



**REGULAR PLANNING COMMISSION
MEETING AGENDA**

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
**February 22, 2024
6:00 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.

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.

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. 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.

6:00 P.M. – CLOSED SESSION

The Planning Commission Chair will call the meeting to order and conduct roll call. The Planning Commission will immediately convene into Closed Session after hearing any public comment on Closed Session items. At 6:30 p.m. the Planning Commission will reconvene into Open Session and then resume Closed Session at the end of the meeting to address outstanding items, if necessary.

CALL TO ORDER - CLOSED SESSION

ROLL CALL - CLOSED SESSION

PUBLIC COMMENTS - CLOSED SESSION ITEMS

This time is reserved for members of the public to address the Planning Commission on Closed Session Items only. Comments must be made in person and are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. Comments for Items not on the Closed Session or Open Session agenda will be heard during the Open Session Public Comment period.

MEETING RECESS - PLANNING COMMISSION TO CONVENE IN CLOSED SESSION

6:00 P.M. CLOSED SESSION ITEMS

Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). One (1) Matter.

6:30 P.M. OPEN SESSION - REGULAR MEETING

CALL TO ORDER - PLANNING COMMISSION TO RECONVENE IN OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

PUBLIC COMMENT - ITEMS NOT ON CLOSED SESSION OR OPEN SESSION AGENDA

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 January 26, 2024**
Recommendation: Approve the minutes of January 26, 2024

PUBLIC HEARINGS

2. **Chicken Guy Restaurant Major Modification**
Recommendation: Approve a Major Modification to Condition 23 for the Chicken Guy Restaurant Conditional Use Permit to substitute a utility undergrounding requirement with a financial contribution at 200 American Canyon Road, APN 059-110-056 (File No. PL23-0021)
3. **Housing Element Implementation Program C Municipal Code and Accessory Dwelling Unit Ordinance updates**
Recommendation: Adopt a Resolution of the Planning Commission of the City of American Canyon recommending the City Council of the City of American Canyon amend the American Canyon Municipal Code Chapter 19.39 “Accessory Dwelling Units”, and additional amendments consistent with current State Law and Housing Element Implementation Program C.

BUSINESS

4. **2023 Calendar year Housing Element Progress Report**
Recommendation:

Receive and file the annual 2023 Calendar Year Housing Element Progress Report (File No. PL24-0001)
5. **2023 General Plan Annual Progress Report**
Recommendation: Receive and file the 2023 General Plan Annual Progress Report.

MANAGEMENT AND STAFF ORAL REPORTS

6. **Active Planning Projects**
Recommendation: Review February 2024 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**

ACTION MINUTES
January 25, 2024

6:30 P.M. REGULAR MEETING

CALL TO ORDER

Action: The meeting was called to order at 6:34 p.m.

PLEDGE

Action: The Pledge of Allegiance was recited.

ROLL CALL

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

Absent: None

Excused: Commissioner Crystal Mallare

PUBLIC COMMENT

Chair Cruz opened public comments.

Written Comments: none Oral Comments: Leon Garcia, as a member of the community. Yvonne Baginski.

Chair Cruz closed public comments.

AGENDA CHANGES

There were no agenda changes.

CONSENT CALENDAR

1. Minutes of December 21, 2023

Action: Motion to Approve the minutes of December 21, 2023, made by Vice Chair Davet Mohammed, seconded by Commissioner Eric Altman, and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Commissioner Andrew Goff, Vice Chair Davet Mohammed, Chair Brando Cruz

Nays: None

Abstain: None

Absent: Commissioner Crystal Mallare

Excused: None

PUBLIC HEARINGS

2. Napa River Ecology Center Design Permit

Action: Commissioner Andrew Goff recused himself on the basis of common law bias and left the room at 6:45 p.m.

Senior Planner William He introduced the item. Janelle Selleck, Director of the American Canyon Community Parks Foundation shared a PowerPoint Presentation, Naveen Mathur, the project architect presented design plans, Raffi Boloyan, President of the American Canyon Community Parks Foundation shared information regarding the funding plan.

Commissioners discussed the item.

Chair Cruz opened the public hearing.

Oral Comments: Valerie Zizak-Morais was called to speak; Ken Leary was called to speak; Barry Christian was called to speak; Fran Lemos was called to speak; Leon Garcia as a Citizen was called to speak; Jim Wilson was called to speak; Heidi Zipay was called to speak; Victor Mibelli representing the Carpenters Union was called to speak. Written Comments: None

Jeremy Still, the applicant's Civil Engineer responded to questions asked during the public hearing, Public Works Director Erica Ahmann Smithies shared additional information.

Chair Cruz closed the public hearing.

Commissioners deliberated on the item.

Action: Motion to adopt Resolution 2024-01 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) made by Vice Chair Davet Mohammed, seconded by Commissioner Eric Altman, and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Vice Chair Davet Mohammed, Chair Brando Cruz

Nays: None

Abstain: None

Absent: Commissioner Crystal Mallare

Excused: Commissioner Andrew Goff

Action: Commissioner Andrew Goff returned to the dais at 7:31 p.m.

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

City Attorney William Ross reported on the item.

Chair Cruz opened the public hearing.

Written Comments: Francie Winnen, Allison Bencsik. Oral Comments: Jim Wilson was called to speak; Francis Tinney was called to speak.

Chair Cruz closed the public hearing.

Commissioners discussed the item.

