



## REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers  
4381 Broadway, Ste. 201, American Canyon  
January 25, 2024  
6:30 PM

**Chair:** Brando Cruz  
**Vice Chair:** Davet Mohammed  
**Commissioners:** Eric Altman, Andrew Goff, Crystal Mallare  
**Youth Commissioner:** DeAndre Lendsey

---

---

Tonight's meeting is a limited public forum. American Canyon promotes respectful and responsible behavior among its meeting participants, whether they are present in person or remotely. Using offensive language or remarks that promote, foster, or perpetuate discrimination based on race, creed, color, age, religion, gender marital status, status regarding public assistance, national origin, physical or mental disability or sexual orientation/gender identification, as well as any other category protected by federal, state or local laws will not be tolerated. In the case of an occurrence, the speaker will be immediately disconnected from the microphone.

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

### **PUBLIC PARTICIPATION**

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

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

**Zoom Meeting Link:** [Click here.](#)

**Webinar ID:** 876 0659 2529 Passcode: 123456

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

**AGENDA MATERIALS:** Planning Commission agenda materials are published 72 hours prior to the meeting and are available to the public via the City's website at [www.cityofamericancanyon.org](http://www.cityofamericancanyon.org).

**AMERICANS WITH DISABILITIES ACT:** The Planning Commission will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or by email to [cityclerk@cityofamericancanyon.org](mailto:cityclerk@cityofamericancanyon.org). Include your name, address, phone number and brief description of the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.

## **6:30 P.M. REGULAR MEETING**

### CALL TO ORDER

### PLEDGE

### ROLL CALL

## **PUBLIC COMMENT**

*This time is reserved for members of the public to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Planning Commission. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Planning Commission on items on the Agenda should comment via email prior to the start of the meeting, or to verbally comment on the item during the meeting, click the "raise your hand" button if joining by computer, or press \*9 if joining by phone, when the item is called. The Planning Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Planning Commission does not respond to public comment at this time. Speakers are asked to please speak clearly, and provide their name. Any handouts for distribution to the Planning Commission must be emailed by 3:00 p.m. on meeting day.*

## **AGENDA CHANGES**

## **CONSENT CALENDAR**

1. **Minutes of December 21, 2023**  
**Recommendation:** Approve the minutes of December 21, 2023

## **PUBLIC HEARINGS**

2. **Napa River Ecology Center Design Permit**  
**Recommendation:** Approve a Resolution of the Planning Commission of the City of American Canyon, California, approving a Design Permit for redevelopment of an existing 5,000 square foot, two-story building into an Ecology Center at 205 Wetlands Edge Road in the Public (P) Zoning District, APN 058-040-018 (File No. PL23-0019)
3. **Resolutions Recommending Two Ordinances Establishing Industrial Use Sustainability Standards and Green House Gas Emissions.**  
**Recommendation:** Adopt Two Resolutions of the City of American Canyon Planning Commission recommending the City Council adopt: (1) an Ordinance Implementing Industrial Use Green House Gas Standards; and, (2) an Ordinance Implementing Industrial

Commerce Centers Sustainability Standards.

## MANAGEMENT AND STAFF ORAL REPORTS

### 4. [Active Planning Projects](#)

**Recommendation:** Review December 2023 Active Planning Projects

## COMMISSIONER ITEMS

## ADJOURNMENT

## CERTIFICATION

I, Nicolle Hall, Administrative Technician for the City of American Canyon, do hereby declare that the foregoing Agenda of the Planning Commission was posted in compliance with the Brown Act prior to the meeting date.

---

Nicolle Hall, Administrative Technician

**CITY OF AMERICAN CANYON  
REGULAR PLANNING COMMISSION**

**DRAFT: ACTION MINUTES**

*December 21, 2023*

---

**6:30 P.M. REGULAR MEETING**

**CALL TO ORDER**

**Action:** The meeting was called to order at 6:37 p.m.

**PLEDGE**

The pledge of allegiance was recited.

**ROLL CALL**

**Present:** Commissioners Eric Altman, Davet Mohammed, Youth Commissioner DeAndre Lendsey, Chair Crystal Mallare

**Absent:** None

**Excused:** Commissioner Andrew Goff, Vice Chair Brando Cruz

**PUBLIC COMMENT**

There was no public comment.

**AGENDA CHANGES**

City legal counsel Christina Bellardo recommended that item number 4 on the agenda be moved to the top of the agenda to address issues of a quorum for the item.

**Action:** Motion to move item number 4 to the top of the agenda made by Commissioner Eric Altman, seconded by Commissioner Davet Mohammed and CARRIED by a roll call vote.

**PUBLIC HEARINGS**

**4. [Napa River Ecology Center Design Permit](#)**

**Action:** Approved Resolution 2023-21 of the Planning Commission of the City of American Canyon, California, approving a Design Permit for redevelopment of an existing 5,000 square foot, two-story building into an Ecology Center at 205 Wetlands Edge Road in the Public (P) Zoning District, APN 058-040-018 (File No. PL23-0019)

Chair Crystal Mallare recused herself from the item due to a conflict of interest. Commissioner Eric Altman addressed the issue of the quorum; stating that because Chair Mallare recused herself from the item and Commissioner Andrew Goff and Vice Chair Brando Cruz were not in attendance, the Commission did not

have the required quorum to vote on the matter. As a result, the item will be continued to a special meeting in January. Commissioner Altman directed staff to schedule the meeting as soon as possible.

## **CONSENT CALENDAR**

### **1. Minutes of November 16, 2023**

### **2. Minutes of the December 6, 2023, Joint Planning Commission/Open Space, Active Transportation, and Sustainability Commission Meeting**

### **3. 2024 Planning Commission Meeting Schedule**

**Action:** Motion to approve consent calendar made by Commissioner Davet Mohammed, seconded by Commissioner Eric Altman and CARRIED by a roll call vote.

## **BUSINESS**

### **Matters relating to the selection of Planning Commission Chair and Vice Chair appointments for 2024.**

Commissioners discussed the item.

**Action:** Motion to approve Minute Order 2023-01 nominating Commissioner Davet Mohammed to serve a one-year term as Planning Commission Vice-Chair from January 2024 - December 2024, made by Commissioner Eric Altman, seconded by Chair Crystal Mallare and CARRIED by a roll call vote.

**Action:** Motion to approve Minute Order 2023-02 nominating Vice Chair Brando Cruz to serve a one-year term as Planning Commission Chair from January 2024 - December 2024, made by Commissioner Davet Mohammed, seconded by Chair Crystal Mallare and CARRIED by a roll call vote.

**Action:** Motion to approve Minute Order 2023-03 approving the "2024 Planning Commission Appointment List" made by Commissioner Eric Altman, seconded by Commissioner Davet Mohammed and CARRIED by a roll call vote.

## **MANAGEMENT AND STAFF ORAL REPORTS**

### **5. Active Planning Projects**

**Action:** Review December 2023 Active Planning Projects

Community Development Director Brent Cooper reported on active planning projects including Chicken Guy Restaurant, building permits for Hampton Inn, Oat Hill apartments, now called Domain, Ordinance changes, Paoli Watson Lane Annexation, Napa County Airport Land Use Commission compatibility program.

## **COMMISSIONER ITEMS**

Commissioners reported on items of interest.

**ADJOURNMENT**

**Action:** The meeting adjourned at 6:58 p.m.

**CERTIFICATION**

Respectfully Submitted,

---

Nicolle Hall, Interim Deputy City Clerk



**TITLE**

Napa River Ecology Center Design Permit

**RECOMMENDATION**

Approve a Resolution of the Planning Commission of the City of American Canyon, California, approving a Design Permit for redevelopment of an existing 5,000 square foot, two-story building into an Ecology Center at 205 Wetlands Edge Road in the Public (P) Zoning District, APN 058-040-018 (File No. PL23-0019)

**CONTACT**

William He, AICP, Senior Planner

**BACKGROUND & ANALYSIS**

**Table 1: Site Information**

General Plan Designation	Public (P)
Zoning District	Public (P)
Site Size	2.6 acres
Present Use	City Corporation Yard
Surrounding Zoning and Uses	North: RS-8000 / wetlands area South: RS-8000 / wetlands area East: RS-6500 / Single-family residences West: Unincorporated Napa County / Napa River
Access	Wetlands Edge Road

History: The City Corporation Yard was constructed in 1990 and occupied by the Public Works Department. The Corp. Yard consists of a two-story office building, a pump house, an above ground fuel storage tank, and parking for City service vehicles. Many of the services and vehicles will be relocated to the Wastewater Treatment facility at 151 Mezzetta Court and 300 Napa Junction Rd (the former Napa Junction Elementary School). Because of the relocation, the City has offered the site to the American Canyon Community and Parks Foundation (ACCPF) on a long-term lease to develop and operate the site as an Ecology Center. A vicinity map is included as Attachment 2.

There are several milestones that occurred prior to the project submittal.

- On September 7, 2021, the City Manager and the Maintenance and Utilities Department (MUD) Director requested Council feedback on Corporation Yard relocation and Ecology Center proposal. The staff report is available at [this link](#).
- On October 12, 2021, the City Council, Parks and Community Services Commission, and Open Space Advisory Committee conducted a virtual workshop to solicit feedback on the concept of the Ecology Center proposed at the Corporation Yard. The staff report is available at [this link](#).
- On June 15, 2022, ACCPF met with staff at a Project Review Committee meeting and discussed planning and building processes for the project.
- On August 2, 2022, the City Council approved a property exchange and acquisition agreement with NVUSD to acquire the 6.57-acre property where the former Napa Junction Elementary School site is located, 300 Napa Junction Rd. The staff report is available at [this link](#).
- On May 31, 2023, ACCPF introduce the project at a Community Outreach Meeting at City Hall. The public outreach package is available in Attachment 3.

Proposed Development: On September 11, 2023, ACCPF submitted a Design Permit application for a phased redevelopment of a 5,000 square foot Ecology Center at 205 Wetlands Edge Road. The Napa River Ecology Center project (Eco Center) consists of renovating the existing two-story corporation yard building to provide education/instructional activities on the first level and offices for mission-aligned groups and multipurpose uses on the second level. An outdoor deck overlooking the wetlands will provide an area for viewing and events. Outdoor uses include a 5,000 square-foot flex space on the west side, a nature play area in the east side, 30 parking spaces in the south, and perimeter fencing. ACCPF anticipates approximately 5 staff members for the site.

The applicant anticipates the Eco Center will attract 20,000 visitors each year. Average weekdays would include 90 daily users and 60 on weekends. The proposed hours of operation are 6:00 a.m. to 6:00 p.m. for general program hours, but some activities may end at 10:00 p.m. A condition of approval requires the Eco Center to comply with the Noise Ordinance that requires quieter outdoor noise after 10 pm and before 7 am.

The Project was scheduled for the Planning Commission public hearing of December 21, 2023, but the Planning Commission could not proceed with the hearing because it did not have enough members for a quorum. The project was rescheduled for a special Planning Commission session on January 11, 2024, but that meeting was cancelled because it did not have enough members for a quorum again. The Planning Commission continued the project until the earliest available date, which was January 25, 2024.

Site Specific Issues:

*Phasing:* The applicant proposes to construct the project in three phases: 1, 2, and D. Exact phasing and features within each phase is dependent upon funding and costs.

- Phase 1 includes outdoor modifications that include the entry driveway, 30 vehicle parking stalls, bicycle parking, a bus drop-off, pedestrian and fire truck access off Wetland Edge Road from a driveway on the north side of the site, EV charging stations, a flex space on the west side, and an east courtyard classroom. Indoor improvements include modifying the ground floor of the main building, and a Maker's Space (reuse of an existing shipping container). Phase 1 construction is anticipated to occur within two years of the Design Permit approval and is estimated to be completed by Summer 2025.
- Phase 2 includes the second pedestrian connection to public sidewalk, bridge feature, demonstration wetland, and berm modifications. Phase 2 is estimated to be completed by the fourth quarter 2025.
- Phase D includes the outdoor deck and connector, an elevator, and a connection to the exterior stairs. Phase D is estimated to be completed by summer 2026. The phasing plan is provided in sheet AS102 of Attachment 1, Exhibit B.

*Redevelopment of Primary Building:* The primary Corporation Yard building is two-stories constructed in the 1990's. The building modernization will convert the four ground floor garage spaces into classrooms and add an elevator for accessibility to the second floor. The renovation would bring the building to current California Building and Fire Codes.

*Sustainability Features:* The Eco Center plans include several sustainability features, such as:

- Recycled water for toilet flushing,
- A rainwater capture system,
- Sustainable exterior cladding materials,
- A new entry canopy constructed from sustainable materials,
- An outdoor pavilion with a solar photovoltaic system on the east side,
- EV charging stations at the parking lot,
- A demonstration wetlands near the entrance,
- A Maker Space with re-purposed shipping containers in the center of the site,
- A wind turbine display feature in the rear yard,
- Short-term and long-term bicycle parking.

A diagram of sustainability features is shown on sheet AG101 in Attachment 1, Exhibit B. Sustainability features that exceed code requirements will be provided at the discretion of ACCPF and will depend on funding availability.

*Future City Improvements:* The City has two projects in preliminary planning adjacent to the proposed Ecological Center. These include constructing a kayak launch and wetlands enhancements west of the the site; and an overflow parking lot immediately south of the Ecological Center to accommodate 50 vehicles for public access to the proposed kayak launch. Neither improvement is part of this permit application.

*Meeting with OSATS (Open Space, Active Transportation, and Sustainability Commission):* On November 1, 2023, the OSATS Commission received an update on the Eco Center from the Community Development Director. The report explained the history and goals of the project and informed the Commission on the next steps of the Design Permit process. The OSATS Commission provided feedback on the project that will be conveyed to the applicant and City Council. A copy of the staff report is available at [this link](#).

*Public Outreach:*

The applicant conducted outreach to inform residents about the project. A copy of the applicant's outreach is included as Attachment 3. City outreach occurred between October 3, 2023 and January 16, 2024. A copy of the public notification map is included as Attachment 4. Specific events are outlined below:

Oct. 3 – Project Posted on website

Oct. 3 – Project Information Announcement to GovDelivery Recipients (3,800+/-)

Oct. 4 - Neighborhood letters sent within 500 feet

Oct. 12 – Public notification sign installed at Corporation Yard (205 Wetlands Edge Rd)

Dec. 4 – Public Hearing Notice mailed to property owners and residents within 500 feet

Dec. 8 – GovDelivery Notice of Public Hearing Bulletin sent to email subscribers list (4,150 + people)

Dec. 9 – Public Hearing Notice Published in the Vallejo Times Herald

Dec. 15 – Staff Report published on City Website and emailed to GovDelivery Recipients

Dec. 15 – GovDelivery Notice of Planning Commission Agenda emailed to subscribers (4,150 + people)

Dec. 19 – GovDelivery Reminder Notice of Public Hearing emailed to subscribers (4,150 + people)

Jan. 5 – GovDelivery Notice of Planning Commission Agenda emailed to subscribers (4,150 + people)

Jan. 9 – GovDelivery Reminder Notice of Public Hearing emailed to subscribers (4,150 + people)

Jan. 16 – GovDelivery Notice of Planning Commission Agenda emailed to subscribers (4,150 + people)

Jan. 23 – GovDelivery Reminder Notice of Public Hearing emailed to subscribers (4,150 + people)

Staff received two comments during the application review period. A copy of the comments and response is included as Attachment 5.

## **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 Napa River Eco Center Design Permit application required a developer deposit for review and processing, so there is no fiscal impact for staff time.

## **ENVIRONMENTAL REVIEW**

The proposed design permit is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities, Class 2 (Section 15302) – Reconstruction of Existing Facilities, Class 4 (Section 15304) – Minor Alterations to Land, and Class 11 (Section 15311) – Accessory Structures.

**ATTACHMENTS:**

- 1.0 Eco Center Design Permit - Resolution
- 1.1 Exhibit A - Eco Center Project Narrative
- 1.1 Exhibit B - Napa River Eco Center Plans
- 1.3 Exhibit C - Napa River Eco Center Landscaping Plan
- 1.4 Exhibit D - Napa River Eco Center Confirmation of COA
- 2. Eco Center - Location Map
- 3. Eco Center - ACCPF Community Outreach Package
- 4. Eco Center - Public Notification List and Map
- 5. Eco Center - Public Comments and Responses

**PC RESOLUTION NO. 2023-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING A DESIGN PERMIT FOR REDEVELOPMENT OF AN EXISTING 5,000 SQUARE FOOT TWO-STORY BUILDING INTO AN ECOLOGY CENTER AT 205 WETLANDS EDGE ROAD IN THE PUBLIC (P) ZONING DISTRICT, APN 058-040-018 (FILE NO. PL23-0019)**

**WHEREAS**, on September 11, 2023, the American Canyon Community & Parks Foundation (Applicant) submitted a Design Permit application for development of an Ecology Center at 205 Wetlands Edge Road in the Public (P) zoning district (File No. PL23-0019); and

**WHEREAS**, subject to funding and costs, the Project would redevelop the existing 5,000 square-foot City Corporation Yard building into an Ecology Center in phases, which will provide indoor and outdoor instructional uses and community activities that focus on conservation and environmental science, nature art, and wellness programs; and

**WHEREAS**, community centers and cultural facilities are permitted uses in the Public Zoning District; and

**WHEREAS**, the Ecology Center programs will engage the community and provide opportunities to learn about American Canyon's important role in the Napa River watershed; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), the proposed development was exempt as set forth in CEQA Sections 15301(Existing Facilities), 15302 (Reconstruction of Existing Facilities), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures); and

**WHEREAS**, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on December 21, 2023 and January 25, 2024 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 Napa River Ecology Center Design Permit (File No. PL23-0019).

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

The proposed Design Permit is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities, Class 2 (Section 15302) – Reconstruction of Existing Facilities, Class 4 (Section 15304) – Minor Alterations to Land, and Class 11 (Section 15311) – Accessory Structures for the reasons explained below.

- a. 15301 (Existing Facilities): The project involves both interior and exterior alterations to the existing building to modify the interior with tenant improvements, for as well as re clad the exterior with new materials. There would be no expansion of size of the existing building. In addition, the project would entail addition of a few accessory buildings on the site that would be significantly less than 10,000 sq ft of floor area and located on a site where all public services and facilities are available to serve the site and not located on an environmentally sensitive portion of the site, as the site has already been graded and used as a corporation yard.

- b. 15302 (Reconstruction of Existing Facilities): The new Ecology Center offices will be located on the same site as the structure replaced and will have substantially the same purpose and capacity. The Ecology Center will reuse the two-story corporation yard building as offices and multipurpose classrooms.
- c. 15304 (Minor Alterations to Land): Project is located on a site with a slope of less than 10 % and not located in any waterway or wetland, new landscaping would be water efficient. The grading would be to address storm water run-off, create a formal parking area in the unpaved parking and circulation area, add ADA access and other site amenities.
- d. 15311 (Accessory Structures): The project would include the creation of a formal paved parking lot, drive aisles and internal circulation to support the use, on land that has already been disturbed, graded, and used for more industrial uses. In addition, minor accessory structures would be added to the site, in already developed areas, including an elevated deck, enclosure around the city's generator.

## **SECTION 2. DESIGN PERMIT FINDINGS**

Approval of the Ecology Center Design Permit requires all 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 Ecology Center proposed at 205 Wetlands Edge Road is a permitted use in the Public Zoning District in accordance with the Zoning Code.*

- B. The project and its design comply with any applicable design guidelines.

*The project does not change the height, bulk, and setback of the existing two-story structure on site. The modifications consist of tenant improvements, with minor changes to the site plan to include new accessory structures. The project complies with design guidelines in the Zoning Code.*

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

*As discussed in Section B above, the project does not substantially change the corporation yard building. The proposed updates to the building exterior would improve the industrial look of the site into a more eco-friendly appearance, which would be an aesthetic improvement for the neighborhood.*

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

*The project site is outside of the Airport Land Use Compatibility Plan.*

- 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 project would modify the existing corporation yard building from an industrial aesthetic to a community center aesthetic. The building will be painted white and the front elevation would be clad with sustainable materials. A new entry canopy would be added on the southeast corner, which would be made of sustainable recycled materials. The project site would redo the landscaping at the front yard and parking areas. The project would improve the appearance of the surrounding neighborhood.*

- 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 project repurposes and existing building so there is no change to the approved height, bulk, and setbacks.*

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

*As explained in section E, the project would improve the aesthetics of the existing two-story building. The site will add landscaping and a nature play area in the front yard. The project would improve the community's appearance.*

- 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 project is located at the western edge of the City Limits. The neighboring parcels are single-family residences. An Ecology Center would improve public access to the Napa River wetlands and improve aesthetics for an existing developed corporation yard site.*

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

*The project is proposed on an approved site with adequate vehicular and pedestrian circulation.*

### **SECTION 3. CONDITIONS OF APPROVAL**

#### **General**

1. The Design Permit approval is granted for redevelopment of an existing 5,000 square foot, 2-story building into an Ecology Center at 205 Wetlands Edge Road (file no. PL23-0019), which shall be substantially as shown on file in the Community Development Department, except as modified by conditions of approval in this approval. Exhibits A through C consist of the following:
  - a. Project Narrative, prepared by the American Canyon Community & Parks Foundation, dated September 8, 2023.
  - b. Architectural Plans prepared by RIM Architects, consisting of 16 sheets, dated November 3, 2023.
  - c. Preliminary Landscaping Plan prepared by RHAA, consisting of one sheet, dated November 3, 2023.
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, 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 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.
4. This approval is also subject to return of the "Applicant Confirmation of Conditions of Approval" form signed by the property owner as incorporated in this Resolution as Exhibit D. 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 February 5, 2024.
5. The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.
6. 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.
7. Expiration of this Approval. If no lease approved by the City or construction permits issued and commenced within two years of the date upon which this approval is final, the approval shall become null and void and of no effect (see American Canyon Municipal Code (ACMC) 19.42.030(A)). An

extension of time may be granted by the Community Development Director upon the written request by a responsible party before the expiration of the two-year period, provided that the 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.

8. All plans submitted for review and approval and all development shall be in substantial conformance with the approved exhibits, except where modified by a condition of approval or property lease. The Community Development Director or designee may approve minor changes to the project as approved by the Planning Commission 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, 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.
9. Prior to obtaining a building permit, all parties working on the project must obtain a business license from the City.
10. As described in the Project Narrative (Exhibit A to this Resolution), the Project may be constructed in phases.
11. As described in the Project Narrative (Exhibit A to this Resolution), the general hours of operation will be 7 days a week from 6:00 a.m. to 10:00 p.m., with general program hours from 9:00 a.m. to 6:00 p.m.
12. Business Operations shall comply with the Community Noise Ordinance as explained in ACMC Section 8.12. Exterior noise limits are explained below.

**ACMC Table 8.12.070**

Type of Land Use	Time Interval	Allowable Exterior Noise Level (dBA)
Residential Single and double	10 p.m. — 7 a.m.	50
	7 a.m. — 10 p.m.	60

13. Prior to issuance of each building permit, the applicant shall submit a Certificate of Compliance from the Napa Valley Unified School District (NVUSD). For more information contact NVUSD Developer Fees - [developerfees@nvusd.org](mailto:developerfees@nvusd.org).
14. The Applicant is responsible to remove any graffiti that occurs on the site within 24 hours.
15. The Applicant is responsible to maintain the site free of all litter and debris and ensure that all facilities and grounds are properly maintained.
16. 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, the “Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation” shall be implemented as included as Appendix A to the Housing Element Background Report.

**Planning**

17. The conditions of this Permit shall be printed on the first sheet of each plan set submitted for a building permit pursuant to this Conditional Use Permit, under the title "Conditional 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.
18. All new rooftop equipment on the office building shall be screened with one or more opaque roof screens equal in height to the top of the rooftop mechanical equipment subject to approval by the Community Development Director.
19. Signs for the project shall obtain sign permit approval from the Community Development Department. This requirement does not apply to traffic signs, building addressing or directional signs for wayfinding.
20. According to APMC Section 19.21.030(1)(3), the use of parking space tire stops is prohibited.
21. According to CBC Section 5.106.4.1.2, long term parking spaces must equal 5 percent of new motorized vehicle parking spaces. 30 parking spaces, 1.5 spaces, or 2 long-term bicycle parking spaces are required. Prior to the issuance of the first building permit, provide a minimum of 2 long-term bicycle parking spaces.
22. Prior to issuance of a building permit, the applicant shall demonstrate that all exterior lighting shall be shielded as appropriate to direct light downward and avoid light spillage or glare from the project site.

#### Landscape and Irrigation Plans

23. Prior to the issuance of the Building Permit, the applicant shall provide a Landscape Plan. The landscape plan shall comply with the requirements of the California Government Code 65591 et. seq. known as the Water Conservation in Landscaping Act as set out in the model water efficient landscape ordinance adopted by the California Department of Water Resources and amended in 2015. All plant material shall be served by a city-approved automatic irrigation system.
24. All trees shall be 15 gallons in size or larger.
25. Prior to the issuance of a certificate of occupancy, all landscaping shall be completed and the project's landscape architect shall provide a written certification that all plant materials have been installed in accordance with the approved landscape plan.
26. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.
27. All tree stakes and ties shall be removed within one year following installation or as soon as trees are able to stand erect without support.
28. Clear sight triangles shall be maintained at all driveways. Low-lying plantings and other site fixtures, including signs, shall be no taller than 30 inches within the site's vision triangles.

