

January 24, 2019

Application No.: 55/66266-00-002  
School: American Canyon High  
County of Napa

Mr. J. Wade Roach  
District Representative  
Napa Valley Unified School District  
2425 Jefferson Street  
Napa, CA 94558

Dear Mr. Roach:

The Office of Public School Construction (OPSC) has completed its review of American Canyon High, OPSC application number 55/66266-00-002. Review of the District's project financing, expenditures, and certifications to ensure compliance pursuant to Education Code Sections 17072.35, 17074.25, and 17076.10 and School Facility Program (SFP) Regulation Section 1859.106 was conducted. In addition, the review examined the District's compliance with applicable SFP Regulations in effect when the funding application was received by OPSC, dated October 26, 2011.

The project is a non-financial hardship Career Technical Education Facilities Program project that was funded on a 50 percent State and 50 percent District basis. The project has expended funds beyond the SFP grant and is considered overspent.

OPSC has identified \$59,957.56 in review adjustments for ineligible site expenditures. The project overspent amount has been adjusted to reflect this finding.

OPSC has received the signed *Summary of Project Financing and Expenditures* dated January 7, 2019 from the District. As the District has concurred with the review findings in the *Summary of Project Financing and Expenditures*, the project is considered closed. Enclosed is the final report.

This final report includes the:

1. Summary of Project Financing and Expenditures and Supporting Schedules
2. State Allocation Board Apportionment Approval
3. Division of the State Architect Plan Approval
4. California Department of Education Final Plan Approval

Mr. Roach

January 24, 2019

In order to promote School Facility Program transparency, this report will be posted to our website.

Thank you for your assistance and cooperation during the review process. Should you have any questions concerning this report, you may call the Fiscal Services Unit at (916) 376-1771.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Asbell".

RICK ASBELL, Chief, Fiscal Services  
Office of Public School Construction

Enclosure

cc: Ms. Rosanna Mucetti, District Superintendent  
Napa County Office of Education  
Project file

IF

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

2019 JAN -8 AM 11:51

Summary of Project Financing and Expenditures

MAIL ROOM

District Name: Napa Valley Unified S.D.  
 School: American Canyon High  
 County: Napa  
 SFP Application Number: 55/66266-00-002  
 LPP Application Number: N/A  
 Auditor Name: Jesse Mendez  
 Date: 12/24/2018

Line			
1	LPP State Apportionment	1	\$ -
2	SFP State Apportionment	2	\$ 465,127.00
3	Financial Hardship Apportionment	3	\$ -
4	District Contribution	4	\$ 465,127.00
5	Interest	5	\$ -
6	<b>Total Project Funding</b>	<b>6</b>	<b>\$ 930,254.00</b>
7	Reported Expenditures	7	\$ 1,241,097.56
8	Reported Overspent	8	\$ (310,843.56)
9	Grant Adjustments	9	
10	Total Review Adjustments	10	\$ 59,957.56
11	<b>Revised Expenditures</b>	<b>11</b>	<b>\$ 1,181,140.00</b>
12	<b>Net Overspent</b>	<b>12</b>	<b>\$ (250,886.00)</b>
13	Interest Due	13	\$ -
14	<b>Total to be Returned to the State</b>	<b>14</b>	<b>\$ -</b>

Explanations:

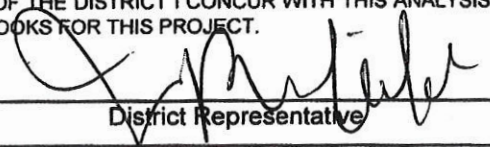
Line 10

See Schedules 3

The District reported \$59,957.56 of Site expenditures. No Site grant was granted; therefore, expenditures are not eligible.

These are the final authorized amounts needed to bring the District's accounting records into compliance. Amounts shown supersede all authorized amounts shown on the Office of Public School Construction Fund Release documents.

ON BEHALF OF THE DISTRICT I CONCUR WITH THIS ANALYSIS AND REQUEST THAT THE OFFICE OF PUBLIC SCHOOL CONSTRUCTION CLOSE ITS BOOKS FOR THIS PROJECT.

  
 \_\_\_\_\_  
 District Representative

\_\_\_\_\_  
 1/7/19  
 Date

**Schedule 3  
Review Adjustments**

District Name: Napa Valley Unified S.D.  
 School: American Canyon High  
 County: Napa  
 SFP Application Number: 55/66266-00-002  
 LPP Application Number: N/A  
 Auditor Name: Jesse Mendez  
 Date: 12/24/2018

	A	B	C	D
Line	Reported Amount	Verified Amount	Difference (A-B)	Comments
1	\$ 59,957.56	\$ -	\$ 59,957.56	Ineligible site Expenditures
2				
3				
4				
5				
6				
7		Total Audit Adjustments: \$ 59,957.56		

**Explanations:**  
 Line 1  
 The District reported \$59,957.56 of Site expenditures. No Site grant was granted; therefore, expenditures not eligible.