Action: Motion to adopt Resolution 2024-02 recommending the City Council of American Canyon adopt an Ordinance Implementing Industrial Use Green House Gas Standards made by Commissioner Eric Altman, seconded by Commissioner Andrew Goff, and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Commissioner Andrew Goff, Vice Chair Davet Mohammed, Chair Brando Cruz

Nays: None

Abstain: None

Absent: Commissioner Crystal Mallare

Excused: None

Action: Motion to adopt Resolution 2024-03 Recommending the City Council of American Canyon adopt an Ordinance Implementing Industrial Commerce Centers Sustainability Standards. made by Commissioner Eric Altman, seconded by Commissioner Andrew Goff, and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Commissioner Andrew Goff, Vice Chair Davet Mohammed, Chair Brando Cruz

Nays: None

Abstain: None

Absent: Commissioner Crystal Mallare

Excused: None

MANAGEMENT AND STAFF ORAL REPORTS

4. Active Planning Projects

Action: Reviewed December 2023 Active Planning Projects

Community Development Director reported on Active Planning Projects including the application for townhome apartment units at Crawford Way, PG&E Regional Center, General Plan Housing Element update for February meeting, Paoli Watson Lane Annexation hearing with the Airport Land Use Commission.

COMMISSIONER ITEMS

Commissioners reported on items of interest.

ADJOURNMENT

Action: The meeting adjourned at 8:20 pm.

CERTIFICATION

Respectfully Submitted,

Nicolle Hall, Administrative Technician



TITLE

Chicken Guy Restaurant Major Modification

RECOMMENDATION

Approve a Major Modification to Condition 23 for the Chicken Guy Restaurant Conditional Use Permit to substitute a utility undergrounding requirement with a financial contribution at 200 American Canyon Road, APN 059-110-056 (File No. PL23-0021)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Neighborhood Commercial (CN)
Zoning District	Neighborhood Commercial (CN)
Site Size	1.03-acres
Present Use	Undeveloped Lot
Surrounding Zoning and Uses	North: CN / Walgreens pharmacy South: Public (P) / Veterans Park East: Mobile Home Park (MHP) / Mobile Home Park residences West: CN / Vacant lot owned by Union Pacific Railroad
Access	Site access is provided off Broadway St and American Canyon Road

History: On May 26, 2023, the Planning Commission approved the Chicken Guy Restaurant Conditional Use Permit (file number PL22-0021, PC Resolution 2023-06). The CUP was for the development of a 2,818 square-foot quick serve restaurant with drive-thru service at 200 American Canyon Rd in the Neighborhood (CN) zoning district. The project includes seating for 70 and 29 parking spaces on the 1.03-acre site. The applicant submitted their building permit application on

August 15, 2023, and their site improvement plans on August 16, 2023. The location map is available in Attachment 2, and the applicant's exhibit for utility undergrounding is shown in Attachment 3. The Chicken Guy CUP staff report from May 26, 2023 is available at [this link](#).

Proposed Development: On November 3, 2023, the applicant submitted a Major Modification to change Condition 23 of the PC Resolution 2023-06. Condition 23 required the applicant and property-owner to underground overhead utilities in compliance with Broadway District Specific Plan (BDSP) Policy 3-4.

On November 3, 2023, the applicant submitted a request to delete condition 23. The applicant coordinated with their engineering consultant and AT&T regarding the utility undergrounding. Through e-mail communications, the AT&T consultant and TSD Engineering estimated the cost to be \$462,499 and the time frame to take approximately 12 to 18 months. The applicant's scope of work consisted of undergrounding 570 linear feet of overhead utilities and 3 utility poles.

Staff responded on November 20, 2023, and explained that the initial scope of work the applicant proposed was an oversized commitment of the requirement. Staff offered an alternative approach for the applicant, which left the southernmost pole unaffected. If the southern pole is not undergrounded, but the overhead wires are undergrounded within the limits of the Chicken Guy restaurant property, the southern pole would remain above ground, but the overhead wires between the southern and northern pole would be placed underground and may be achieved at a lower cost.

On November 27, 2023, the applicant submitted their second submittal. The submittal requested condition 23 to be replaced with a financial contribution of \$75,000. The applicant also agreed to pay a similar \$75,000 for the prospective tenant for the remaining building parcel next to the 7-Eleven convenience store at 218 American Canyon Road.

Staff responded on December 11, 2023. Staff explained that the proposal lacks substantial evidence to support the findings required for a Major Modification. Staff offered that the City Engineer can approve a deferral of the condition for good cause.

On January 5, 2024, staff contacted the applicant to provide two additional options to comply with condition 23. The first option consists of moving the AT&T overhead utilities to the adjacent PG&E poles across the property frontage on the west. The three AT&T poles will be removed and may cost less than undergrounding the lines on the applicant's property. The second option would be to provide a financial contribution towards a City-initiated undergrounding project. In proposing the second option, City Staff utilized industry-standard and best practices, by informally applying an estimate of \$700 per linear foot for the 360 linear feet of overhead utilities on the site, which equates to \$252,000. The estimates are based on previous projects.

On January 8, and January 11, the applicant explained that the \$75,000 is all that the applicant can

offer. Staff responded on January 15 stating that the proposal will be brought to the Planning Commission to consider.

On January 18, the applicant provided an update to the cost estimate of undergrounding the site without the southernmost pole. The update increased the estimate to approximately \$730,000. All letters are available in Attachment 4.

On January 30, staff met with the applicant, the property owner, and AT&T on site. The AT&T representative, Patrick Gorman, confirmed the difficulties of undergrounding the overhead utilities. Gorman also confirmed that the estimated fee would be more expensive than the proposed \$75,000 and an initial deposit of \$150,000 is required.

Site Specific Issues:

Geography: The site is one of four building pads that makes up the Broadway Plaza. Building 1 is occupied with the Walgreens pharmacy and Building 2 is occupied with the 7-Eleven convenience store. Building 3, south of 7-Eleven, is vacant. Building 4 is the site of the Chicken Guy restaurant, and is south of the Walgreens. There is an overhead system for AT&T on the west side of the site. Adjacent to the west of the site are overhead utilities for PG&E.