## Building and Safety

29. Consistent with the California Building Code (ACMC Title 19), a building permit is required for many new and modified site components, such as:
  - a. Interior and exterior building renovations.
  - b. Exterior lighting.
  - c. Pedestrian bridge over the demonstration wetland.
  - d. Gas-fired fire pit.
  - e. Trash Enclosure.
  - f. Fences over 7 feet tall.
  - g. Art sculpture(s).
  - h. EV Charging Stations.
  - i. PV Solar systems.
  - j. Retaining walls.
  - k. Shade Structures, Patio covers, play equipment, Etc.
  - l. Structures that obtain a permit from the Public Works Dept.
  - m. Monument Signs and wall-mounted signs
30. Prior to the final inspection, the applicant shall submit a letter of certification to the Building Official from the project architect, civil engineer, and landscape architect certifying that all improvements have been constructed in accordance with the approved building plans.
31. 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.
32. 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.
33. 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.
34. Accessibility: Prior to the final inspection, a Certified Access Specialist (CASP) shall submit a letter certifying that all improvements have been constructed in compliance with applicable state and federal accessibility standards. Determination of consistency shall be subject to the review and approval of the Building Official.

## Fire District

35. New and modified buildings shall conform to requirements set forth in the currently adopted editions of the California Building Code, California Fire Code, as amended by the City of American Canyon and American Canyon Fire Protection District, and Nationally Recognized Standards.
36. 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.
37. 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.
38. 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.
39. 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.
40. An approved water supply capable of supplying the required fire flow for fire protection systems shall be provided to all premises upon which facilities or buildings are hereby constructed or moved into or within the City. Required fire flow and hydrant distribution shall be in accordance with Appendix B and C of the California Fire Code. Applicant shall demonstrate on plan submittal; square footage of each building on plan and provide the required fire flow information. Applicant shall demonstrate that the number and spacing of onsite fire hydrants meets the California Fire Code.

### **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

41. 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.
42. 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.
43. 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.
44. 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. Where hydrants are provided – the width shall be a minimum of 26-feet.
45. Access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction. Fire apparatus access shall be provided to within 150 feet of the most remote portions of all building from an approved exterior route. If this cannot be achieved fire apparatus turnarounds will be needed.
46. 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.
47. 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.
48. 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.
49. 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.
50. Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.

#### **Public Works (General)**

51. The Applicant shall be responsible for all City plan check and inspection costs. The Applicant shall establish a Developer Deposit Account with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual costs.
52. 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.

53. 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.
54. 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.
55. 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.
56. 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.
57. A Post Construction Stormwater Operations and Maintenance Plan that includes a plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the 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.
58. The Applicant shall submit site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City's Public Works Department. **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. No final grading or other construction shall be performed until the Improvement Plans have been approved. The Applicant shall not begin clearing, grubbing, or rough grading at the site prior to approval of the Improvement Plans, unless explicitly approved by the City of American Canyon through the standard grading and utilities only permit process. An Encroachment Permit is required for any work within City right of way. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.
59. The existing fire service shall be equipped with an approved backflow prevention device.
60. The backflow prevention device shall have cathodic protection.
61. 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.
62. If any hazardous material is encountered during the construction of this project, all work shall be immediately stopped and the Fire Department, Napa County Department of Environmental Services

or other designated agency, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all these agencies.

63. 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.
64. 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.
65. All construction stormwater pollution prevention best management practices (BMP's) shall be installed as the first order of work and in accordance with the *State Water Resources Control Board's General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ, 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.
66. All landscaping shall be designed to use recycled water for irrigation. Recycled water landscaping shall be designed to comply with California Code of Regulations Title 22 and shall include design details to prevent runoff of recycled water. The irrigation system shall include an ET/SMART controller.

#### **Public Works Special Conditions of Approval**

67. The Applicant shall submit Improvement Plans prepared by a registered Civil Engineer (Engineer of Record) in substantial conformance with the preliminary Design Permit Plans for Napa River Ecology Center prepared by RIM Architects dated November 3, 2023 (referred to hereafter as Preliminary Plans), except as modified by these conditions.
68. Improvement Plans shall be tied to the State of California coordinate system.
69. The Applicant shall construct all the on-site private drive aisles, parking spaces, walkways, storm drainage and stormwater quality and landscaping "**Private Improvements**" generally shown on the Preliminary Plans and more specifically described below. All private drive aisles, parking spaces, walkways, storm drainage and stormwater quality improvements shall be designed in accordance with the City of American Canyon Engineering Standard Plans and Specifications for Public Improvements (City Standards), except as specifically noted otherwise in these conditions.

- a. Storm Drain Facilities:

Construct private on-site drainage facilities, detention facilities, and other appurtenances to collect and convey all surface drainage to an approved private storm drain facility or outfall. Onsite drainage facilities shall provide for the positive drainage of all adjacent upstream or upgrade properties to prevent ponding. Existing run-on from adjacent properties shall not be obstructed and shall be conveyed onsite. Off-site peak storm water discharge shall not exceed 90% of the undeveloped peak flow from the 24-hour, 100-year event. The sizing of all storm drains and detention facilities shall be determined by the approved final drainage report.

b. Stormwater Quality Facilities:

Permanent on-site private post-construction stormwater treatment BMPs shall be designed and constructed in accordance with the approved final SWCP. Runoff from all roof drains shall be conveyed to the onsite stormwater treatment facilities.

- c. Locate any monument signs such that they do not create sight obstructions for vehicles exiting the site.
- d. Trash enclosure shall be designed in accordance with the American Canyon Trash Enclosure Standards. Trash enclosures shall also be coordinated with Recology.

70. Prior to SUBMITTAL OF THE IMPROVEMENT PLANS, the Applicant shall:

- a. Submit the City's "Improvement Plan Checklist".
- b. Pay an initial cash deposit for City plan check services in amount to be determined by the City prior to the time of submittal. The Project engineer shall contact City staff to discuss submittal details to determine the initial deposit amount. This deposit shall also cover the cost of a third-party review of the Trip Generation Analysis.
- c. Provide the following:
  - i. Construction Storm Water Pollution Prevention Plan (SWPPP) and a City Erosion and Sediment Control Plan (ESCP)
  - ii. Drainage Report
  - iii. Post-Construction Stormwater Control Plan (SWCP)
  - iv. Geotechnical Report

71. 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. 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.
- c. 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).

72. Prior to COMMENCEMENT OF CONSTRUCTION ACTIVITIES, the Applicant shall:

- a. Pay off all current account balances with the City of American Canyon.
- b. 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:
  - i. One (1) job-site copy of the latest edition of the City Standards for the Contractor use.
  - ii. One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor.
  - iii. Electronic copies of Improvement Plans and SWPPP

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 based on the rates in effect at the time of permit issuance.

74. Prior to CERTIFICATE OF OCCUPANCY, the Applicant shall:

- a. Restore all adjacent off-site road surfaces damaged during construction to pre-project conditions.
- b. Submit a certification by the Geotechnical Engineer of Record that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.
- c. Provide a digital copy of the Improvement Plans that include all as-built or field changes, in AutoCAD Civil 3D (.dwg), void of any AutoCAD blocks format preventing full editing capabilities of the drawings, compatible with the City's current Civil 3D version, tied to the NAD83 (California Zone 2, feet) coordinate system and (.pdf) format.
- d. Provide a letter stating that all of the Developer's Conditions of Approval have been met.
- e. Provide a letter from the Civil Engineer of Record certifying that all the site improvements were constructed and inspected in substantial conformance with the approved plans and City Standards.
- f. Enter into and record a post-construction Stormwater Operations and Maintenance Agreement with the City.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 25<sup>th</sup> day of January, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

**Brando Cruz, Chair**

**ATTEST:**

**APPROVED AS TO FORM:**

---

**Nicolle Hall, Administrative Technician**

---

**William D. Ross, City Attorney**

EXHIBITS:

- A. Project Narrative
- B. Design Permit Plans
- C. Landscaping Plans
- D. Applicant confirmation of Conditions of Approval



**EXHIBIT D**  
**Applicant Confirmation of Conditions of Approval**  
**Napa River Ecology Center Design Permit**  
**(FILE NO. PL23-0019)**

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 January 25, 2024.

\_\_\_\_\_  
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



American Canyon Community & Parks Foundation  
**NAPA RIVER ECOLOGY CENTER**  
205 Wetlands Edge Road, America Canyon, California 94503

**PROJECT NARRATIVE**  
DESIGN PERMIT SUBMITTAL  
09/08/23

***Summary***

The City Corporation Yard located at 205 Wetlands Edge Road in American Canyon is currently occupied by the American Canyon Public Works department. This department is relocating to another facility and the City of American Canyon is offering this existing facility to American Canyon Community & Parks Foundation (ACCPF) on a long-term lease basis to develop and operate an Ecology Center.

***Proposed Uses and Improvements***

The site will be developed for various indoor and outdoor instructional uses and other community activities. Effort will be made to create a safe, interesting learning environment that is accessible to all members of the community. The site's unique location will be explored to enhance the natural setting. The existing 2-story building will be renovated to provide classroom/instructional activities on the first level and ACCPF's offices, offices for other mission aligned groups and other multipurpose uses on the second level. An outdoor deck overlooking the wetlands will provide an area for community and private events.

The Ecology Center will be a hub of education, nature art, and science programs for American Canyon, Napa, and entire Bay Area. The primary focus will be on conservation and environmental science with a secondary focus on nature art and wellness programs. The center's programs will engage the community and provide opportunities to learn about American Canyon's important role in the Napa River watershed. The site is uniquely poised as a hub for environmental education based on the proximity to the Wetlands and opportunities for hands on learning.

**Site Program**

- Maker's Space – artist workshop, focus on environmental art
- Teaching gardens
- Nature playground and/or loose parts nature play
- Outdoor "natural" kitchen and pizza oven (no commercial kitchen)
- Walking paths
- Interpretive signage

- “Parent/adult area” - gathering, firepits
- Outdoor deck looking west over wetlands
- Outdoor hand washing area
- Pedestrian access from Wetlands Edge Road
- Overflow parking
- Community gathering space
- Outdoor classroom pavilion with solar panels
- Fire truck access

#### Building Program

- Indoor/Outdoor flexible gathering/classroom areas
- Reception desk with branding/donor wall
- All gender restrooms
- Elevator
- Storage room for tables and chairs
- High storage for classroom materials
- Information kiosk
- Rolling tables
- Event space/Conference room/multi-purpose room with pantry
- Private offices and open office area for ACCPF

#### ***Project Design Goals***

- Reuse existing site items to extent feasible
- Be as green/eco-friendly as possible
- Design so costs reductions could be achieved with minimal change
- Include safe but open outdoor areas for children
- Program, event areas should give kids freedom to roam but still be safe from roads, stairs etc.
- Create sense of entry and openness into site from Wetland Edge Rd directly into site and to front entry
- Consider sun and wind in design, particularly for garden beds
- Improve look of building to present as an eco-friendly building
- Improve view from the street
- Create a unique look tied in with eco-friendly character and aesthetic improvement for surrounding homeowners and public at large
- Build in ability for green improvements that may not be financially feasible at first but could be incorporated later.
- Flexible space on inside of ground floor for programming, preserve open feel, use modular furniture
- Minimize budget/costs to greatest extent possible
- Flexible outdoor area at rear that can be secure and used for variety of events

- Screen to greatest extent utility features remaining on site (generator, sheds, fuel pump, utility building, etc.)
- Create a parking lot near front of building, but not too close to entry
- Balance parking with pick up/ drop off
- Consider a one way in and out driveway
- Create overflow parking adjacent to the site
- Consider outdoor deck off 2nd floor to rear to take advantage of views and serve as viewing deck and entertainment area
- Consider improvements/modifications to improve functionality of stairs to 2nd floor with elevator (if needed) and connection to a deck
- Consider parking needs for groups and identify overflow parking
- Security features - ability to prohibit access from the public after hours or when closed, while preserving walking paths if possible. Consider a combination of decorative and secure fencing.
- Wetland's berm - utilize in design for viewing, education, or playing. Keep as natural protection against sea level rise
- Incorporate access needs for all

### ***Building Square Footage by Uses***

#### **1<sup>st</sup> Floor:**

- Student Activity Area = 1,234 sf
- Storage = 209 sf
- Utility = 288 sf
- Circulation = 281 sf

*Total gross 1<sup>st</sup> floor area = 2,250 sf*

#### **2<sup>nd</sup> Floor:**

- Event area = 352 sf
- Offices = 1,065 sf
- Utility = 210 sf
- Circulation = 390 sf

*Total 2<sup>nd</sup> floor gross area = 2,250 sf*

Outdoor deck = 743 sf

### ***Anticipated Number of Users***

Average daily users = 90

Average weekend users = 60

### ***Hours of Operations***

The general hours of operation will be 7 days a week from 6:00 a.m. to 10:00 p.m., with general program hours from 9:00 a.m. to 6:00 p.m.

### ***What does the Project have to offer?***

With environmental concerns at an all-time high, ACCPF is leading the way for community conservation efforts. The Napa River Ecology Center at the American Canyon Wetlands will:

- provide a home for environmental education, nature art, and science programs for students and community members in Napa County and beyond
- strengthen American Canyon as a leader in environmental leadership, research, and programming
- harness the power of our diverse community to further the conservation movement.
- "root" our families in nature and develop the next generation of nature lovers who will help solve our most complex environmental issues.

ACCPF plans to use the site for development, operation, maintenance and repair of the Project and all related uses, including both indoor and outdoor environmental education, public and private events, gatherings, community programs and fundraisers consistent with the ACCPF mission as a non-profit foundation. Commercial uses in support of mission-aligned organizations, businesses or community groups which are approved by the City in advance in its reasonable discretion, and for no other use without City's consent. City will still have some presence on the site as they own the property and will retain certain sewer facilities on the site. City will have the right to access the site to test, maintain and repair the generator located on the site; use and maintain the existing pump house building located on the premises; and maintain the emergency overflow pond.

ACCPF is a 501c3 non-profit organization with a proven track record of identifying community needs, starting programs to fill those needs, and sustaining them with community support. Since 2015, ACCPF has contributed to our community through park improvements, scholarships/sponsorships, and other community programs. Because of this reliable growth – community residents, local government, and businesses support and invest in ACCPF. The foundation is highly regarded as a provider of quality programs that fit unique health and education needs of the community and has been described as "leading the charge" in American Canyon and are looked up to as leaders in environmental education, after school enrichment, health, and wellness.

ACCPF is exceptional at engaging the community and producing quality educational and outdoor programs. The foundation strives for social equality and is committed to bringing these programs to low-income families and children who need them the most. Recently, ACCPF identified a gap in environmental education and arts enrichment programs and stepped up as a viable non-profit partner to help expand these learning opportunities. Conservation programs are in high demand, allowing students to take classroom concepts and apply them outdoors where they can improve their academic performance and consider careers in environmental science.

ACCPF excels at identifying and filling service gaps related to our vision and is committed to helping children through the long-term success of our programs. In short, our core mission is to utilize the outdoors as a method of improving education and community health. Developing this Wetlands Ecology Center is a natural extension of our programming success.

***How will the Project meet or exceed City Goals, Objectives, and Requirements?***

The Napa River Ecology Center is located in the P (Public) Zoning District of the City of American Canyon. This district was created in the General Plan to serve Public and Institutional needs of the residents of American Canyon. Public and quasi-public use types include utility, educational, cultural, medical, protective, governmental, and other uses which are strongly vested with public or social importance. Because this use is a permitted use a conditional use permit will not be required.

This Ecology Center will serve the needs of the residents in environmental education and will offer various programs for the benefit of the community. It is a community based environmental center that harnesses the power of diversity to strengthen the local conversation movement.

The site is a regional hub for environmental education based on its proximity to the wetlands and opportunities for hands on learning. The center will provide equitable access to education, art and science programs that foster a connection between our communities and the natural world.

***Project Phasing***

The goal is to complete the project in one single phase, but that is dependent on funding and costs. Therefore, we have planned the construction in three (3) potential phases if necessary to reflect funding and project costs. The construction will be accomplished in distinct self-contained phases. This is because all funding required for the project may not be available at the start of construction. Each phase when completed will not rely on a future phase for code compliance.

Following three (3) phases are conceptualized but are subject to change in future:

*PHASE 1 (estimated to be completed by summer of 2025)*

- Entry Driveway
- Parking
- West side outdoor improvements
- Complete 1<sup>st</sup> level building build out, expect elevator
- Fire truck access
- East courtyard
- Maker’s space
- Flexible space area
- Bus drop-off



PHASE 2 *(estimated to be completed by fourth quarter of 2025)*

- Pedestrian connection to public sidewalk
- Bridge feature
- Demonstration wetland
- Existing berm modifications

PHASE D *(estimated to be completed by summer of 2026)*

- Outdoor deck and connector
- Elevator
- Exterior stair access

# DESIGN PERMIT APPLICATION EXHIBITS

Attachment 1, Exhibit B:  
Design Permit Plans



SUBMITTED TO



Project File No. PL23-0019



**NAPA RIVER ECOLOGY CENTER**

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

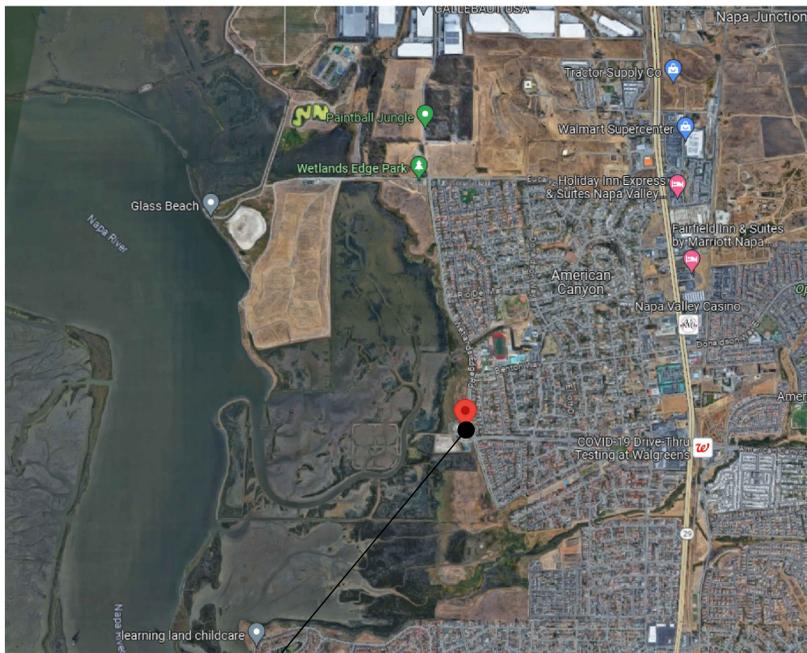
205 Wetlands Edge Road, American Canyon, California 94503

11.03.23 **G001**

DESIGN PERMIT

**rhaa RIM**

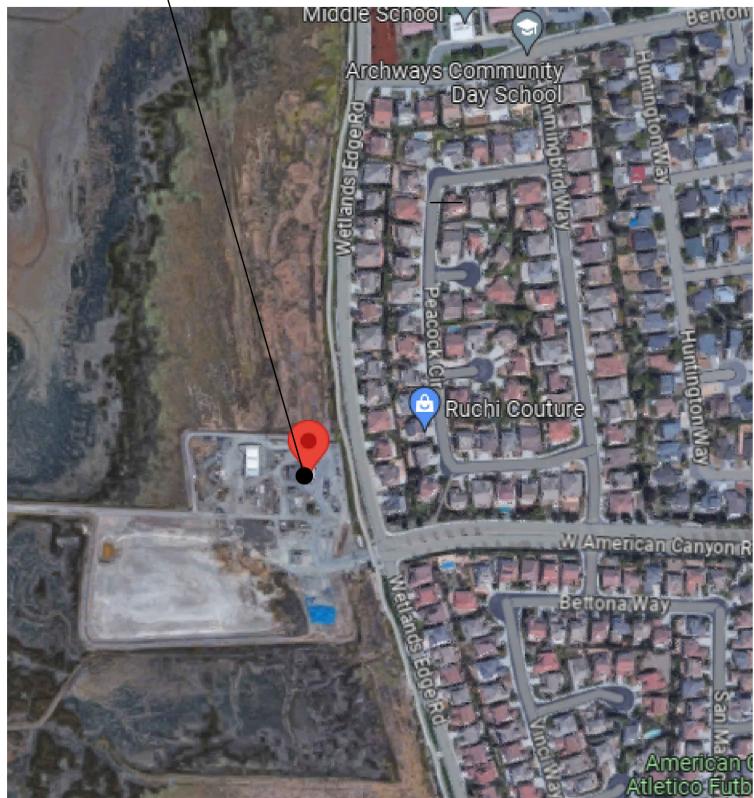
## VICINITY MAP



not to scale

SUBJECT SITE

## LOCATION MAP



not to scale

## PROJECT DATA

### PLANNING DATA

ADDRESS: 205 WETLANDS EDGE RD, AMERICAN CANYON, CA 94503  
 APN: 058-040-018, 058-571-015, 058-050-046 & 058-050-048  
 ZONING: P (PUBLIC) DISTRICT  
 PERMITTED USES: COMMUNITY & RECREATION ACTIVITIES  
 DEVELOPMENT STANDARDS: NOT DEFINED IN THE MUNICIPAL CODE  
 PARKING REQUIREMENTS: NOT DEFINED IN THE MUNICIPAL CODE

### EXISTING BUILDING DATA

ORIGINALLY CONSTRUCTED: 1990  
 CONSTRUCTION TYPE: TYPE III-B (CMU STRUCTURE)  
 NO. OF STORIES: TWO (27'-6" HIGH)  
 GROSS FLOOR AREAS: 1ST FLOOR = 2,250 SF  
 2ND FLOOR = 2,250 SF  
 BUILDING FOOTPRINT: 75 FEET X 30 FEET  
 SEISMIC ZONE: ZONE 4 (WIND 70 MPH)

## PROJECT TEAM

PROPERTY OWNER: CITY OF AMERICAN CANYON  
 TENANT: AMERICAN CANYON COMMUNITY AND PARKS FOUNDATION  
 CONTACT: JANELLE SELICK  
 janelle@acparks.org  
 ARCHITECT: RIM ARCHITECTS  
 CONTACT: MICHELLE JONES  
 mjones@rimarchitects.com  
 NAVEEN MATHUR  
 nmathur@rimarchitects.com  
 LANDSCAPE: RHAA  
 CONTACT: MEGAN DALE  
 megan.dale@rhaa.com  
 CIVIL: RSA+  
 CONTACT: JEREMY SILL  
 jsill@rsacivil.com

## PROJECT SUMMARY

THE CITY CORPORATION YARD BUILDING LOCATED AT 205 WETLANDS EDGE ROAD IN AMERICAN CANYON IS CURRENTLY OCCUPIED BY THE AMERICAN CANYON PUBLIC WORKS DEPARTMENT. THIS DEPARTMENT WILL BE RELOCATING TO ANOTHER FACILITY AND THE CITY OF AMERICAN CANYON IS OFFERING THIS EXISTING FACILITY TO AMERICAN CANYON COMMUNITY & PARKS FOUNDATION (ACCPF) ON A LONG-TERM LEASE BASIS TO DEVELOP AND OPERATE AN ECOLOGY CENTER, WHICH WILL BE A HUB OF ENVIRONMENTAL EDUCATION, NATURE, ART, AND SCIENCE PROGRAMS FOR THE COMMUNITY OF AMERICAN CANYON, NAPA AND THE ENTIRE BAY AREA.

THE SITE WILL BE DEVELOPED FOR VARIOUS INDOOR AND OUTDOOR INSTRUCTIONAL USES AND OTHER COMMUNITY ACTIVITIES. EFFORT WILL BE MADE TO CREATE A SAFE, INTERESTING LEARNING ENVIRONMENT THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY. THE SITE'S UNIQUE LOCATION WILL BE DESIGNED TO CREATE A NATURAL SETTING. THE EXISTING 2-STORY BUILDING WILL BE RENOVATED TO PROVIDE CLASSROOM / INSTRUCTIONAL ACTIVITIES ON THE FIRST LEVEL AND ACCPF'S OFFICES AND OTHER MULTIPURPOSE USES ON THE SECOND LEVEL.

