SAN FRANCISCO DISTRICT

PUBLIC NOTICE

US Army Corps of Engineers.

NUMBER: 25073N DATE: MAY 16, 2000

RESPONSE REQUIRED BY: JUNE 16, 2000

Regulatory Branch
333 Market Street
San Francisco, CA 94105-2197 PERMIT MANAGER: John Knudsen Phone: 415-977-8437/E-mail: jknudsen@spd.usace.army.mil

INTRODUCTION: Davidon Homes, 1600 South Main Street, Suite 150, Walnut Creek, California 94596 [Contact: Mara Bresnick, 916-780-4300] has applied for a Department of the Army permit to place fill into 4.6 acres of jurisdictional wetlands for the purpose of constructing the Sunset Meadows residential housing subdivision in the City of American Canyon, Napa County, California. This application is being processed pursuant to the provisions of Section 404 of the Clean Water Act (33 U.S.C. 1344).

2. PROPOSED PROJECT:

a) **Project Site** – The Sunset Meadows project site is located on the western boundary of the City of American Canyon, Napa County, California at Assessor Parcel Numbers 058-040-031 and 058-040-033 (Figure 1). The parcels consist of 78 acres of grasslands bisected by Rio Del Mar Creek, a trapezoidal drainage channel. The southern parcel (Phase 1) is bordered on the south by the western terminus of American Canyon Road, Benton Way and a junior high school to the north, Napa River marshland to the west, and residential housing to the east. The northern parcel (Phase 2) is bordered on the south by Benton Way and a junior high school, Napa River marshland to the west, grasslands to the north, and residential housing to the east. The site is located approximately 1 mile east of the Napa River and 1 mile west of State Highway 29 on the western boundary of the City of American Canyon.

The site borders the historic Napa River floodplain to the west. Site elevation falls to less than 5 feet in elevation (NVGD) at some points along the western boundary. Land immediately to the west (and separating the site from the Napa River) is open saline grassland/pasture. Wastewater treatment facilities and sewage oxidation ponds are located in this region. Evidence of historic tidal marsh can be found at elevations up to approximately 5 feet at scattered points along western boundary of the project site. Diking along the Napa river has prevented direct inundation of regions to the west of the site for many decades.

A proposal has been made by the California Department of Fish and Game to purchase the lands to the west of the project site (currently owned by the Port of Oakland, California) and restore the lands to tidal marsh. If tidal march is restored, a buffer of at least 100 feet would exist between the western project boundary and wetlands resulting from the restoration of tidal marsh. The ground elevation directly west of Rio Del Mar Creek decreases to approximately 5 feet. This area would revert to tidal marsh.

Farming and grazing activities occurred on the project site in the past. These activities ceased approximately 10 years ago. The lands north, east, and south of the site currently support a mixture of agricultural use (grazing) and residential development.

The project site exhibits a subtle topography, sloping gradually to the west. The upper (eastern) region of the site borders residential development, and the zone immediately along this border contains numerous small piles of trash, concrete, asphalt, and other debris. Access to the site from adjacent neighborhoods is relatively unrestricted and vehicular traffic on the site has created scattered areas of bare ground, tire ruts, and highly disturbed vegeration. A constructed trapezoidal creek, Rio Del

Mar, bisects the site.

No trees are found on the project site, and the natural historic grassland has been converted to non-native annual species. Portions of the site are regularly disked in the summer or fall for weed abatement and fire hazard reduction. The site contains 13.2 acres of wetlands, including 12.2 acres of seasonal wetlands in scattered depressions on the site and 1.0 acre of perennial wetland bordering the creek channel.

Project Description – For development purposes, the project site was split in half. The southern parcel will be developed as Phase 1 and the northern parcel as Phase 2. The parcels are separated by Benton Way, a junior high school, and Rio Del Mar Creek.

Phase 1 of the project was authorized by the Corps of Engineers (Nationwide Permit 26) on July 7, 1999. Acreage filled to construct this phase of the project totaled 0.4 acre.

The applicant applied for an individual permit to fill 4.7 acres of wetland to construct Phase 2 of the project on the northern parcel on August 14, 1999. Phase 1 and 2 would preserve 7.2 acres of seasonal wetland along the western boundary of the parcels and 0.9 acre of perennial wetland associated with Rio Del Mar Creek (Figures 2 and 3). The proposed Phase 2 project would fill 4.7 acres of seasonal wetlands, including 0.1 acre of perennial wetland to construct a bridge and culvert crossing of Rio Del Mar Creek. Total fill in Corps jurisdiction for Phase 1 and 2 combined would total 5.1 acres.

Phase 1 of the Sunset Meadows project would develop 92 lots (Figure 2). Phase 2 would develop 156 lots (Figure 3). Both phases would include roads and related improvements. Vehicular access to the subdivision would occur via American Canyon Road, Benton Way, Rio Del Mar Avenue, and Carolyn Drive.

A road crossing over Rio Del Mar Creek would be constructed during Phase 2 (Figures 4, 5, 6, and 8). The crossing would consist of a triple box culvert structure supporting the roadway. Three 6 foot by 4 foot culverts would be buried 1 foot in the substrate of the creek channel to provide a natural bottom to the culverts. The width of the crossing would be 29 feet. Utility sleeves would either be strapped along the culvert parapet or placed beneath the culvert base material (Figure 6). The sleeves would be utilized to provide water, sewer, gas, electricity, telephone, and cable TV utilities to Phase 2 housing. Construction of the culverted road crossing would require the de-watering of the creek. A span bicycle/pedestrian bridge would be constructed parallel to the vehicle crossing.

Construction of Phase 1 commenced in 1999 and development of the lots will be complete by late 2000. It is anticipated that construction of Phase 2 would begin in 2001 or 2002.

b) **Purpose and Need** – The purpose of the project is to construct 248 single-family, detached homes. The homes will be priced between $223,000 and $300,000 and range in size from 2,400 to 3,100 square feet on lots averaging 8,500 square feet. The market area for the proposed project is the south Napa/southwestern Solano County region consisting primarily of the cities of Vallejo and American Canyon and adjacent lands.

The applicant states that the project is necessary because the demand for homes in the northeastern San Francisco Bay region is high. This high demand is a result of the significant growth in jobs and residents in the region. Employment and housing growth has been significant in the past decade. The Vallejo-South Napa County area has been a location for constructing less costlier housing because of lower land costs, the availability of larger land parcels, and lower infrastructure costs.

c) **Mitigation** – To compensate for the loss of 0.4 acre of seasonal wetlands to construct Phase 1, the applicant will create 0.72 acre of wetlands bordering Rio Del Mar Creek (Figure 8).

The applicant has proposed two mitigation plans to compensate for wetlands lost to construct Phase 2. These plans are summarized below.

Alternative Mitigation Plan A: This alternative would consist of restoring the northern sewage oxidation ponds operated by the City of American Canyon to non-tidal wetland (Figure 7). The ponds are located

at the terminus of a partially paved road extending west from American Canyon Road. They are located within the non-tidal wetlands adjacent to and west of the project site. This alternative would create 8.5 acres of seasonal wetland and enhance 8.6 acres of of upland.