Public Outreach:

City outreach occurred between February 9, 2024 and February 21, 2024. A copy of the public notification map is included as Attachment 5. Specific events are outlined below:

Feb. 8 – Project Posted on website

Feb. 8 – Public Hearing Notice mailed to property owners and residents within 500 feet

Feb. 9 – Project Information Announcement to GovDelivery Recipients (4,150+ people)

Feb. 9 – GovDelivery Notice of Public Hearing Bulletin sent to email subscribers list (4,150 + people)

Feb. 10 – Public Hearing Notice Published in the Vallejo Times Herald

Feb. 16 – Staff Report published on City Website and emailed to GovDelivery Recipients

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

Feb. 21 – GovDelivery Reminder Notice of Public Hearing emailed to subscribers (4,150 + people)

Throughout the public review period, Staff received no comments. A copy of the public notification documents is included as Attachment 5.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Economic Development and Vitality: "Attract and expand diverse business and employment opportunities."

FISCAL IMPACT

The Chicken Guy Restaurant Major Modification application required a developer deposit for review and processing, so there is no fiscal impact for staff time.

ENVIRONMENTAL REVIEW

15304 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 4 exemption of minor alterations to land of Section 15304 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

ATTACHMENTS:

1. [Chicken Guy MM - Resolution](#)
2. [Chicken Guy Restaurant - Location Map](#)
3. [Chicken Guy Restaurant - Utility Undergrounding exhibit](#)
- 4.1 [Chicken Guy MM - 1st submittal items](#)
- 4.2 [Chicken Guy MM - 1st Response Comment letter](#)
- 4.3 [Chicken Guy MM - 2nd submittal items](#)
- 4.4 [Chicken Guy MM - 2nd Response Comment letter](#)
- 4.5 [Chicken Guy MM - Additional e-mails](#)
5. [Chicken Guy MM - Public Notification](#)

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING A MAJOR MODIFICATION TO CONDITION 23 FOR THE CHICKEN GUY RESTAURANT CONDITIONAL USE PERMIT TO SUBSTITUTE A UTILITY UNDERGROUNDING REQUIREMENT WITH A FINANCIAL CONTRIBUTION AT 200 AMERICAN CANYON ROAD, APN 59-110-056 (FILE NO. PL23-0021)

WHEREAS, on August 22, 2022, the Chandi Hospitality Group filed a Conditional Use Permit application (File No. PL22-0021) for development of a 2,818 square feet quick-serve restaurant with a drive-thru lane at a vacant lot at 200 American Canyon Road (Walgreens Pharmacy), APN 059-110-056; and

WHEREAS, the project site is located on a 1.03-acre site in the Neighborhood Commercial (NC) zoning district within the Broadway District Specific Plan; and

WHEREAS, on May 25, 2023, the Planning Commission approved the Chicken Guy Restaurant Conditional Use Permit application with conditions of approval at a duly-noticed public hearing; and

WHEREAS, on November 3, 2023, Best Properties (Applicant and Property Owner) filed a Major Modification application to delete the Chicken Guy Restaurant CUP condition 23, which required utility undergrounding in compliance with the Broadway District Specific Plan standards; and

WHEREAS, on November 27, 2023, the Applicant revised their proposal to provide a financial contribution of \$75,000 to comply with Resolution 2023-06 Condition 23 in lieu of completing the utility undergrounding; and

WHEREAS, the Applicant offered an additional \$75,000 for utility undergrounding to be paid when Building 3 of Parcel 2 of the Broadway Commercial Center when the site is developed; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on February 22, 2024, on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal; and

WHEREAS, the Planning Commission considered all of the written and oral testimony presented at the public hearing in making its decision on February 22, 2024; and

NOW THEREFORE BE IT RESOLVED that the American Canyon Planning Commission hereby makes the following CEQA findings and findings set out in Sections 1 and 2 to approve Major Modification Permit PL23-0021 for the Project, subject to the conditions of approval set out in Section 3.

SECTION 1: CEQA FINDINGS

The proposed Major Modification is exempt from CEQA under Minor Alterations to Land, Class 4 (Section 15304). This exemption is appropriate because the proposed use consists of minor private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic

trees. The project site does not affect any waterways, wetlands, or officially designated scenic areas. The project is not located in any officially mapped areas of severe geologic hazard.

SECTION 2: MAJOR MODIFICATION FINDINGS

Approval of the Major Modification Permit requires that all of the following findings be made, pursuant to American Canyon Municipal Code Section 19.45.030:

- A. The modification is in substantial conformity with the previously approved plan or permit, or if the change is substantive, that the revised project is equivalent to the original project design concept in terms of consistency with city design and development standards and policies.

The Chicken Guy Restaurant is at 200 American Canyon Rd in the Neighborhood Commercial (CN) zone within the Broadway District Specific Plan. The site has approximately 360 linear feet of overhead utilities on three utility poles on the site. Condition 23 of the Chicken Guy Restaurant Conditional Use Permit states, "According to BDSP Policy 3-4, existing overhead utility poles on-site and along the property frontage to be placed underground in conjunction with development of the site or as a deferred requirement subject to approval of the City Engineer. Parcel 3 contains three utility poles and overhead utilities. Prior to the issuance of the site improvement plans, identify the undergrounding of the utility poles and overhead utilities. Prior to the certificate of occupancy, complete the utility undergrounding." Providing a financial contribution to substitute for the utility undergrounding is in substantial conformity of the CUP.

The Applicant worked with AT&T for months in developing an estimate to underground the three poles and overhead utility on the project site. They consulted an engineering firm which developed an estimate of \$462,499 for the service. The Applicant offered \$75,000 as a financial contribution in-lieu of completing the utility undergrounding. The modification reflects technical difficulties and costs associated with undergrounding overhead utilities.