SAB Meeting: June 27, 2012

Career Technical Educational Facilities Program - Adjusted Grant Approval

**APPLICANT DATA**

Application No:	55/66266-00-002	Site Name:	American Canyon High
County:	Napa	Industry Sector:	Health Science and Medical Tech
Applicant:	Napa Valley Unified	Pathway:	Biotechnology Research and Dev

**PROJECT DATA**

Type of Project:	New Construction
Reservation of Funds:	N
Loan Requested:	N
Qualifying SFP Project:	50/66266-00-002
Number of CTE Classrooms:	1
SFP Classroom Allowance Deduction:	\$146,400.00

**GRANT DATA**

<b>Eligible Project Costs (50%)</b>	
Construction:	\$ 533,426.00
Equipment:	78,101.00
Site Development:	-
<b>SFP Deduction:</b>	<b>(146,400.00)</b>
<b>Total State Share (50%)</b>	<b>465,127.00</b>
<b>District Share (50%)</b>	<b>465,127.00</b>
<b>Total Project Costs</b>	<b>\$ 930,254.00</b>

**PROJECT FINANCING**

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
<b>State Share (50%)</b>					
This Project	957-600	1D	\$ 465,127.00	\$ (465,127.00)	
This Project	057-600	1D		465,127.00	\$ 465,127.00
<b>District Share (50%)</b>					
Cash Contribution			465,127.00		
<b>Total Project Cost</b>			<b>\$ 930,254.00</b>	<b>\$ 0.00</b>	<b>\$ 465,127.00</b>

Funding Source: Proposition 1D Bonds/2006-Nov.  
 Pursuant to the Board's action on June 27, 2012, the District is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before September 25, 2012; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of September 25, 2012.

The District has requested a Reservation of Funds Pursuant to Article 16, Section 1859.197, the District is required to submit the California Department of Education Plan Approval and the Division of the State Architect approved plans and specifications within 90 days of an apportionment, otherwise, the apportionment will be rescinded without further Board action.

The Form SAB 50-05 submittal must contain an original signature from a designated District Representative and must be physically received by the Office of Public School Construction at 707 Third Street, West Sacramento, CA 95805 prior to the close of business on September 25, 2012

Pursuant to the District's certifications on the Form SAB 50-10 and to Section 1859.199, funding of this project is subject to OPSC verification of the eligible project costs, as identified in Section 1859.193, contained in the California Department of Education Plan Approval and final Division of the State Architect approved plans and specifications.

Pursuant to Section 1859.199, provide that the State portion of any and all project savings realized from the funding of a Career Technical Education Facilities Program project must be returned to the State

Assembly Bill 436 (Solorio), Chapter 378, Statutes of 2011, requires school districts to notify the Department of Industrial Relations (DIR) of School Facility Program projects with a public works contract awarded on or after January 1, 2012. Except for projects exempt pursuant to Labor Code Section 1771.3(b)(3), the DIR is required to provide prevailing wage monitoring services for the projects.

The District shall ensure that it is in compliance with all applicable laws, regulations and certifications it made on the program forms



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State and Consumer Services Agency

# DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Oakland Office

## 3/4/2008 - APPROVAL OF PLAN(S)

MR. John P. Glaser  
NAPA VALLEY UNIFIED SCHOOL DISTRICT  
2425 JEFFERSON STREET  
NAPA 94558-4931

**Project:** AMERICAN CANYON HIGH SCHOOL (NAPA USD)  
**Total Scope of Project:** Construction of Site Development. It also includes the approach bridge and dugout building. Construction of buildings A, B, C, D, E, F, G, H, J, K and other parts of campus.  
**Increment #:** 1  
**Portion of total scope covered by this letter:** Construction of 1-Campus sitework and bridge  
**Application #:** 01-109131  
**File #:** 28-H2

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 3/4/2008. This letter constitutes the "written approval of the plans as to safety of design and construction" required before letting any contract for construction, and applies only to the work shown on these drawings and specifications. The date of this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditioned on construction starting within one year from the stamped date. The inspector must be approved and the contract information, including the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3 (California Electrical Code), 4 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. It is the responsibility of the professional consultants named on the application to verify this compliance.

Please refer only to the boxes checked below which indicate applicable conditions specific to this project:

- Buildings constructed in accordance with approved drawings and specifications will meet minimum required standard given in Title 24, California Code of Regulations, for structural, and fire and life safety.
- Due to the nature of the building(s), certain precautions considered necessary to assure long service have not been required. In the condition as built, the building(s) will meet minimum required standards for structural, and fire and life safety. The owner must observe and correct deterioration in the building in order to maintain it in a safe condition.
- Your attention is drawn to the fact that this application was submitted under the provisions of Sections 39140/81130 of the Education Code which permit repairs or replacement of a fire damaged building to be made in accordance with the drawings and specifications previously approved by this office. The drawings and specifications approved for the reconstruction of this building conform to the drawings and specifications approved under application # \_\_\_\_\_.
- These drawings and specifications meet the rules, regulations, and building standards in effect at the time of the original approval and do not necessarily comply with rules, regulations, or building standards currently in effect.
- Due to the nature of the poles, certain precautions considered necessary to assure long service have not been insisted upon. In their condition as built, they will meet minimum required safety standards; however, your attention is directed to the comparatively short life of wood poles. It will be the responsibility of the owner to maintain them in a safe condition.