The new wetlands would be comparable to the existing wetlands adjacent to the oxidation ponds. The existing slopes and basins of the oxidation ponds will be re-graded to conform to adjacent elevations. Three short berms approximately 2 feet above the surrounding lands and about 20 feet long will be left to provide shorebird roosting habitat. Additionally, two ponds, 10 feet by 10 feet and 3 feet deep, will be excavated to provide open water and fisheries habitat. The constructed wetlands will not be planted but will be allowed to re-vegetate naturally. Vegetation comparable to that of the surrounding wetlands should be established within two to three years.

The enhanced uplands will be planted with native grasses, meadow barley (*Hordeum brachyantherum*), and wet-meadow wild rye (*Leymus triticoides*) which will replace much of the cover currently provided primarily by Italian ryegrass, Mediterranean barley and rabbitfoot grass.

Alternative mitigation plan A is preferred by the applicant and the California Department of Fish and Game.

Alternative Mitigation Plan B: This alternative would be constructed within the wetlands to be preserved along the western boundary of the project site (Figure 8). Seasonal wetlands will be constructed in presently upland areas, and a buffer of native grasslands will be planted.

This alternative would create 6.3 acres of seasonal marsh. Another 2.3 acres will be enhanced as upland habitat. Both wetland and upland will be planted with native species and managed to increase the native species component.

The new seasonal wetlands will be constructed as shallow basins that will receive runoff from winter and spring storms. These basins will generally hold 2 to 8 inches of water through much of the winter season, with broad shallow margins that should remain saturated to very near the surface throughout the same period. The soils in the mitigation area are suitable for the creation of new seasonal wetlands.

3. **STATE APPROVALS:** Under Section 401 of the Clean Water Act (33 U.S.C. Section 1341), an applicant for a Corps permit must obtain a State water quality certification or waiver before a Corps permit may be issued. The applicant shall provide the Corps with evidence that a valid request for State water quality certification has been submitted to the San Francisco Bay Regional Water Quality Control Board (RWQCB). No Corps permit will be granted until the applicant obtains the required certification or waiver. A waiver shall be explicit, or it will be deemed to have occurred if the State fails to or refuses to act on a valid request for certification within 60 days or after the receipt of a valid request, unless the District Engineer determines a shorter or longer period is reasonable for the State to act.

Those parties concerned with any water quality issues associated with this project should write to the Executive Officer, California Regional Water Quality Control Board, San Francisco Bay Region at 1515 Clay Street, Oakland, California, 94612, by the close of the comment period of this public notice.

4. **PRELIMINARY ENVIRONMENTAL ASSESSMENT:** The Corps has assessed the environmental impacts of the action proposed in subject permit application in accordance with the requirements of the National Environmental Policy Act of 1969 (Public Law 91-190), and pursuant to the Council on Environmental Quality's Regulations 40 CFR 1500-1508, and Corps of Engineers Regulations, 33 CFR 230 and 325. Unless otherwise stated, the Preliminary Environmental Assessment presented herein describes only the impacts (direct, indirect and cumulative) resulting from activities within the jurisdiction of the Corps of Engineers. Supporting data used in the preparation of this Preliminary Environmental Assessment are on file at the Regulatory Branch, Corps of Engineers, 333

Market Street, San Francisco, California, 94105.

The Preliminary Environmental Assessment resulted in the following findings:

a. IMPACTS ON THE AQUATIC ECOSYSTEM

(1) PHYSICAL/CHEMICAL CHARACTERISTICS AND ANTICIPATED CHANGES

Added Substrate: Wetlands on the Phase 2 project site will be filled with approximately 22,750 cubic yards of material. This material will consist of stock piled material excavated during construction of Phase 1 and/or clean fill obtained from an off-site source.

Flood Control Function of Impacted Wetlands: The seasonal wetlands on the project site are relatively small and shallow. The wetlands have no significant pre-storm storage capacity. Also, regions to the west are not flood sensitive because they include natural flood zones (tidal marshes and the Napa River).

Drainage Patterns: Wetland fill will not significantly impact drainage patterns in the immediate vicinity. Historic drainage patterns in the region have been disturbed by housing construction to the east of the project site. Rio Del Mar Creek collects most of the runoff from the site and conducts it to tributaries of the Napa River.

Water Quality: The seasonal wetlands on the project site are relatively small and are generally less than 8 inches deep when full. They provide only very limited water quality improvement functions. The perennial wetland along Rio Del Mar Creek is a relatively densely vegetated channel which has the capability to reduce pollution in waters of the creek that result from non-point source pollution discharge from upstream residential development before it reaches downstream marshes west of the project site. The proposed project will not have any long term impacts to Rio Del Mar Creek.

Ground Water Recharge: The wetlands on the project site are relatively small and are slightly saline due to former tidal influences. The permeability of the substrate on the site is low because the soils consist primarily of clay and clay loams which inhibit ground water recharge. Also, because of the proximity of the site to saline groundwater associated with the nearby lower Napa River, the site would not contribute significantly to fresh ground water recharge.

Water Supply (Natural): Water supply for the subdivision will be supplied by the City of American Canyon.

(2) Biological Characteristics And Anticipated Changes

Wetlands (Special Aquatic Site):

Seasonal Wetlands: Seasonal wetlands on the project site occur where sheet flow from upland regions pond in shallow depressions and swales during the precipitation season. These areas are found along the western boundary and on the northern parcel. These areas remain slightly saline due to historic inundation which occurred before dikes were constructed on the Napa River. The wetlands on the western boundary of the site extend into lands owned by the Port of Oakland to the west. Vegetation found in the seasonal wetlands marsh include italian ryegrass (*Lolium multiflorum*), bristly oxtongue (*Picris eschoides*), irish leaf rush (*Juncus xiphioides*), spring vetch (*Vicia sativa*), annual beard grass (*Polypogon monspeliensis*), and salt grass (*Distichlis spicata*).

Perennial Wetlands: Perennial wetlands are found along the channel of Rio Del Mar Creek. This creek is a constructed channel in its eastern reaches. It conducts storm and residential runoff from residential housing that exists to the east to the Napa River. The dominant vegetation along the banks of the creek is cattails (*Typha* sp.). Other plant species found in the perennial on the banks of the creek include dallas grass (*Paspalum dilatatum*), tall cyperus (*Cyperus eragrostis*), bermuda grass (*Cynodon dactylon*), and common water plantain (*Alisma plantago aquatica*).

Special Status Species:

Vertabrate and Invertabrate Species: No special status animal species are known to exist on the site.

Surveys conducted by the applicant's consultant (Zentner and Zentner, 720 Sunrise Avenue, Suite 214D, Roseville, California 95661) in 1999 for several special status animal species were negative. Surveys were conducted for: (1) the California red legged frog (*Rana aurora draytonii*), a federally listed species; (2) the California tiger salamander (*Ambystoma californiense*), a federal candidate species; (3) and federally listed vernal pool brachiopods.

Plant Species: No special status plant species are known to occur on the project site. Field studies conducted in 1990, 1994, and 1995 were negative concerning the presence of endangered plant species .

The Corps of Engineers will initiate consultation with the National Marine Fisheries Service or the U.S. Fish and Wildlife Service if threatened or endangered species are identified on the project site.