- B. The modification will not create impacts substantially different from those of the previously approved project.

The modification changes the outcome from the undergrounding of the 3 utility poles and 360 linear feet of overhead wires to a financial contribution. The amendment is a compromise that complies with the goals of BDSP Policy 3-4. The City can use the contribution to underground overhead utilities elsewhere in the Broadway District, which can take advantage of economies of scale.

- C. The granting of the modification will not be materially detrimental to the public health, safety, or welfare, or to property or residents in the vicinity.

The modification will enable the Chicken Guy Restaurant to comply with BDSP Policy 3-4 without undergrounding the existing overhead utilities. According to an AT&T representative, the existing utilities have been in place since the 1950's and there have been no detrimental impacts to the property and residents in the vicinity.

- D. The proposed modification is consistent with the policies and exhibits contained in the general plan.

The modification represents a substitute to the utility undergrounding policy in the BDSP. Although the overhead utilities at the project site will not be undergrounded, the financial contribution will help underground utilities elsewhere in the Broadway District, which will improve the overall aesthetics of the area.

The Major Modification is approved subject to the conditions set out in the following section.

SECTION 3. CONDITIONS OF APPROVAL

General

1. The Major Modification approval is granted for the substitution of utility grounding in the Chicken Guy Restaurant CUP Condition 23 to a financial contribution of \$75,000 at 200 American Canyon Rd, APN 059-110-056. The Major Modification includes conditions contained in this approval.
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 A. 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 March 4, 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. Expiration of this Approval. If no construction permits have been issued and construction commenced within one year of the date upon which this approval is final, the approval shall become null and void and of no effect (see APMC 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 one-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.
7. All conditions of approval from Resolution 2023-06 (Chicken Guy Restaurant CUP, PL22-0021) remain in effect.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 22nd day of February, 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. Applicant confirmation of Conditions of Approval



EXHIBIT A
Applicant Confirmation of Conditions of Approval
Chicken Guy Restaurant Major Modification
(FILE NO. PL23-0021)

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 February 22, 2024.

Applicant's signature

Date

Applicant's name

Property Owner's signature

Date

Property Owner's name

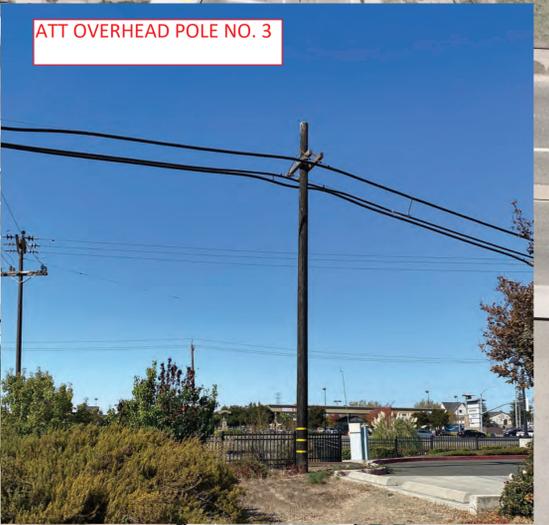
Please return signed confirmation to the City of American Canyon Community Development Department,
4381 Broadway, Suite 201, American Canyon, CA 94503

Chicken Guy Restaurant Vicinity Map

Attachment 2



**Attachment 3:
Overhead Utilities
Exhibit**



JOINT OVERHEAD POLE NO. 1

JOINT OVERHEAD POLE NO. 2

PGE OVERHEAD POLE NO. 6

PGE OVERHEAD POLE NO. 7

PGE OVERHEAD POLE NO. 8

PGE OVERHEAD POLE NO. 9

ATT OVERHEAD POLE NO. 3, REQUIRED TO BE UNDERGROUNDED

ON-SITE OVERHEAD UTILITIES REQUIRED TO BE UNDERGROUNDED SHOWN IN YELLOW (APPROXIMATELY 360 LINEAR FEET)

ATT OVERHEAD POLE NO. 4, REQUIRED TO BE UNDERGROUNDED

ATT OVERHEAD POLE NO. 10, REQUIRED TO BE UNDERGROUNDED

ATT OVERHEAD POLE NO. 5

ATT OVERHEAD POLE NO. 3

ATT OVERHEAD POLE NO. 4

ATT OVERHAD POLE NO. 10

AMERICAN CANYON ROAD

HWY 29

GALTRANS

SPRR

WALGREENS
PARCEL 1
26PM76

PARCEL 3
26PM76

BROADWAY

CITY
A.C.

7-11

(E) P

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**ATT OVERHEAD AERIAL RELOCATION PROJECT
 210 AMERICAN CANYON ROAD, AMERICAN CANYON CA
 ENGINEERS OPINION OF PROBABLE COSTS**

Scope of Work

1. Relocation of 570 lf of ATT Overhead Aerial Communication Facilities
2. Based on following construction level design documents:
 - * Joint Trench Intent prepared by Premier Utilities, dated 6-6-2023.
 - * ATT Ovehead Relocation Plan by TSD Engineering, Inc., Dated 5-2-2023.
3. Estimate is non prevailing wage fees with the exception of ATT Required Work.

