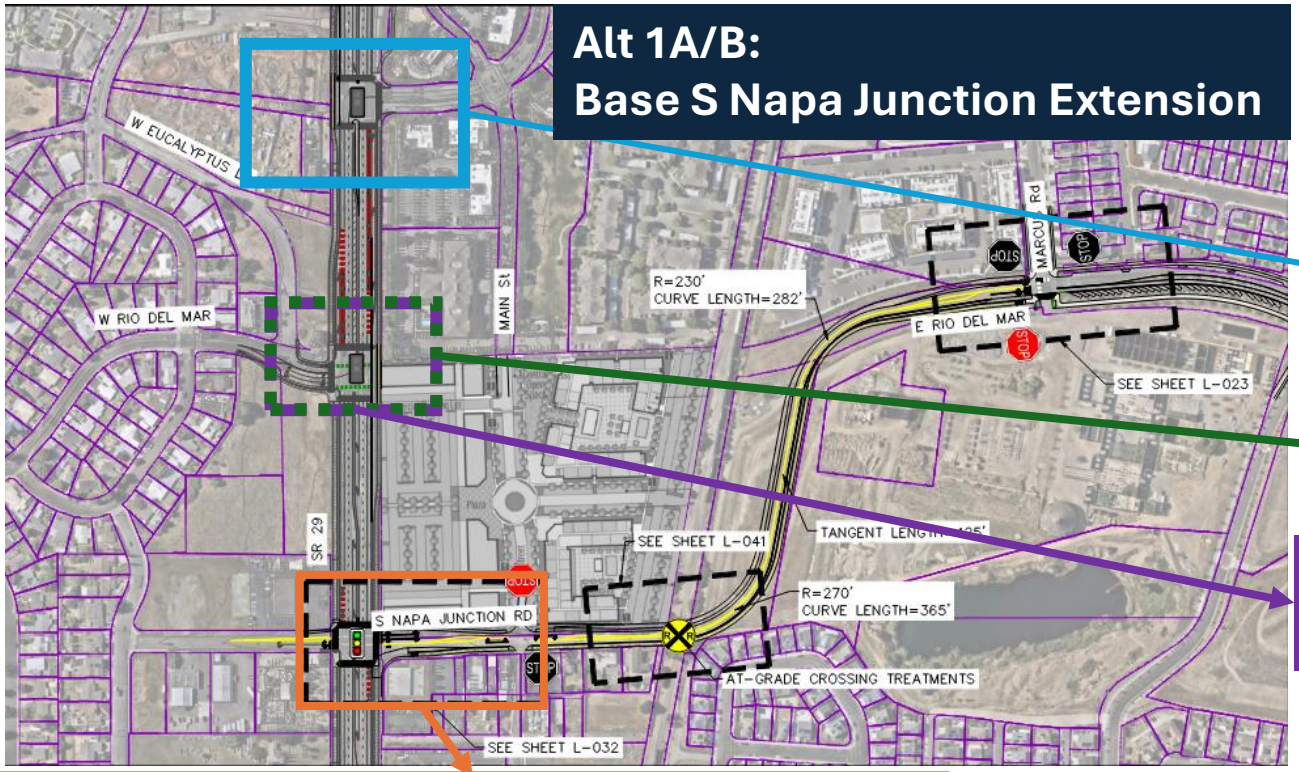
Alternatives Overview: Alt 1-5: S Napa Junction