Application #: 01-109131  
File #: 28-H2

- Bleachers or grandstands constructed in accordance with approved drawings and specifications will meet minimum required standards for structural, and fire and life safety. The owner should provide for and require periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers or grandstands having bolts, locking or safety devices, the owner shall require that all such components be properly tightened or locked prior to each use.
- This approval is for the part shown only since the drawings and specifications for the proposed work include only the portion of the building to be partially constructed on the subject site. It is understood that a separate application will be subsequently filed, together with drawings and specifications showing a plot plan and details of work necessary for completion. A contract for completion shall not be let before the written approval of such drawings has been obtained from the Department of General Services.
- The building(s) was designed to support a snow load of \_\_\_\_\_ pounds per square foot of roof area. Snow removal must be considered if the amount of snow exceeds that for which the building(s) was designed.
- This constitutes the written approval certifying that the drawings and specifications are in compliance with State regulations for the accommodation of the disabled which are required before letting any contract for construction. (See Section 4454, Government Code.)
- Your application for the construction of a relocatable building submitted under the provisions of Section 17293 of the Education Code is hereby approved. This approval certifies that the drawings and specifications are in compliance with state regulations for accommodation of the disabled, structural safety, and fire and life safety. This approval applies only to the drawings and specifications for the foundation system, anchorage of the overhead nonstructural elements, and site work related to this project. Documentation has been received indicating that the building was constructed after December 19, 1979, and bears a commercial-coach insignia of approval from the Department of Housing and Community Development (HCD). Confirmation that the construction of the HCD building conforms to the appropriate state regulations is done by others. (See Section 17307, Education Code and Section 4454, Government Code.)
- Deferred Approval(s) Items:

This Project has been classified as **CLASS 1**. An Inspector who is certified by DSA to inspect this class of project must be approved by DSA prior to start of construction.

Please refer to the above application number in all correspondence, reports, etc., in connection with this project.

Sincerely,



Digitally signed by DAVID CHOI  
DN: cn=CA, o=OAKLAND, ou=California  
Department of General Services, ou=Division of  
the State Architect, ou=[www.verisign.com/  
repository/CPS](http://www.verisign.com/repository/CPS) Incorp. by Ref., cn=LIAB.LTD(c)99,  
cn=DAVID CHOI, email=dauid.choi@dgs.ca.gov  
Date: 2006.03.19 09:32:47 -0700

for David F. Thorman, AIA  
State Architect



cc:  
Architect



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State and Consumer Services Agency

# DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Oakland Office

## 5/28/2008 - APPROVAL OF PLAN(S)

MR. John P. Glaser  
NAPA VALLEY UNIFIED SCHOOL DISTRICT  
2425 JEFFERSON STREET  
NAPA 94558-4931

**Project:** AMERICAN CANYON HIGH SCHOOL (NAPA USD)

**Total Scope of Project:** Construction of 1-Campus sitework and bridge, 1-Administration Building, 1-Theater Building, 7-Classroom Buildings, 1-Swimming Pool, 1-Gymnasium Building, 1-Fire Sprinkler Systems; Kitchen Fire Suppression and Hood Systems, 1-Bleachers (outdoor), 1-Shade Structure

**Portion of total scope covered by this letter:** Construction of 1-Administration Building, 1-Theater Building, 7-Classroom Buildings, 1-Swimming Pool, 1-Gymnasium Building

**Increment #:** 2  
**Application #:** 01-109131  
**File #:** 28-H2

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 5/28/2008. This letter constitutes the "written approval of the plans as to safety of design and construction" required before letting any contract for construction, and applies only to the work shown on these drawings and specifications. The date of this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditioned on construction starting within one year from the stamped date. The inspector must be approved and the contract information, including the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3 (California Electrical Code), 4 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. It is the responsibility of the professional consultants named on the application to verify this compliance.