Habitat for Fish, Other Aquatic Organisms and Wildlife: The wetlands on the project site are dry during the summer season and are not inundated for periods long enough during the wet season to support aquatic organisms. Rio Del Mar Creek may possibly provide habitat for fish but it will not be impacted by construction of the subdivision other than the temporary de-watering that will be necessary to construct the bridge culvert crossing between project Phases 1 and 2.

b. IMPACTS ON RESOURCES OUTSIDE THE ACQUATIC ECOSYSTEM

(1) Physical Characteristics And Anticipated Changes

Air Quality: Project construction will have minor, short-term impacts on air quality in the vicinity of the project site. Based on the relative minor size of the proposed project and limited to an evaluation of air quality impacts only within Corps of Engineers' (Corps) jurisdictional areas, the Corps has determined that the total direct and non-direct project emissions will not exceed the *de minimus* threshold levels of 40 CFR 93.153. Therefore, the proposed project will conform to the State Air Quality Implementation Plan (SIP) for the State of California.

Noise Conditions: Short-term, adverse impacts to ambient noise levels in the local area can be expected during project construction due to equipment operation. Construction of most of the project will occur in areas not within Corps jurisdiction. Long-term adverse impacts to ambient noise levels can be expected from increased traffic on roadways near Sunset Meadows and on the new streets constructed in the residential subdivision. Residents of the subdivision will also contribute to the increase in ambient noise levels.

(2) Biological Characteristics And Anticipated Changes

Riparian Habitat: No riparian habitat exists on the project site.

Special Wildlife Areas: The project site contains no special wildlife areas.

(3) Socioeconomic Characteristics And Anticipated Changes

Aesthetic Quality: The project site is located on a westerly sloping, open grassy field. It provides rural views to residents in western American Canyon near American Canyon Road. The residential subdivision will alter the view for residents living in surrounding areas. It is anticipated, however, that the changes in the local viewscape will have a less than significant impact on the surrounding region. The impact on aesthetic quality will be long term and minor.

Agricultural Activity: Construction of the housing subdivision will preclude future agricultural activities on the site. Farming and grazing activities, however, were abandoned a decade ago.

Economics: The site owner and the homebuilders will benefit financially from construction of the residential housing. Additional housing stock would also increase the tax base of the City of American Canyon.

Employment: Construction of the residential subdivision will provide employment opportunities

for the regional building industry during the construction phase of the project. Post-construction, the project may indirectly contribute to employment in the region by increasing the available housing stock.

Energy: The project will not impact regional energy production. The subdivision will, however, increase regional energy consumption.

Mineral Resources: No mineral resources are known to occur on the project site.

Population/Growth Control: The residential subdivision will not result in unplanned development in the region because housing increases have already been foreseen in the City of American Canyon General Plan. Construction of 278 housing units on the site will potentially result in a population increase in American Canyon by increasing the housing stock in the area.

Prime and Unique Agricultural lands: The project site is not considered to be a prime or unique agricultural land.

Safety Issues (Not in Corps Jurisdiction): No safety issues have been associated with construction of the project itself. The resulting increase in vehicular traffic on roadways and streets in the area, however, could raise automobile and bicycle safety concerns.

Traffic/Transportation Issues (Not in Corps Jurisdiction): Additional population resulting from construction of the project could place an additional burden on public transportation resources in the City of American Canyon, southern Napa, and northern Solano Counties.

(4) Historic-Cultural Characteristics and Anticipated Changes

Historic-Cultural Characteristics: No historic or cultural resources are known to occur on the site. Standard construction-related measures to preserve cultural resources would be followed if buried materials are exposed during construction. All contractors and subcontractors will be informed in writing of the potential for unearthing culturally significant resources. If artifacts are found during construction, work in that area will cease until an archaeologist can investigate the artifacts and assess their archeological value.

If cultural resources listed or eligible for listing on the National Register of Historic Places are identified during construction activities, the Corps of Engineers will coordinate with the State Historic Preservation Officer to take into account any project effects on such properties.

c. SUMMARY OF INDIRECT IMPACTS

Filling the seasonal wetlands on the project site will indirectly impact wetlands to the west of the Sunset Meadows project. Hydrologic connections exist between the wetlands to be filled and offsite wetlands. However, constructing the project will not significantly impact the hydrology of wetlands to the west of the project site. This impact is considered to be long term and minor.

d. SUMMARY OF CUMULATIVE IMPACTS

The loss of wetlands to construct the Sunset Meadows residential housing project will continue a pattern of wetland loss (or proposed wetland loss) in the region. Several construction projects have recently been authorized which will result in wetland fill. The fill for this project will result in a long term adverse cumulative impact to the aquatic ecosystem in southern Napa County.

e. CONCLUSION AND RECOMMENDATIONS

Based on an analysis of the above identified impacts, a preliminary determination has been made that it will not be necessary to prepare an Environmental Impact Statement (EIS) for the subject permit application. The Environmental Assessment for the proposed action has, however, not yet been finalized and this preliminary determination may be reconsidered if additional information is developed.

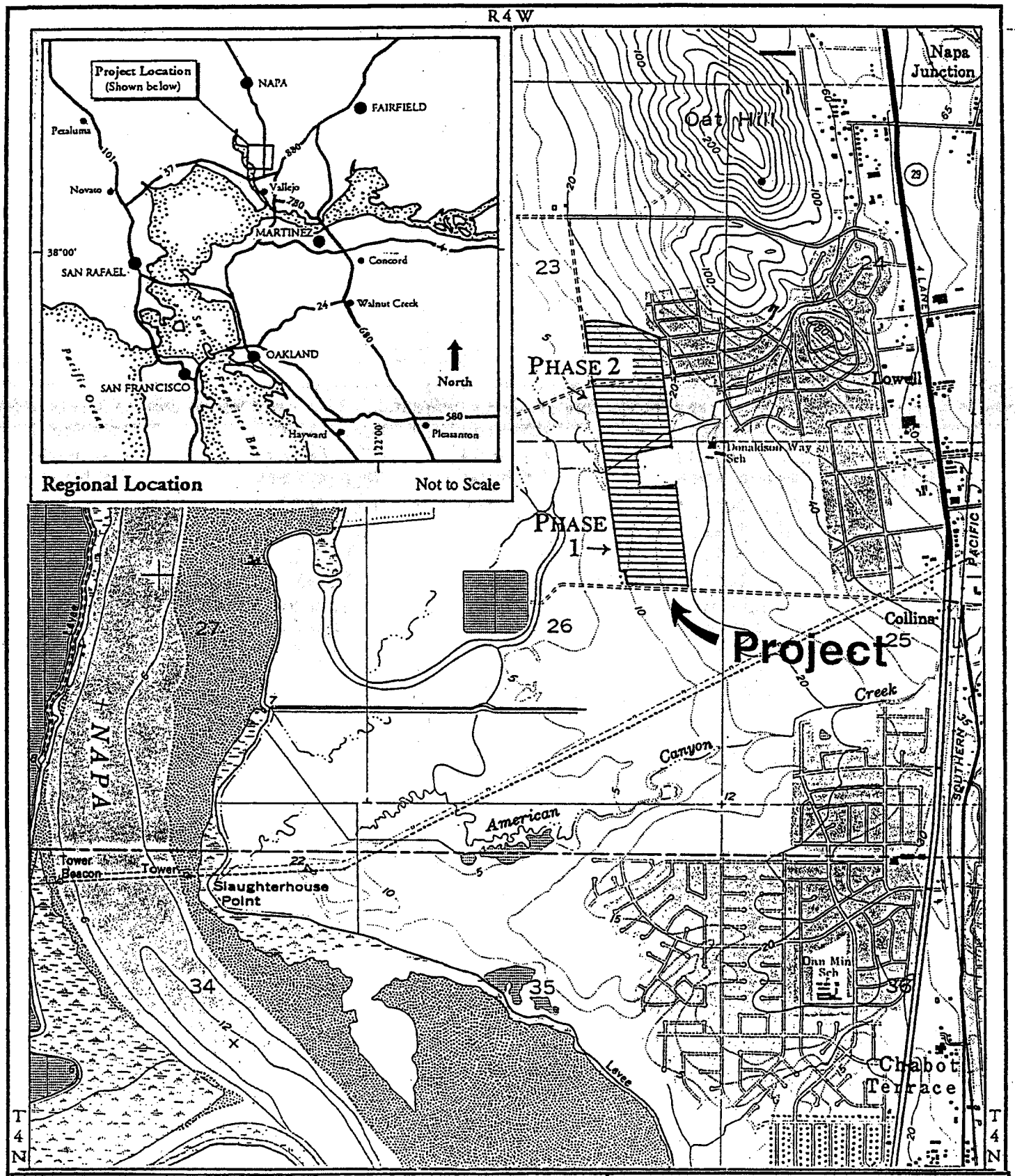
5. **EVALUATION OF ALTERNATIVES:** Evaluation of the project impacts includes application of the guidelines promulgated by the Administrator of the