## SHEET INDEX

G001	COVER PAGE
G002	PROJECT DATA & SHEET INDEX
AE101	SITE PHOTOS
AS101	SITE PLAN
AS102	PHASING PLAN
AS103	SITE RENDERINGS
AS104	SITE RENDERINGS
AS105	SITE RENDERINGS
LS101	LANDSCAPE PLAN
AG101	GREEN ELEMENTS
A101	FLOOR PLAN
A102	FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A301	STREET VIEW
A302	BUILDING RENDERINGS

project data & sheet index



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

11.03.23

G002

DESIGN PERMIT

rhaa RIM



Existing Corporation Yard building - view from the entry driveway



Rear view of the wetlands area



Rear view of the site



Existing Corporation Yard building - front view



Existing Corporation Yard building - rear view with pump house

site photos



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

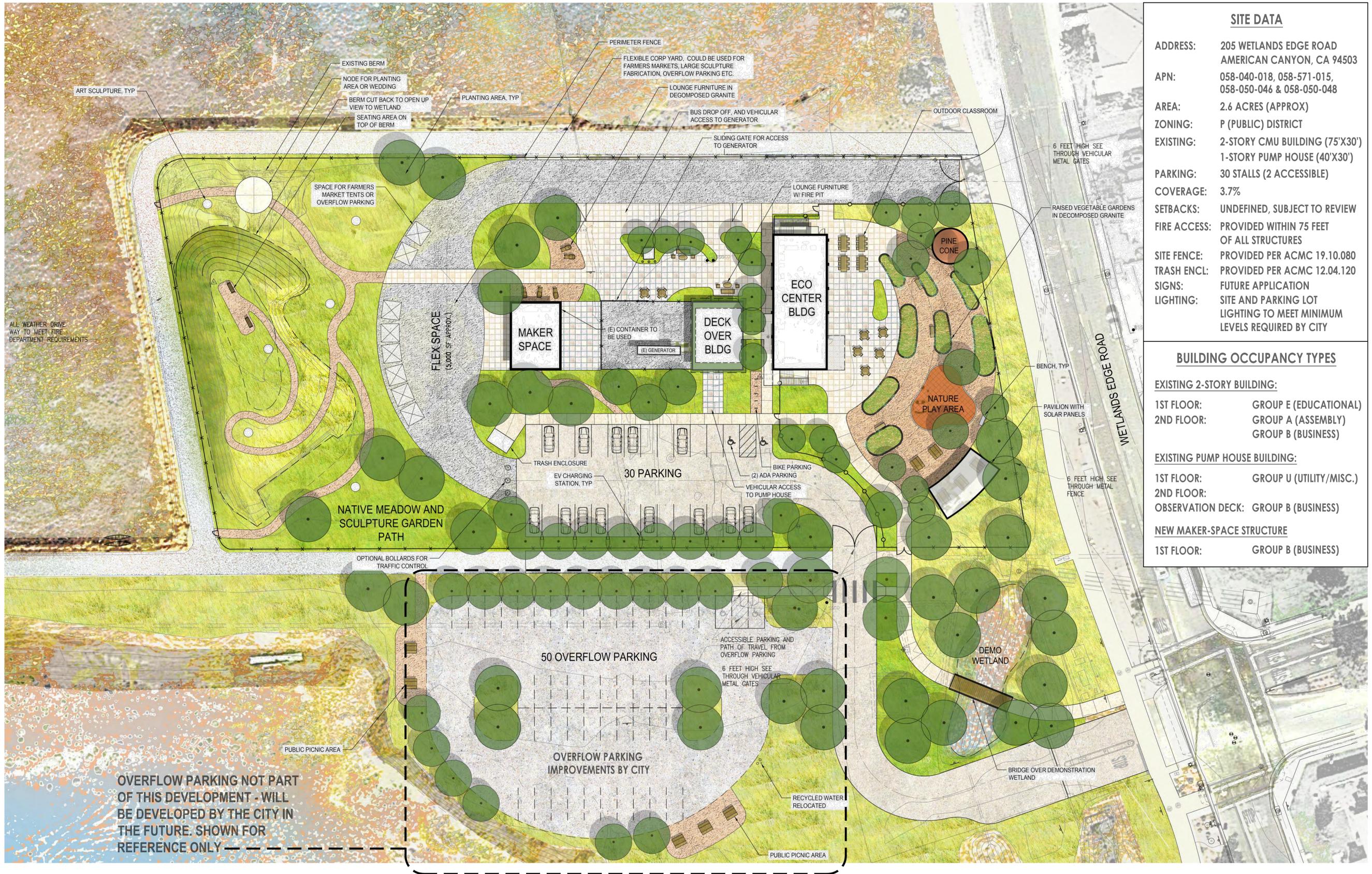
205 Wetlands Edge Road, American Canyon, California 94503

11.03.23

AE101

DESIGN PERMIT

rhaa RIM



SITE DATA	
ADDRESS:	205 WETLANDS EDGE ROAD AMERICAN CANYON, CA 94503
APN:	058-040-018, 058-571-015, 058-050-046 & 058-050-048
AREA:	2.6 ACRES (APPROX)
ZONING:	P (PUBLIC) DISTRICT
EXISTING:	2-STORY CMU BUILDING (75'X30') 1-STORY PUMP HOUSE (40'X30')
PARKING:	30 STALLS (2 ACCESSIBLE)
COVERAGE:	3.7%
SETBACKS:	UNDEFINED, SUBJECT TO REVIEW
FIRE ACCESS:	PROVIDED WITHIN 75 FEET OF ALL STRUCTURES
SITE FENCE:	PROVIDED PER ACMC 19.10.080
TRASH ENCL:	PROVIDED PER ACMC 12.04.120
SIGNS:	FUTURE APPLICATION
LIGHTING:	SITE AND PARKING LOT LIGHTING TO MEET MINIMUM LEVELS REQUIRED BY CITY

BUILDING OCCUPANCY TYPES	
<b>EXISTING 2-STORY BUILDING:</b>	
1ST FLOOR:	GROUP E (EDUCATIONAL)
2ND FLOOR:	GROUP A (ASSEMBLY) GROUP B (BUSINESS)
<b>EXISTING PUMP HOUSE BUILDING:</b>	
1ST FLOOR:	GROUP U (UTILITY/MISC.)
2ND FLOOR:	OBSERVATION DECK: GROUP B (BUSINESS)
<b>NEW MAKER-SPACE STRUCTURE</b>	
1ST FLOOR:	GROUP B (BUSINESS)

site plan



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

Scale: 1" = 20'-0"  
(when printed 30"x42")

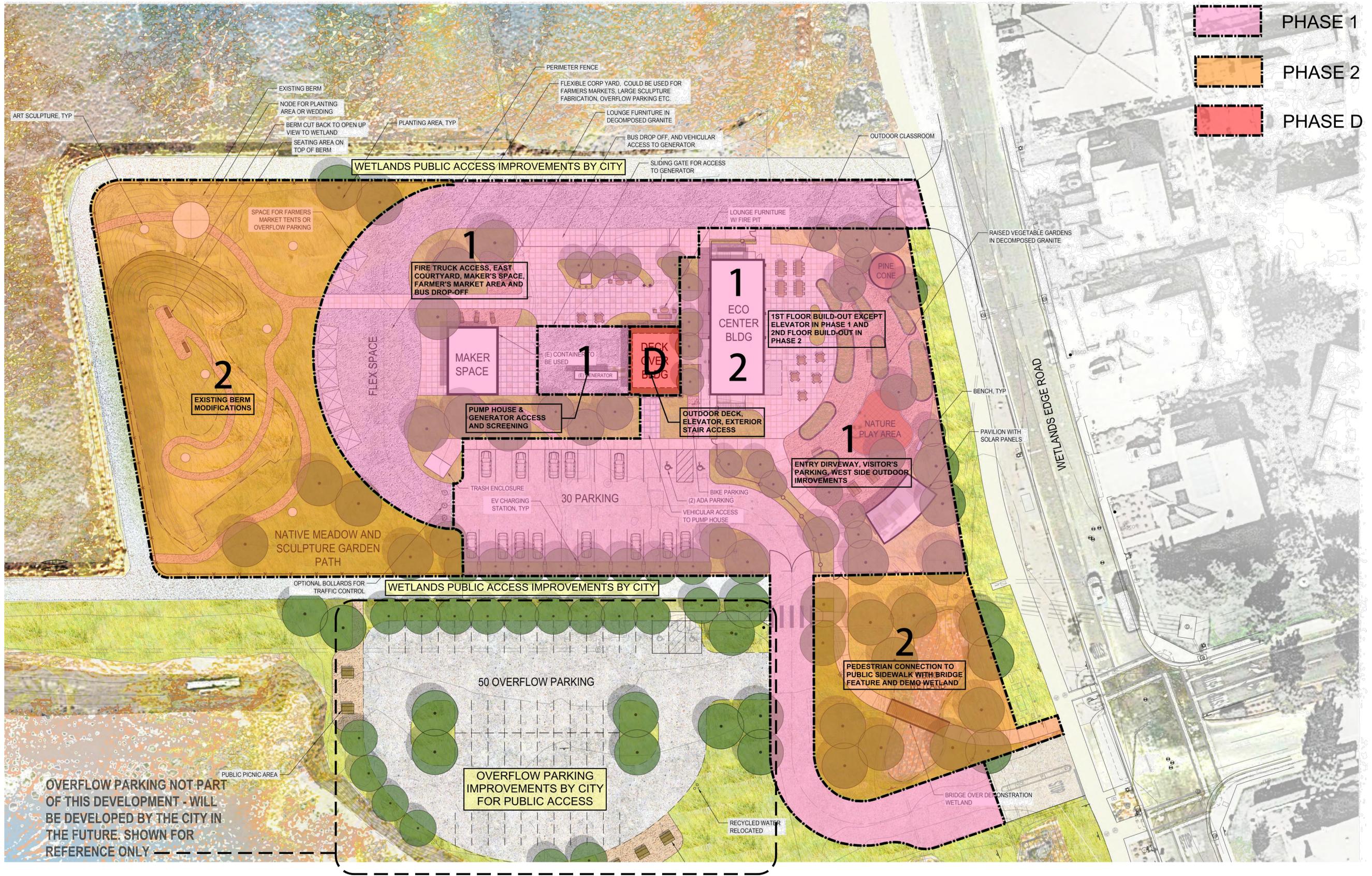


11.03.23

AS101

DESIGN PERMIT

rhaa RIM



phasing plan



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

Scale: 1" = 20'-0"  
(when printed 30"x42")



11.03.23

AS102

DESIGN PERMIT

rhaa RIM



site rendering



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

11.03.23 AS103

DESIGN PERMIT

rhaa R1M



site rendering



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

11.03.23 AS104

DESIGN PERMIT

rhaa R1M



site rendering



# NAPA RIVER ECOLOGY CENTER

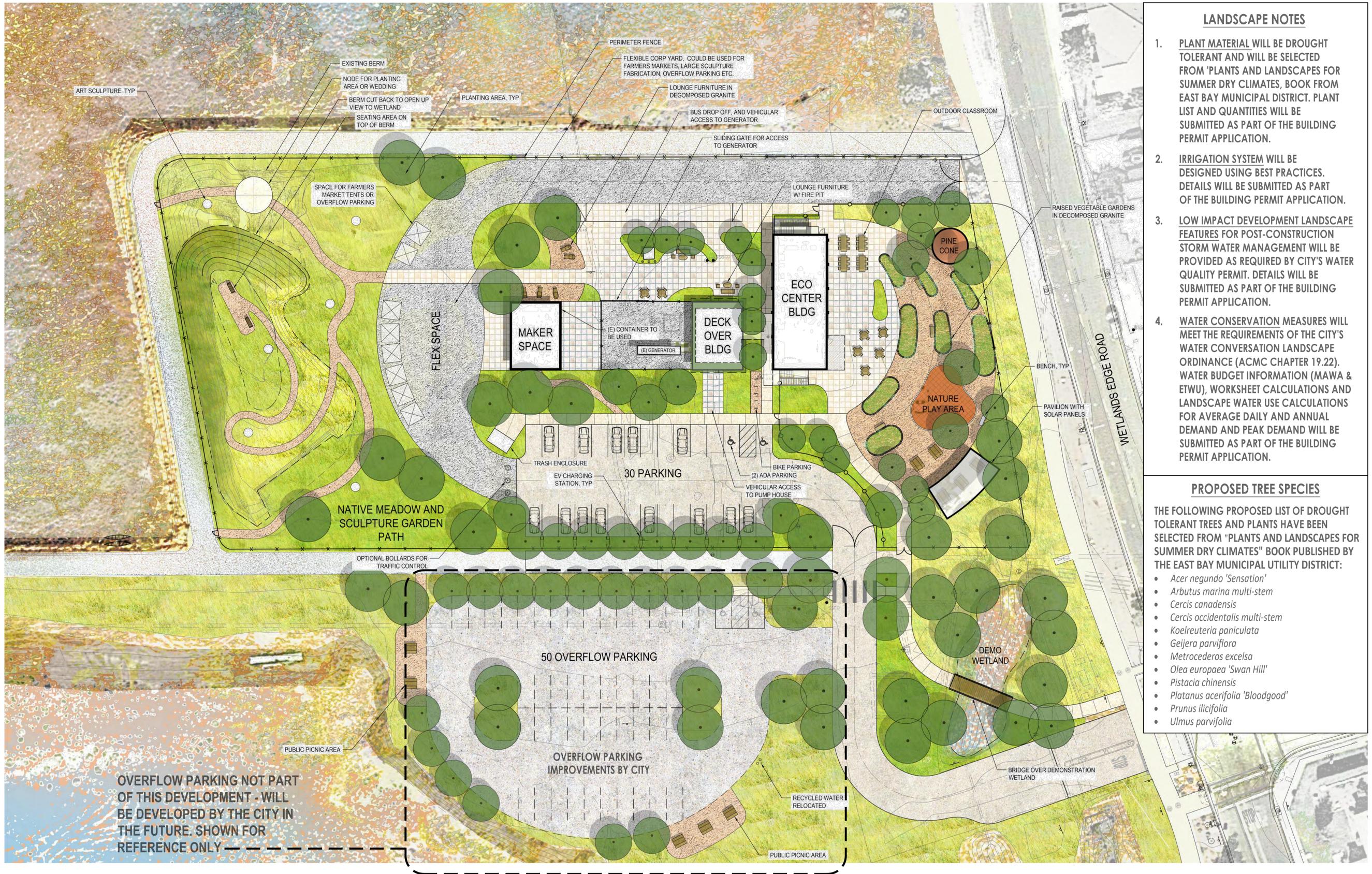
AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

11.03.23 AS105

DESIGN PERMIT

rhaa RIM



**LANDSCAPE NOTES**

1. PLANT MATERIAL WILL BE DROUGHT TOLERANT AND WILL BE SELECTED FROM 'PLANTS AND LANDSCAPES FOR SUMMER DRY CLIMATES, BOOK FROM EAST BAY MUNICIPAL DISTRICT. PLANT LIST AND QUANTITIES WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
2. IRRIGATION SYSTEM WILL BE DESIGNED USING BEST PRACTICES. DETAILS WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
3. LOW IMPACT DEVELOPMENT LANDSCAPE FEATURES FOR POST-CONSTRUCTION STORM WATER MANAGEMENT WILL BE PROVIDED AS REQUIRED BY CITY'S WATER QUALITY PERMIT. DETAILS WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
4. WATER CONSERVATION MEASURES WILL MEET THE REQUIREMENTS OF THE CITY'S WATER CONSERVATION LANDSCAPE ORDINANCE (ACMC CHAPTER 19.22). WATER BUDGET INFORMATION (MAWA & ETWU), WORKSHEET CALCULATIONS AND LANDSCAPE WATER USE CALCULATIONS FOR AVERAGE DAILY AND ANNUAL DEMAND AND PEAK DEMAND WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.

**PROPOSED TREE SPECIES**

THE FOLLOWING PROPOSED LIST OF DROUGHT TOLERANT TREES AND PLANTS HAVE BEEN SELECTED FROM "PLANTS AND LANDSCAPES FOR SUMMER DRY CLIMATES" BOOK PUBLISHED BY THE EAST BAY MUNICIPAL UTILITY DISTRICT:

- *Acer negundo* 'Sensation'
- *Arbutus marina* multi-stem
- *Cercis canadensis*
- *Cercis occidentalis* multi-stem
- *Koeleruteria paniculata*
- *Geijera parviflora*
- *Metrocderos excelsa*
- *Olea europaea* 'Swan Hill'
- *Pistacia chinensis*
- *Platanus acerifolia* 'Bloodgood'
- *Prunus ilicifolia*
- *Ulmus parvifolia*

landscape plan



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

Scale: 1" = 20'-0"  
(when printed 30"x42")

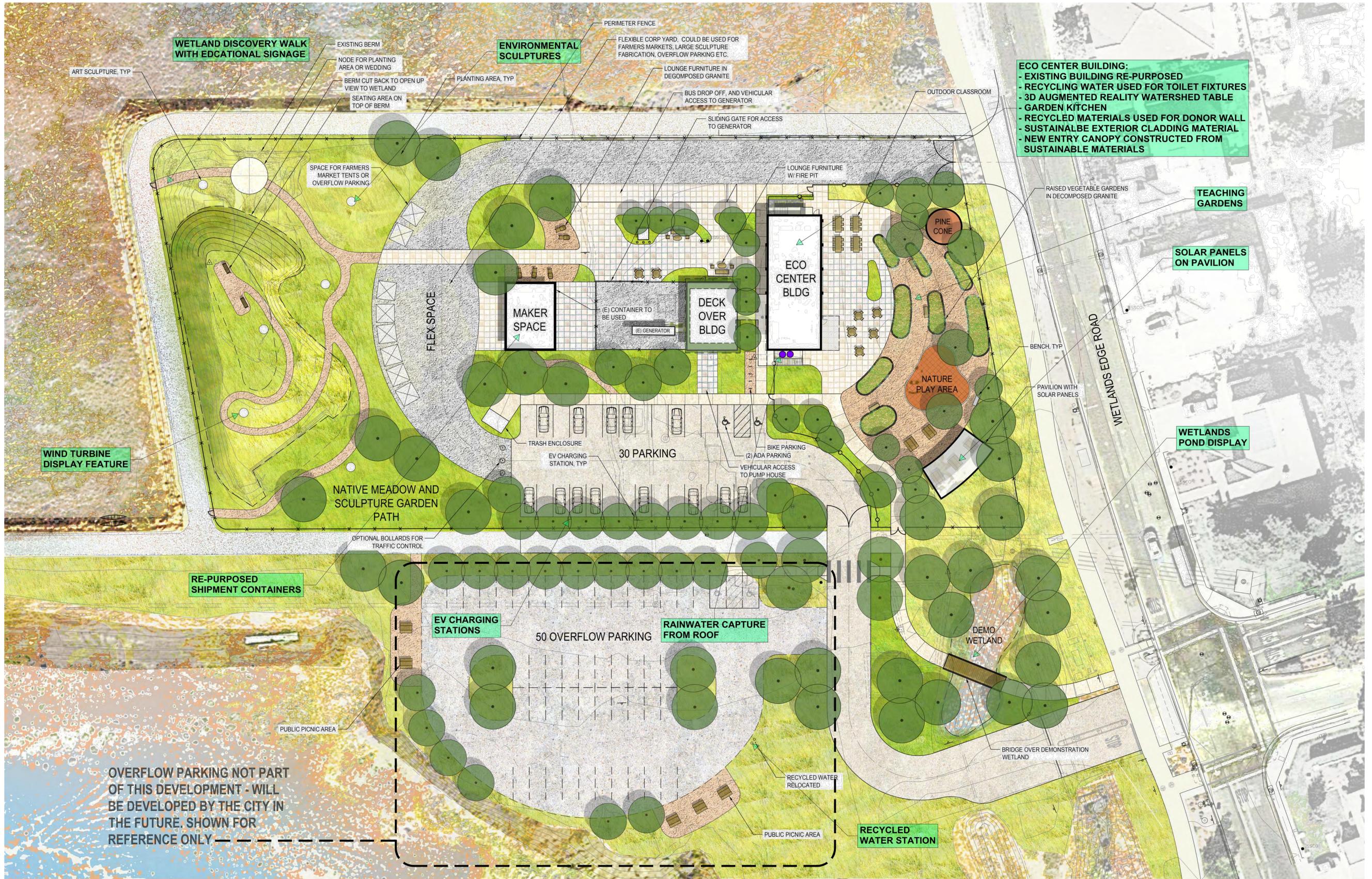


11.03.23

LS101

DESIGN PERMIT

rhaa RIM



green elements



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

Scale: 1" = 20'-0"  
(when printed 30"x42")

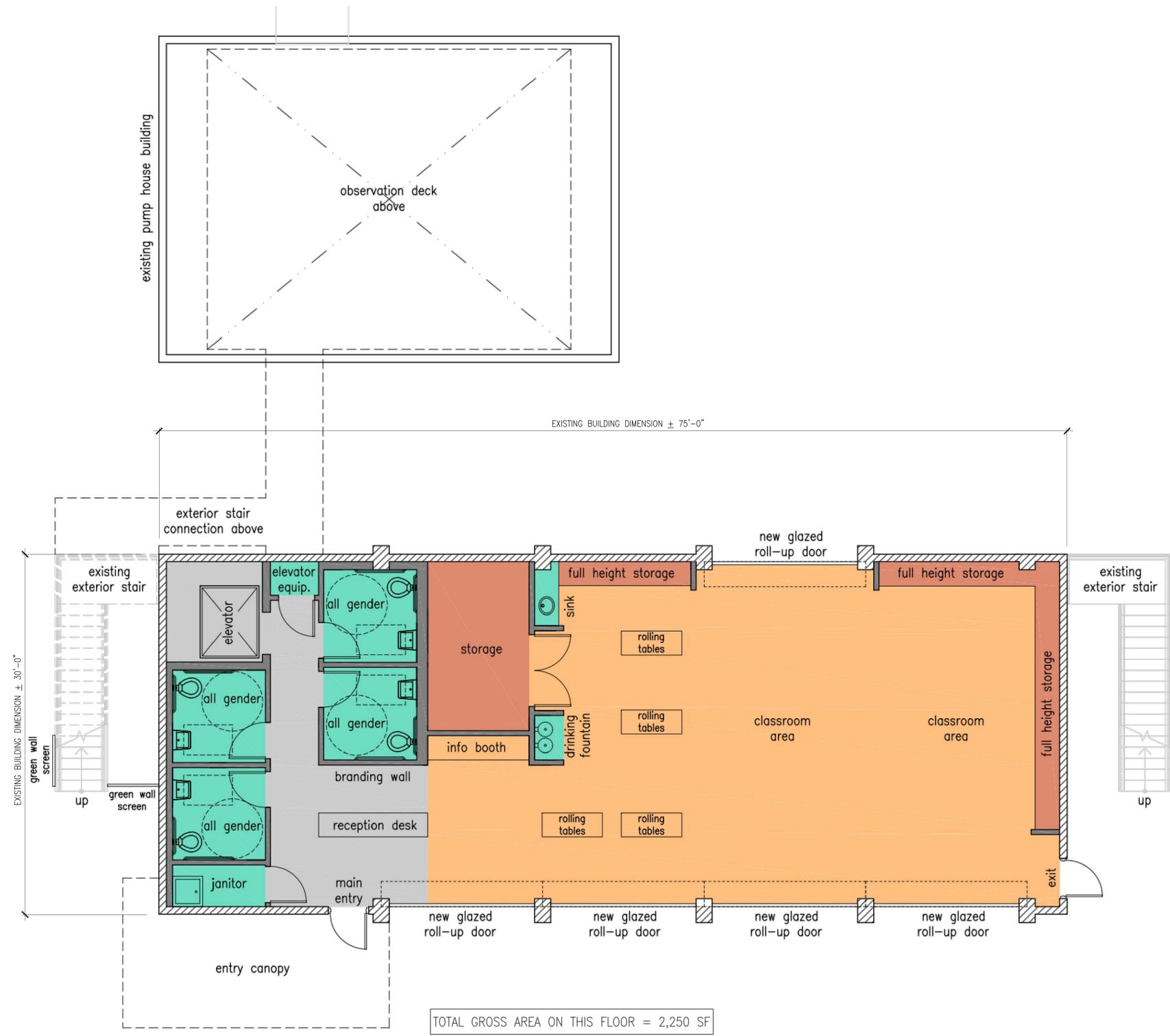


11.03.23

AG101

DESIGN PERMIT

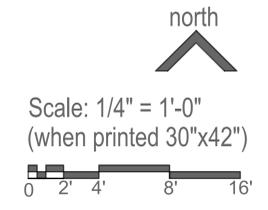
rhaa RIM



legend:

<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	activity	(1,234 sf)
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	utility	(288 sf)
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	storage	(209 sf)
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	office	(0 sf)
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	circulation	(281 sf)