Please refer only to the boxes checked below which indicate applicable conditions specific to this project:

- Buildings constructed in accordance with approved drawings and specifications will meet minimum required standard given in Title 24, California Code of Regulations, for structural, and fire and life safety.
- Due to the nature of the building(s), certain precautions considered necessary to assure long service have not been required. In the condition as built, the building(s) will meet minimum required standards for structural, and fire and life safety. The owner must observe and correct deterioration in the building in order to maintain it in a safe condition.
- Your attention is drawn to the fact that this application was submitted under the provisions of Sections 39140/81130 of the Education Code which permit repairs or replacement of a fire damaged building to be made in accordance with the drawings and specifications previously approved by this office. The drawings and specifications approved for the reconstruction of this building conform to the drawings and specifications approved under application # \_\_\_\_\_.
- These drawings and specifications meet the rules, regulations, and building standards in effect at the time of the original approval and do not necessarily comply with rules, regulations, or building standards currently in effect.
- Due to the nature of the poles, certain precautions considered necessary to assure long service have not been insisted upon. In their condition as built, they will meet minimum required safety standards; however, your attention is directed to the comparatively short life of wood poles. It will be the responsibility of the owner to maintain them in a safe condition.



Application #: 01-109131

File #: 28-H2

- Bleachers or grandstands constructed in accordance with approved drawings and specifications will meet minimum required standards for structural, and fire and life safety. The owner should provide for and require periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers or grandstands having bolts, locking or safety devices, the owner shall require that all such components be properly tightened or locked prior to each use.
- This approval is for the part shown only since the drawings and specifications for the proposed work include only the portion of the building to be partially constructed on the subject site. It is understood that a separate application will be subsequently filed, together with drawings and specifications showing a plot plan and details of work necessary for completion. A contract for completion shall not be let before the written approval of such drawings has been obtained from the Department of General Services.
- The building(s) was designed to support a snow load of \_\_\_\_\_ pounds per square foot of roof area. Snow removal must be considered if the amount of snow exceeds that for which the building(s) was designed.
- This constitutes the written approval certifying that the drawings and specifications are in compliance with State regulations for the accommodation of the disabled which are required before letting any contract for construction. (See Section 4454, Government Code.)
- Your application for the construction of a relocatable building submitted under the provisions of Section 17293 of the Education Code is hereby approved. This approval certifies that the drawings and specifications are in compliance with state regulations for accommodation of the disabled, structural safety, and fire and life safety. This approval applies only to the drawings and specifications for the foundation system, anchorage of the overhead nonstructural elements, and site work related to this project. Documentation has been received indicating that the building was constructed after December 19, 1979, and bears a commercial coach insignia of approval from the Department of Housing and Community Development (HCD). Confirmation that the construction of the HCD building conforms to the appropriate state regulations is done by others. (See Section 17307, Education Code and Section 4454, Government Code.)
- Deferred Approval(s) Items:
  - Skylights, Bleachers, Basketball Backstops, Kitchen Fire Suppression System, Elevator Guide Rails and Support Brackets. Fire Sprinkler System is Part of Increment 3. Storefront 10' higher.
- Fire Sprinkler is Part of INCR #3

This Project has been classified as **CLASS 1**. An Inspector who is certified by DSA to inspect this class of project must be approved by DSA prior to start of construction.

Please refer to the above application number in all correspondence, reports, etc., in connection with this project.

Sincerely,



Digitally signed by NAT CHAUHAN  
DN: st=CA, o=OAKLAND, ou=California Department of  
General Services, ou=Division of the State Architect,  
ou=www.varisign.com/repository/CPS/Incorp. by Ref.,  
c=US, email=174199, ou=Registered Engineer License  
Number - S1744, title=DSA OAKLAND REGIONAL  
MANAGER, cn=NAT CHAUHAN, email=net.  
chauhan@dgs.ca.gov  
Date: 2008.10.20 15:30:23 -0700

for David F. Thorman, AIA  
State Architect

cc:  
Architect



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State and Consumer Services Agency

**DGS DEPARTMENT OF GENERAL SERVICES**  
Division of the State Architect - Oakland Office

**4/9/2009 - APPROVAL OF PLAN(S)**

MR. John P. Glaser  
NAPA VALLEY UNIFIED SCHOOL DISTRICT  
2425 JEFFERSON STREET  
NAPA 94558-4931

**Project:** AMERICAN CANYON HIGH SCHOOL (NAPA USD)  
**Total Scope of Project:** Construction of 1-Campus sitework and bridge, 1-Administration Building, 1-Theater Building, 7-Classroom Buildings, 1-Swimming Pool, 1-Gymnasium Building, 1-Fire Sprinkler Systems; Kitchen Fire Suppression and Hood Systems, 1-Bleachers (outdoor), 1-Shade Structure

**Portion of total scope covered by this letter:** Construction of 1-Fire Sprinkler Systems; Kitchen Fire Suppression and Hood Systems

**Increment #:** 3  
**Application #:** 01-109131  
**File #:** 28-H2

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 4/9/2009. This letter constitutes the "written approval of the plans as to safety of design and construction" required before letting any contract for construction, and applies only to the work shown on these drawings and specifications. The date of this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditioned on construction starting within one year from the stamped date. The inspector must be approved and the contract information, including the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3 (California Electrical Code), 4 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. It is the responsibility of the professional consultants named on the application to verify this compliance.