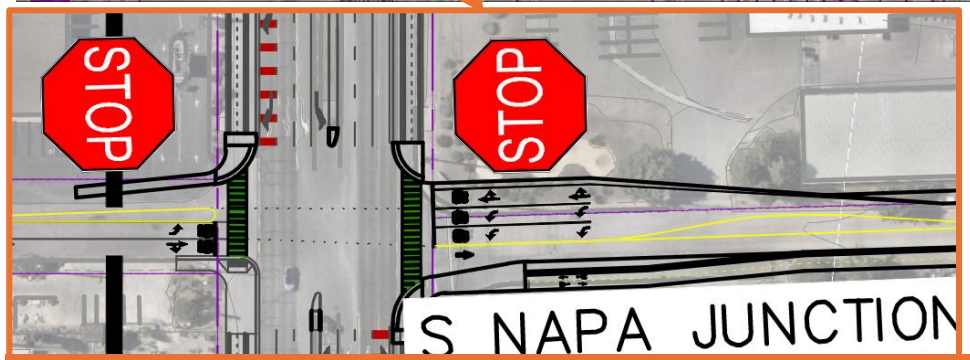


Alt	Sub Alt	Key Components
1	A	+ S Napa Junction Signalized
	B	
2	A	+ S Napa Junction Signalized + Eucalyptus Extension
	B	
3	A	+ S Napa Junction Signalized + Eucalyptus Extension + Rio Del Mar Right-In/Right-Out
	B	
4	A	+ S Napa Junction Signalized + Eucalyptus Extension + Rio Del Mar Stop Controlled
	B	
5	A	+ S Napa Junction Stop Controlled
	B	

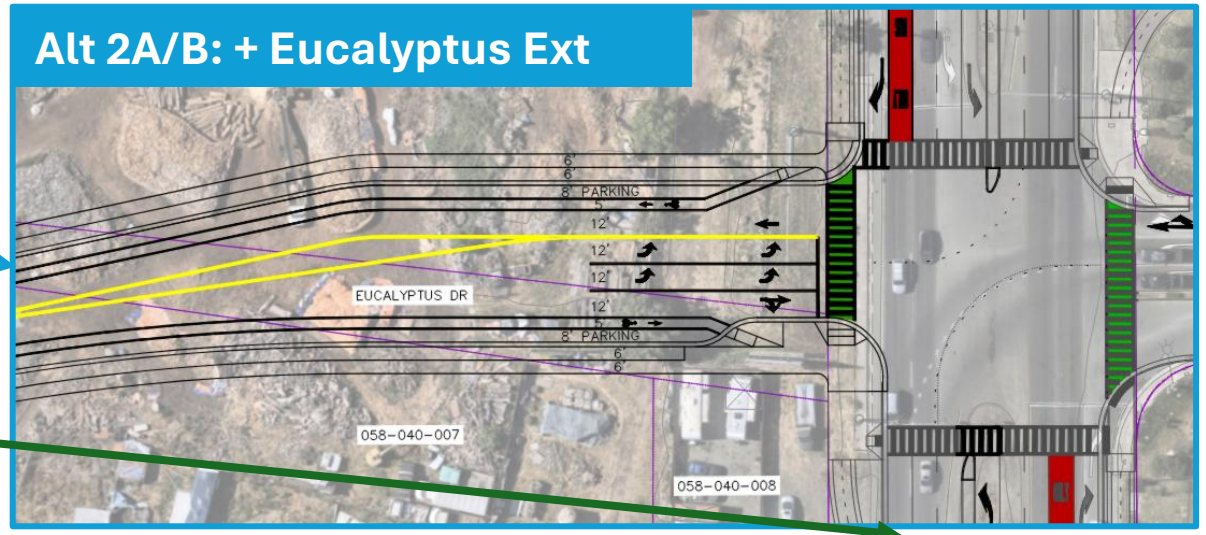
A = No Main Street Development
B = With Main Street Development