### FIRST FLOOR PLAN



floor plan



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

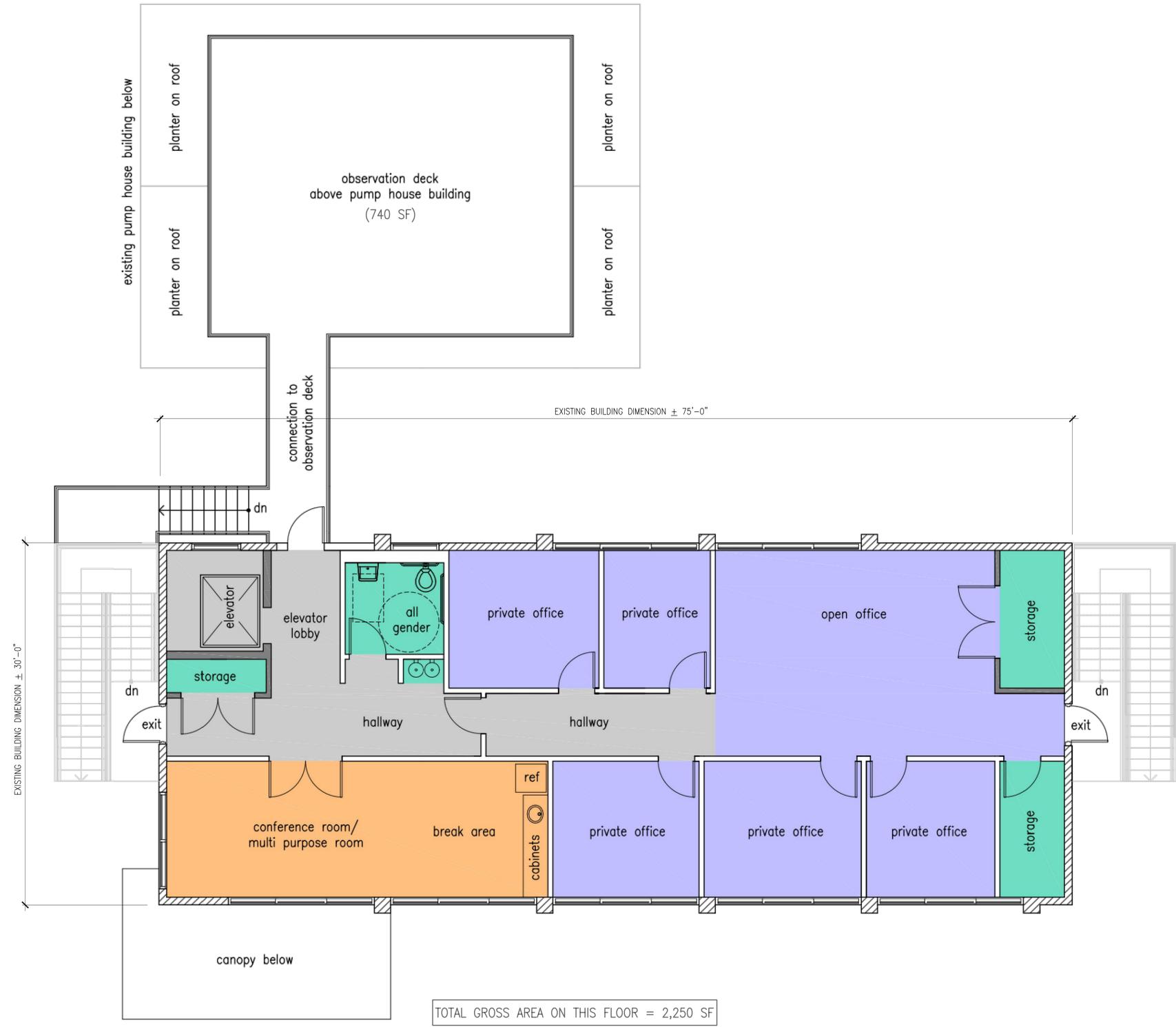
205 Wetlands Edge Road, American Canyon, California 94503

DESIGN PERMIT

11.03.23

A101

rhaa RIM



TOTAL GROSS AREA ON THIS FLOOR = 2,250 SF

- legend:
- activity (352 sf)
  - utility (210 sf)
  - storage (0 sf)
  - office (1,065 sf)
  - circulation (390 sf)



Scale: 1/4" = 1'-0"  
(when printed 30"x42")

### SECOND FLOOR PLAN

floor plan



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

DESIGN PERMIT

11.03.23

A102

rhaa RIM

NEW ELEVATOR  
ROOF EXTENSION

NEW ELEVATOR ROOF  
29'-0"

NEW ENTRY CANOPY  
MADE OF SUSTAINABLE  
AND RECYCLED  
MATERIALS

EXISTING BUILDING  
FASCIA PAINTED

NEW BUILDING  
SIGNAGE



### FRONT ELEVATION

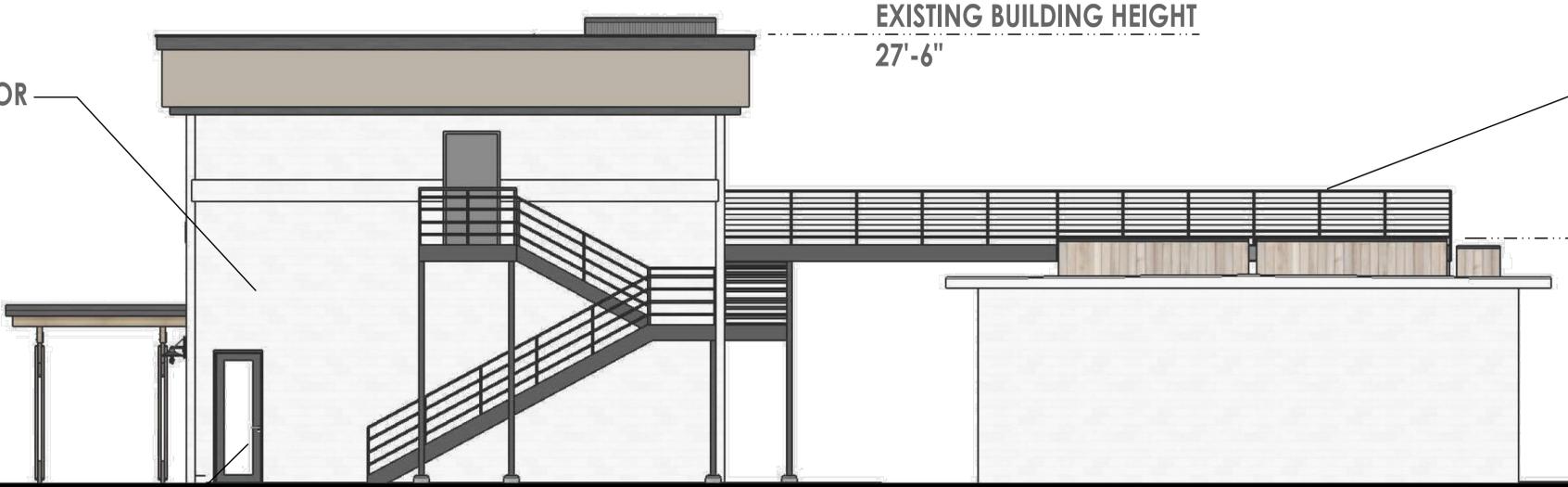
NEW CLADDING WITH  
SUSTAINABLE  
MATERIAL

NEW HIGH BAY  
GLAZED OVERHEAD  
DOORS, TYPICAL OF 4

EXISTING EXTERIOR  
WALLS PAINTED  
IN A NEUTRAL COLOR

EXISTING BUILDING HEIGHT  
27'-6"

NEW OUTDOOR  
DECK OVER EXISTING  
PUMP HOUSE BUILDING  
NEW OUTDOOR DECK  
15'-6"  
EXISTING PUMP HOUSE  
12'-6"



### EAST ELEVATION

NEW DOOR FOR  
SECOND MEANS OF  
EGRESS

Scale: 1/4" = 1'-0"  
(when printed 30"x42")  
0 2' 4' 8' 16'

building elevations



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

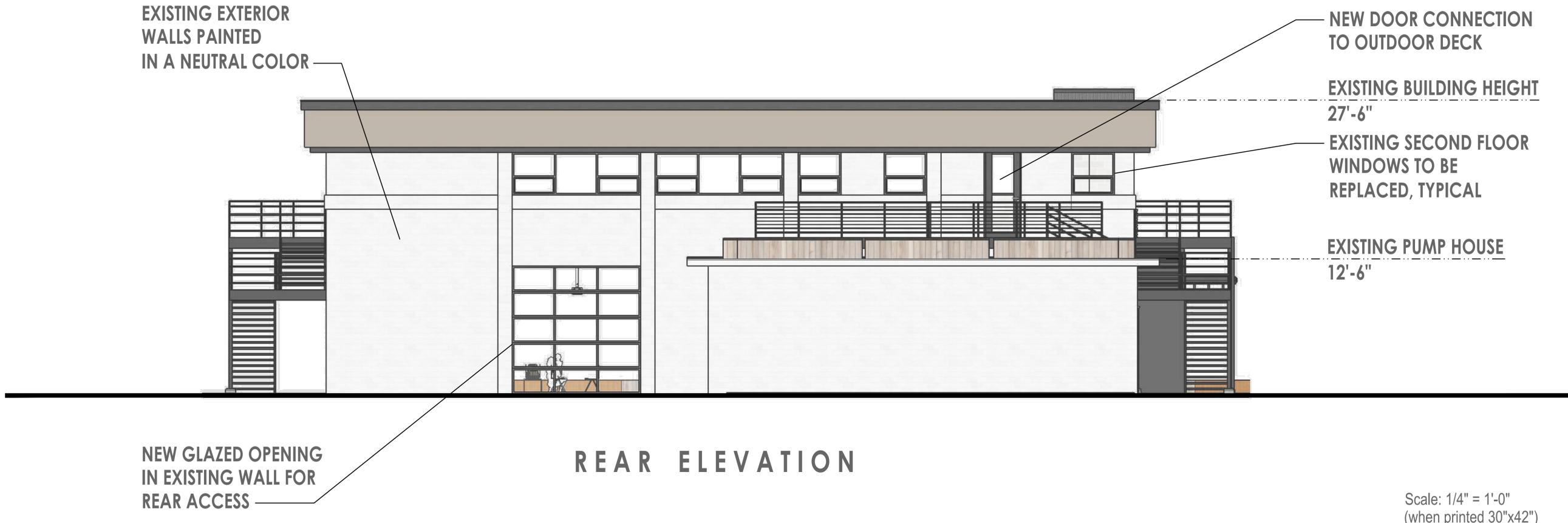
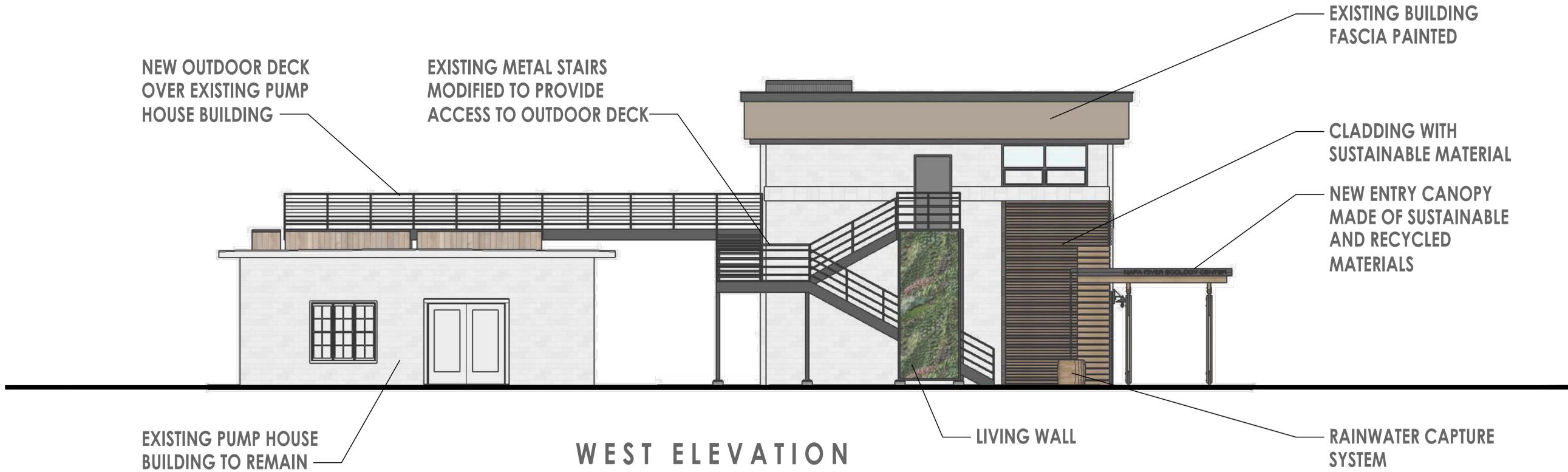
205 Wetlands Edge Road, American Canyon, California 94503

DESIGN PERMIT

11.03.23

A201

rhaa RIM



Scale: 1/4" = 1'-0"  
(when printed 30"x42")

building elevations



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

DESIGN PERMIT

11.03.23

A202

rhaa RIM



street view



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

11.03.23

A301

DESIGN PERMIT

rhaa RIM



FRONT ISOMETRIC VIEW



VIEW OF THE ENTRY CANOPY



FRONT VIEW



VIEW OF THE RECEPTION DESK, DONOR WALL & FIRST FLOOR ACTIVITY AREA

building renderings



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

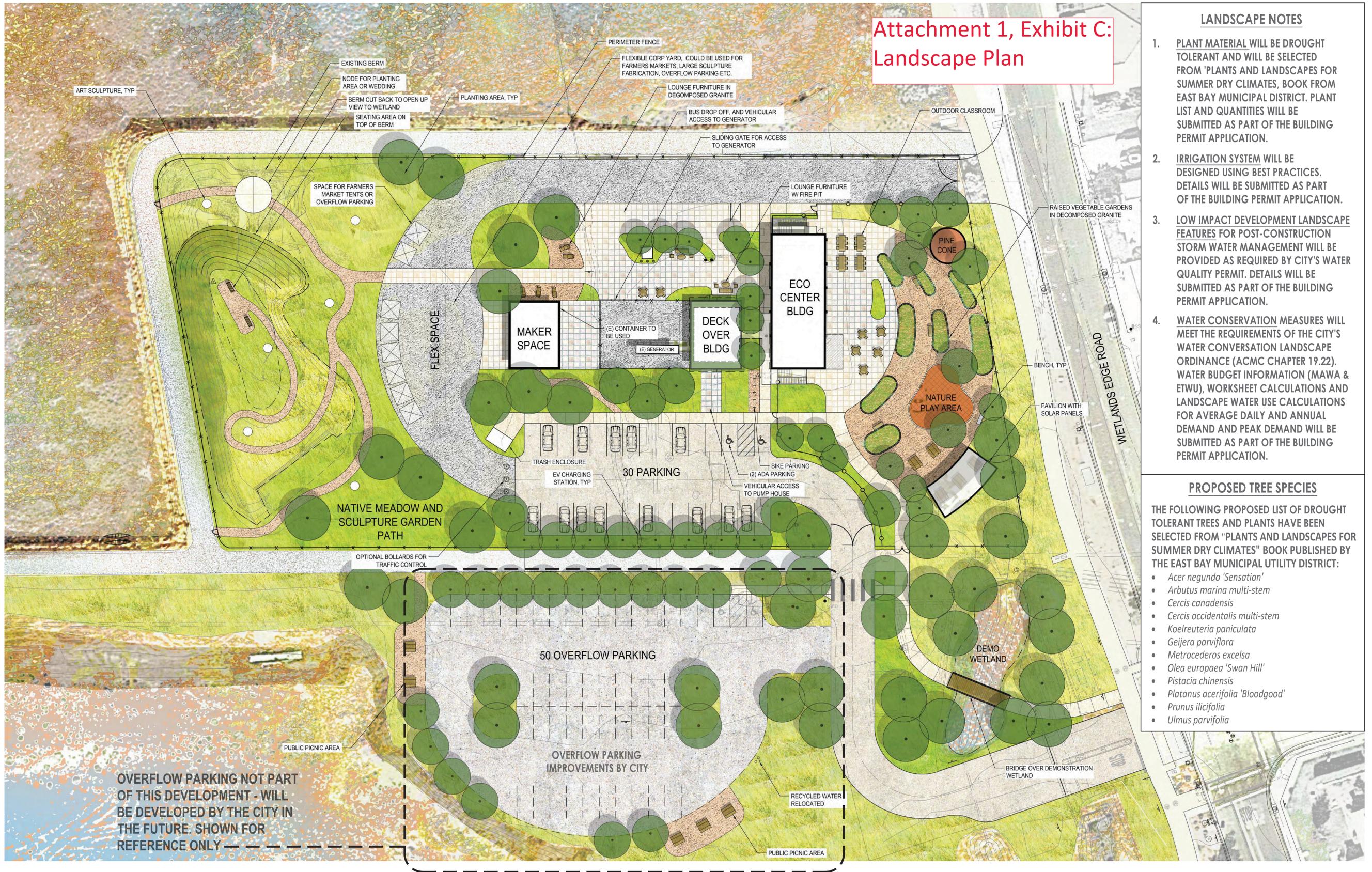
11.03.23

A302

DESIGN PERMIT

rhaa RIM

Attachment 1, Exhibit C:  
Landscape Plan



LANDSCAPE NOTES

1. PLANT MATERIAL WILL BE DROUGHT TOLERANT AND WILL BE SELECTED FROM 'PLANTS AND LANDSCAPES FOR SUMMER DRY CLIMATES, BOOK FROM EAST BAY MUNICIPAL DISTRICT. PLANT LIST AND QUANTITIES WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
2. IRRIGATION SYSTEM WILL BE DESIGNED USING BEST PRACTICES. DETAILS WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
3. LOW IMPACT DEVELOPMENT LANDSCAPE FEATURES FOR POST-CONSTRUCTION STORM WATER MANAGEMENT WILL BE PROVIDED AS REQUIRED BY CITY'S WATER QUALITY PERMIT. DETAILS WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.
4. WATER CONSERVATION MEASURES WILL MEET THE REQUIREMENTS OF THE CITY'S WATER CONSERVATION LANDSCAPE ORDINANCE (ACMC CHAPTER 19.22). WATER BUDGET INFORMATION (MAWA & ETWU), WORKSHEET CALCULATIONS AND LANDSCAPE WATER USE CALCULATIONS FOR AVERAGE DAILY AND ANNUAL DEMAND AND PEAK DEMAND WILL BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION.

PROPOSED TREE SPECIES

THE FOLLOWING PROPOSED LIST OF DROUGHT TOLERANT TREES AND PLANTS HAVE BEEN SELECTED FROM "PLANTS AND LANDSCAPES FOR SUMMER DRY CLIMATES" BOOK PUBLISHED BY THE EAST BAY MUNICIPAL UTILITY DISTRICT:

- *Acer negundo* 'Sensation'
- *Arbutus marina* multi-stem
- *Cercis canadensis*
- *Cercis occidentalis* multi-stem
- *Koeleruteria paniculata*
- *Geijera parviflora*
- *Metrocderos excelsa*
- *Olea europaea* 'Swan Hill'
- *Pistacia chinensis*
- *Platanus acerifolia* 'Bloodgood'
- *Prunus ilicifolia*
- *Ulmus parvifolia*

landscape plan



# NAPA RIVER ECOLOGY CENTER

AMERICAN CANYON COMMUNITY & PARKS FOUNDATION

205 Wetlands Edge Road, American Canyon, California 94503

Scale: 1" = 20'-0"  
(when printed 30"x42")



11.03.23

LS101

DESIGN PERMIT

rhaa RIM



**EXHIBIT D**  
**Applicant Confirmation of Conditions of Approval**  
**Napa River Ecology Center Design Permit**  
**(FILE NO. PL23-0019)**

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 January 25, 2024.

\_\_\_\_\_  
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

# Napa River Ecology Center at 205 Wetlands Edge Rd – Location Map

Attachment 2



The development of the Education Center at the American Canyon Corp Yard site is an exciting and visionary project. With the City of American Canyon supporting the AC Parks Foundation's (ACCPF) development of the site, efforts to ensure community outreach and feedback are necessary. ACCPF has led robust community outreach effort resulting in diverse and wide-reaching community feedback and support.

- Goal 1: Engage with a diverse group of stakeholders including representatives in the education, community, business, wildlife, and environmental fields to inform needs and opportunities
- Goal 2: Gather community input into design and development of Corp Yard Environmental Education Center
- Goal 3: Design site plan and perform final review in community outreach meeting

Outreach included a variety of methods throughout the community including in person and virtual efforts. Outreach began with stakeholder meetings in May 2022 and culminated in May 2023 with a public Community Outreach Meeting. Summary is included below:

1. Electronic survey distributed by email and in person (total reach 235 responses)
2. In Person Outreach: community tabling events in American Canyon included Meet Me in the Street, Earth Day, Wetlands Coffee Morning, and Community Hikes. Group site tour attendees included Sierra Club, Napa Climate Action NOW, Napa County Resource Conservation District, Napa Open Space District, and Napa Solano Audubon. Individual site tours engaged local, state, and regional electeds, business owners, and community organizations totaling 54 attendees. Finally, presentations to community organizations such as American Canyon Chamber of Commerce, Solano Relators Association, Friends of the Napa River, and many more totaled 15 meetings reaching 85 attendees.
3. Community Wide Workshop – On Wednesday, May 31, 2023 a Community workshop was held in person at City Hall and over 45 people attended. A power point presentation led by the project team provided a plan overview with opportunity for questions and discussion.

Effort was made to ensure that outreach was culturally, geographically, and socio economically diverse. Meetings were held with cultural groups including The Suscol Intertrial Council, FilAm Group of American Canyon, Napa Junction Family Resource Center, Helping Hands Indo American Group, and Boys and Girls Club of Napa Valley.

Outcomes: There is significant support and interest in the project. Respondents were especially pleased with the following elements:

1. Repurposing an industrial site into an improved public facility
2. New access to the Wetlands for environmental education and conservation programs
3. Future Kayak launch and river access

Total Outreach Engagements: 419 with feedback from American Canyon, Napa, and Solano Counties



**NAPA RIVER ECOLOGY CENTER**

**We want to hear from you!**  
Take the survey to weigh in on future programming and site features.



SCAN ME

[www.surveymonkey.com/r/BRWQJ8T](http://www.surveymonkey.com/r/BRWQJ8T)



Earth Day Tabling Outreach & Survey Graphic



Site Tour with Congressman Mike Thompson and Supervisor Belia Ramos

## Meeting Notes No. 03

PROJECT: **Napa River Eco Center, American Canyon, California**  
 LOCATION: City Hall Council Chambers  
 MEETING TITLE: **Community Outreach Meeting**

RIM PROJECT No. 216075

DATE AND TIME: **05/31/23 (6 -7 pm)**

ALASKA

CALIFORNIA

GUAM

HAWAII

### Attendees:

Name	Company	Email
Raffi Boloyan (RB)	ACCPF	<a href="mailto:rboloyan@cityofdixon.us">rboloyan@cityofdixon.us</a>
Janelle Sellick (JS)	ACCPF	<a href="mailto:janelle@acparks.org">janelle@acparks.org</a>
Joy Hilton (JHI)	ACCPF	<a href="mailto:joy@acparks.org">joy@acparks.org</a>
Andrea Long	ACCPF	<a href="mailto:andrea@acparks.org">andrea@acparks.org</a>
Jason Holley (JH)	City Manager – City of AC	<a href="mailto:jholley@cityofamericancanyon.org">jholley@cityofamericancanyon.org</a>
Brent Cooper (BC)	Community Development Director – City of AC	<a href="mailto:bcooper@cityofamericancanyon.org">bcooper@cityofamericancanyon.org</a>
Michelle Jones (MJ)	RIM Architects	<a href="mailto:mjones@rimarchitects.com">mjones@rimarchitects.com</a>
Naveen Mathur (NM)	RIM Architects	<a href="mailto:nmathur@rimarchitects.com">nmathur@rimarchitects.com</a>
Members of the Community (sign-in sheets attached)		

### Summary of Discussions:

No.	Items Discussed	Action By	Due By
5.31.1	JS introduced the ACCPF and Design Team.	NA	NA
5.31.2	JH introduced the project to the members of the public. <ul style="list-style-type: none"> <li>Project is part of City’s Master Plan.</li> <li>City owns the property and will be leased to ACCPF.</li> <li>ACCPF is working very closely with the City.</li> <li>Project has full City support.</li> <li>Next step is to submit an Entitlement application.</li> </ul>	NA	NA
5.31.5	RB remarked: <ul style="list-style-type: none"> <li>The project is to celebrate our wetlands.</li> <li>The Eco Center will become community’s home base.</li> <li>Working with an existing building will minimize environmental impact.</li> <li>Today’s meeting is hosted by ACCPF and not the City of American Canyon.</li> </ul>	NA	NA

<i>No.</i>	<i>Items Discussed</i>	<i>Action By</i>	<i>Due By</i>
5.31.4	JS, MJ & NM presented project's goals, concept designs and proposed phasing (please see attached presentation deck),	NA	NA
5.31.5	<p>PUBLIC COMMENTS AND DISCUSSIONS:</p> <ol style="list-style-type: none"> <li>1. <u>Noise &amp; Traffic</u> – Will the project generate noise and traffic?  <i>Response:</i> No, because the existing building is setback from the street and majority of the proposed Eco Center activities will take place either inside the building or outdoors in the rear of the building. Ample bus and vehicular parking are provided on site with a driveway that will ensure traffic does not spill onto the street.</li> <li>2. <u>Recreation Activities</u>- It was recommended that recreation activities for the community be incorporated in the design.  <i>Response:</i> Kayak launch and bike rental facilities are under consideration. Outdoor observation deck and multipurpose room will also be made available to the community.</li> <li>3. <u>Observation Deck</u> – What part of the phase will be observation deck?  <i>Response:</i> Observation deck is its own phase (Phase D). It will be built as soon as funding is secured for this part of the project.</li> <li>4. <u>Timeline</u> – When will the city vacate the premises?  <i>Response:</i> Summer of 2023.</li> <li>5. <u>Recycled Water</u> – Will the recycled water be still available for community's use?  <i>Response:</i> Yes, it is part of the site design and will be accessible to the community 24/7.</li> <li>6. <u>Art</u> – More good art is wanted and needed in the community. Will art be part of this project?  <i>Response:</i> Yes, as much as practical art will be incorporated into the design. 'Maker Space' will become a dedicated space for local artists. Art will also be part of environmental sculptures and landscaping. Science and art will be integral part of Eco Center's educational programs.</li> </ol>	NA	NA

No.	Items Discussed	Action By	Due By
	<p>7. <u>Educational Programs</u> – What educational programs will Eco Center offer?  <i>Response:</i> The Eco Center will be home for the local school districts to promote environmental programs. ACCPF will also foster partnerships with local colleges and the UC system.</p> <p>8. <u>Sustainability</u> – Will PV and battery backups be part of the design?  <i>Response:</i> Yes, several “green elements” are planned for this development - PV panels outdoor pavilions; rainwater capture system from building’s roof; use of recycled water for flushing toilets; EV charging stations; wind turbine, etc.</p> <p>9. <u>Fees</u> – Will the Eco Center charge fee from the local community?  <i>Response:</i> Yes, there is a fee structure for the Eco Center educational programs but there will be a local discount. There will also be open house days for the local community,</p> <p>10. <u>Fencing</u> – Will there be fencing along the Wetland Edge Road?  <i>Response:</i> Yes, the entire site will be completely secured with fencing and gates. The overflow parking and recycled water station will be outside the fenced area and will be available for community’s use 24/7.</p> <p>11. <u>Security</u> – It was noted that intruders are breaking in from the river side.  <i>Response:</i> The design team will examine and propose security measures to prevent such break-ins.</p> <p>12. <u>Lighting</u> – Will there be night sky pollution?  <i>Response:</i> Light cut-off luminaries will be used to prevent night sky pollution. Low bollard landscape lighting will be used throughout. Exterior building lights will shine down on the building.</p> <p>13. <u>Funding</u> – What is the funding process/status?  <i>Response:</i> ACCPF is actively seeking state/local grants and private donations. This effort will most likely continue to end of 2024.</p>		

<i>No.</i>	<i>Items Discussed</i>	<i>Action By</i>	<i>Due By</i>
	14. <u>Night Activities</u> – What night activities will the Eco Center offer? <i>Response:</i> Star gazing with telescope, fire pits, outdoor deck evening events, etc.		
5.31.6	JS reminded the attendees to take a brief survey using the QR code that was provided.	NA	NA
5.31.7	Closing remarks were made by RB: <ul style="list-style-type: none"> <li>• ACCPF is excited to offer this Eco Center to the local community to bring more awareness to our environment.</li> <li>• The Eco Center project will need community backing and support.</li> <li>• Reach out to ACCPF for any further questions or clarifications.</li> </ul>	NA	NA
5.31.8	All community members were thanked for attending.	NA	NA

These notes are the author’s interpretation of the conversations and discussions that occurred and unless questioned or amended in writing within five (5) calendar days shall stand as written.