Environmental Protection Agency under Section 404(b) of the Clean Water Act (33 U.S.C. 1344(b)). An evaluation under the 404(b)(1) Guidelines indicates that the project is not water dependent. The applicant, however, has submitted an Analysis of Alternatives for the project and it will be reviewed for compliance with the Guidelines. The applicant states that there are no practicable alternative for his project. The Analysis of Alternatives is available for review in our office.

6. PUBLIC INTEREST EVALUATION: The decision whether to issue a permit will be will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity and its intended use. Evaluation of the probable impacts the proposed activity may have on the public interest requires a careful weighing of all those factors which become relevant in each particular case. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonable foreseeable detriments. The decision whether to authorize a proposal, and if so the conditions under which it will be allowed to occur, are therefore determined by the outcome of the general balancing process. That decision will reflect the national concern for both protection and utilization of important resources. All factors which may be relevant to the proposal must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

7. CONSIDERATION OF COMMENTS: The Corps is soliciting comments from the public; Federal, State and local agencies and officials; Indian Tribes; and other interested parties to consider and evaluate the impacts of this proposed project. Any comments received by the Corps will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

8. SUBMISSION OF COMMENTS: Interested parties may submit in writing any comments concerning this activity. Comments should include the applicant's name, the number, and the date of this notice and should be forwarded so as to reach this office within the comment period specified on page one of this notice. Comments should be addressed to Regulatory Branch, Attn: John Knudsen. It is Corps policy to forward any such comments which may include objections to the applicant for resolution or rebuttal. Any person may also request, in writing, within the comment period of this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Additional details may be obtained by contacting the applicant whose address is indicated in the first paragraph of this notice, or by contacting John Knudsen of our office at telephone number 415-977-8437, or by email at jknudsen@spd.usace.army.mil. Details on any changes of a minor nature which are made in the final permit action will be provided on request.



APPLICANT:
MARSHALL MEYER
1740 MEADOW LANE, UNIT D
WALNUT CREEK, CA 94595

PURPOSE:
RESIDENTIAL SUBDIVISION

IN:
RIO DEL MAR CREEK AND ISOLATED WETLANDS

AT:
CITY OF AMERICAN CANYON, NAPA COUNTY

ADJECENT PROP. OWNERS:
SEE SHEET 5

DATUM:
NGVD

SCALE:
1"= 2000'