Realignment Alternatives 1-5: S Napa Junction

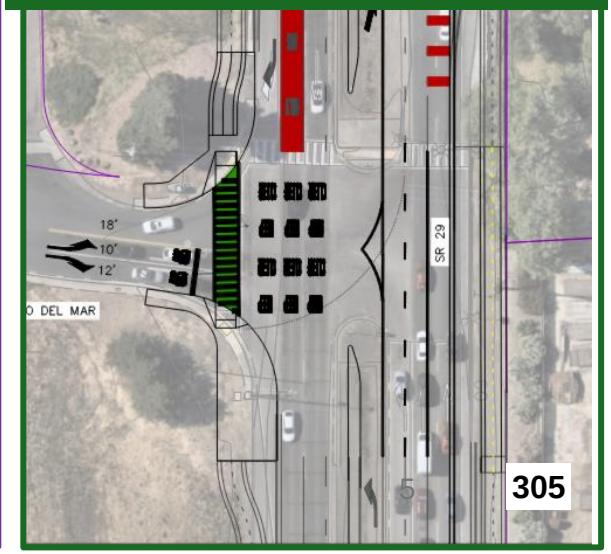




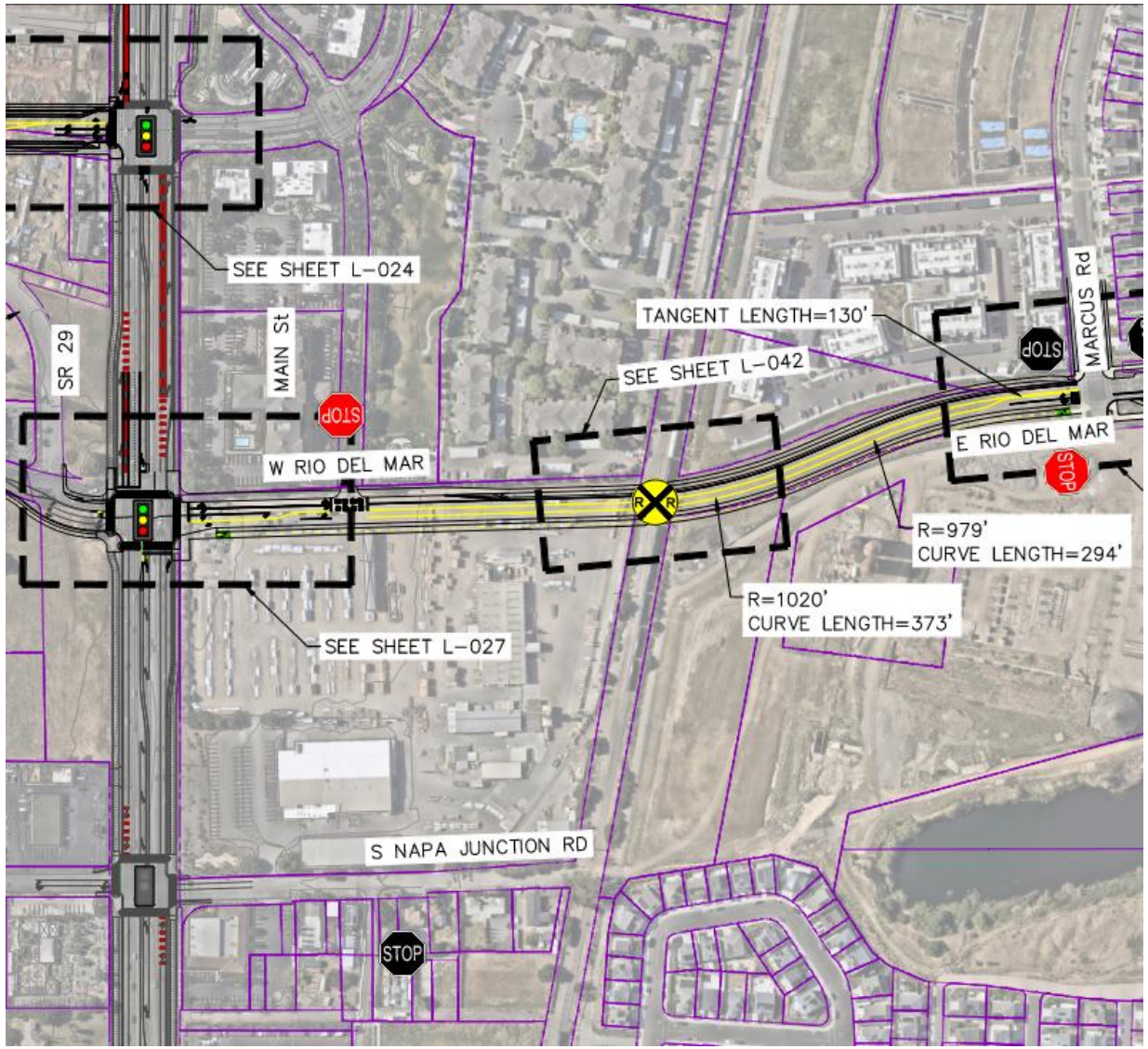
Alt 5A/B: + S Napa Junction Stop-Controlled