Written by:

**Naveen Mathur**

RIM Architects

Date Issued: 06/07/23.

Attachments: Presentation Deck & Sign-in Sheets

Copy Sent to: All attendees listed above & file.



NAPA RIVER ECOLOGY CENTER

COMMUNITY  
OUTREACH MEETING

MAY 31, 2023 • 6:00 PM  
CITY HALL COUNCIL CHAMBERS

Sign-in Sheet

Name

Contact Info (Optional)

JEFF BONDZOWSKI

Charlie Plummer -

Brent Cooper

bcooper@cityofamericancanyon.org

Carol Strausborger

cusea01@hotmail.com

Pam Phillips

pkonoval@hotmail.com

Cindy Kederer

Joe Schunk

Tess Blanguera

Romeo C. Blanguera

romeoblanguera@pcua.orglobal.net

Marian Sullivan

bractysul@gmail.com

Michelle Torres

mmichelt707@pcglobal.net

Claudia Ramirez

ceramirez@gmail.com

Jason Kishineff

BLUEBASILISK@AOL.COM

Elaine + Ava Boloyan

Elizabeth Goff

Mark Joseph

electmarkjoseph@gmail.com

Hugh Marguez

Michelle Marguez



NAPA RIVER ECOLOGY CENTER

# COMMUNITY OUTREACH MEETING

MAY 31, 2023 • 6:00 PM  
CITY HALL COUNCIL CHAMBERS

## Sign-in Sheet

Name

Melissa Lamathna

Contact Info (Optional)

mellamathna@yahoo.com

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---



## NAPA RIVER ECOLOGY CENTER

# COMMUNITY OUTREACH MEETING

MAY 31, 2023 • 6:00 PM  
CITY HALL COUNCIL CHAMBERS

# THE PROJECT TEAM



American Canyon Community & Parks Foundation (ACCPF) - a 501c3 non-profit organization.

Architects

**RIM**

Landscape

**rhaa**

Civil

**BKF**

Structural

**ZFA**  
STRUCTURAL  
ENGINEERS

# THE MISSION

- The Napa River Ecology Center is a community based environmental center that harnesses the power of diversity to strengthen the local conservation movement.
- The Site is a regional hub for environmental education based on proximity to the wetlands and opportunities for hands on learning.
- The Center will provide equitable access to education, art, and science programs fosters a connection between our community and the natural world.
- The Center will be a hub of education, nature art, and science programs for American Canyon, Napa, and entire Bay Area.

## PROGRAM PARTNERS

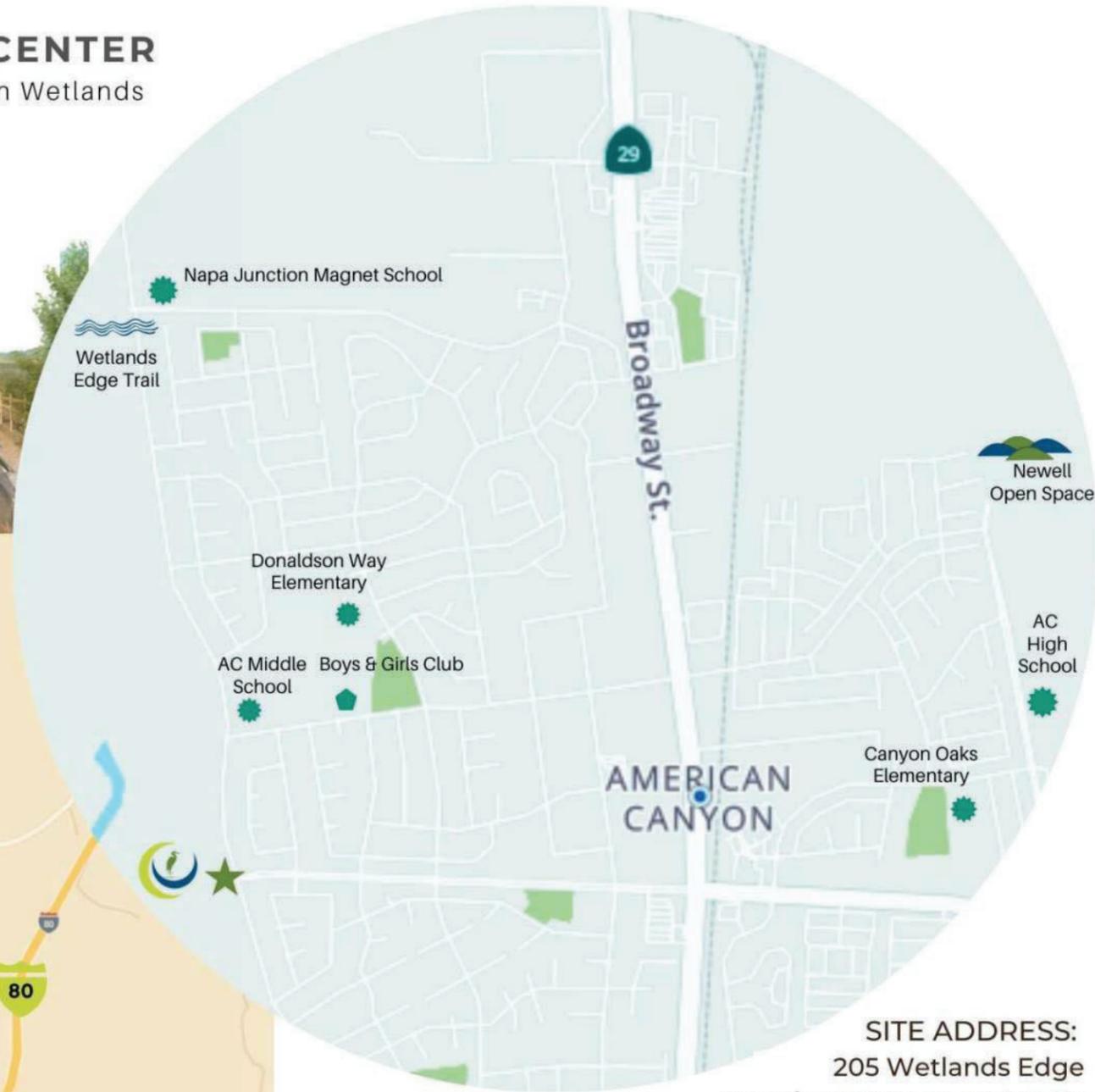
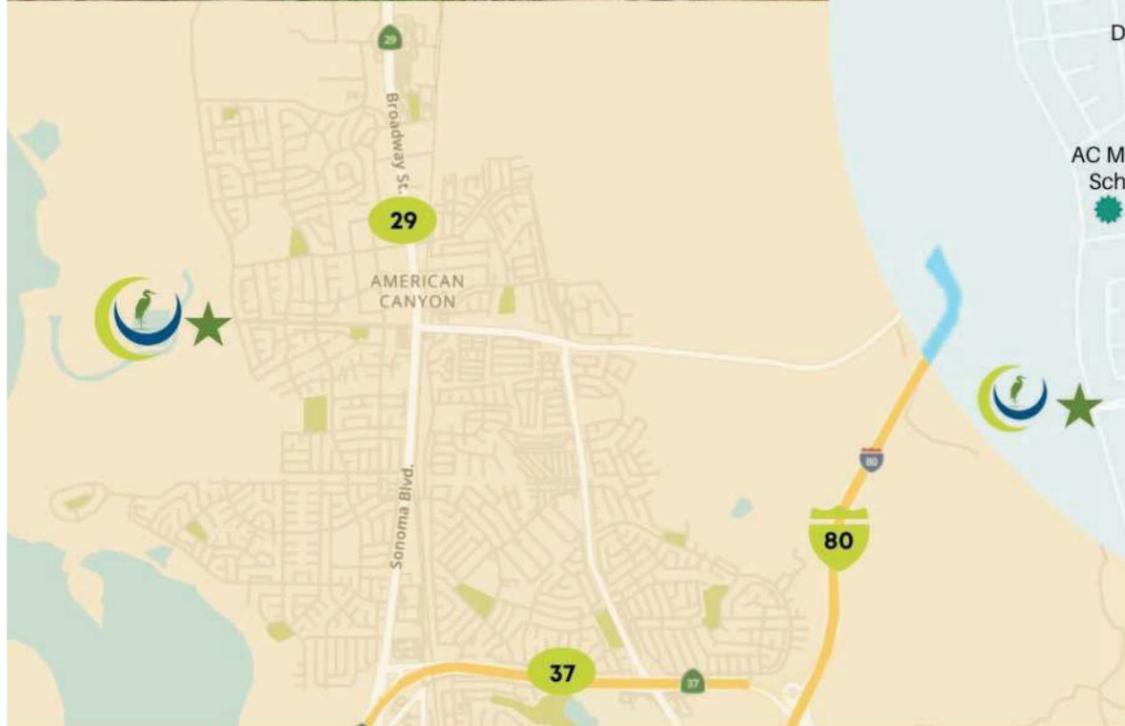
- The City of American Canyon.
- Napa County Regional Park & Open Space District.
- Napa Resource Conservation District.
- Napa Valley Unified School District.
- On the Move Family Resource Center at Napa Junction School.
- Napa Solano Audubon & Friends of the Napa River.

## DESIGN GOALS

- Utilize existing site elements to extent possible.
- Sustainable & Eco-friendly design.
- Safe but open outdoor areas for children.
- Incorporate access needs for all.
- Create sense of entry and openness from road.
- Parking needs for groups and overflow parking.
- Screen from public view utility features on site (generator, sheds, fuel pump, utility building, etc.).
- Security features - ability to prohibit access from the public after hours or when closed, while preserving walking paths.
- Incorporate views of the wetlands in activities.
- Outdoor deck available for community.
- Multipurpose spaces for community's use.

# LOCATION

 **NAPA RIVER ECOLOGY CENTER**  
at the American Canyon Wetlands



SITE ADDRESS:  
205 Wetlands Edge  
American Canyon, Ca 94503

TO LEARN MORE ABOUT THIS PROJECT:  
[WWW.ACPARKS.ORG](http://WWW.ACPARKS.ORG)



# THE SITE



# SITE PHOTOS



Existing Corporation Yard building - view from the entry driveway



Rear view of the wetlands area



Rear view of the site



Existing Corporate Yard building - front view



Existing Corporation Yard building - rear view with pump house

# PROPOSED SITE PLAN



SITE FOR FUTURE KAYAK LAUNCH

- Maker's space.
- Teaching gardens.
- Nature playgrounds.
- Environmental artist's workshop.
- Outdoor "natural" kitchen.
- Outdoor classrooms.
- Walking paths.
- Interpretive signage.
- Parent/adult area.
- Fire pits.
- Outdoor deck.
- Outdoor hand washing area.
- Pedestrian access.
- Accessible parking.
- Overflow parking.
- EV charging stations.
- Flex space.
- Native meadow.
- Sculpture garden path.
- Pavilion with solar panels.
- Wetlands ponds and display.
- Environmental sculptures.
- Bus drop off area.
- Secure fencing.



**RIM rhaa**

NAPA RIVER ECO CENTER FOR AMERICAN CANYON COMMUNITY AND PARKS FOUNDATION  
Site Plan



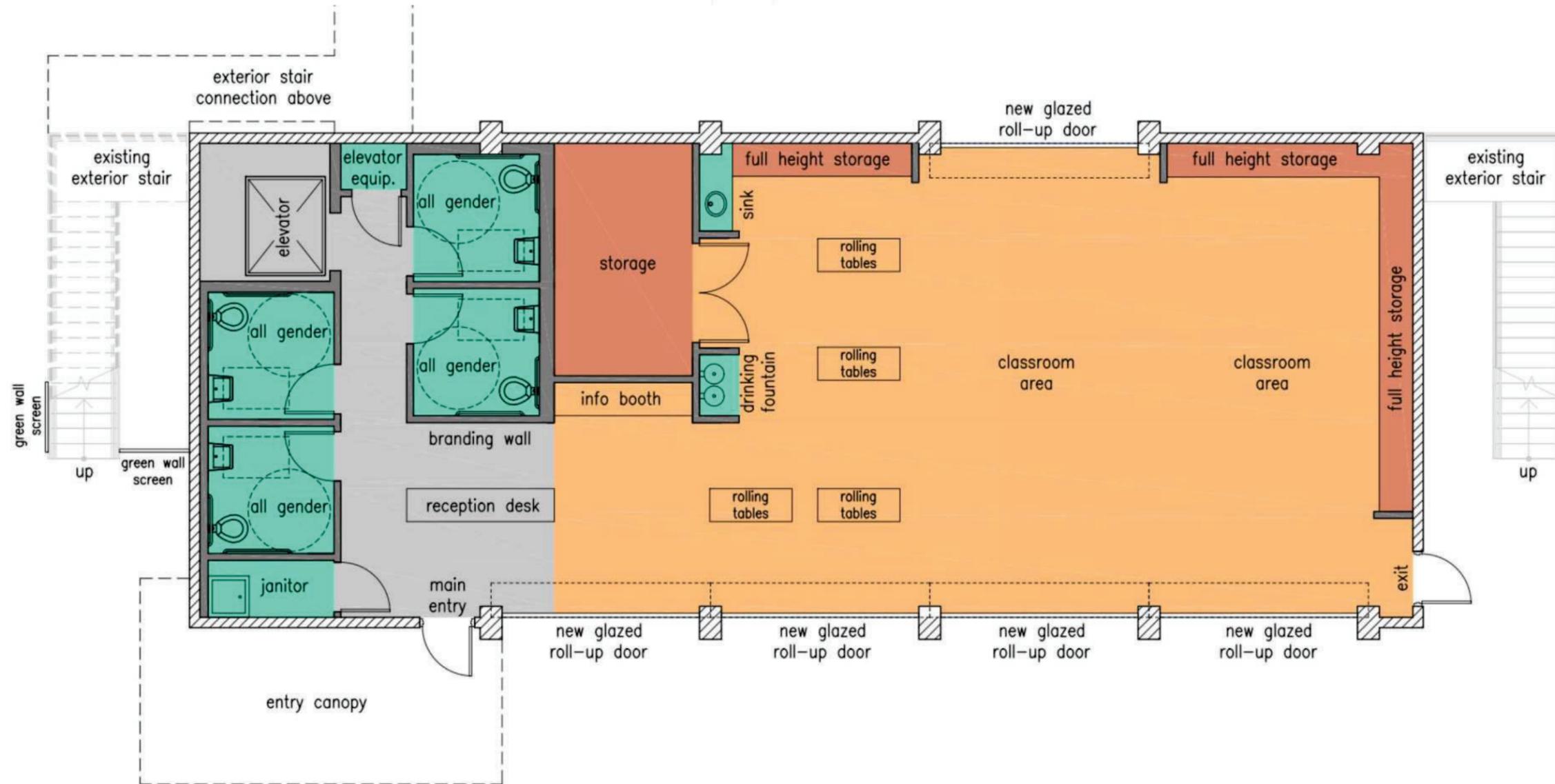
05/31/

P104

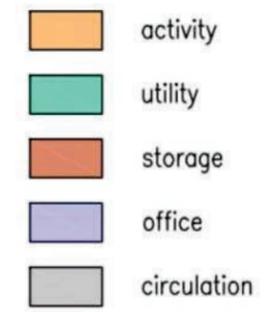
© RIM Architects, LLP



# FIRST FLOOR PLAN



- Indoor/outdoor flexible gathering/classroom areas.
- Reception desk with branding wall.
- Glazed roll-up door.
- All gender restrooms.
- Elevator.
- High storage for classroom materials.
- Information kiosks.
- Rolling tables.



1 FIRST FLOOR - CONCEPT PLAN  
P101 1/4" = 1'-0"



**RIM rhaa**

NAPA RIVER ECO CENTER FOR AMERICAN CANYON COMMUNITY AND PARKS FOUNDATION  
CONCEPT PLANS

05/31/23

P101  
© RIM Architects, LLP

# SECOND FLOOR PLAN



- Event space / Conference room / Multi-purpose room with pantry.
- Observation deck with landscaping.
- Private offices and open office area.

1 SECOND FLOOR - CONCEPT PLAN  
1/8" = 1'-0"



**RIM rhaa**

NAPA RIVER ECO CENTER FOR AMERICAN CANYON COMMUNITY AND PARKS FOUNDATION  
CONCEPT PLANS

05/31/23

P102  
© RIM Architects, LLP



# STREET VIEW



**RIM rhaa**

NAPA RIVER ECO CENTER FOR AMERICAN CANYON COMMUNITY AND PARKS FOUNDATION  
Site Perspective

216075

05/17/23

P104

©RIM Architects, LLP

# BIRD'S EYE VIEW



# VIEW TOWARDS ENTRY CANOPY



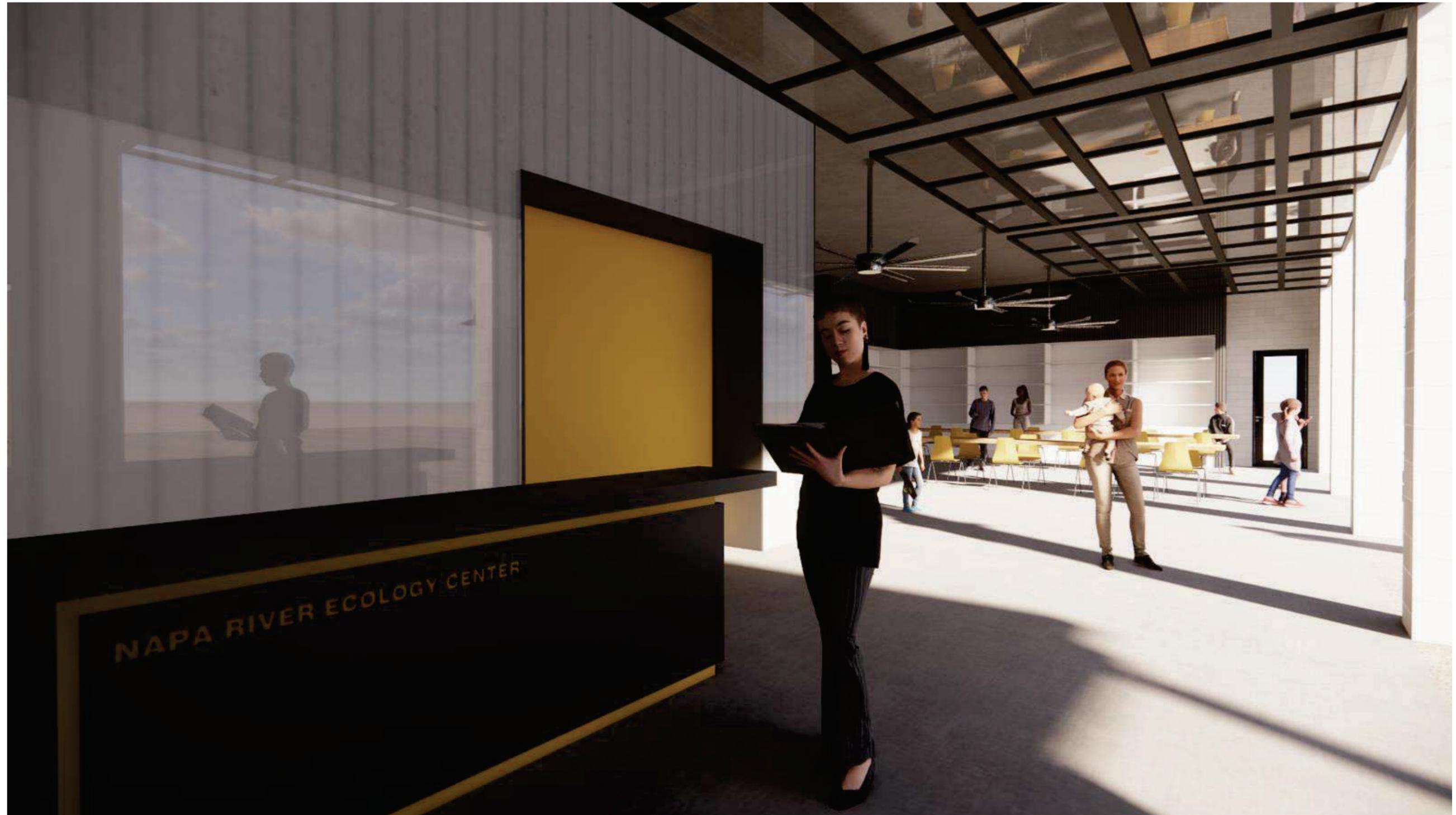
# FRONT VIEW



# VIEW FIRST FLOOR ACTIVITY AREA



# VIEW OF RECEPTION DESK



THANK YOU FOR ATTENDING



QUESTIONS?

**YOUR OPINION MATTERS**

## **NAPA RIVER ECOLOGY CENTER**

**We want to hear from you!**  
Take the survey to weigh in on  
future programming and site  
features.



**[www.surveymonkey.com/r/BRWQJ8T](http://www.surveymonkey.com/r/BRWQJ8T)**

# RADIUS MAPS

Data Management Services for Government and Business

September 27, 2023

205 Wetlands Edge Rd.  
American Canyon CA 94503

Naveen Mathur  
RIM Architecture  
639 Front St. Ste. 2  
San Francisco CA 94111

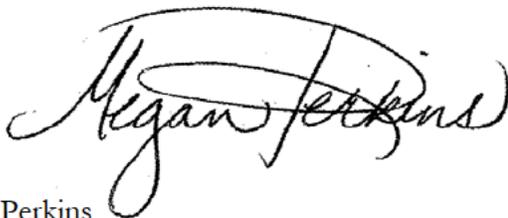
Dear Mr. Mathur:

Thank you for choosing **RADIUS MAPS** for your Public Notification Study. Your public Notification Documents are attached. Please look them over briefly to familiarize yourself with the contents of the package and distribute as follows:

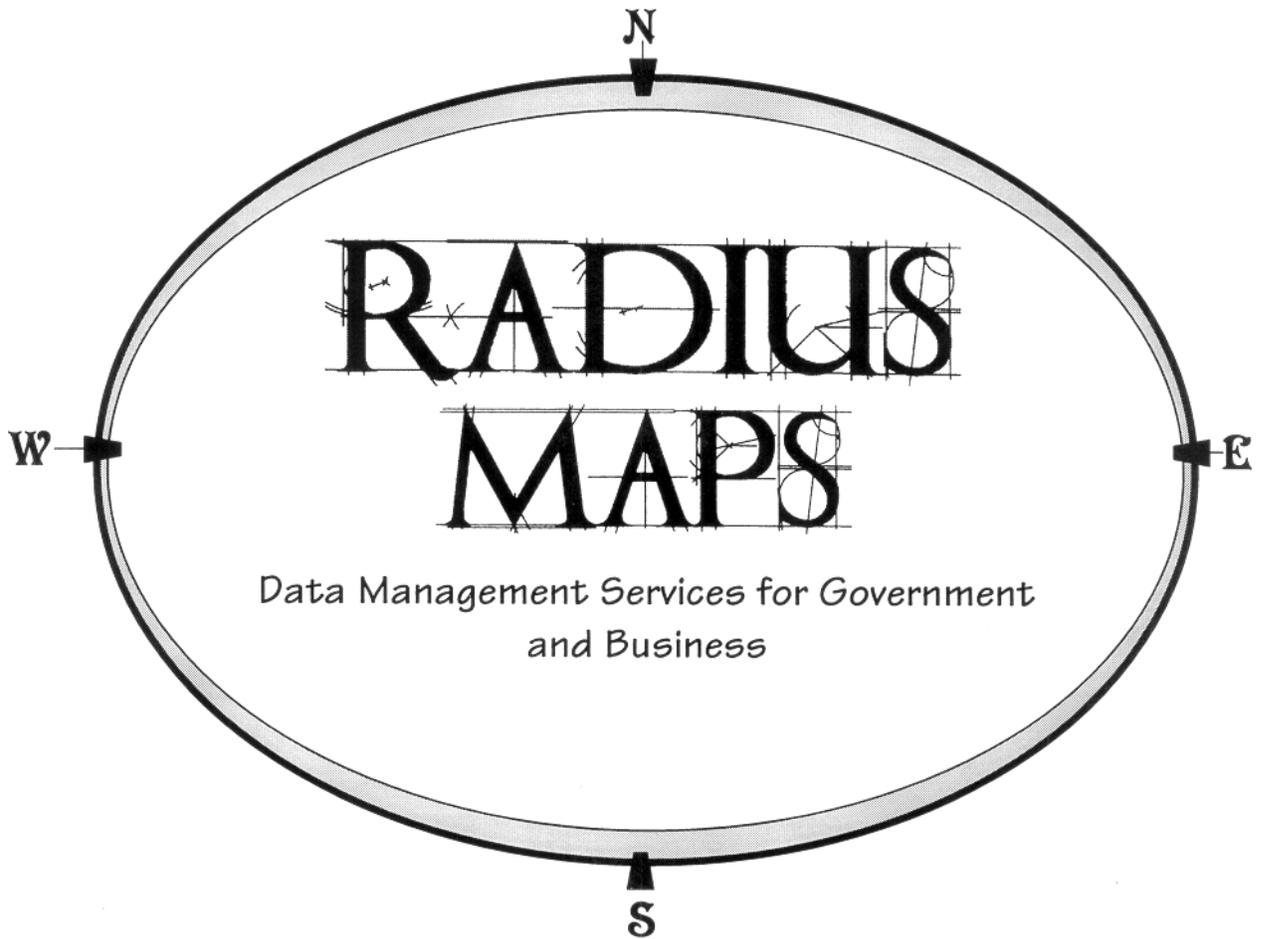
- You may use the attached print-ready mailing labels in WORD format, using label stock, Avery 5160, or equivalent.