Original Date: 10/28/2023

Checked By: CJS

Revised:

Prepared By: MEL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DEMOLITION					
1	Onsite - Curb Removal	10	LF	\$30.00	\$300
2	Onsite - Sawcut	920	LF	\$5.00	\$4,600
3	Onsite - Pavement Removal	920	SF	\$10.50	\$9,660
4	Landscape - Removal	1,360	SF	\$2.50	\$3,400
5	Street - Sawcut	120	LF	\$9.50	\$1,140
6	Street - Curb & Gutter and Sidewalk Removal	20	LF	\$100	\$2,000
7	Street - Pavement Removal	95	SF	\$25.00	\$2,375
				Sub-Total	\$23,475
UTILITY TRENCHING					
8	Onsite - ATT Trenching & Backfill (1'x4')	460	LF	\$85.00	\$39,100
9	Onsite - 4" Conduit Material w/Rope	920	LF	\$22.00	\$20,240
10	Onsite - PTS 65 Manhole - Traffic Rated	3	EA	\$9,500	\$28,500
11	Onsite - Traffic Control	10	DAY	\$1,500	\$15,000
12	Onsite - Temp trench Patch	920	SF	\$2.50	\$2,300
13	Onsite - Pavement Restoration	920	SF	\$10.00	\$9,200
14	Onsite - Curb Restoration	10	LF	\$50.00	\$500
15	Landscape - ATT Trenching (1'x4')	340	LF	\$55.00	\$18,700
16	Landscape - 4" Conduit Material w/Rope	680	LF	\$22.00	\$14,960
17	Landscape - Pull Box - Non-Traffic Rated	2	EA	\$3,250	\$6,500
18	Landscape - Traffic Control	3	DAY	\$2,000	\$6,000
19	Landscape - Landscape & Irrigation Restoration	1,360	SF	\$8.00	\$10,880
20	Street - ATT Trenching (1'x4')	60	LF	\$200	\$12,000
21	Street - 4" Conduit Material w/Rope	120	LF	\$22.00	\$2,640
22	Street Traffic Control	5	DAY	\$3,500.00	\$17,500
23	Street - Temp trench Patch	120	SF	\$3.50	\$420