Alternatives Overview: Alt 6-8: Rio Del Mar

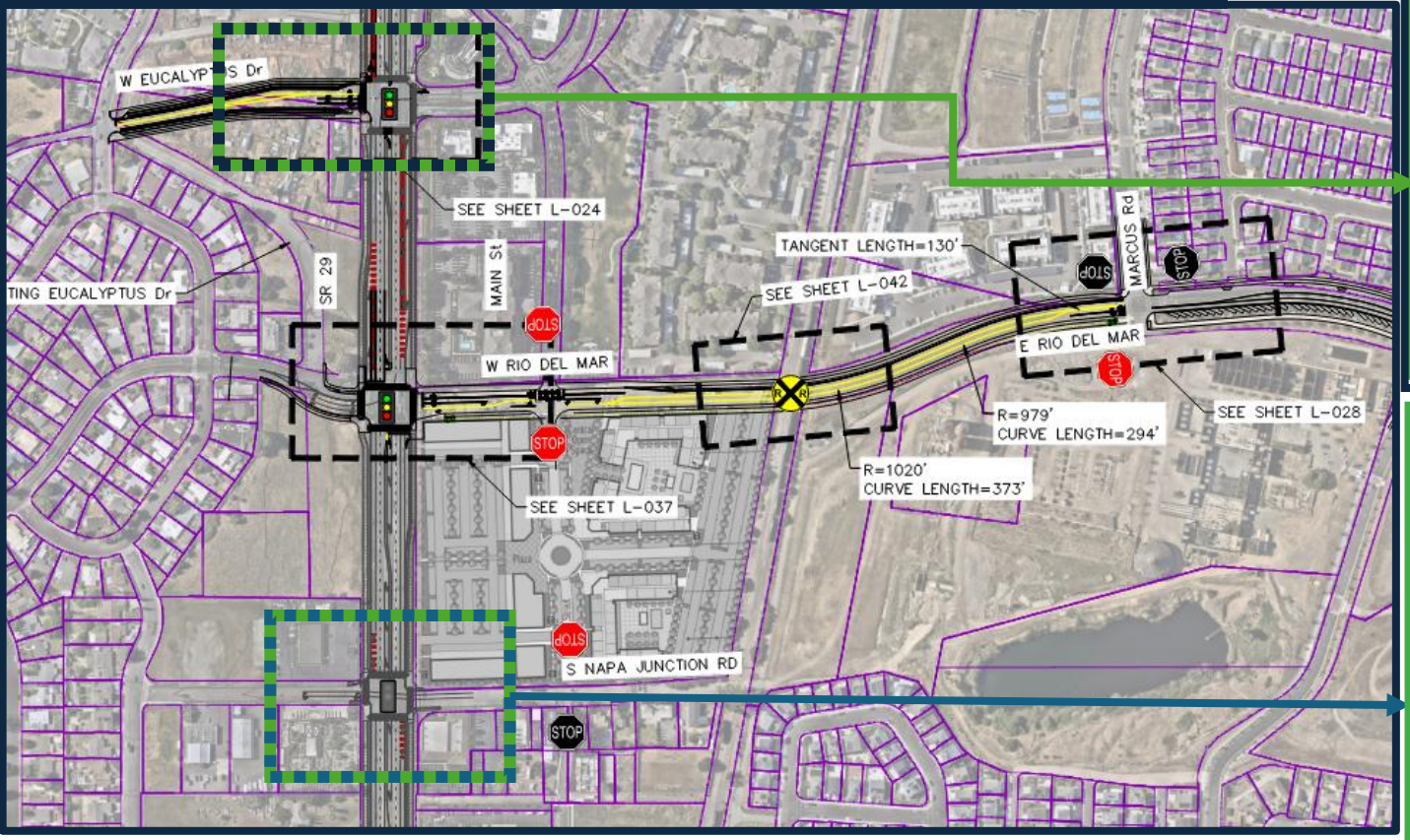


Alt	Sub Alt	Key Components
6	A	+ Eucalyptus Extension + S Napa Junction Signalized
	B	
7	A	+ Eucalyptus Extension + S Napa Junction Stop Controlled