*Your complete satisfaction is my personal priority* and I welcome your comments on your experience doing business with us. If you have any questions or require any clarifications, you can call me anytime at my cell number below.

Sincerely,



Megan Perkins



Offices in Southern California and Portland, Oregon  
211 South State College Blvd. No. 515 Anaheim, California 92806

# RADIUS MAPS

Specialists in Certified Public Notification



[www.RadiusMapsCompany.com](http://www.RadiusMapsCompany.com)

[Info@RadiusMapsCompany.com](mailto:Info@RadiusMapsCompany.com)



[714.323.6031](tel:714.323.6031)

[888.272.3487](tel:888.272.3487)



Data Management Services for Government and Business

# Public Notification Study & Ownership Listing

Prepared from public records maintained in the Office of  
The County Tax Assessor of Napa County, California

For

205 Wetlands Edge Rd.  
American Canyon CA 94503

**APN 058-040-018-000**

Prepared for:

Naveen Mathur  
RIM Architecture  
639 Front St. Ste. 2  
San Francisco CA 94111

September 27, 2023

JN 23225

# RADIUS MAPS

Data Management Services for Government and Business

## CERTIFIED PROPERTY OWNERS' LIST

### AFFIDAVIT

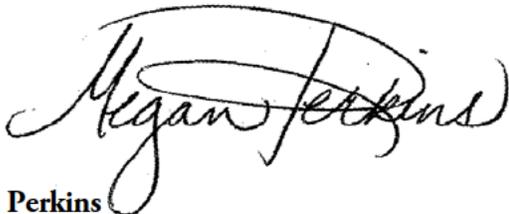
I, Megan Perkins, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed, as they appear on the latest available assessment roll of Napa County within the area described and for a distance of Five Hundred (500) feet from the exterior boundaries of the property located at:

205 Wetlands Edge Rd.  
American Canyon CA 94503

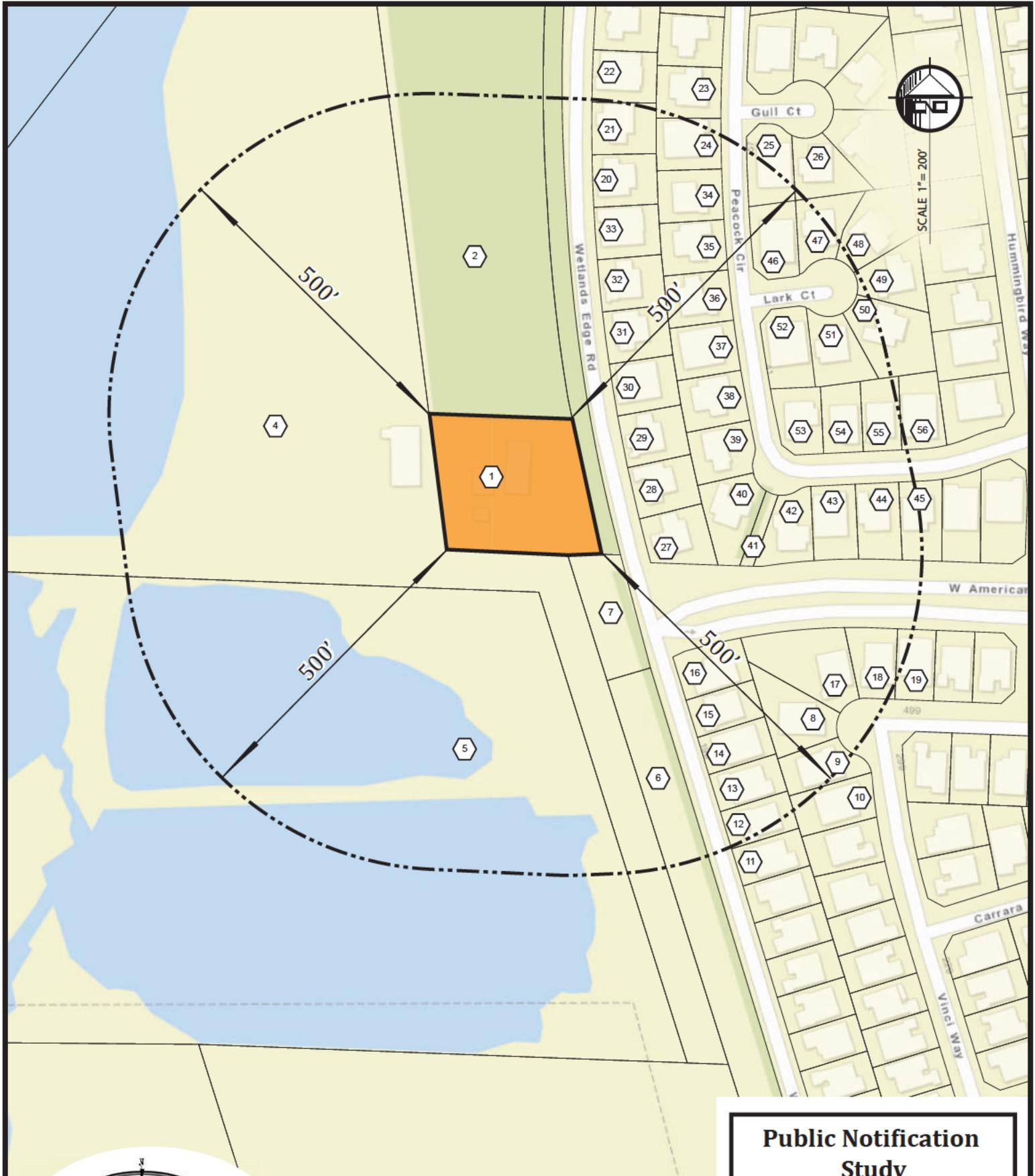
**APN 058-040-018-000**

I certify under penalty of perjury that the foregoing is true and correct.

Signed:



Megan Perkins  
September 27, 2023



**MAP LEGEND**  
 Indicates Map Key Number

**Public Notification Study**  
 For  
 205 Wetlands Edge Rd.  
 American Canyon CA 94503  
**APN 058-040-018-000**  
 September 27, 2023  
 JN 23225

# Ownership Listing



Data Management for *Government*  
and *Business*

058-040-018-000 CITY OF AMERICAN CANYON 4381 BROADWAY AMERICAN CANYON CA 94503	1	058-040-036-000 SAME AS KEY #1	2	058-040-042-000 SAME AS KEY #1	3
058-050-046-000 SAME AS KEY #1	4	058-050-048-000 SAME AS KEY #1	5	058-571-014-000 SAME AS KEY #1	6
058-571-015-000 SAME AS KEY #1	7	058-573-001-000 [REDACTED] 251 VINCI WAY AMERICAN CANYON CA 94503	8	058-573-002-000 [REDACTED] 247 VINCI WAY AMERICAN CANYON CA 94503	9
058-573-003-000 [REDACTED] 243 VINCI WAY AMERICAN CANYON CA 94503	10	058-573-029-000 [REDACTED] 146 WETLANDS EDGE RD AMERICAN CANYON CA 94503	11	058-573-030-000 [REDACTED] 150 WETLANDS EDGE RD AMERICAN CANYON CA 94503	12
058-573-031-000 [REDACTED] 154 WETLANDS EDGE RD AMERICAN CANYON CA 94503	13	058-573-032-000 [REDACTED] 158 WETLANDS EDGE RD AMERICAN CANYON CA 94503	14	058-573-033-000 [REDACTED] 162 WETLANDS EDGE RD AMERICAN CANYON CA 94503	15
058-573-034-000 [REDACTED] 166 WETLANDS EDGE RD AMERICAN CANYON CA 94503	16	058-573-035-000 [REDACTED] 440 BETTONA WAY AMERICAN CANYON CA 94503	17	058-573-036-000 [REDACTED] 436 BETTONA WAY AMERICAN CANYON CA 94503	18
058-573-037-000 [REDACTED] 432 BETTONA WAY AMERICAN CANYON CA 94503	19	058-581-001-000 [REDACTED] 228 WETLANDS EDGE RD AMERICAN CANYON CA 94503	20	058-581-002-000 [REDACTED] 232 WETLANDS EDGE RD AMERICAN CANYON CA 94503	21
058-581-003-000 [REDACTED] 236 WETLANDS EDGE RD AMERICAN CANYON CA 94503	22	058-581-023-000 [REDACTED] 59 PEACOCK CIR AMERICAN CANYON CA 94503	23	058-581-024-000 [REDACTED] 55 PEACOCK CIR AMERICAN CANYON CA 94503	24
058-582-001-000 [REDACTED] 11 GULL CT AMERICAN CANYON CA 94503	25	058-582-002-000 [REDACTED] 7 GULL CT AMERICAN CANYON CA 94503	26	058-591-001-000 [REDACTED] 200 WETLANDS EDGE RD AMERICAN CANYON CA 94503	27
058-591-002-000 [REDACTED] 204 WETLAND EDGE RD AMERICAN CANYON CA 94503	28	058-591-003-000 [REDACTED] 208 WETLANDS EDGE RD AMERICAN CANYON CA 94503	29	058-591-004-000 [REDACTED] 212 WETLANDS EDGE RD AMERICAN CANYON CA 94503	30

500' Radius Property Owners Study – 205 Wetlands Edge Rd., American Canyon CA 94503 September 27, 2023

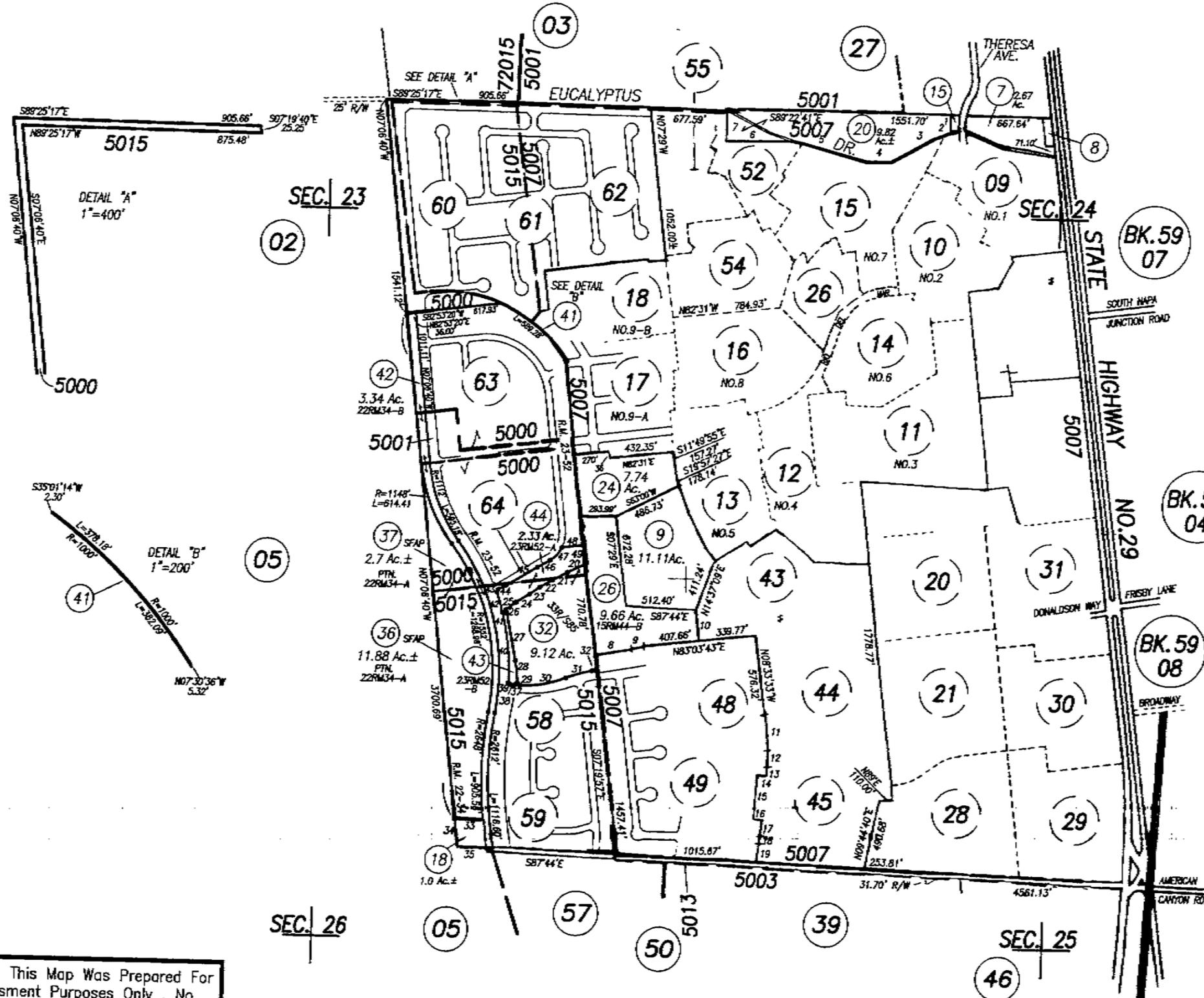
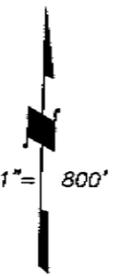
058-591-005-000 [REDACTED] 216 WETLANDS EDGE RD AMERICAN CANYON CA 94503	31	058-591-006-000 [REDACTED] 220 WETLANDS EDGE RD AMERICAN CANYON CA 94503	32	058-591-007-000 [REDACTED] 224 WETLANDS EDGE RD AMERICAN CANYON CA 94503	33
058-591-008-000 [REDACTED] 51 PEACOCK CIR AMERICAN CANYON CA 94503	34	058-591-009-000 [REDACTED] 47 PEACOCK CIR AMERICAN CANYON CA 94503	35	058-591-010-000 [REDACTED] 43 PEACOCK CIR AMERICAN CANYON CA 94503	36
058-591-011-000 [REDACTED] 39 PEACOCK CIR AMERICAN CANYON CA 94503	37	058-591-012-000 [REDACTED] 35 PEACOCK CIR AMERICAN CANYON CA 94503	38	058-591-013-000 [REDACTED] 207 TURNBERRY WAY VALLEJO CA 94591	39
058-591-014-000 [REDACTED] 27 PEACOCK CIR AMERICAN CANYON CA 94503	40	058-591-015-000 SAME AS KEY #1	41	058-591-016-000 [REDACTED] 23 PEACOCK CIR AMERICAN CANYON CA 94503	42
058-591-017-000 [REDACTED] 19 PEACOCK CIR AMERICAN CANYON CA 94503	43	058-591-018-000 CAPITAL ALLIANCE LLC 1108 5TH AVE #202 SAN RAFAEL CA 94901	44	058-591-019-000 [REDACTED] 6276 PEBBLE BEACH DR VALLEJO CA 94591	45
058-592-001-000 [REDACTED] 14 LARK CT AMERICAN CANYON CA 94503	46	058-592-002-000 [REDACTED] 10 LARK CT AMERICAN CANYON CA 94503	47	058-592-003-000 [REDACTED] 28 MARSHALL WAY DALY CITY CA 94014	48
058-592-004-000 [REDACTED] 2 LARK CT AMERICAN CANYON CA 94503	49	058-592-005-000 [REDACTED] 3 LARK CT AMERICAN CANYON CA 94503	50	058-592-006-000 [REDACTED] 7 LARK CT AMERICAN CANYON CA 94503	51
058-592-007-000 [REDACTED] 11 LARK CT AMERICAN CANYON CA 94503	52	058-592-008-000 [REDACTED] 20 PEACOCK CIR AMERICAN CANYON CA 94503	53	058-592-009-000 [REDACTED] 16 PEACOCK CIR AMERICAN CANYON CA 94503	54
058-592-010-000 [REDACTED] 12 PEACOCK CIR AMERICAN CANYON CA 94503	55	058-592-011-000 [REDACTED] 8 PEACOCK CIR AMERICAN CANYON CA 94503	56		

# Assessor's Maps



Data Management for Government  
and Business

Tax Area Code  
5000, 5001  
5007, 5013, 5015



1.	S07°29'E	134.64'
2.	S72°02'W	98.47'
3.	S58°12'W	184.77'
4.	R=600.00'	L=518.01'
5.	N72°20'W	291.17'
6.	N88°22'41"W	538.84'
7.	N07°37'19"E	245.56'
8.	N79°51'13"E	274.46'
9.	R=2034.00'	L=116.85'
10.	N07°29'W	220.67'
11.	S06°06'55"E	257.08'
12.	S03°33'50"E	124.14'
13.	N03°33'40"E	60.00'
14.	N82°55'31"W	64.02'
15.	N03°09'05"E	312.22'
16.	N83°58'08"W	64.43'
17.	N02°37'34"E	125.08'
18.	N06°06'10"E	54.02'
19.	N02°17'38"E	141.45'
20.	S6°18'48"W	131.07'
21.	S61°34'47"W	122.00'
22.	S58°36'55"W	104.32'
23.	S55°10'01"W	90.66'
24.	S57°30'41"W	111.87'
25.	S51°51'05"W	90.04'
26.	R=1034'	L=22.51'
27.	S11°58'40"E	355.15'
28.	R=880'	L=161.06'
29.	S45°13'11"E	27.65'
30.	R=816'	L=357.31'
31.	R=884'	L=194.89'
32.	S79°59'57"W	19.98'
33.	N87°45'W	209.00'
34.	N07°16'W	211.33'
35.	S87°44'E	179.33'
36.	S07°28"E	50.00'
37.	R=816'	L=42.97'
38.	N85°55'54"W	22.58'
39.	N52°10'09"W	24.64'
40.	R=1625'	L=513.69'
41.	N51°51'05"E	34.40'
42.	R=1625'	L=152.92'
43.	N22°41'27"E	20.39'
44.	R=522'	L=67.47'
45.	N58°36'55"E	263.53'
46.	N59°11'19"E	100.01'
47.	R=223'	L=133.70'
48.	N82°40'03"E	143.06'
49.	S07°19'57"E	145.91'

040-02, 33, 34 & 35	LLA 12-13-99
040-38 THRU 40	RM & PTN 33 TO
PG.s 58 & 59	11-14-00
040-42	RM
	11-14-00
TRA CHANGES	12-31-00
040-32	RS
	5-3-01
040-41	RM & 04, 34 & PTN 03 TO
PG.s 60, 61 & 62	6-28-02
040-43 & 44	RM & 38 & 39 TO
PG.s 63, & 64	2-18-03
REVISION	DATE

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

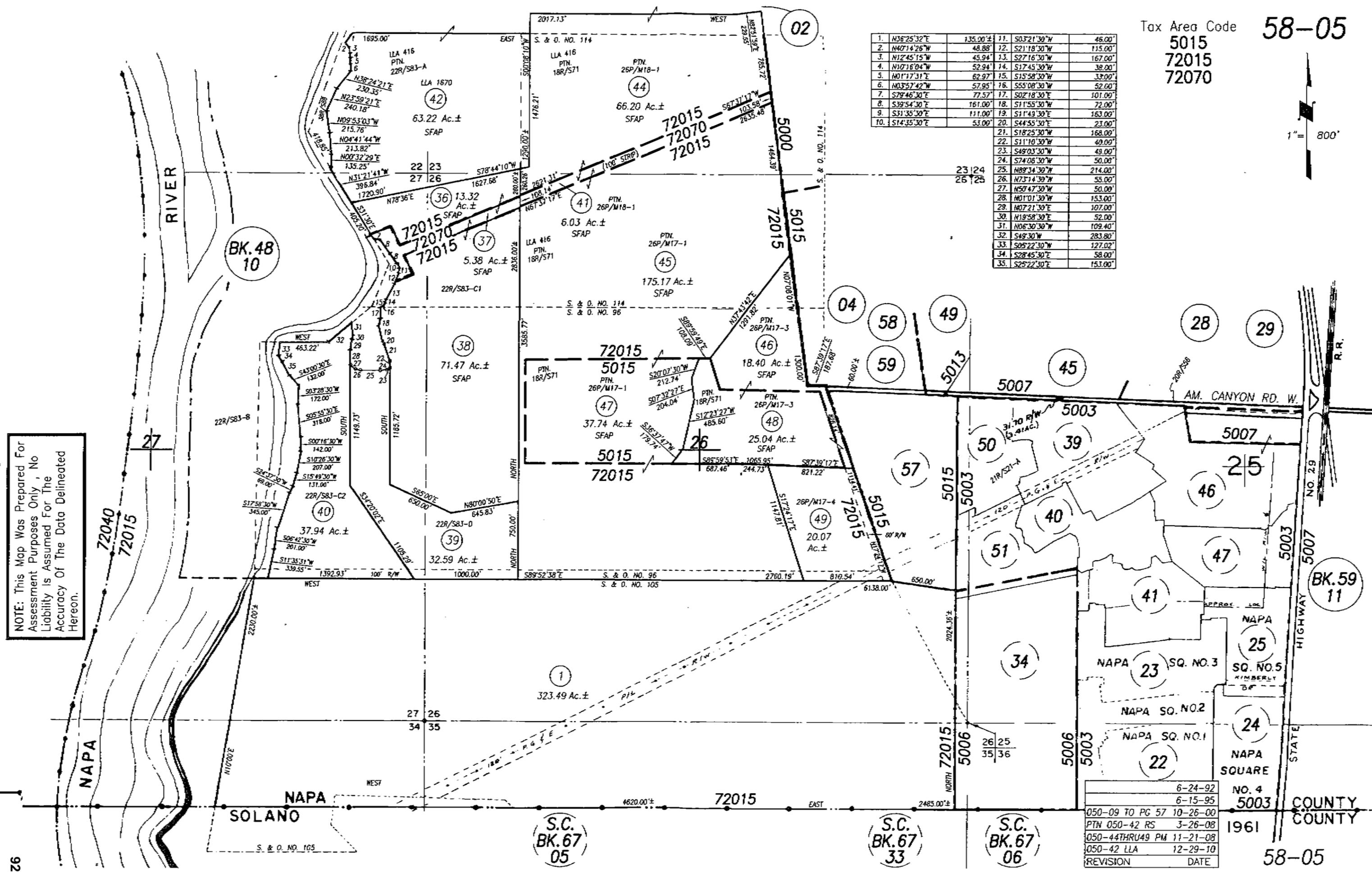
Assessor's Map Bk. 58 Pg. 04  
County of Napa, Calif.  
1960  
RE-DRAWN FROM OLD 25-39, 40, 44 & 46 TO 55 INCL.

Tax Area Code **58-05**  
**5015**  
**72015**  
**72070**

1" = 800'

1.	N36°25'32"E	135.00'	11.	S03°21'30"W	46.00'
2.	N40°14'26"W	48.88'	12.	S21°18'30"W	115.00'
3.	N12°45'15"W	45.94'	13.	S27°16'30"W	167.00'
4.	N10°16'04"W	52.94'	14.	S17°45'30"W	38.00'
5.	N01°17'31"E	62.97'	15.	S15°58'30"W	33.00'
6.	N03°57'42"W	57.95'	16.	S55°08'30"W	52.00'
7.	S79°46'30"E	77.57'	17.	S02°18'30"E	101.00'
8.	S39°54'30"E	161.00'	18.	S11°55'30"W	72.00'
9.	S31°35'30"E	111.00'	19.	S11°49'30"E	163.00'
10.	S14°35'30"E	53.00'	20.	S44°55'30"E	23.00'
			21.	S18°25'30"W	168.00'
			22.	S11°18'30"W	49.00'
			23.	S49°03'30"W	49.00'
			24.	S74°06'30"W	50.00'
			25.	N89°34'30"W	214.00'
			26.	N73°14'30"W	55.00'
			27.	N50°47'30"W	50.00'
			28.	N01°01'30"W	153.00'
			29.	N07°21'30"E	107.00'
			30.	N19°58'30"E	52.00'
			31.	N06°30'30"W	109.40'
			32.	S49°30'W	283.80'
			33.	S05°22'30"W	127.02'
			34.	S28°45'30"E	58.00'
			35.	S25°22'30"E	153.00'

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.