Please refer only to the boxes checked below which indicate applicable conditions specific to this project:

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- Your attention is drawn to the fact that this application was submitted under the provisions of Sections 39140/81130 of the Education Code which permit repairs or replacement of a fire damaged building to be made in accordance with the drawings and specifications previously approved by this office. The drawings and specifications approved for the reconstruction of this building conform to the drawings and specifications approved under application # \_\_\_\_\_.
- These drawings and specifications meet the rules, regulations, and building standards in effect at the time of the original approval and do not necessarily comply with rules, regulations, or building standards currently in effect.
- Due to the nature of the poles, certain precautions considered necessary to assure long service have not been insisted upon. In their condition as built, they will meet minimum required safety standards; however, your attention is directed to the comparatively short life of wood poles. It will be the responsibility of the owner to maintain them in a safe condition.



Application #: 01-109131

File #: 28-H2

- Bleachers or grandstands constructed in accordance with approved drawings and specifications will meet minimum required standards for structural, and fire and life safety. The owner should provide for and require periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers or grandstands having bolts, locking or safety devices, the owner shall require that all such components be properly tightened or locked prior to each use.
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- The building(s) was designed to support a snow load of \_\_\_\_\_ pounds per square foot of roof area. Snow removal must be considered if the amount of snow exceeds that for which the building(s) was designed.
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- Deferred Approval(s) Items:

This Project has been classified as **CLASS 1**. An Inspector who is certified by DSA to inspect this class of project must be approved by DSA prior to start of construction.

Please refer to the above application number in all correspondence, reports, etc., in connection with this project.

Sincerely,



Digitally signed by NAT CHAUHAN  
DN: st=CA, o=OAKLAND, ou=California Department of  
General Services, ou=Division of the State Architect,  
ou=www.verisign.com/repository/CPS InCorp. by Ref.,  
c=US, email=199, ou=Registered Engineer License  
Number - 51744, ubo=DSA OAKLAND REGIONAL  
MANAGER, cn=NAT CHAUHAN, email=nal.  
chauhan@dgs.ca.gov  
Date: 2009.05.06 15:36:44 -0700

for David F. Thorman, AIA  
State Architect



cc:  
Architect





State of California • Arnold Schwarzenegger, Governor  
State and Consumer Services Agency

# DGS DEPARTMENT OF GENERAL SERVICES

Division of the State Architect - Oakland Office

## 2/4/2010 - APPROVAL OF PLAN(S)

MR. John P. Glaser  
NAPA VALLEY UNIFIED SCHOOL DISTRICT  
2425 JEFFERSON STREET  
NAPA 94558-4931

**Project:** AMERICAN CANYON HIGH SCHOOL (NAPA USD)  
**Total Scope of Project:** Construction of 1-Campus Site Work and Bridge, 1-Administration Building, 1-Theater Building, 7-Classroom Buildings, 1-Swimming Pool, 1-Gymnasium Building, 1-Fire Sprinkler Systems; Kitchen Fire Suppression and Hood Systems, 3-Bleachers (outdoor), 4-Fabric Shade Structures, 1-Site PV Canopies and Solar Panels at Roof of Buildings A, B, C, D, E and G

**Portion of total scope covered by this letter:** Construction of 3-Bleachers (outdoor), 4-Fabric Shade Structures

**Increment #:** 4  
**Application #:** 01-109131  
**File #:** 28-H2

Drawings and specifications for the subject project have been examined and stamped by the Division of the State Architect (DSA) for identification on 2/4/2010. This letter constitutes the "written approval of the plans as to safety of design and construction" required before letting any contract for construction, and applies only to the work shown on these drawings and specifications. The date of this letter is the DSA approval date.

Approval is limited to the particular location shown on the drawings and is conditioned on construction starting within one year from the stamped date. The inspector must be approved and the contract information, including the construction start date, must be given to DSA prior to start of construction.

DSA does not review drawings and specifications for compliance with Parts 3 (California Electrical Code), 4 (California Mechanical Code), and 5 (California Plumbing Code) of Title 24. It is the responsibility of the professional consultants named on the application to verify this compliance.

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- Your attention is drawn to the fact that this application was submitted under the provisions of Sections 39140/81130 of the Education Code which permit repairs or replacement of a fire damaged building to be made in accordance with the drawings and specifications previously approved by this office. The drawings and specifications approved for the reconstruction of this building conform to the drawings and specifications approved under application # \_\_\_\_\_.
- These drawings and specifications meet the rules, regulations, and building standards in effect at the time of the original approval and do not necessarily comply with rules, regulations, or building standards currently in effect.
- Due to the nature of the poles, certain precautions considered necessary to assure long service have not been insisted upon. In their condition as built, they will meet minimum required safety standards; however, your attention is directed to the comparatively short life of wood poles. It will be the responsibility of the owner to maintain them in a safe condition.