	B	
8	A	+ S Napa Junction Stop Controlled
	B	

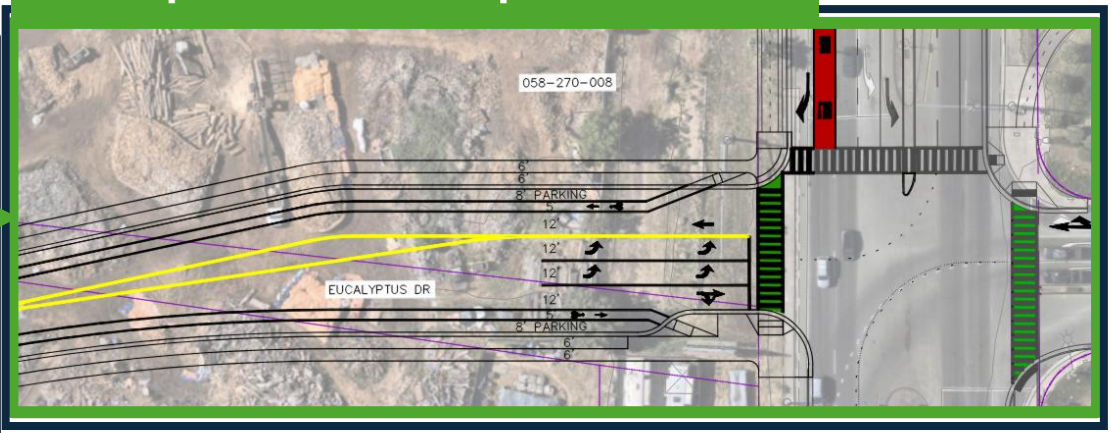
A = No Main Street Development
B = With Main Street Development

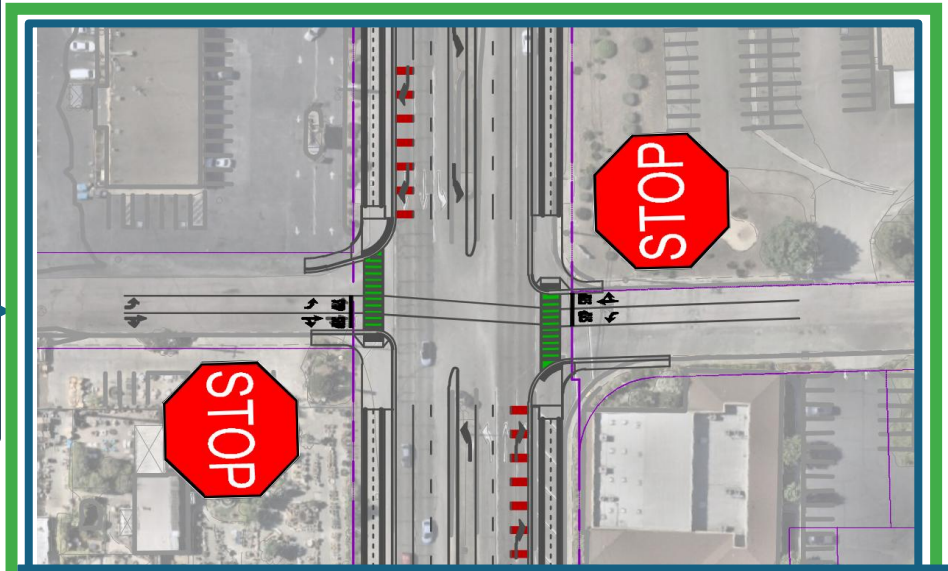
Realignment Alternatives 6-8: Rio Del Mar