6-24-92
6-15-95
050-09 TO PG 57 10-26-00
PTN 050-42 RS 3-26-08
050-44THRU49 PM 11-21-08
050-42 LLA 12-29-10
REVISION DATE

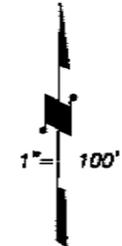
NO. 4  
**5003**  
 COUNTY  
 COUNTY  
**58-05**



# COUNTY ASSESSOR'S PARCEL MAP

58-58  
58-04

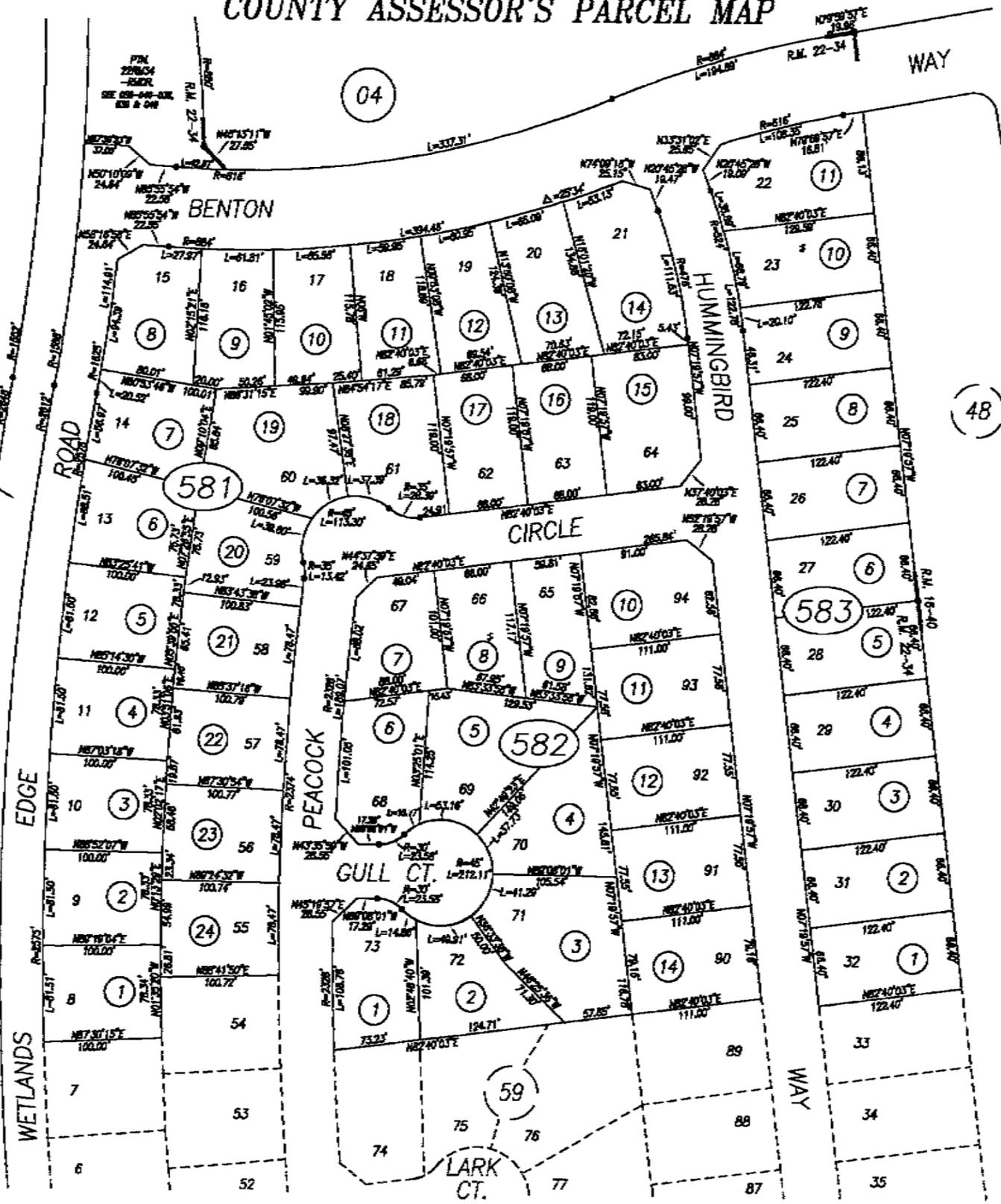
Tax Area Code  
5015



NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

SUNSET MEADOWS UNIT 1,  
R.M. BK. 22 PG.s 34-41

22 RW 34-41	11-14-00
REVISION	DATE







## Napa River Ecology Center Design Permit

Date\* 10/04/2023

Name\* olson

Company

Email\* [REDACTED]

Phone Number\* [REDACTED]

- Please check all that apply\*
- I own a home in American Canyon
  - I rent a home in American Canyon
  - I own a business in American Canyon
  - I work in American Canyon
  - None of the above

Address\* Street Address

[REDACTED]

Address Line 2

City State / Province / Region

american canyon california

Postal / Zip Code Country

94503 napa

Comments\* If comments are being provided through the upload of a document, please indicate so.  
Again...whos big waste of money idea was this.How about a second grocery store..Or a laundry mat,..Or what everyone wants a TRADER JOES..If getto citys like Oakland and Fairfield have a trader joes why cant American Canyon.

File Upload

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Brent Cooper](#); [Nicolle Hall](#); [Janelle Sellick](#); [Jason Holley](#)  
**Subject:** Napa River Ecology Center - Public Comment  
**Date:** Friday, December 8, 2023 4:02:00 PM

---

Hello Olson,

Thank you for your interest in the future of our community and the need for resident services. Commercial businesses, such as grocery stores and laundromats, are not allowed at the City Corporate Yard site where the Napa River Ecology Center is proposed. Fortunately, there is ample land and shopping centers available in American Canyon, particularly within the commercial corridor along Highway 29 where commercial uses would be allowed and welcomed.

The decision to bring any commercial business into American Canyon rests with private business owners (not the City) investing their money where they believe demand for their services will enable them to be profitable and grow.

The Napa River Ecology Center is proposed by the American Canyon Community & Parks Foundation (ACCPF). ACCPF is an American Canyon-based private nonprofit organization founded by a dedicated group of community volunteers.

The Napa River Wetlands is a jewel in American Canyon. The soon-to-be relocated Corporation Yard, situated on a prime 2.5-acre Napa River Wetlands site, provides is an incredible opportunity, perhaps unmatched elsewhere in the San Pablo Bay National Wildlife Refuge, for public access, recreation and education.

The beautiful uplands habitat site is adjacent to the San Francisco Bay Trail and Bay Water Trail. Three Napa Valley Unified District schools – two elementary and one middle school is within in a 15-minute walking distance. The Boys and Girls American Canyon Club House is a 10-minute walking distance.

ACCPF believes that parks and open spaces are an important part of a vibrant community and that equitable access to quality services is essential to a rich quality of life for our citizens. ACCPF is the only local non-profit organization that uses the outdoors to improve community health, children’s education, and social connection in American Canyon.

ACCPF, through deep community support, is unmatched with Fundraising that has helped make a BIG impact in our community. A few notable ACCPF projects include:

- The Wetlands Outdoor Fitness Center,
- Heart Your Parks “Art Walk,”
- Healthy AC Park and Play Van,
- Curiosity Kids,
- StoryWalk,
- Watershed Explorers,
- The Outdoor Connection a trailside learning center, and more to help nature and community flourish together,
- And Many more!

To find out more about ACCPF, please visit their website: <https://www.acparks.org>. You may review the 2022 Annual Report at this link: [https://www.acparks.org/wp-content/uploads/2023/08/2022-Annual-Report\\_compressed.pdf](https://www.acparks.org/wp-content/uploads/2023/08/2022-Annual-Report_compressed.pdf). You can also learn more about the Napa River Ecology Center at this link: <https://www.acparks.org/napa-river-ecology-center/>.

Perhaps when you learn more about this incredible opportunity, you will join thousands of informed residents like yourself who will donate to the Napa River Ecology Center. Janelle Sellick, the ACCPF Executive Director, is copied on this email. Feel free to contact Janelle if you have any questions about the proposed Ecological Center.

Sincerely,

**William He, AICP**

**Senior Planner, Community Development Department**

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## Napa River Ecology Center Design Permit

Date\* 10/14/2023

Name\* David Mendcoz

Company

Email\* [REDACTED]

Phone Number\* [REDACTED]

- Please check all that apply\*
- I own a home in American Canyon
  - I rent a home in American Canyon
  - I own a business in American Canyon
  - I work in American Canyon
  - None of the above

Address\*

Street Address

[REDACTED]

Address Line 2

City

American Cabyon

Postal / Zip Code

94503

State / Province / Region

Ca

Country

Napa

Comments\*

If comments are being provided through the upload of a document, please indicate so.

This is a great proposal. It beautifies the area, it provides a variety of fab programs and sporting opportunities for all ages, and much more.

File Upload

**From:** [William He](#)  
**To:** [REDACTED]  
**Cc:** [Janelle Sellick](#); [Brent Cooper](#); [Nicole Hall](#)  
**Subject:** Napa River Ecology Center - Public Comment  
**Date:** Friday, December 15, 2023 9:41:22 AM

---

Hello David,

Thank you for your comment in support of the Napa River Ecology Center project. We really appreciate your response. I have copied the director of the project, Janelle Sellick, to this e-mail. If you have any questions about the project or the programs, please contact her directly.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## Napa River Ecology Center Design Permit

**Date\*** 12/14/2023

**Name\*** Stacey Harrington

**Company** Napa County, Dept of Planning, Building and Environmental Services

**Email\*** stacey.harrington@countyofnapa.org

**Phone Number\*** 17072534525

**Please check all that apply\***

- I own a home in American Canyon
- I rent a home in American Canyon
- I own a business in American Canyon
- I work in American Canyon
- None of the above

**Address\***

Street Address  
1195 Third Street Ste 210

Address Line 2

City Napa State / Province / Region CA

Postal / Zip Code 94559 Country United States

**Comments\*** If comments are being provided through the upload of a document, please indicate so.

If any food or beverage facilities are included in the project, plan review and approval shall be obtained from this Division prior to issuance of any building permits. An annual food permit will be required. For questions, contact Brittany Urquhart at (707) 253-4471.

**File Upload**

**From:** [William He](#)  
**To:** "[stacey.harrington@countyofnapa.org](mailto:stacey.harrington@countyofnapa.org)"  
**Cc:** [Janelle Sellick](#); [Brent Cooper](#); [Nicolle Hall](#)  
**Subject:** Napa River Ecology Center - Public Comment  
**Date:** Friday, December 15, 2023 9:48:24 AM

---

Hi Stacy,

Thank you for your comment regarding the Napa River Ecology Center. We acknowledge that the project will obtain the appropriate health permits if the project includes food or beverage facilities. I have copied the director for the project, Janelle Sellick, to this e-mail. For more information on the Eco Center programs, please contact her directly.

Kind regards,

**William He, AICP**

**Senior Planner, Community Development Department**

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[www.cityofamericancanyon.org](http://www.cityofamericancanyon.org)



## **TITLE**

Resolutions Recommending Two Ordinances Establishing Industrial Use Sustainability Standards and Green House Gas Emissions.

## **RECOMMENDATION**

Adopt Two Resolutions of the City of American Canyon Planning Commission recommending the City Council adopt: (1) an Ordinance Implementing Industrial Use Green House Gas Standards; and, (2) an Ordinance Implementing Industrial Commerce Centers Sustainability Standards.

## **CONTACT**

William Ross, City Attorney

## **BACKGROUND & ANALYSIS**

### **Implementing Industrial Use Green House Gas Standards**

California has established the goal of carbon neutrality by 2045, which will require significant reductions and mitigation of greenhouse gas (“GHG”) emissions. Industrial land uses like freight, warehouse, and logistics centers often emit substantial GHG emissions and present some of the best and most efficient opportunities to reduce and mitigate GHG emissions. The City of American Canyon (“City”) seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability.

The California Environmental Quality Act (Pub. Res. Code § 21000 *et seq.*, “CEQA”) requires lead agencies to choose a threshold of significance to evaluate greenhouse gas emissions that is supported by substantial evidence and captures all significant impacts which may be one developed by an expert agency.

The City falls within the Bay Area Air Quality Management District (“BAAQMD”), which in 2022 issued GHG significance thresholds recommendations for residential and commercial projects, but did not recommend a threshold for industrial land uses. The South Coast Air Quality Management

District (“SCAQMD”), which includes Los Angeles County, has developed a threshold of significance under CEQA for industrial land uses that is supported by substantial evidence and serves as a basis for mitigation of significant sources of GHG impacts.

Adopting a threshold of significance that combines BAAQMD’s baseline threshold with the SCAQMD’s threshold will capture the main sources of GHG emissions from industrial land uses.

The proposed threshold standards would be applied in a tiered evaluation system:

#### **Tier 1: CEQA Categorical Exemptions**

- Initially, determine if the project qualifies for any CEQA categorical exemptions. If it does not, proceed to Tier 2.

#### **Tier 2: Consistency with Local GHG Reduction Plans**

- Assess if the project aligns with a locally adopted GHG reduction plan. This plan must have undergone public hearing and CEQA review, have an approved inventory, and include monitoring. If the project is not consistent with such a plan, move to Tier 3.

#### **Tier 3: Project Design Elements**

- Evaluate the project against specific design elements:
  1. **Buildings:** a. The project should not include natural gas appliances or plumbing. b. The project should avoid wasteful or unnecessary energy use, as per CEQA guidelines.
  2. **Transportation:** a. The project must achieve a reduction in vehicle miles traveled (VMT) below the regional average, currently at least 15% as per the California Climate Change Scoping Plan. b. The project must comply with the latest CALGreen Tier 2 electric vehicle requirements.
- If the project does not incorporate these design elements, it is considered to have a significant GHG impact. If it does, move to Tier 4.

#### **Tier 4: GHG Emissions Screening Threshold**

- Determine if the project's GHG emissions exceed the South Coast Air Quality Management District’s threshold of 10,000 metric tons of CO<sub>2</sub> equivalent (MT CO<sub>2</sub>e) per year for industrial uses and stationary projects. Projects exceeding this threshold are deemed to have a significant GHG impact.

### **Implementing Industrial Commerce Centers Sustainability Standards**

Warehousing, logistics and distribution facilities are well-documented sources of air quality degradation that can create serious, negative health outcomes for surrounding communities; and these projects substantially increase air quality emissions through construction, operation, and vehicle-related emissions.

The City of American Canyon (“City”) seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability.

The proposed Ordinance applying Industrial Commerce Center Sustainability Standards applies to warehousing, logistics and distribution facilities in the City for which a Notice of Preparation is issued after March 1, 2024 under CEQA. The Ordinance would apply zero or low emissions standards to various aspects of industrial commerce center(s), including zero-emission equipment, rooftop solar panels, and environmental compliance measures aimed at mitigating air quality degradation.

The proposed Ordinance established the following standards to all warehousing, logistics, and distribution facilities in the City where a Notice of Preparation is issued after March 1, 2024, under the California Environmental Quality Act (CEQA). It defines such facilities as those used for storing and consolidating manufactured goods, typically larger than 200,000 square feet with specific characteristics such as dock high loading doors and truck activities.

The following standards are applicable under the proposed Ordinance:

1. **Zero Emission Operational Equipment:** All on-site motorized operational equipment (forklifts, yard trucks, pallet jacks, etc.) must be zero-emission. This includes using electrical hookups instead of diesel-fueled generators for construction tools.
2. **Zero Emission Cargo Handling Equipment:** All outdoor cargo handling equipment must be zero-emission vehicles. Necessary charging stations or infrastructure for these vehicles must be included in each building.
3. **Rooftop Solar Panels:** Before issuing a business license, the City will ensure that rooftop solar panels are installed to supply 100% of the power needed for non-refrigerated parts of the facility, including parking areas.
4. **Refrigerated Space Requirements:** Facilities not committing to non-refrigerated use must install conduits during construction for potential refrigerated spaces. Electric plug-in units for refrigeration units must be installed at relevant dock doors.

- 5. **Zero Emission Construction Equipment:** All generators and diesel-fueled off-road construction equipment over 75 horsepower must be zero-emissions or have CARB Tier IV-compliant engines. Exemptions are possible if such equipment is not reasonably available.
- 6. **Electric Vehicle Charging Stations:** Install infrastructure for Level 2 (or faster) EV charging stations for a percentage of employee parking spaces, increasing to 25% by 2030.
- 7. **Air Filtration Systems:** Install HVAC and/or HEPA air filtration systems in all warehouse facilities.

Proposed Ordinances implementing these matters are attached for Planning Commission review and potential recommendation to the City Council.

**COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

**FISCAL IMPACT**

NA

**ENVIRONMENTAL REVIEW**

Adopting the Resolutions are exempt from the California Environmental Quality Act (CEQA), as it is not a Project under CEQA Guidelines Section 15378(b), and is categorically exempt under CEQA Guidelines Section 15308 "Actions by Regulatory Agencies for Protection of the Environment."

**ATTACHMENTS:**

[Ordinance\\_No.\\_2024-\\_\\_\\_\\_\\_GHG\\_\\_1.9.24](#)

[Ordinance No. 2024-\\_\\_\\_ \(Industrial Standards\) 1.9.24](#)

[Resolution\\_recommending\\_adopting\\_Ordinance\\_No.\\_2024-\\_\\_\\_\\_\\_GHG\\_\\_1.9.24](#)

[Resolution\\_recommending\\_Ordinance\\_No.\\_2024-\\_\\_\\_\\_\\_Industrial\\_Standards\\_\\_1.9.24](#)

**DRAFT**

**ORDINANCE NO. 2024-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, STATE OF CALIFORNIA, ADOPTING GREEN HOUSE GAS STANDARDS**

**WHEREAS**, California has established the ambitious goal of carbon neutrality by 2045, which will require significant reductions and mitigation of greenhouse gas (“GHG”) emissions;

**WHEREAS**, industrial land uses like freight, warehouse, and logistics centers often emit substantial GHG emissions in their construction and operation, especially due to heavy-duty truck traffic;

**WHEREAS**, new developments and land use proposal present some of the best and most efficient opportunities to reduce and mitigate GHG emissions;

**WHEREAS**, mitigation of GHG emissions from individual projects often reduces co-emitted air pollutants, with advantages for nearby air quality and human health.

**WHEREAS**, the City of American Canyon (“City”) seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability;

**WHEREAS**, the California Environmental Quality Act (Pub. Res. Code § 21000 *et seq.*, “CEQA”) requires lead agencies to choose a threshold of significance to evaluate greenhouse gas emissions; lead agencies must choose a threshold that is supported by substantial evidence and captures all significant impacts; and lead agencies have the discretion to create their own threshold or adopt one developed by an expert agency;

**WHEREAS**, in 2022 the Bay Area Air Quality Management District (“BAAQMD”) issued guidance recommending GHG significance thresholds of general applicability for residential and commercial projects; but did not recommend a threshold for industrial land uses;

**WHEREAS**, BAAQMD’s thresholds for residential and commercial projects are insufficient for industrial land uses because they do not capture or consider the significant sources of GHG emissions from industrial land uses;

**WHEREAS**, until BAAQMD develops a GHG threshold appropriate for industrial uses, the City will adopt its own threshold standards relying on the analysis and implement record of other rule-making actions of other local agencies to determine a threshold of applicability to industrial land uses;

**WHEREAS**, the South Coast Air Quality Management District (“SCAQMD”) has developed a threshold of significance for industrial land uses that is supported by substantial evidence and captures the significant sources of GHG impacts; and

**WHEREAS**, a threshold of significance that combines BAAQMD’s baseline threshold with the SCAQMD’s threshold will capture the presently known GHG emissions from industrial land uses.

**NOW THEREFORE, THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN THAT EVERY INDUSTRIAL LAND USE PROPOSAL FOR WHICH THE CITY OF AMERICAN CANYON IS THE LEAD AGENCY WILL USE THE FOLLOWING THRESHOLD TO EVALUATE THE SIGNIFIGANCE OF GHG IMPACT UNDER CEQA:**

**TIER 1.** Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

**Tier 2.** Consider whether the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, *etc.* If not, move to Tier 3.

**Tier 3.** Consider whether the project includes, at a minimum, the following project design elements:

**1. Buildings**

- a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
- b. The project will not result in any wasteful, inefficient, or unnecessary energy use as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.

**2. Transportation**

- a. The project will achieve a reduction in project-generated vehicle miles traveled (“VMT”) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent).
- b. The project will achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2. If the project does not include the above project design elements, the Project has a significant GHG impact. If it does include the above project design elements, move to Tier 4.

**Tier 4.** Consider whether the project generates GHG emissions in excess of the South Coast Air Quality Management District’s 10,000 MT CO2e per year screening threshold for industrial uses and stationary projects. If so, the project has a significant GHG impact.

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 25th day of January, 2024, and adopted at a Regular Meeting of the City Council of the City of American Canyon, State of California, held on \_\_\_\_\_, 2024 by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

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

ATTEST:

APPROVED AS TO FORM:

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

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

**DRAFT**

**ORDINANCE NO. 2024-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, STATE OF CALIFORNIA, ADOPTING AN ORDINANCE TO IMPLEMENT INDUSTRIAL COMMERCE CENTERS SUSTAINABILITY STANDARDS**

**WHEREAS**, warehousing, logistics and distribution facilities are well-documented sources of air quality degradation that can create serious, negative health outcomes for surrounding communities; and these projects substantially increase air quality emissions through construction, operation, and vehicle-related emissions;

**WHEREAS**, the City of American Canyon (“City”) seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, THAT CHAPTER 19.41 - INDUSTRIAL COMMERCE CENTERS SUSTAINABILITY STANDARDS IS HEREBY ADDED TO THE MUNICIPAL CODE OF THE CITY OF AMERICAN CANYON:**

Chapter 19.41 – Industrial Commerce Centers Sustainability Standards

Sec. .010 – Applicability.

This Article is applicable to all warehousing, logistics and distribution facilities throughout the city for which a Notice of Preparation is issued after March 1, 2024 under the implementing Guidelines of the California Environmental Quality Act (CEQA).

A warehousing, logistics or distribution facility means facilities used for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials and excludes bulk storage of materials, which are flammable or explosive or create hazardous or commonly recognized offensive conditions) before their distribution to retail locations or other warehouses. The facilities are generally greater than 200,000 square feet in size, with a land coverage ratio of approximately 50 to 80 percent, and a dock-high loading door ratio of approximately 1:5,000—8,000 square feet. They are characterized by dock high loading doors, could be on opposing sides of the building (cross dock facility); significant movement and storage of products, materials, or equipment; truck activities frequently outside of the peak hour of the adjacent street system; and freeway access, including:

- Freight yards/forwarding terminals
- Warehousing distribution/high cube distribution centers
- Moving agencies
- Parcel delivery terminals
- Railroad freight stations
- Shipping/receiving yards
- Truck terminals

The following sections shall supersede any existing requirements in the Municipal Code and Specific Plans.

Sec. .020 – Requirements for warehousing, logistics or distribution facilities for which a Notice of Preparation is issued after March 1, 2024 under CEQA.

1. On-site motorized operational equipment, including but not limited to forklifts, yard trucks, and pallet jacks, shall be ZE (zero emission). This includes electrical hook ups to the power grid, rather than diesel-fueled generators, for contractors' electric construction tools, such as saws, drills and compressors.
2. All outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and landscaping equipment) shall be zero-emission vehicles. Each building shall include the necessary charging stations or other necessary infrastructure for zero-emission cargo handling equipment.
3. Prior to issuance of a business license, the City shall ensure rooftop solar panels are installed and can be operated in such a manner that they will supply 100% of the power needed to operate all non-refrigerated portions of the facility including the parking areas.
4. Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide chilled, cooled, or freezer warehouse space, a conduit shall be installed during construction of the building shell from the electrical room to 100% of the loading dock doors that have potential to serve the refrigerated space. When tenant improvement building permits are issued for any refrigerated warehouse space, electric plug-in units shall be installed at every dock door servicing the refrigerated space to allow transport refrigeration units (TRUs) to plug in. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks.
5. All generators, and all diesel-fueled off-road construction equipment greater than 75 horsepower, will be zero-emissions or equipped with CARB

Tier IV-compliant engines (as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations) or better by including this requirement in applicable bid documents, purchase orders, and contracts with successful contractors. After either (1) the completion of grading or, (2) the completion of an electrical hookup at the site, whichever is first, require all generators and all diesel-fueled off-road construction equipment, to be zero-emissions or equipped with CARB Tier IV-compliant engines (as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations) or better by including this requirement in applicable bid documents, purchase orders, and contracts with successful contractors. An exemption from these requirements may be granted by the City in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.