Application #: 01-109131

File #: 28-H2

- Bleachers or grandstands constructed in accordance with approved drawings and specifications will meet minimum required standards for structural, and fire and life safety. The owner should provide for and require periodic safety inspections throughout the period of use to ensure framing and other parts have not been damaged or removed. On bleachers or grandstands having bolts, locking or safety devices, the owner shall require that all such components be properly tightened or locked prior to each use.
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- The building(s) was designed to support a snow load of \_\_\_\_\_ pounds per square foot of roof area. Snow removal must be considered if the amount of snow exceeds that for which the building(s) was designed.
- This constitutes the written approval certifying that the drawings and specifications are in compliance with State regulations for the accommodation of the disabled which are required before letting any contract for construction. (See Section 4454, Government Code.)
- Your application for the construction of a relocatable building submitted under the provisions of Section 17293 of the Education Code is hereby approved. This approval certifies that the drawings and specifications are in compliance with state regulations for accommodation of the disabled, structural safety, and fire and life safety. This approval applies only to the drawings and specifications for the foundation system, anchorage of the overhead nonstructural elements, and site work related to this project. Documentation has been received indicating that the building was constructed after December 19, 1979, and bears a commercial coach insignia of approval from the Department of Housing and Community Development (HCD). Confirmation that the construction of the HCD building conforms to the appropriate state regulations is done by others. (See Section 17307, Education Code and Section 4454, Government Code.)
- Deferred Approval(s) Items:

This Project has been classified as **CLASS 1**. An Inspector who is certified by DSA to inspect this class of project must be approved by DSA prior to start of construction.

Please refer to the above application number in all correspondence, reports, etc., in connection with this project.

Sincerely,



Digitally signed by NAT CHAUMAN  
DN: st=CA, t=OAKLAND, o=California Department of  
General Services, ou=Division of the State Architect,  
ou=www.vamsign.com/repository/CPS Incorp. by Ref.,  
LIAB.LTD(c)99, ou=Registered Engineer License  
Number - S1744, title=DSA OAKLAND REGIONAL  
MANAGER, cn=NAT CHAUMAN, email=nat.  
chauman@dgs.ca.gov  
Date: 2010.02.05 13:11:17 -0800

for David F. Thorman, AIA  
State Architect



cc:  
Architect



Site  
Mark  
JAD



CALIFORNIA  
DEPARTMENT OF  
EDUCATION

**JACK O'CONNELL**  
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

August 27, 2008

RECEIVED  
SEP 03 2008  
NVUSD Sch Plng & Const

Napa Valley Unified  
2425 Jefferson St.  
Napa, CA 94558

Project Tracking No: 66266-68  
Re: American Canyon High School  
[American Canyon Road and Newell Dr.]  
County: Napa  
Acres: 49.49  
Grade Level: 9 - 12

Dear Superintendent:

Subject: Final Site Approval

The California Department of Education approves the acquisition of and/or use of, for school purposes, the parcel of property described on the attachment. This site meets the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, 14001 et seq. and Education Code 17251(c) and (d)). It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

The property approved for acquisition and/or use is 49.49 gross acres of which 44 are usable for school purposes. This represents 83.65% of the California Department of Education's recommended master plan site size of 52.6 acres as contained in the California Department of Education's Guide to School Site Analysis and Development (2000).

As required by Education Code 17072.12(b) and State Allocation Board Regulation 1859.75(b) for districts requesting state aid in site acquisition, the district has certified to the California Department of Education that there are no district owned sites that are usable for this project.

The applicant has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

The district has met the requirements of Education Code 17213.1 regarding the preparation of a Phase I environmental assessment or a Preliminary Endangerment Assessment (PEA), and/or the completion of a Response Action, and the Department of Toxic Substances Control has issued a determination letter dated May 30, 2008 indicating that no action or no further action/investigation is required for this site.

This site approval is valid for a maximum of five (5) years from the date of this approval letter.



Napa Valley Unified  
August 27, 2008  
Page 2

PTN: 66266-68  
American Canyon High School  
American Canyon Road and Newell Dr.

However, if prior to acquisition and/or initiation of the response action, changes take place within this five-year period which would affect or alter the Department of Education's original approval--including but not limited to, changes in surrounding land uses or CEQA determination, the master plan capacity of the site and changes in code and/or regulation--the site may be subject to reevaluation using the current standards in effect at the time of reevaluation.

Please contact the consultant identified below if you have questions regarding this letter.