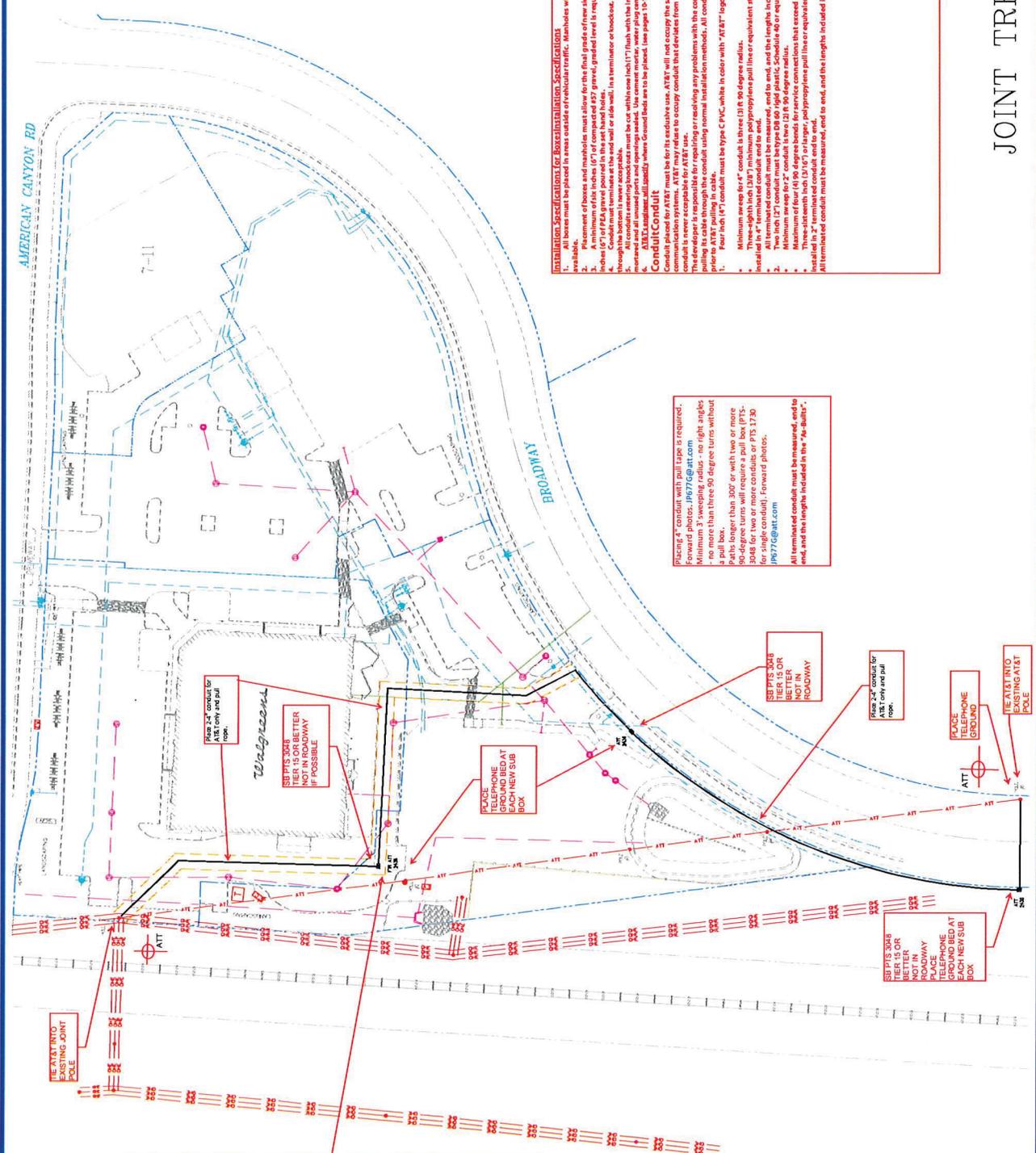




TSD ENGINEERING, INC.
expect more.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
24	Street - Pavement Restoration	120	SF	\$25.00	\$3,000
25	Street - Curb Restoration	20	LF	\$100.00	\$2,000
26	Street - Striping Restoration	1	LS	\$950.00	\$950
				Sub-Total	\$210,390
ATT CONTRACT SCOPE					
26	Wire Material	1,720	EA	\$23.75	\$40,850
27	Pull Wire - ATT Crew W/Equip (4 Person)	4	DAY	\$8,500	\$34,000
28	Splice Connections - ATT Crew W/Equip (4 Person)	3	DAY	\$8,500	\$25,500
29	Overhead Wire & Pole Removal	3	DAY	\$10,500	\$31,500
				Sub-Total	\$131,850
MISCELLANEOUS					
29	ATT Design Contract	1	LS	\$10,239	\$10,239
30	ATT Inspection (Budget)	1	LS	\$5,500	\$5,500
31	Premier Design Proposal	1	LS	\$8,000	\$8,000
32	City Permit & Inspection Fees (Budget)	1	LS	\$20,000	\$20,000
33	ATT Easement Dedication	1	LS	\$2,500	\$2,500
34	Owner Inspection & Testing Fees (Budget)	1	LS	\$8,500	\$8,500
				Sub-Total	\$54,739
				Sub-Total:	\$420,454
				10% Contingencies	\$42,045
				Total Estimate	\$462,499





CONCRETE UTILITY BOLES MUST BE TIERED TO EXISTING TIER 19 RATED OR BETTER. IF BETTER TIER IS PLACED IN PARKING LOT, IT SHOULD BE TIER 22 RATED OR UPGRADED TO EXISTING TIER 19 RATED. Pull Boxes, Solids Boxes & Pull Boxes are not to be used with traffic. We don't place them in the road in the driveway. A "Incidental Traffic" rated solids box can support up to 22,000 lbs. "Incidental Traffic" rated solids box is built to handle vehicles up to 20,000 lbs that multi-occasionally cross the box. Boxes are rated to 37,750 lbs. non-dedicated vehicular traffic.

Installation Specifications for Box Installation - Specifications

- All boxes must be placed in areas outside of vehicular traffic. Manholes will be specified by AT&T if proposed areas are not suitable.
- Placement of boxes and manholes must allow for the final grade of new sidewalk and pathways.
- A minimum of six inches (6") of compacted #2 gravel/graded level is required under all hand holes and solids boxes. Six inches (6") of compacted #2 gravel/graded level is required under all manholes.
- Conduit must terminate at the end wall or side wall. In a termination box, one of the boxes as specified by the AT&T Engineer. Entry through the bottom is never acceptable.
- Boxes must be set within one inch (1") flush with the inside of the sidewalk and manhole. All joints must be increased and all manhole joints and openings sealed. Use cement mortar, water plug cement or other approved prep and mortar.
- AT&T maintains all conduits where ground fields are to be placed. (See pages 10-13 for specifications)

Conduit/Conduit

Conduits must be for its intended use. AT&T will not accept the same conduit with other utilities or flexible cables communication systems. AT&T may refuse to occupy conduit that deviates from our plate and specifications. Electrical burial (4") conduit is never acceptable for AT&T use. This developer is responsible for repairing or resolving any problems with the conduit they have installed that prevents AT&T from installing AT&T pulling in cable.

- Four inch (4") conduit must be type CPVC white in color with "AT&T" logo.
- Minimum sweep for 4" conduit is three (3) R 90 degree radius.
- Three-eighth inch (3/8") minimum polypropylene pull line or equivalent at length Polyester Woven Mids Tape must be installed in 4" terminated conduit ends, and to end, and the lengths included in the "As-Built".
- Two inch (2") conduit must be type D66 rigid plastic, Schedule 40 or equivalent.
- Minimum sweep for 2" conduit is two (2) R 90 degree radius.
- Three-eighth inch (3/8") or larger, polypropylene pull line or equivalent at length Polyester Woven Mids Tape must be installed in 2" terminated conduit end to end.
- All terminated conduit must be measured, end to end, and the lengths included in the "As-Built".

Place 4" conduit with pull tape is required. Forward photos: jrs776@att.com Minimum 3" sweeping radius - no right angles - no more than three 90 degree turns without a pull box. If longer than 300' or with two or more 90-degree turns, use a pull box. 3048 for two or more conduits or PFS 1730 for single conduit. Forward photos: jrs776@att.com All terminated conduit must be measured, end to end, and the lengths included in the "As-Built".

Place 2" conduit for AT&T only and pull rope.

SE PFS 3048 OR BETTER NOT IN DRIVEWAY IF POSSIBLE

PLACE TELEPHONE GROUND BED AT NEW SUB BOX

SE PFS 3048 OR BETTER NOT IN DRIVEWAY

PLACE TELEPHONE GROUND BED AT NEW SUB BOX

<elogan@premierutility.net>

Subject: RE: A02NH9N CR#228566 Advance Payment American Broadway ATT Undergrounding

Terry,

Can the lines stay aerial, where they are?

I have just had two similar projects and that was the price range.

The transfer work with copper is very high and the work is slow.

Thank you

Patrick Gorman
AT&T Outside Plant Engineer

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<https://www.att.com/shop/unified/availability.html>

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From: Terry Johnson <terry@bestprop.net>

Sent: Wednesday, September 13, 2023 10:33 AM

To: GORMAN, PATRICK C <pg7642@att.com>; Shey Cano <Sheila@premierutility.net>

Cc: Dave Crockell <dave@premierutility.net>; Chris Schulze (cschulze@tsdeng.com) <cschulze@tsdeng.com>; Ellie Logan <elogan@premierutility.net>

Subject: RE: A02NH9N CR#228566 Advance Payment American Broadway ATT Undergrounding

Patrick, with these kind of costs you are budgeting, I as the owner cannot afford to spend that kind of \$\$ for this project. We will need to explore another alternative so that new fiber, etc. does not have to be purchased. If you have any suggestions I would appreciate your input, thanks.