North

0 1000 2000

ZENTNER and ZENTNER
Land Planning & Restoration

SUNSET MEADOWS, PHASE 2

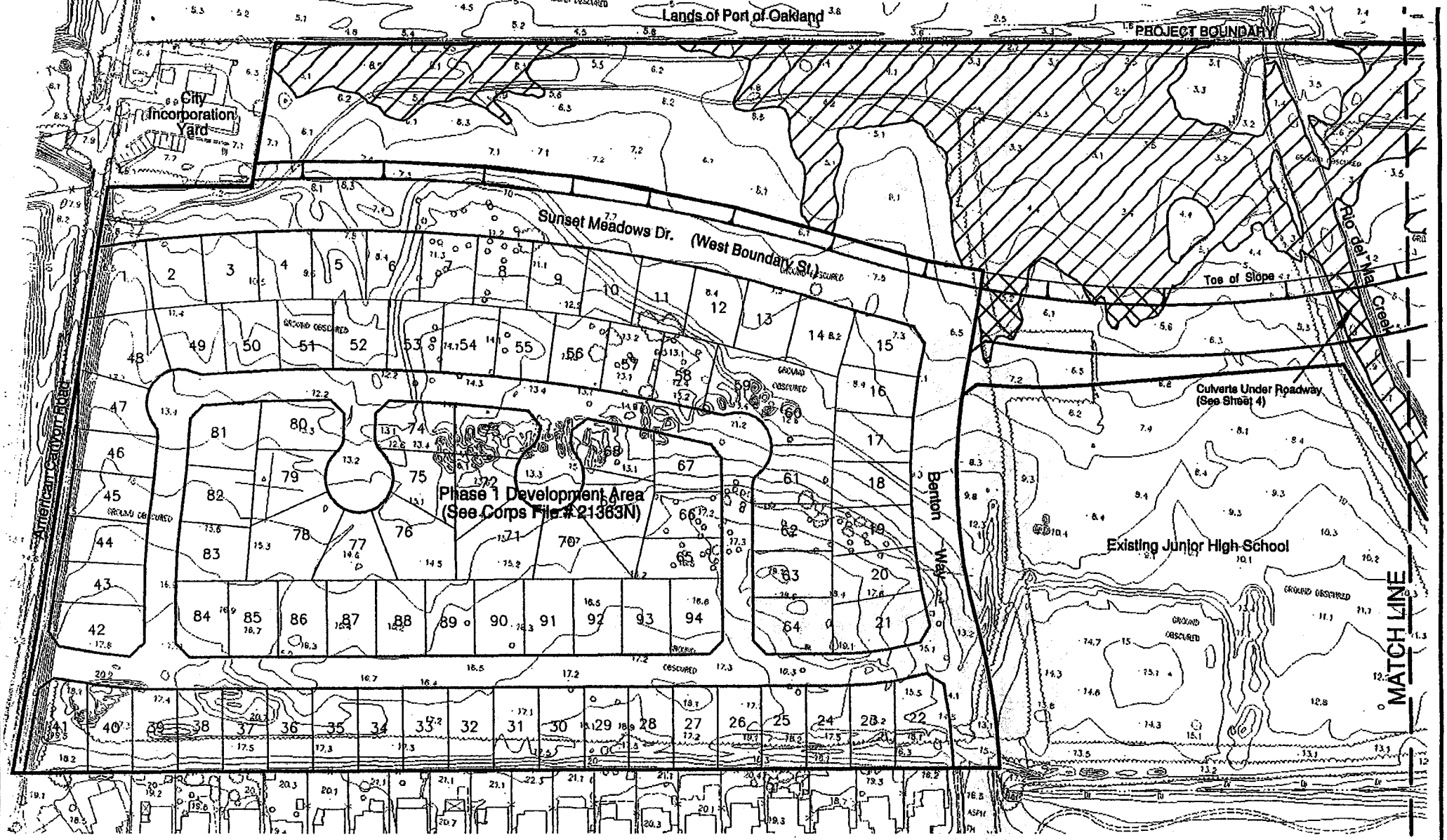
PROJECT LOCATION MAP

CITY OF AMERICAN CANYON, NAPA COUNTY

SHEET 1 OF 5 SHEETS

FILE #: 612.MP1
DATE: 8/8/1999
BY: BLW

FIGURE 1 - 25073N



Legend

Jurisdictional Waters **(to be preserved)**

Jurisdictional Waters Affected by Phase 2 Construction

FIGURE 2 - 25073N

North

0 100 200

APPLICANT:
MARSHALL MEYER
1740 MEADOW LANE, UNIT D
WALNUT CREEK, CA 94595

PURPOSE:
RESIDENTIAL SUBDIVISION

IN:
RIO DEL MAR CREEK AND ISOLATED WETLANDS

AT:
CITY OF AMERICAN CANYON, NAPA COUNTY

ADJACENT PROPERTY OWNERS: SEE SHEET 5

DATUM:
NGVD

SCALE:
1"= 200'

ZENTNER & ZENTNER
Land Planning & Restoration
4240 Hollis Street
Emeryville, Ca 94608
Ph: (510)596-2690
Fax: (510)596-2698

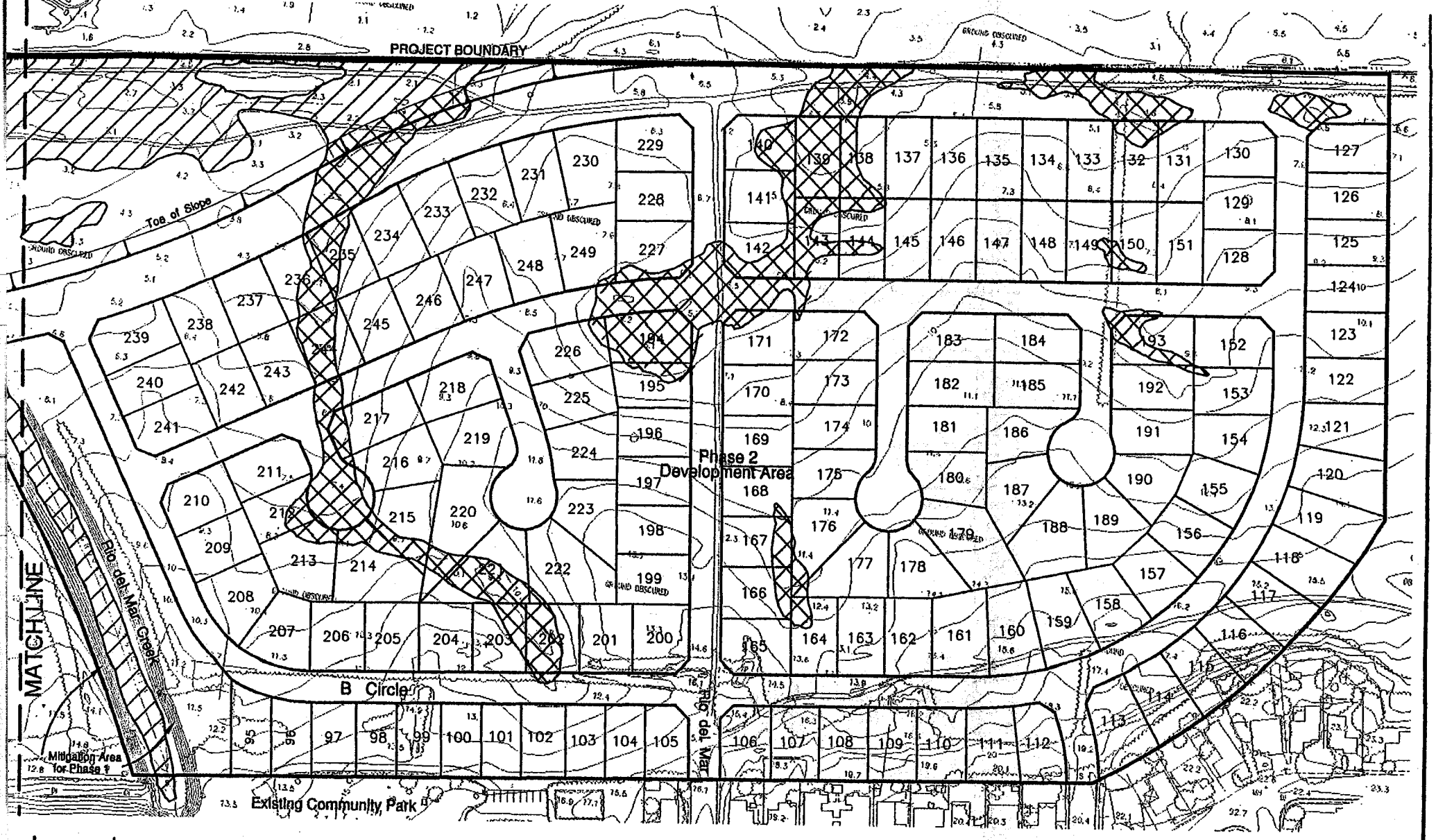
SUNSET MEADOWS, PHASE 1

PLAN VIEW-PROJECT LAYOUT & AFFECTED WETLANDS

CITY OF AMERICAN CANYON, NAPA COUNTY

SHEET 2 OF 5 SHEETS

FILE #: 512 MPI
DATE: 8/6/1999
BY: BLW



Legend

Jurisdictional Waters **(to be preserved)**

Jurisdictional Waters Affected by Phase 2 Construction

FIGURE 3 - 25073N

North

0 100 200

APPLICANT:
RSHALL MEYER
D MEADOW LANE, UNIT D
NUT CREEK, CA 94595

PURPOSE:
IDENTIAL SUBDIVISION

IN:
RIO DEL MAR CREEK AND ISOLATED WETLANDS

AT:
CITY OF AMERICAN CANYON, NAPA COUNTY

ADJACENT PROPERTY OWNERS: SEE SHEET 5

DATUM:
NGVD

SCALE:
1"= 200'