Sincerely,

  
Fred A. Yeager, Assistant Director  
School Facilities Planning Division

  
Dave Hawke, Consultant  
School Facilities Planning Division  
(916)322-1459

DP4760/S3416  
cc: OPSC Real Estate

April 28, 2008

EXHIBIT A

All that certain real property situate in the County of Napa, State of California being more particularly describes as follows:

A portion of that 390.81 acre tract of land described in the deed recorded in Book 194 at Page 305 in the Office of the Recorder, County of Napa, State of California; said tract also being shown in part on Record of Survey Map No. 5091, filed in Book 32 of Surveys at Page 34 in said Office of the Recorder; in conjunction with a portion of the Lands of Newell, et al as described in Series 2007-0036861 on file in the Office of the County Recorder of said Napa County and being more particularly described as follows:

COMMENCING at a found City of American Canyon standard survey monument at the intersection of the monument line of Flosden Road with the monument line of Silver Oak Trail, as said monument is shown on sheet 14 of the Final Map of Scally Ranch Unit 1, recorded on January 8, 2004 in Book 24 of Record Maps at pages 1-22 in the Office of the County Recorder of aforesaid Napa County; thence South 15°25'50" East 1638.89 feet to a found City of American Canyon standard survey monument at the intersection of the monument line of Flosden Road with the monument line of American Canyon Road as said monument is shown on sheet 5 of aforesaid Final Map of Scally Ranch Unit 1; thence South 87°49'29" East 1354.46 feet to a found ½" Rebar with illegible tag at the northwest corner of Parcel "X" as shown on that certain Parcel Map entitled "Map No. 3978, Parcel Map of a Portion of the Lands of Mary C. Avilla" recorded December 10, 1986 in Book 15 of Parcel Maps at Pages 23-24 in the Office of the County Recorder of said Napa County, aforesaid ½" Rebar with illegible tag being the TRUE POINT OF BEGINNING; thence along the westerly line of aforesaid Parcel "X" South 01°59'08" East 11.63 feet to the northerly line of American Canyon Road, said point being the southwest corner of aforesaid Parcel "X", said point also being the Point of Beginning of that certain parcel of land as described in the Grant Deed between Napa Canyon LLC and the Napa Valley Unified School District on file as Series 2004-0003761 in the Office of the County Recorder of aforesaid Napa County; thence along the northerly line of American Canyon Road and the boundary of aforesaid parcel of land as described in the Grant Deed on file as Series 2004-0003761 South 89°38'46" West 640.02 feet to the southeast corner of that certain parcel of land as described in the Street Dedication Grant Deed between the Napa Valley Unified School District and the City of American Canyon on file in the Office of the County Recorder of aforesaid Napa County as Series 2006-0029646; thence leaving aforesaid northerly line of American Canyon Road and the boundary of that certain parcel of land as described in aforesaid Grant Deed on file as Series 2004-0003761, along the northerly boundary of that certain parcel of land as described in aforesaid Street Dedication Grant Deed on file as Series 2006-0029646 the following courses:

- 1) North 01°29'13" East 5.18 feet;
- 2) North 87°28'53" West 309.67 feet;
- 3) North 73°07'20" West 295.48 feet;
- 4) Along a tangent curve to the right, concave to the northeast, having a radius of 30.00 feet, having an included angle of 68°11'11", an arc length of 35.70 feet;
- 5) North 04°56'09" West 44.33 feet;
- 6) South 85°03'51" West 7.42 feet to the boundary of that certain parcel of land as described in aforesaid Grant Deed on file as Series 2004-0003761;

Thence continuing along the boundary of that certain parcel of land as described in aforesaid Grant Deed on file as Series 2004-0003761 the following courses:

- 1) Along a non tangent curve to the left, concave to the west, whose radius bears North 82°56'00" West, having a radius of 832.00 feet, having an included angle of 40°15'14", an arc length of 584.53 feet;
- 2) North 33°11'14" West 301.98 feet;
- 3) Along a tangent curve to the right, concave to the northeast, having a radius of 626.00 feet, having an included angle of 23°12'31", an arc length of 253.57 feet;
- 4) North 09°58'43" West 323.33 feet to the southerly boundary line of the Lands of Newell, et al, as described in the Grant Deed on file in the Office of aforesaid Napa County as Series 2007-0036861;

Thence leaving said boundary of that certain parcel of land as described in aforesaid Grant Deed on file as Series 2004-0003761 along the southerly boundary line of said Lands of Newell, et al, South 86°27'39" West 30.19 feet to a point, said point also being a point on the Eastern line of Bella Vista Ranch as shown on the Map entitled "Subdivision of the Bella Vista Ranch, Napa Co. Cal." Filed December 13, 1894 in Book 1 of Maps at Page 66, Napa County Records, said point also being the most western corner of the 393.30 acre tract of land described in the Deed to Mary B. Richter, et al of record in Book 105 of Deeds at page 321 said Napa County Records; thence along the westerly boundary line of said Lands of Newell, et al North 09°59'51" West 181.15 feet; thence leaving said westerly line of the Lands of Newell, et al North 86°27'39" East 179.80 feet; thence South 09°59'51" East 181.15 feet to the southerly line of aforesaid Lands of Newell; thence along the southerly line of said lands of Newell, et al North 86°27'39" East 814.52 feet; thence along the easterly line of said lands of Newell North 09°56'14" West 80.50 feet; thence leaving said Lands of Newell North 86°27'39" East 277.18 feet; thence South 21°28'07" East 392.63 feet; thence South 46°59'55" East 415.07 feet; thence South 01°56'58" East 280.74 feet to a point on the northerly line of the Napa Valley Unified School District as described in that certain Grant Deed on file as Series 2004-0033501 in the Office of the County Recorder of said Napa County; thence South 01°56'58" East 41.58 feet to the northeast corner of that certain parcel of land as described in aforesaid Grant Deed on file as Series 2004-0003761, said northeast corner also being a corner on the westerly line of that certain parcel of land as described in aforesaid Series 2004-0033501; thence along the easterly line of that certain of parcel of land as described in aforesaid Series 2004-