6. Prior to certificate of occupancy, install conduit and infrastructure for Level 2 (or faster) electric vehicle charging stations on-site for employees for the percentage of employee parking spaces commensurate with Title 24 requirements in effect at the time of building permit issuance plus additional charging stations equal to 5% of the total employee parking spaces in the building permit, whichever is greater. By 2030 install Level 2 (or faster) electric vehicle charging stations for 25% of the employee parking spaces required.
7. Install HVAC and/or HEPA air filtration systems in all warehouse facilities.

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 \_\_\_\_\_ day of January, 2024, and adopted at a Regular Meeting of the City Council of the City of American Canyon, State of California, held on \_\_\_\_\_, 2024 by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

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

ATTEST:

APPROVED AS TO FORM:

---

Taresa Geilfuss, City Clerk

---

William D. Ross, City Attorney

**DRAFT**

**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON,  
CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE  
IMPLEMENTING GREEN HOUSE GAS STANDARDS**

**WHEREAS**, California has established the goal of carbon neutrality by 2045, which will require significant reductions and mitigation of greenhouse gas (“GHG”) emissions;

**WHEREAS**, industrial land uses like freight, warehouse, and logistics centers often emit substantial GHG emissions in their construction and operation associated with heavy-duty truck traffic;

**WHEREAS**, defined mitigation, new developments and land use proposal present some of the best and most efficient opportunities to reduce and mitigate GHG emissions;

**WHEREAS**, mitigation of GHG emissions from individual projects often reduces co-emitted air pollutants, with advantages for nearby air quality and human health;

**WHEREAS**, the City of American Canyon (“City”) seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability;

**WHEREAS**, the California Environmental Quality Act (Pub. Res. Code § 21000 *et seq.*, “CEQA”) requires lead agencies to choose a threshold of significance to evaluate greenhouse gas emissions; lead agencies must choose a threshold that is supported by substantial evidence and captures all significant impacts; and lead agencies have the discretion to create their own threshold or adopt one developed by an expert agency;

**WHEREAS**, in 2022 the Bay Area Air Quality Management District (“BAAQMD”) issued guidance recommending GHG significance thresholds of general applicability for residential and commercial projects; but did not recommend a threshold for industrial land uses;

**WHEREAS**, BAAQMD’s thresholds for residential and commercial projects do not encompass industrial land uses because they do not capture or consider the significant sources of GHG emissions from industrial land uses;

**WHEREAS**, until BAAQMD develops a GHG threshold appropriate for industrial uses, the City will implement its own GHG thresholds of applicable analysis to industrial land uses;

**WHEREAS**, the South Coast Air Quality Management District (“SCAQMD”) has developed a threshold of significance for industrial land uses that is supported by substantial evidence and serves as a basis for mitigation of significant sources of GHG impacts; and

**WHEREAS**, a threshold of significance that combines BAAQMD’s baseline threshold with the SCAQMD’s threshold will capture the main sources of GHG emissions from industrial land uses; and,

**WHEREAS**, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on January 25, 2024 on the subject ordinance, 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 recommends the City Council of the City of American Canyon add CHAPTER 19.40 – GREENHOUSE GAS THRESHOLD STANDARDS to the City Municipal Code applicable to every industrial land use proposal for which the City of American Canyon is the Lead Agency to evaluate the significance of GHG impact under CEQA as follows:

#### Chapter 19.40 – Greenhouse Gas Threshold Standards

Sec. .010 – Procedure for Determining Greenhouse Gas Threshold Standards for Industrial Land Uses.

**TIER 1.** Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

**Tier 2.** Consider whether the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, *etc.* If not, move to Tier 3.

**Tier 3.** Consider whether the project includes, at a minimum, the following project design elements:

#### **1. Buildings**

- a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
- b. The project will not result in any wasteful, inefficient, or unnecessary energy use as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.

#### **2. Transportation**

a. The project will achieve a reduction in project-generated vehicle miles traveled (“VMT”) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent).

b. The project will achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2. If the project does not include the above project design elements, the Project has a significant GHG impact. If it does include the above project design elements, move to Tier 4.

**Tier 4.** Consider whether the project generates GHG emissions in excess of the South Coast Air Quality Management District’s 10,000 MT CO2e per year screening threshold for industrial uses and stationary projects. If so, the project has a significant GHG impact.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 25<sup>th</sup> day of January, 2024, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
**Brando Cruz, Chair**

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Nicolle Hall, Administrative Technician

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

**DRAFT**

**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE TO IMPLEMENT INDUSTRIAL COMMERCE CENTERS SUSTAINABILITY STANDARDS**

**WHEREAS**, warehousing, logistics and distribution facilities are well-documented sources of air quality degradation that can create serious, negative health outcomes for surrounding communities; and these projects substantially increase air quality emissions through construction, operation, and vehicle-related emissions;

**WHEREAS**, the City of American Canyon (“City”) seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability;

**WHEREAS**, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on January 25, 2024 on the subject ordinance, 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 recommends the City Council of the City of American Canyon adopt an ordinance adding CHAPTER 19.41 - INDUSTRIAL COMMERCE CENTERS SUSTAINABILITY STANDARDS to the Municipal Code of the City of American Canyon providing as follows:

Chapter 19.41 – Industrial Commerce Centers Sustainability Standards

Sec. .010 – Applicability.

This Article is applicable to all warehousing, logistics and distribution facilities throughout the City for which a Notice of Preparation is issued after March 1, 2024 under the California Environmental Quality Act (CEQA).

A warehousing, logistics or distribution facility means facilities used for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials and excludes bulk storage of materials, which are flammable or explosive or create hazardous or commonly recognized offensive conditions) before their distribution to retail locations or other warehouses. The facilities are generally greater than 200,000 square feet in size, with a land coverage ratio of approximately 50 to 80 percent, and a dock-high loading door ratio of approximately 1:5,000—8,000 square feet. They are characterized by dock high loading doors, could be on opposing sides of the building (cross dock facility);

significant movement and storage of products, materials, or equipment; truck activities frequently outside of the peak hour of the adjacent street system; and freeway access, including:

- Freight yards/forwarding terminals
- Warehousing distribution/high cube distribution centers
- Moving agencies
- Parcel delivery terminals
- Railroad freight stations
- Shipping/receiving yards
- Truck terminals

The following sections shall supersede any existing requirements in the Municipal Code and Specific Plans.

Sec. .020 – Requirements for warehousing, logistics or distribution facilities for which a Notice of Preparation is issued after March 1, 2024 under CEQA.

1. On-site motorized operational equipment, including but not limited to forklifts, yard trucks, and pallet jacks, shall be ZE (zero emission). This includes electrical hook ups to the power grid, rather than diesel-fueled generators, for contractors' electric construction tools, such as saws, drills and compressors.
2. All outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and landscaping equipment) shall be zero-emission vehicles. Each building shall include the necessary charging stations or other necessary infrastructure for zero-emission cargo handling equipment.
3. Prior to issuance of a business license, the City shall ensure rooftop solar panels are installed and can be operated in such a manner that they will supply 100% of the power needed to operate all non-refrigerated portions of the facility including the parking areas.
4. Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide chilled, cooled, or freezer warehouse space, a conduit shall be installed during construction of the building shell from the electrical room to 100% of the loading dock doors that have potential to serve the refrigerated space. When tenant improvement building permits are issued for any refrigerated warehouse space, electric plug-in units shall be installed at every dock door servicing the refrigerated space to allow transport

refrigeration units (TRUs) to plug in. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks.

5. All generators, and all diesel-fueled off-road construction equipment greater than 75 horsepower, will be zero-emissions or equipped with CARB Tier IV-compliant engines (as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations) or better by including this requirement in applicable bid documents, purchase orders, and contracts with successful contractors. After either (1) the completion of grading or, (2) the completion of an electrical hookup at the site, whichever is first, require all generators and all diesel-fueled off-road construction equipment, to be zero-emissions or equipped with CARB Tier IV-compliant engines (as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations) or better by including this requirement in applicable bid documents, purchase orders, and contracts with successful contractors. An exemption from these requirements may be granted by the City in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.
6. Prior to certificate of occupancy, install conduit and infrastructure for Level 2 (or faster) electric vehicle charging stations on-site for employees for the percentage of employee parking spaces commensurate with Title 24 requirements in effect at the time of building permit issuance plus additional charging stations equal to 5% of the total employee parking spaces in the building permit, whichever is greater. By 2030 install Level 2 (or faster) electric vehicle charging stations for 25% of the employee parking spaces required.
7. Install HVAC and/or HEPA air filtration systems in all warehouse facilities.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 25<sup>th</sup> day of January, 2024, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

**Brando Cruz, Chair**

ATTEST:

APPROVED AS TO FORM:

---

Nicolle Hall, Administrative Technician

---

William D. Ross, City Attorney



**City of American Canyon  
Active Community Development Projects  
January 2024**

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
1.	SDG Commerce 217 Distribution Center Minor Modification (PL23-0022)	SDG Commerce 217, LLC	Revision to conduct additional wine production activities at the new 217,000 sqft distribution warehouse.	1075 Commerce Court 10.39 acres	11/7/23 Application submitted 11/30/23 Will Serve and Use Determination Approved 12/12/23 Staff reviewing the trip generation rates.	William He
2.	Chicken Guy Restaurant Major Modification (PL23-0021)	Chandi Hospitality	A request to delete Condition 23 requiring overhead utilities to be placed underground.	200 American Canyon Road 1.03 acres	11/1/23 Application submitted 11/20/23 Comments to applicant 11/21/23 Applicant email 12/11/23 Comments to applicant 2/22/24 PC Review Scheduled	William He
3.	Canyon Café Food Truck Design Permit (PL23-0020)	Michael Lara	Park a Stationary Food Truck at the front of Canyon Café restaurant with operating hours: Mon - Sun, 7am - 11pm	3845 Broadway 0.63 acres	10/2/23 Application submitted 12/15/23 Application approved.	William He
4.	Napa River Ecology Center Design Permit (PL23-0019)	American Canyon Community & Parks Foundation	Repurpose the City Corporation Yard for indoor and outdoor conservation, environmental science, nature art, and wellness programs.	205 Wetlands Edge Road 3 acres	9/11/23 Application submitted 10/4/23 Comments to applicant 11/1/23 OSATS Input 11/3/23 Application resubmitted 1/25/24 PC Review	William He
5.	SDG 220 Conditional Use Permit (PL23-0017)	SDG Commerce 220, LLC	Conditional Use Permit for a 220,000 square foot wine warehouse.	1055 Commerce Court 10.17 acres	8/3/23 Application submitted 8/30/23 Comments to applicant 10/6/23 Application resubmitted 10/27/23 EIR 30-day NOP Comment period begins 11/7/23 Comments to applicant 11/17/23 EIR NOP Scoping Meeting	William He

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
6.	Crown Hill Minor Modification (PL23-0012)	Crown Hill Stone Supply, LLC	Construct a 4,800 square foot storage building.	650 Green Island Road 5.88 acres	5/22/23 Application submitted 6/13/23 Comments to applicant	William He
7.	Crawford Way Multifamily Residential (PL23-0003)	Yeh Area Group	A 100-unit Townhome style apartment homes with sixteen 3-story buildings including a mix of 68 two-bedroom and 32 three-bedroom units.	Northwest corner Crawford Way/SR-29 4.276 acres	1/25/23 Application submitted 2/27/23 Comments to applicant 7/19/23 Application resubmitted 8/16/23 Comments to applicant 12/12/23 Staff checked in with the applicant on project status.	William He
8.	Ibarra Terminal Conditional Use Permit (PL22-0032)	Ibarra Trucking	Convert an existing residential site into a trucking office with equipment and vehicle storage.	1190 Green Island Road 1.56 acres	12/6/22 Application submitted 12/16/22 Comments to applicant 12/12/23 Staff checked in with applicant on project status	William He
9.	Napa Junction Mini-Storage Design Permit (PL22-0031)	RH Hess Development	Redevelop and industrial site into a mini-warehouse project.	4484 Hess Drive 8.41 acres	11/10/22 Application submitted 11/16/22 Applicant placed project on Hold 9/5/23 Application resubmitted 9/29/23 Comments to applicant 12/7/23 Application resubmitted	William He
10.	Watson Ranch Lot 8 Subdivision (PL22-0024)	American Canyon I, LLC	Development of 25 single-family residential lots in a 2.17-acre site in Watson Ranch	North of Watson Ranch Lot 10 (Harvest) Subdivision 2.17 acres	9/16/22 Application submitted 9/23/22 Comments to applicant 6/5/23 Applicant placed project on hold	William He

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
11.	Giovannoni Logistics Center Development Agreement (PL22-0018)	Buzz Oates Construction	Proposed Development Agreement to extend the term of proposed entitlements	East and West of Devlin Road, north of Green Island Road 200 acres	8/1/22 Application submitted 9/1/22 Application on hold pending entitlement approvals	Brent Cooper
12.	Residences at Napa Junction (PL22-0011)	American Canyon Ventures LLC	453 multi-family rental dwellings with associated parking and amenities.	1000 Reliant Way  15 acres	5/2/22 Application submitted 6/1/22 Comments to applicant 7/22/22 Application resubmitted 8/19/22 Comments to applicant 1/11/23 Application resubmitted 2/9/23 Comments to applicant 7/11/23 30-Day NOP Completed 8/11/23 Admin Draft EIR Preparation	William He

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
1. Hampton Inn Improvement Plans (DV23-0002)	Site improvements for a 3-story, 106 room Hampton Inn Hotel.	3443 Broadway	2.52 acres	1/24/23 Application submitted 3/17/23 Comments to applicant 9/21/23 Water Supply Report approved 12/12/23 Staff contacted applicant for a project status update	Edison Bisnar
2. Napa Valley Ruins and Gardens Building Retrofit (BP23-0010)	Level 1 and level 2 retrofit of Buildings 2, 3, 4, 5, 7 at the American Canyon Ruins.	Southwest corner Rio Del Mar East/Rolling Hills Drive	29 acres	1/4/23 Application submitted 1/20/23 Comments to applicant 9/28/23 Status outreach to applicant	Joshua Anderson
3. Oat Hill Domaine Mass Grading (DV22-0004)	Mass grading for Parcel A and B	Western terminus Napa Junction Road	20.8 acres	10/20/22 Grading Permit Approved	Edison Bisnar
4. Oat Hill Domaine Residential Building Plan Check (BP22-0733)	Plan check for the 15-Unit Apartment Building (Bldg 100)	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted 12/12/23 Resubmittal received	Joshua Anderson
5. Oat Hill Domaine Residential Building Plan Check (BP22-0736)	Plan check for the 18-Unit Apartment Building (Bldg 200)	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted 12/12/23 Resubmittal received	Joshua Anderson
6. Oat Hill Domaine Parcel A Improvement Plan (DV22-0006)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10 acres	12/8/22 Application submitted 1/5/23 Comments to applicant 12/20/23 Improvement Plans approved	Edison Bisnar
7. Oat Hill Domaine Parcel B Improvement Plan (DV22-0007)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10.8 acres	12/8/22 Application submitted 1/5/23 Comments to applicant 8/15/23 Improvement Plans approved	Edison Bisnar
8. Oat Hill Domaine Parcel B Clubhouse Building Permit (BP22-0734)	Clubhouse building on Parcel B (Lower Parcel)	100 Chennault Way	N/A	12/15/22 Application submitted 8/15/23 Improvement Plan DV22-0007 approved 11/21/23 Requires NVUSD Fee Receipt	Joshua Anderson

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
9. Oat Hill Domaine Parcel A Maintenance Building Permit (BP22-0737)	Maintenance building on Parcel A (Upper Parcel)	801 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied	Joshua Anderson
10. Oat Hill Domaine Parcel A Pool Building Permit (BP22-0739)	Pool building on Parcel A (Upper Parcel)	301 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied	Joshua Anderson
11. Oat Hill Domaine Parcel A Clubhouse Building Permit (BP22-0740)	Clubhouse building on Parcel A (Upper Parcel)	300 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied	Joshua Anderson
12. SDG 217 Warehouse Building Permit (BP22-0436)	Building Permit for a 217,294 sqft warehouse	1075 Commerce Ct	10.38 acres	8/18/22 Application submitted 4/10/23 Permit issued	Joshua Anderson
13. Napa Cove Improvement Plans and Grading (DV22-0001)	Grading and Improvement plans for the Napa Cove Apartment project.	3787 Broadway	3.48 acres	1/18/22 Application submitted 2/4/22 First Plan check 3/21/22 Grading permit approved	Edison Bisnar
14. Napa Cove Building Permits (BP22-0017, 0018, 0019)	Building Permits for the Napa Cove Apartment Project	3787 Broadway	3.48 acres	1/19/22 Application submitted 2/1/22 First Plan check 3/21/22 Permits issued	Joshua Anderson
15. PG&E Regional Center Improvement Plans (DV21-0018)	Improvement plans for the PG&E Regional Center	500 Boone Drive	24.5 acres	10/19/21 Application submitted 12/01/21 First Plan Check 01/13/22 Second Plan Check 02/14/22 Third Plan Check 02/22/22 Improvement Plans Approved	Edison Bisnar

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
16. Watson Ranch Lot 10 Harvest Rough grading and Subdivision Improvement Plans (DV21-0014, 0015)	Rough grading and site improvements for WRSP Lot 10 Harvest	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	11/08/21 Application submitted 12/08/21 First Plan Check 01/03/22 Second Submittal 01/13/22 Second Plan Check 01/21/22 Third Submittal 1/24/22 Rough Grading Permit approved	Edison Bisnar
17. Watson Ranch Lot 10 Harvest Model Home Building Permits (BP21-0522, 0523)	Harvest Model Homes for Watson Ranch Lot 10	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	12/02/21 Application submitted 12/20/21 First Plan Check 02/10/22 Second Submittal 2/18/22 Second Plan Check 4/5/22 Applicant Submittal 4/7/22 Permit approved 9/2/22 Deferred Submittal 9/7/22 Permit approved	Joshua Anderson
18. Lemos Pointe Building Permit (BP21-0291 – BP21-0298)	186 modular affordable apartment units	Northwest corner Marcus Road/Rio Del Mar East	6.7 acres	6/28/21 Application submitted 11/23/21 Building Permits issued	Joshua Anderson
19. Lemos Pointe Grading Permit (DV21-0007)	Rough grading for the Lemos Point Apartment Project	Northwest corner Loop Road/Rio Del Mar	6.7 acres	6/9/21 Application submitted 8/9/21 Application approved.	Edison Bisnar
20. Watson Ranch Lot 14/15 (Artisan) Model Home Building Permits (BP21-0513, 0514, 0515)	Model Homes for Watson Ranch Lot 14/15.	Northern terminus of Summerwood	11.97 acres	11/30/21 Application submitted 5/4/22 Permits approved 9/1/22 Permits issued 5/30/23 15 homes finaled	Joshua Anderson

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
21. Home2Suites Building Permit (BP19-0499)	Building permit for 102 room hotel.	3701 Main Street	2.0 acres	12/3/19 Application submitted 8/9/22 BP Issued	Interwest
22. Fume Commercial Cannabis Will Serve (DV20-0014)	Extend reclaimed water line to supply irrigation demand of the project.	180 Klamath Court	1.37 acres	12/16/20 Will serve and wastewater study received 1/28/21 PC approved the CUP 3/26/21 Will Serve comments to the applicant.	Edison Bisnar
23. Canyon Estates (DV18-0023)	Improvement plans, grading plans, potable water pump station plans and Final Map.	Northeast corner Silver Oak/ Newell Drive	35 acres	10/31/18 Applicant submitted 4/17/19 3 <sup>rd</sup> submittal received 5/22/19 Pump station submittal received 6/13/19 Grading and Improvement Plan Comments to applicant 7/14/20 Preconstruction meeting 3/19/21 Preconstruction meeting 3/22/21 Begin Construction 11/10/22 Civil Improvements 95% complete 9/1/23 On-site civil improvements and off-site water and recycled water complete. Newell Drive improvements 95% complete.	Edison Bisnar
24. 236 Canyon Estates Court (BP23-0823)	Building Permit for a new single-family house and ADU.	236 Canyon Estates Court	0.53 acres	12/7/23 Application Submitted	Joshua Anderson

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
25. Copart (DV20-0008)	Grading permit for an auto storage lot and office building Conditional Use Permit PL18-0019.	1587 and 1660 Green Island Road	20 acres	4/23/20 On-site private wastewater treatment system application submitted to the County 5/12/22 Grading Permit approved 11/10/22 Civil Improvements are 75% complete	Edison Bisnar
26. Home2Suites Will Serve and Improvement Plan (DV19-0015)	Will serve application and improvement plans for a 102-room hotel.	3701 Main Street	2.0 acres	9/5/19 Will Serve Application submitted 5/25/20 Improvement Plan Application submitted 6/10/21 Improvement Plan approved 4/5/22 Council approved fee reimbursement request 8/10/22 2 <sup>nd</sup> Change Plan Approved	Edison Bisnar
27. PG&E Regional Center Improvement Plans (DV21-0018)	Turner Construction	Improvement plans for the PG&E Regional Center	500 Boone 24.5 acres	10/19/21 Application submitted 2/23/22 Improvement Plans approved	Edison Bisnar
28. Single Family Home Improvement Plans (DV21-0019)	Hoi Wong	Improvement plan for a new single-family home.	219 Rio Del Mar 0.66 acres	11/17/21 Application submitted 5/12/22 Second Plan Check comments 9/23/22 Applicant explained project is on Hold	Edison Bisnar
29. Chicken Guy Improvement Plan (DV23-0015)	Chandi Hospitality	New 2,818 sqft restaurant	200 American Canyon Road 1.03 acres	8/16/23 Application submitted 9/5/23 Plans submitted	Edison Bisnar
30. Chicken Guy Building Permit (BP23-0616)	Chandi Hospitality	New 2,818 sqft restaurant	200 American Canyon Road 1.03 acres	8/15/23 Application submitted 9/5/23 Comments to applicant 11/1/23 Plans submitted 11/15/23 Comments to applicant	Joshua Anderson

<b>Major City-Initiated Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff</b>
1. Accessory Dwelling Unit Ordinance update	Amendments to the ADU Ordinance that respond to comments from HCD	Citywide	N/A	10/4/23 Comment letter from HCD 1/10/24 Drafting updates. 2/22/24 Tentative PC Hearing date	Brent Cooper
2. Density Bonus Ordinance Update and Housing Element Implementation	Amendments to the Density Bonus Ordinance and Municipal Code updates to implement the Housing Element	Citywide	N/A	1/10/24 Drafting updates. 2/22/24 Tentative PC Hearing date	Brent Cooper
3. Comprehensive General Plan Update	Review and update to bring the General Plan into conformance with current State standards and community values	Citywide	N/A	7/1/19 Drafting a Request for Proposal (RFP) 1/13/22 Modified “fast-track” technical update scope approved 6/7/22 City Council NOP approved 9/1/22 Administrative draft elements reviewed by staff 3/15/23 Administrative draft EIR received. 9/19/23 CC Land Use Map Review	Brent Cooper

<b>Major City-Initiated Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff</b>
4. Paoli/Watson Lane Annexation (PL19-0003)	General Plan Amendment, rezoning, and annexation of the Paoli/Watson Lane Property.	Southeast of Paoli Loop/SR-29	80 acres	9/5/17 City Council authorization to proceed 5/28/20 City received a Property Owner notice of intent to circulate a petition to annex the Paoli Loop/Watson Lane Property. 5/16/22 Annexation efforts returned to City initiated. Consultant preparing CEQA scope documents. 9/7/22 NOP Comment period begins 9/21/22 NOP Workshop 3/14/23 45-Day EIR Review period begins. Ends on 4/28/23. 4/27/23 PC EIR Workshop 5/1/23 Preparing Response to Comments 10/26/23 PC Hearing 11/7/23 CC EIR, GPA, ZC First Reading approved 11/14/23 ALUC Application submitted	City Manager

<b>Major Regional Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
1. <a href="#">Napa Valley Transportation Authority 2045 Countywide Transportation Plan</a>	Update the 2015 NVTA Countywide Plan with new mobility priorities for the next 25 years.	Napa County	N/A	8/19 Project Kick-off 9/19 – 01/20 Public Input 01/21 Drafting the Plan 5/2021 Plan approved.	Alberto Esqueda (NVTA)
2. <a href="#">Regional Working Group on Climate Change</a>	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	1/16/24 City approved a General Fund appropriation for City's share to prepare a Regional climate Action and Adaptation Plan (RCAAP)	Leon Garcia Mark Joseph
3. <a href="#">Napa Valley Transportation Authority Highway 29 PID Study</a>	Project Initiation Document (PID) for Highway 29 through American Canyon	American Canyon	N/A	10/4/21 NVTA and American Canyon workshop 2/16/22 NVTA Board of Directors voted to remove the six-lane option from future study. 1/16/24 City approved Cooperative Agreement 04-2957 with Caltrans and NVTA for Project Approval and Environmental Document phase	Danielle Schmitz (NVTA)
4. <a href="#">Napa County Airport Land Use Compatibility Plan Update</a>	Napa County Airport Land Use Compatibility Plan Update and associated CEQA documentation	Napa County Airport Compatibility Zones	N/A	January 2021 Board of Supervisors initiated Airport Land Use Compatibility Plan update 12/13/22 County selects aviation consultant Mead and Hunt 2/1/23 First working group meeting 4/12/23 Second meeting 6/22/23 Third meeting 11/16/23 Fourth meeting 12/14/23 City comments to Napa County	Brent Cooper