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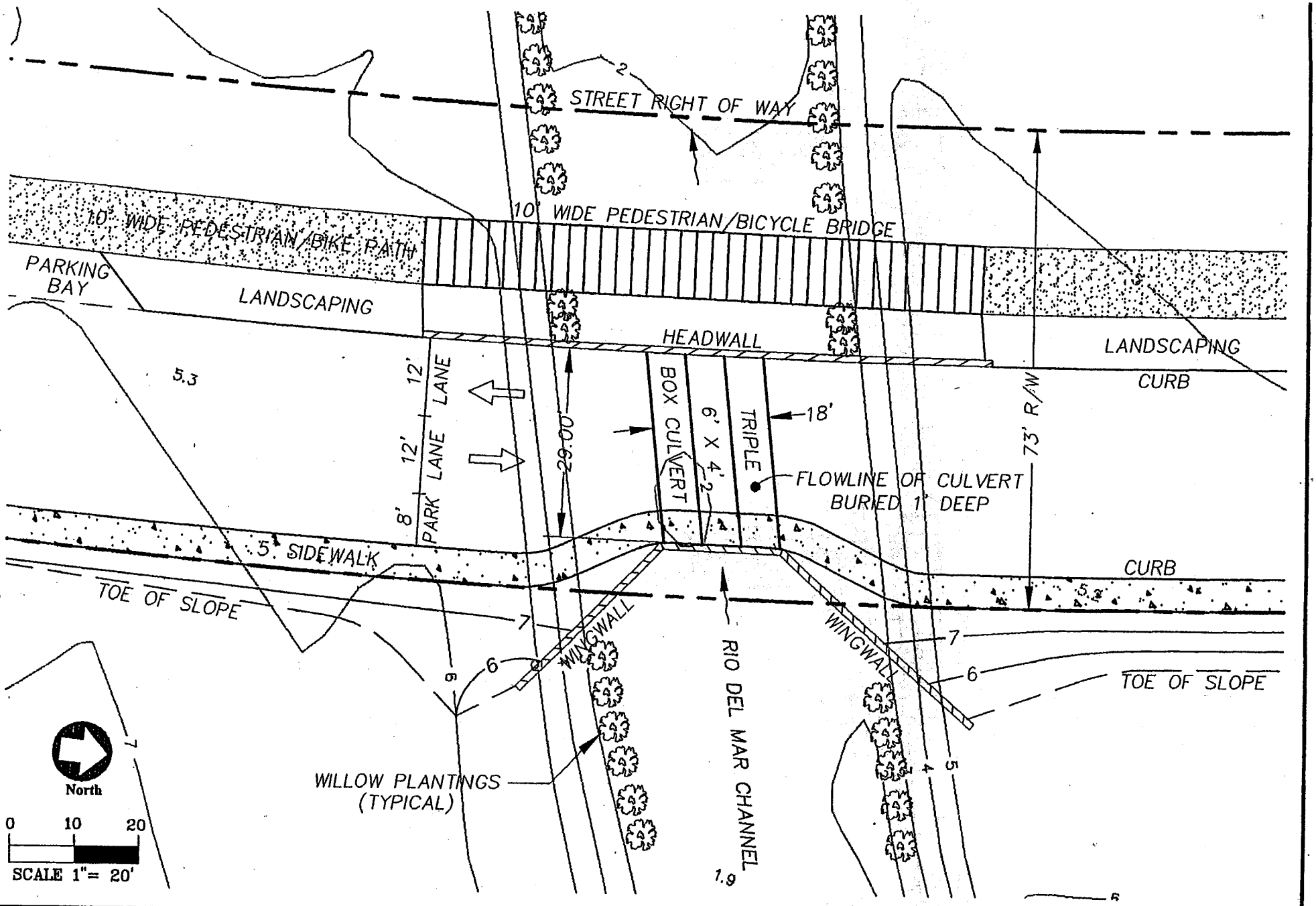
SUNSET MEADOWS, PHASE 2

PLAN VIEW-PROJECT LAYOUT & AFFECTED WETLANDS

CITY OF AMERICAN CANYON, NAPA COUNTY

SHEET 3 OF 5 SHEETS

FILE #: 512 MPI
DATE: 8/6/1999
BY: BLW



APPLICANT: MARSHALL MEYER 1740 MEADOW LANE, UNIT D WALNUT CREEK, CA 94595 PURPOSE: RESIDENTIAL SUBDIVISION	IN: RIO DEL MAR CREEK AND ISOLATED WETLANDS AT: CITY OF AMERICAN CANYON, NAPA COUNTY	ADJACENT PROPERTY OWNERS: SEE SHEET 5 DATUM: NGVD SCALE: 1"= 20'

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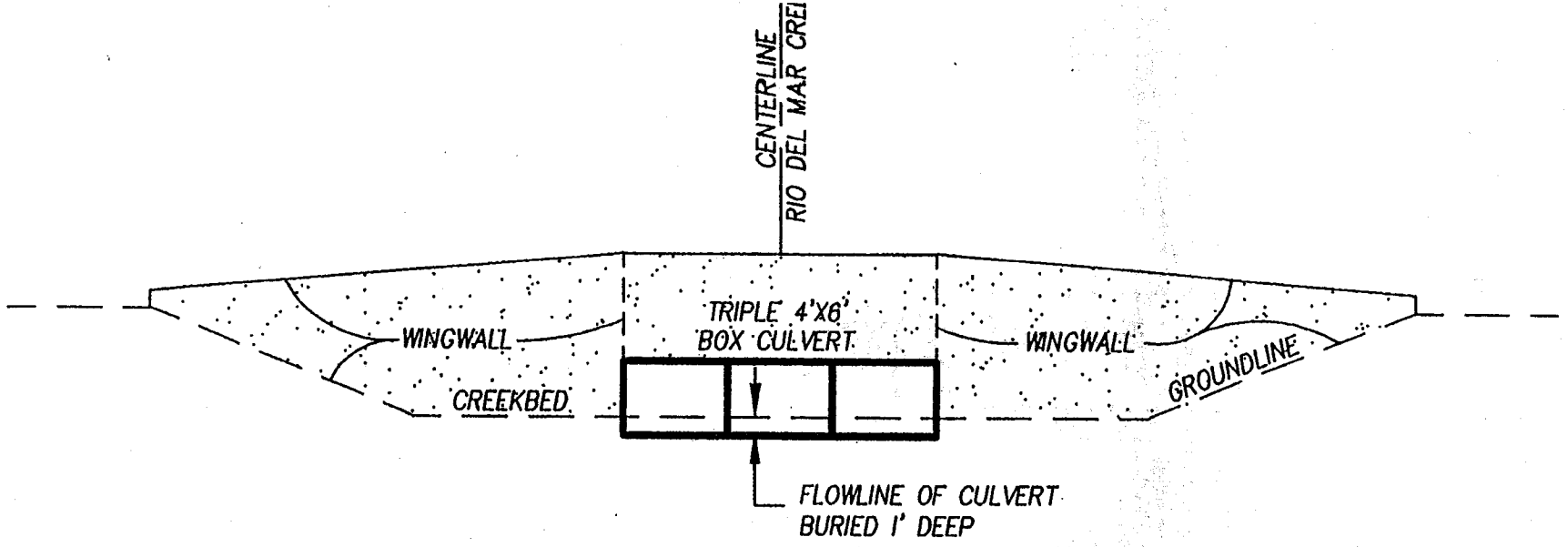
SUNSET MEADOWS, PHASE 2