Alt 6A/B: + Eucalyptus Ext + S Napa Junction Signalized



Alt 7A/B: + Eucalyptus Ext + S Napa Junction Stop-Controlled





Alt 8A/B: + S Napa Junction Stop-Controlled

Criteria Matrix

ID	Criterion	Priority Rank*	Share of Weight
C1	SR 29 Highway Operations and Caltrans Acceptance	10	18%
C10	Economic Value and Development Potential	9	16%
C2	Local Intersection Operations and Access	8	15%
C3	Network Connectivity and Circulation	7	13%
C6	Right-of-Way and Constructability	6	11%
C5	Railroad Crossing Safety and Operations	5	9%
C9	Implementation Timing and Phasing	4	7%
C8	Relative Capital Cost	3	5%
C4	Multimodal Safety and Connectivity	2	4%
C7	Environmental Constraints	1	2%

**Larger Number = Higher Priority Rank*

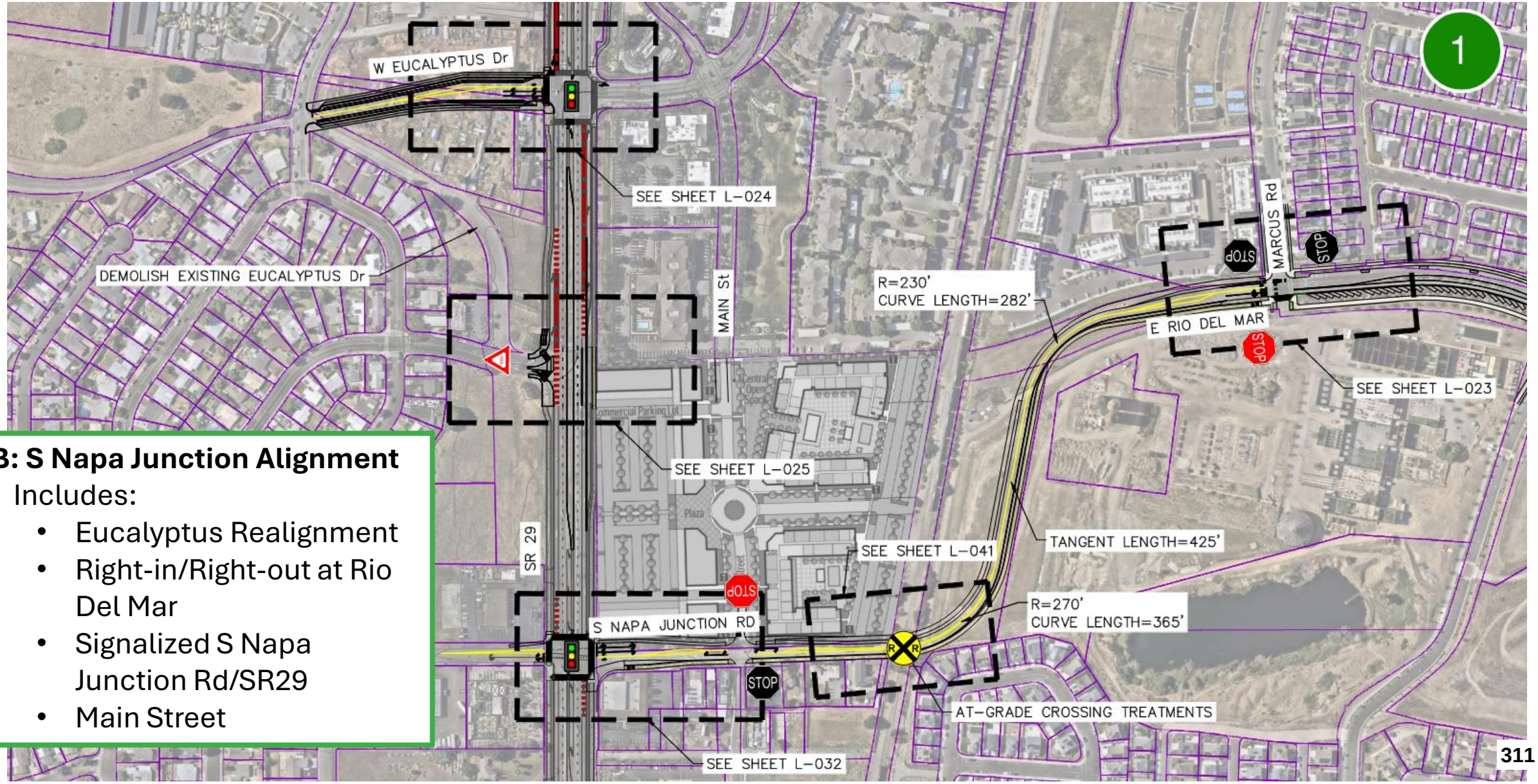
Criteria Scoring: S Napa Junction Alignment