0003761 also being the westerly line of that certain parcel of land as described in aforesaid Series 2004-0033501 South 01°56'58" East 707.50 feet to the TRUE POINT OF BEGINNING.

All distances in feet and decimals thereof.  
Perimeter: 6394.86 feet  
Area: 2,155,672 sq. ft. (49.49 acres)

The purpose of this conveyance and the conveyances recorded concurrently herewith is to create a Lot Line Adjustment pursuant to the California Government Code Section 66412(d) and the Napa County Ordinances. The consolidation of underlying lots, parcels or portions thereof, as set forth in the above Metes and Bounds description, constitutes an expressed written statement of the grantor, merging said underlying lots, parcels or portions thereof pursuant to Section 1093 of the California Civil Code.

Signature Helmut R. Korstick  
Licensed Land Surveyor (PLS 7739)

Date APRIL 29, 2008





CALIFORNIA  
DEPARTMENT OF  
EDUCATION

1430 N STREET  
SACRAMENTO, CA  
95814-5901

RECEIVED JACK O'CONNELL  
State Superintendent of  
Public Instruction  
FEB 05 2010 PHONE: 916-319-0800

February 2, 2010

School Site: American Canyon High School
Sector: Health Science and Medical Technology
Score of Project: 134
<b>Passed</b>

Don Evans, Director of School Planning and Construction  
Napa Valley Unified School District  
2425 Jefferson Street  
Napa, CA 94558

Dear Director Evans:

Subject: Career Technical Education (CTE) Bond Application Results for the  
Biotechnology Classroom.

Congratulations to the school staff, students, teachers, parents, business  
partners, key stakeholders and community, for preparing a CTE plan that can be  
considered for funding under the CTE Facilities Program (Assembly Bill 127,  
Article 13).

Your application received a score of 134 out of 170.

The California Department of Education has determined that the VCR/DVD  
recorder is not eligible for funding. Please revise the Form C based on the noted  
ineligible equipment and submit it to the Office of Public School Construction as  
part of your CTE Facilities Program application.

This letter does not constitute funding approval. The next step is to submit an  
Application for CTE Facilities Funding (Form SAB 50-10) to the Office of Public  
School Construction (OPSC) for funding consideration no later than Wednesday,  
March 31<sup>st</sup>, 2010. Be sure to include a copy of this approval letter as part of your  
application to the OPSC. The scope and budget of the project submitted to  
OPSC must be consistent with the application approved by the California  
Department of Education (CDE). For more information, you may contact your  
OPSC Project Manager at 916-445-3160, or go to the OPSC Web site at  
<http://www.opsc.dgs.ca.gov>.



Don Evans, Director of School Planning and Construction  
February 2, 2010  
Page 2

If your application is selected to be funded, you will need to submit the appropriate applications and architectural plans to the School Facilities Planning Division and the Division of the State Architect for approval before obtaining the CTE funds from the OPSC. More information on CDE's plan review process is available on our website at <http://www.cde.ca.gov/ls/fa/sf/planreview.asp>.

You may appeal the score results. A letter from the district superintendent shall be required indicating the nature of the appeal. Appeals must be specific to the Element in question and may only address documentation that the applicant felt was overlooked. No new or additional information may be submitted as a basis of the appeal. All appeals must be received (not postmarked) by 5:00 p.m., Friday, February 19, 2010.

If you wish to file an appeal, submit a letter to:

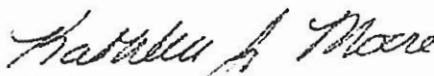
Career Technical Education Application Review Team  
School Facilities Planning Division  
California Department of Education  
1430 N Street, Suite 1430  
Sacramento, CA 95814

If you have questions or need further assistance regarding the application process, please call Fred Yeager, School Facilities Planning, at 916-322-2470. If you have questions specific to the CTE portion of the process, please call Dennis Guido, SPALD/ROCP-WD, at 916-322-5050.

Sincerely,



Patrick Ainsworth, Ed.D.  
Assistant Superintendent and Director  
Secondary, Postsecondary,  
Division  
and Adult Leadership Division



Kathleen J. Moore  
Director  
School Facilities Planning

PA/KJM:jg

Application Log No. 594