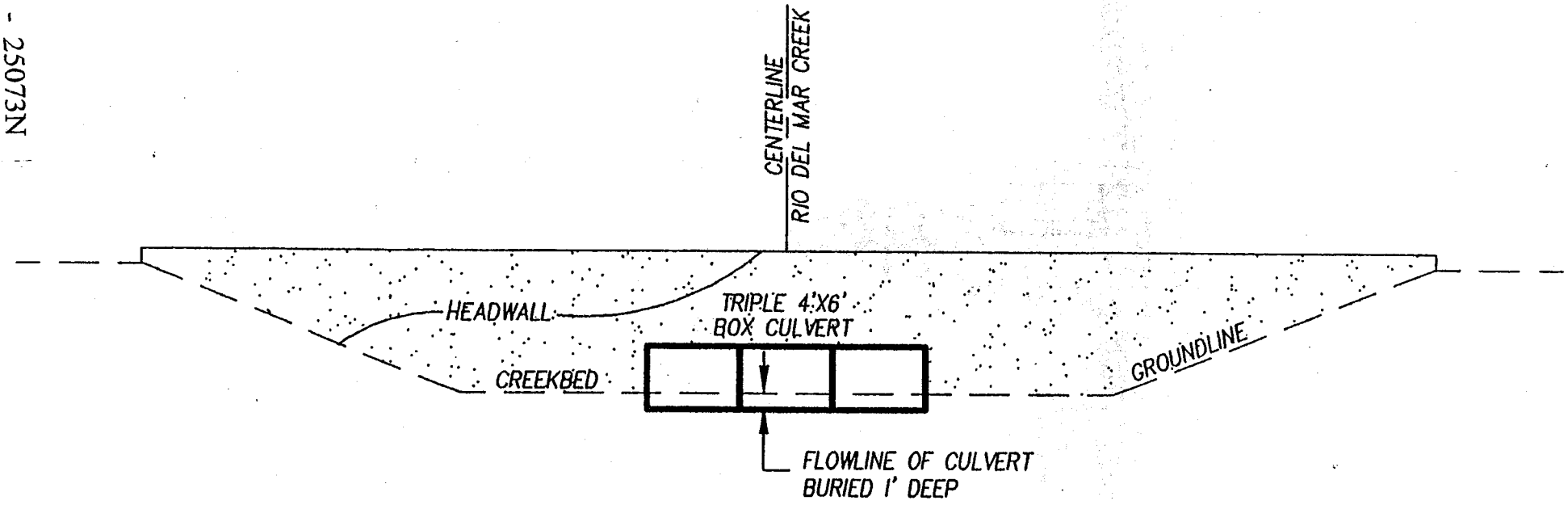
PLAN VIEW- ROAD CROSSING

CITY OF AMERICAN CANYON, NAPA COUNTY

FILE #: 512 MP1
DATE: 8/6/1999
BY: BLW



LOOKING WEST



LOOKING EAST

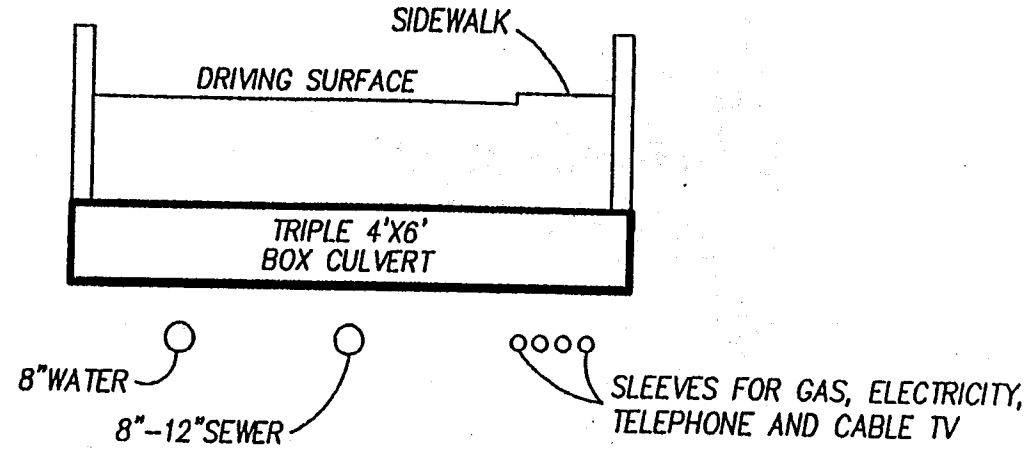
FIGURE 5 - 25073N

Figure 3 SECTION VIEWS

SCALE 1"=10'

WORLDWIDE INC.

FEB 2, 2000



SECTION A–A

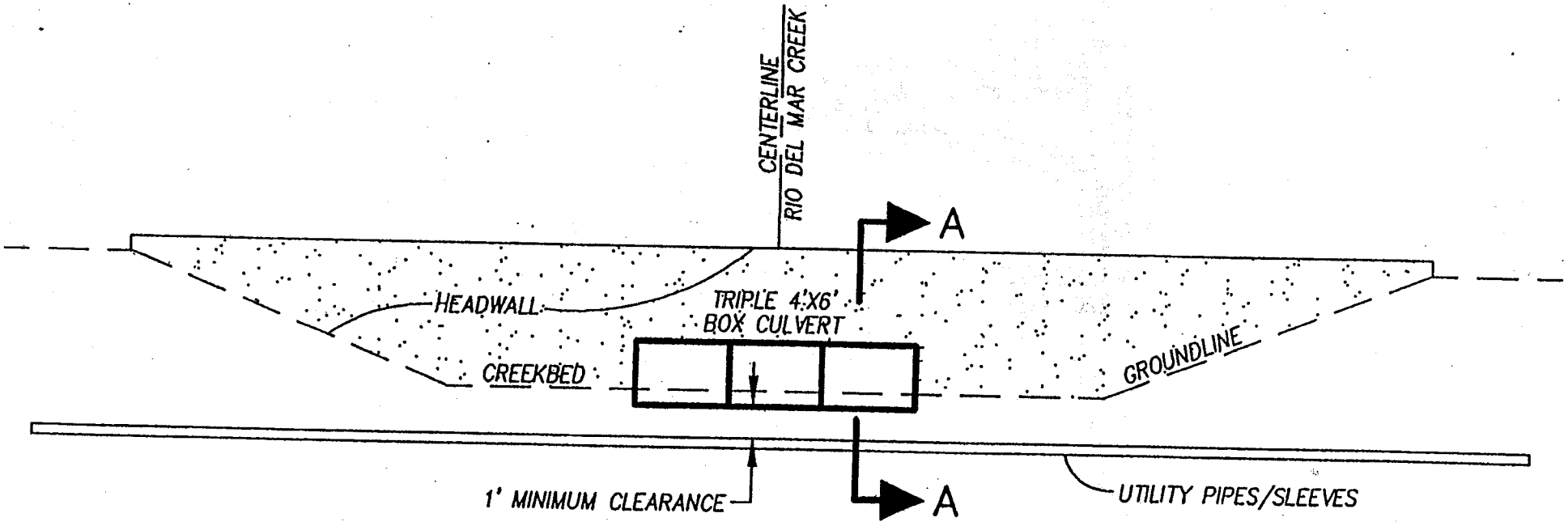


Figure 4 SECTION VIEWS
UTILITY CROSSINGS
SCALE 1"=10'