Alt	Alternative Name	C1 SR 29 Operations	C2 Local Intersections	C3 Network Connectivity	C4 Multimodal Safety	C5 Railroad Crossing	C6 ROW and Construction	C7 Environmental	C8 Capital Cost	C9 Timing	C10 Economic Value	Weighted Score	Numerical Rank
	Priority Rank	**10**	**8**	**7**	**2**	**5**	**6**	**1**	**3**	**4**	**9**		
1A	Base S Napa Junction Extension	1	1	3	3	3	3	3	3	3	3	28.91	6
1B		1	1	4	3	3	3	3	4	3	2	29.09	7
2A	S Napa Junction Extension with Eucalyptus	1	1	3	2	3	3	3	4	3	3	29.64	8
2B		1	1	2	2	3	3	3	5	3	2	28.73	5
3A	S Napa Junction Extension with RDM RIRO	2	1	2	1	3	3	3	4	2	3	26.91	3
3B		2	1	1	1	3	3	3	4	2	2	24.55	1
4A	S Napa Junction Extension with RDM Stop Controlled	5	2	2	1	3	3	3	4	2	3	27.82	4
4B		4	2	1	1	3	3	3	5	2	2	26.73	2
5A	Stop Controlled S Napa Junction Extension	5	5	5	5	3	4	3	4	3	2	34.36	15
5B		5	5	4	5	3	4	3	5	3	1	33.45	12

Criteria Scoring: Rio Del Mar Alignment

Alt	Alternative Name	C1 SR 29 Operations	C2 Local Intersections	C3 Network Connectivity	C4 Multimodal Safety	C5 Railroad Crossing	C6 ROW and Construction	C7 Environmental	C8 Capital Cost	C9 Timing	C10 Economic Value	Weighted Score	Numerical Rank
	Priority Rank	10	8	7	2	5	6	1	3	4	9		
6A	Rio Del Mar Extension	2	1	2	3	5	5	3	4	3	3	34.00	13
6B		1	1	1	3	4	5	3	5	3	2	32.00	10
7A	Rio Del Mar Extension with Eucalyptus and S Napa Junction Stop Controlled	5	4	2	3	5	5	3	3	3	4	36.00	16
7B		5	4	1	3	4	5	3	4	3	3	34.18	14
8A	Rio Del Mar Extension with S Napa Junction Stop Controlled	5	4	2	3	5	4	3	4	3	2	32.73	11
8B		5	4	1	3	4	4	3	5	3	1	30.91	9

Best Scoring Alternative: 3B



3B: S Napa Junction Alignment

- Includes:
  - Eucalyptus Realignment
  - Right-in/Right-out at Rio Del Mar
  - Signalized S Napa Junction Rd/SR29
  - Main Street

Questions?