Terry Johnson
Best Development Group
2580 Sierra Blvd., Suite E
Sacramento, CA 95825
Ph: 916-482-8330
Fax: 916-486-0559
Cell: 916-425-2992
terry@bestprop.net

From: GORMAN, PATRICK C [<mailto:pg7642@att.com>]

Sent: Tuesday, September 12, 2023 8:34 AM

To: Shey Cano <Sheila@premierutility.net>

Cc: Terry Johnson <terry@bestprop.net>; Dave Crockell <dave@premierutility.net>; Chris Schulze (cschulze@tsdeng.com) <cschulze@tsdeng.com>; Ellie Logan <elogan@premierutility.net>

Subject: RE: A02NH9N CR#228566 Advance Payment American Broadway ATT Undergrounding

Shey,
I would set up a pre-con meeting with your trench contractors. Then dig the trench, place conduit, ground beds, boxes. You are on the engineering list for customer relocations, so that's good news.

The final contract is some months away, I would budget \$400-500K for this this relocation.

Terry Johnson

From: GORMAN, PATRICK C <pg7642@att.com>
Sent: Friday, July 21, 2023 10:11 AM
To: Shey Cano; Terry Johnson; Dave Crockell
Subject: RE: CR#228566 Advance Payment American Broadway ATT Undergrounding
Attachments: AT&T Commercial Specs.pdf

Good morning,

Time frames, aerial to undergrounds are taking 12 to 18 months for our construction crews. Plus the AT&T engineering and permit time. This is a main route for AT&T, so its going to take time. I do need to review this project, but in the meantime, do you have easements for this route?

Is this a lot split? Do you have the new map?

210 American Canyon Road, American Canyon will this be a new commercial site?

If the homeowner or business does not have AT&T service, to remove the existing aerial service wire from the pole to the old homes, please contact our business office to arrange for a tech to remove the old wire. Please call 800 750 2355.

For copies of our maps, please e-mail SN Maps <G03753@att.com> <https://usanorth811.org/> we have main underground conduit along American Canyon road.



Attachment 4.2:
First Response
Letter

Sent by Email to:
Terry Johnson, terry@bestprop.net
Carl Best, carl@bestprop.net
Joti Chandi, joti@chandihospitality.com
Sonu Chandi, sonu@chandihospitality.com

November 20, 2023

Terry Johnson
Best / American Canyon Partners
2580 Sierra Blvd – Suite E
Sacramento, CA 95825

Subject: First Comments for Chicken Guy Major Modification (PL23-0021), APN 059-110-056

Dear Terry Johnson,

Thank you for submitting the Chicken Guy Major Modification application, received on November 3, 2023. The application requests to delete Condition 23 of PC Resolution 2023-06, which requires the applicant to underground utilities in compliance with the Broadway District Specific Plan (BDSP) Policy 3-4. The proposed scope of work would underground approximately 570 linear feet of AT&T overhead utilities and 3 overhead utility poles.

In your submittal, you explained the hardship being both cost and time. According to the submitted correspondence with your consultants and AT&T, the project would cost \$462,499 and the lead time would be 12 to 18 months. According to the estimate from TSD Engineering, the cost of undergrounding would be approximately \$812 per linear foot.

Staff is sensitive to the cost of this condition. We observed that the southernmost pole is located immediately north of Broadway. To underground this pole, it is necessary to extend the undergrounding effort an additional 200-feet (approximately) to the next overhead pole on the south side of Broadway. Extending the undergrounding effort to the south side of Broadway is probably a much higher expense than limiting the undergrounding to the Chicken Guy parcel.

Given the overhead proposal, staff would like to offer an alternative that meets the intent of Condition 23. If the southern pole is not undergrounded, but the overhead wires are undergrounded within the limits of the Chicken Guy property, the southern pole would remain above ground, but the overhead wires between the southern and northern pole would be placed underground. This would greatly improve the aesthetics of the site at a lower cost.



We hope that this revised project scope is a significant cost savings. With regard to timing, staff understands that undergrounding can take 12-18 months. Apart from the timeframe, please explain whether this timeframe hinders construction of the restaurant in any way.

We look forward to hearing your thoughts on this alternative. Should you have any questions, please contact me by e-mail at whe@cityofamericancanyon.org, or by phone at 707-647-4337.

Sincerely,

City of American Canyon

A handwritten signature in blue ink, appearing to read 'W He', with a stylized flourish extending to the right.

William He, AICP
Senior Planner, Community Development Department

CC: Brent Cooper, AICP, Community Development Director
Erica Ahmann Smithies, PE, Public Works Director
Edison Bisnar, PE, Senior Civil Engineer
File

November 21, 2023

Via Email: when@cityofamericancanyon.org

Mr. William He, AICP
Senior Planner Community Development
City of American Canyon
4381 Broadway Street #201
American Canyon, CA 94503

RE: November 20, 2023 Letter - Chicken Guy major modification (PL23-0021)

Dear William:

Thank you for your November 20th letter suggesting that the applicant would not be required to underground the overhead lines beneath Broadway. Obviously this would save some costs. However, the balance of the project would still be too costly and create an economic hardship to move this project forward. You also had suggested comments regarding the time frame and if it takes AT&T 12 to 18 months (by their estimation) to do this project this would greatly impact the Chicken Guy restaurant opening because the Condition requires that this undergrounding needs to be completed prior to a Certificate of Occupancy. As you know, Chicken Guy is in the final round of comments to receive their Building Permit and they were planning on starting construction at the beginning of 2024. Therefore, Condition 23 greatly impacts their ability to build and open their restaurant by the Summer of 2024.

The Chicken Guy and ourselves as the Ground Lessor of the parcel have both expended significant dollars and time in getting this project approved. The costs and time do not allow us to move forward with the project if we do not receive relief as requested.