WORLDWIDE INC.
FEB 2, 2000

FIGURE 6 - 25073N

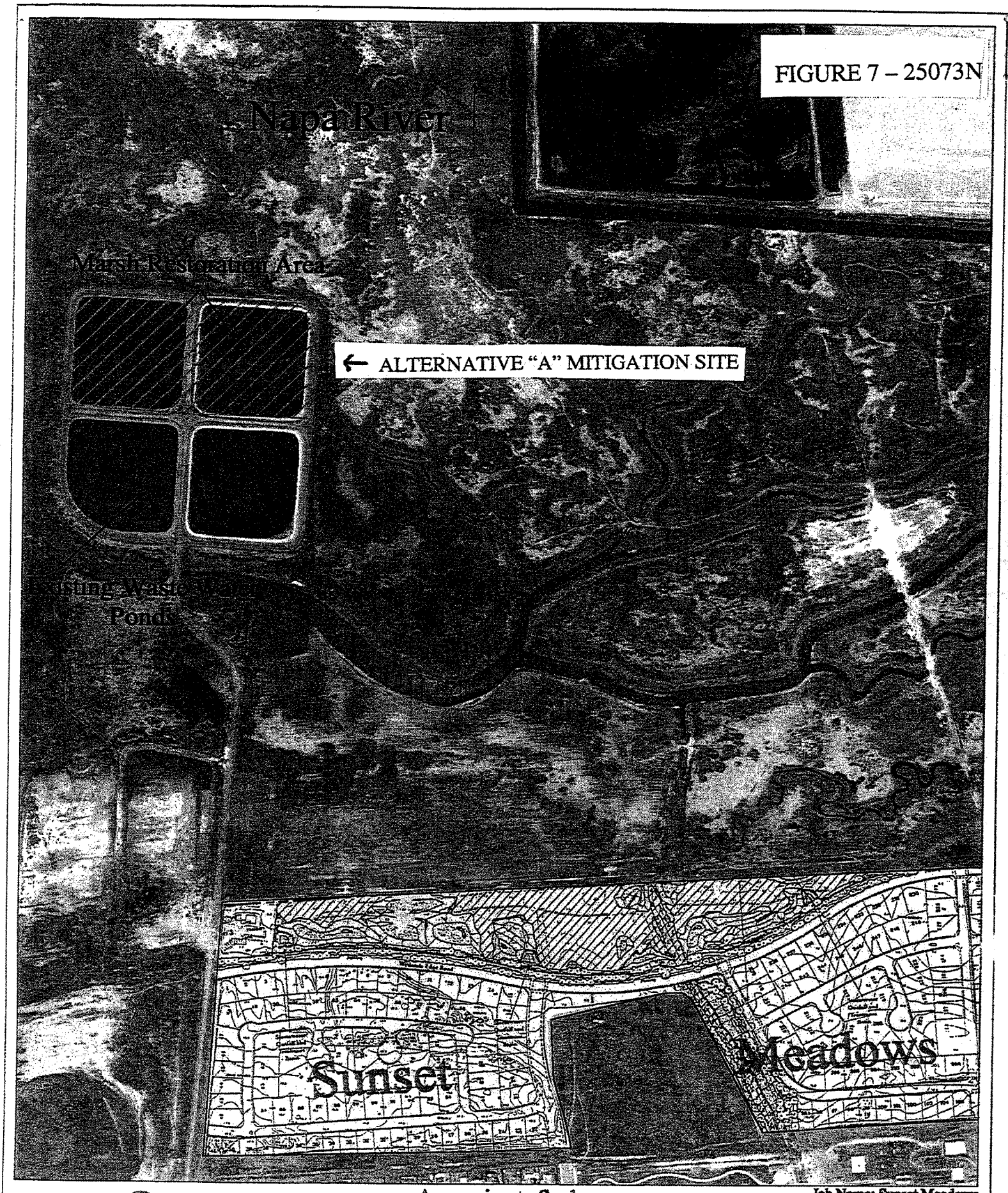


FIGURE 7 – 25073N
Napa River
Marsh Restoration Area
← ALTERNATIVE "A" MITIGATION SITE
Ponds
Sunset
Meadows
ZENTNER and ZENTNER
Approximate Scale
0
400'
800'
Job Name: Sunset Meadows
Job Number: 512 MPI
Date: 08/02/99
Alternative A
Mitigation Location

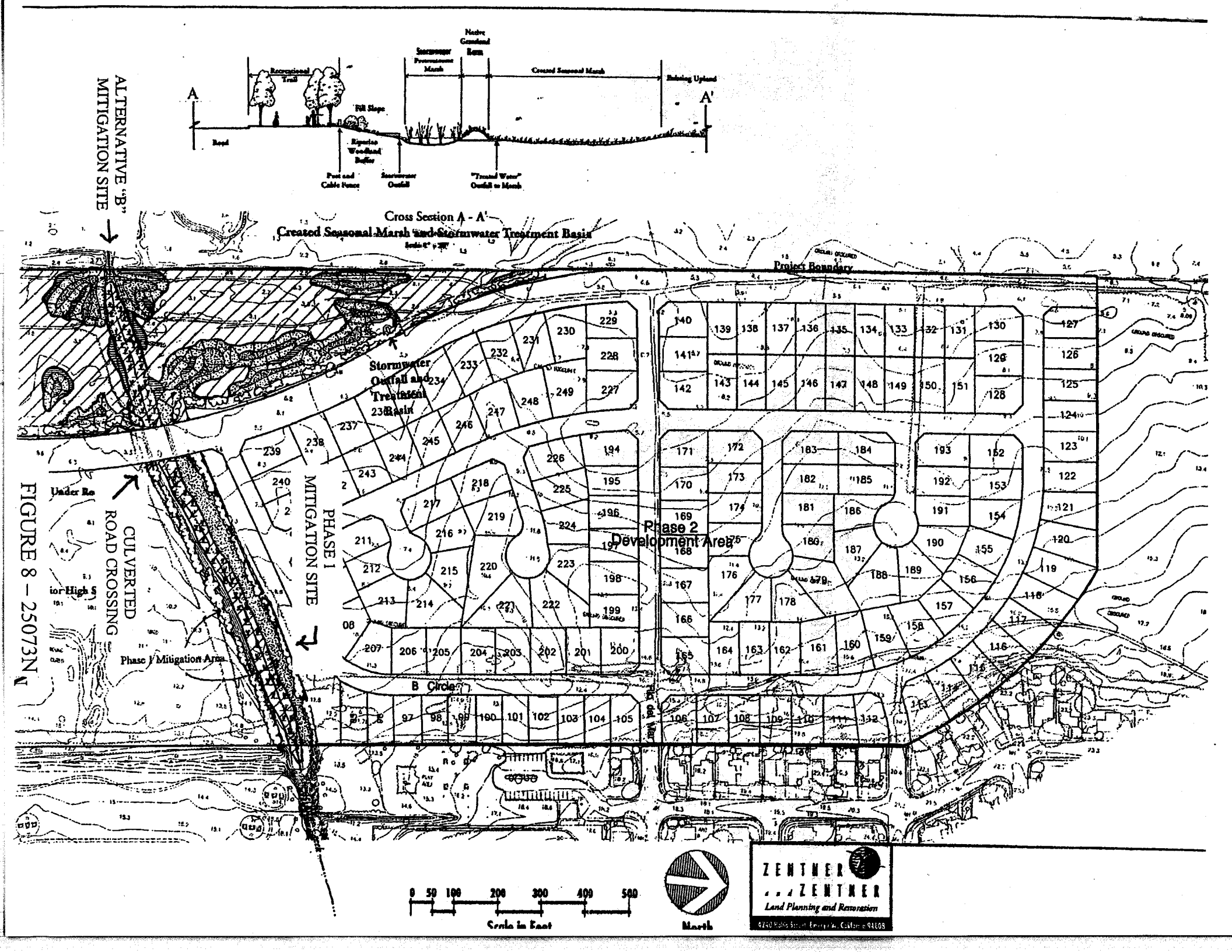


FIGURE 8 – 25073N