CITY COUNCILMEMBER REPORT

Council Meeting Date: 11/17/2026

Submitted by:* Councilmember David Oro

Event Date: 05/11/2026

Event Type Committee Report

Event Title: Napa Valley Tourism Corporation (NVTC)

Event Report:

Governance: The Board selected former Yountville Town Manager Steve Rogers as NVTC's Independent Administrator. His extensive experience with local government and tourism districts will help strengthen governance, oversight, and accountability. The Board also discussed concerns raised by a St. Helena representative regarding the use of local Welcome Center funding, prompting a discussion about funding guidelines and transparency.

Financial Update: Tourism revenues remain strong. FY2026 Tourism Improvement District (TID) revenues exceeded budget by approximately $611,000 (7%), with a $66,567 year-end surplus. FY2027 is also off to a positive start, with TID revenues exceeding projections by $99,000 (7%) through August and revenues exceeding expenses by approximately $33,000.

Tourism & Economic Development: Visit Napa Valley reported continued success with its downtown Napa retail store and expanded partnerships with local TIDs and Welcome Centers. The Napa Valley Standard food and wine festival is scheduled for March 11–14, 2027. I raised the opportunity to bring future festival programming to The Ruins venue. Visit Napa Valley CEO Linsey Gallagher confirmed that discussions with the developer have already taken place, although participation in 2027 is unlikely.

Hotel Growth: Napa Valley has added approximately 200 hotel rooms over the past seven years, with roughly 500 additional rooms anticipated in 2027. This significant increase in inventory will require thoughtful destination marketing and occupancy strategies.

Future Agenda Item: I would like to invite Visit Napa Valley CEO Linsey Gallagher to present to the City Council in February 2027. With our growing hotel market and the addition of the Ruins as an event destination, this would be a valuable opportunity for current and incoming Councilmembers to better understand tourism's economic impact on Napa Valley and American Canyon, along with future opportunities for collaboration.

Upload File or Picture (20 MB MAX)

Future Agenda Items

November 19, 2026, Planning Commission
Cancelled

December 1, 2026, City Council 6:30p
Declare Election Results
Swear-In New Council Member(s)
Select Vice-Mayor
Council Committee Appointments
Standard Proclamation List
City Selection Appoint. MTC

December 2, 2026, TBID 11:00 a.m.
Chamber of Commerce Contract

December 2, 2026, OSATS - CANCELLED

December 10, 2026, JOINT PCS & OSATS 6:30p
Community Grant Program Funding Allocations
Melvin Park Design

December 15, 2026, City Council 6:30p
Proclamation Taresa Geilfuss Retirement
Community Grant Program Funding Allocations
Sites Reservoir Project - Costs

December 17, 2026, Planning Commission
TBD

January 19, 2027, City Council 6:30p
RCAAP Presentation
LAFCO Appointment
Auditor's Report

January 28, 2027, Planning Commission 6:30p
TBD

February 2, 2027, City Council 6:30p
Code Enforcement Process Review
Communications Report
Sites Reservoir: Go/No Go
Utility Division Update

February 3, 2027, OSATS 6:30 p.m.
Selection of Chair and Vice Chair
Food Ware Ordinance
Residential Tree Program

February 4, 2026, Finance Subcommittee 1:00 p.m.
Mid-year Budget Review FY 26-27

February 11, 2027, PCS. 6:30 p.m.
Selection of Chair and Vice Chair
Adult Activity Center Fee Waiver Policy

February 16, 2027, City Council 6:30p
TOWN HALL MEETING
FY 2026-27 Midyear Budget Review

February 25, 2027, Planning Commission 6:30 p
TBD

February 26, 2027. Special City Council. 9:00 am
City Council Strategic Planning

March 2, 2027, Regular City Council 6:30p
Mobile Home Rent Stabilization Ordinance Update
BDSP Facilitate Development Workshop

March 3, 2027, OSATS. 6:30 p.m.
Paoli Loop & Class 1 Trail
Update on CIP FY2026/27 & 2027/28

March 11, 2027, PCS 6:30 p.m.
CIP FY2027/28
Pickleball
Community Garden

Unscheduled Council Directed Items			
Item	**Councilmember**	**Date of Vote**	**Notes**
Purple Heart Designation	Washington	10/15/2024	TBD