We would offer the following alternative for your consideration which we have done once in the past. We had a Grocery Outlet project in Desert Hot Springs, CA pre-COVID and the City wanted us to underground the existing overhead electrical power lines which were provided by Southern California Edison Company. The estimate at that time was over \$800,000.00 for a two acre project and that cost could not be absorbed into the project. Therefore, we requested relief in that case as well. The City suggested to us that if we paid into a fund for future beautification projects that we would not be required to underground the electrical power lines on our project. We negotiated a \$100,000.00 payment to the City payable when we obtained the Building Permit. We would suggest a similar solution in American Canyon and we would offer to pay \$75,000.00 to the City in lieu of Condition 23. Because we have another buildable parcel in this project, we would also agree to pay a similar \$75,000.00 payment upon seeking approval when we have a prospective tenant for the remaining building parcel next to 7-11.

We would appreciate your reviewing this proposal with Staff to see if this is a viable solution for the City.

Should you have any questions, please don't hesitate to give me a call at 916-482-8330.

Very truly yours,

BEST DEVELOPMENT GROUP LLC



Terry A. Johnson



Attachment 4.4
Chicken Guy MM:
Second Response Letter

Sent by Email to:
Terry Johnson, terry@bestprop.net
Carl Best, carl@bestprop.net
Joti Chandi, joti@chandihospitality.com
Sonu Chandi, sonu@chandihospitality.com

December 11, 2023

Terry Johnson
Best / American Canyon Partners
2580 Sierra Blvd – Suite E
Sacramento, CA 95825

Subject: Second Comments for Chicken Guy Major Modification (PL23-0021), APN 059-110-056

Dear Terry Johnson,

Thank you for submitting your second proposal for the Chicken Guy Major Mod, sent by e-mail on November 27, 2023. We appreciate you sharing your experience with Desert Hot Springs and proposing a \$75,000 contribution to comply with Condition #23.

Unfortunately, the proposal lacks substantial evidence and does not meet the intent of condition #23. Please provide an updated engineering scope of work and cost estimate to underground the middle pole of the three poles and the overhead wires across the property limits. With regard to timing for the condition of approval, the City Engineer can approve a deferral for good cause. Lastly, please provide us with an updated schedule for Premier Utility, as AT&T's preferred contractor for undergrounding, to complete the undergrounding. If you have any further questions about condition #23, please contact Erica Ahmann Smithies, Public Works Director/City Engineer.

We look forward to hearing your thoughts on this alternative. Should you have any questions, please contact me by e-mail at whe@cityofamericancanyon.org, or by phone at 707-647-4337.

Sincerely,

City of American Canyon

A handwritten signature in blue ink, appearing to read "W He".

William He, AICP
Senior Planner, Community Development Department



CC: Brent Cooper, AICP, Community Development Director
Erica Ahmann Smithies, PE, Public Works Director
Edison Bisnar, PE, Senior Civil Engineer
File

Attachment 4.5
Chicken Guy Restaurant
Major Modification:
E-mail Correspondences

From: [William He](#)
To: [Terry Johnson](#); [Carl Best](#); [Sonu Chandj](#); joti@chandihospitality.com; [Scott Best](#)
Cc: [Brent Cooper](#); [Erica Ahmann Smithies](#); [Edison Bisnar](#); [Bill Ross - External](#)
Subject: Chicken Guy Major Modification - January follow-up
Date: Friday, January 5, 2024 1:21:00 PM

Dear Terry, Joti, and Sonu,

Happy New Year! We wanted to touch base with you and your team on the status of Chicken Guy undergrounding options to satisfy Condition 23 of Resolution 2023-06 and offer some additional suggestions.

Condition 23 requires identification of an alternative to underground the utilities prior to issuance of the improvement plans. We realize that there is urgency to resolve the underground alternative to minimize delay in issuing the restaurant improvement plans (DV23-0015) and building permit (BP23-0616).

In response to your concerns about cost, we pared back the undergrounding scope in our recent letter (12/11/23). This reduced scope would limit the undergrounding to the property frontage and remove the middle pole of the three on-site poles. Two existing overhead poles would remain but the overhead wires across the property would be placed underground. This option would meet the intent of the original condition but probably at a lower cost than the \$462,499 undergrounding estimate from TSD Engineering (10/28/23).

To help advance decision making on alternatives, with the intent to prevent delay in issuing construction permits, we offer two additional options:

1. There is a line of PG&E poles immediately west and parallel to the AT&T poles. Perhaps the AT&T overhead utilities can be moved onto the adjacent PG&E poles across your property frontage. The three AT&T poles located on-site could then be removed. This option may cost less than undergrounding the lines within your property and would not require Planning Commission approval.
2. The City has experience with undergrounding overhead utilities on a large project, which provides the most cost-effective outcome. In the City's experience, a large, efficient undergrounding project costs \$700 per linear foot. Given that the goal is to underground overhead utilities, some applicants have offered to provide a financial contribution toward a City-initiated undergrounding project in-lieu of undergrounding utilities across their frontage.

If we apply the City's \$700 linear foot cost to 360 linear feet of your property frontage, the cost would be \$252,000 (\$700 times 360 feet). If this were provided as an in-lieu contribution, it would be significantly less cost than the \$462,499 undergrounding estimate from TSD Engineering (10/28/23). If this option is requested, staff will schedule it for review by the Planning Commission as soon as possible.

In addition to these three alternatives, we would consider any additional ideas. Be sure to include substantial evidence that demonstrates the idea meets the intent of Condition 23.

We look forward to hearing from you soon.

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

www.cityofamericancanyon.org

From: Terry Johnson <terry@bestprop.net>

Sent: Friday, January 5, 2024 2:06 PM

To: William He <whe@cityofamericancanyon.org>; Carl Best <Carl@bestprop.net>; Sonu Chandi <sonu@chandihospitality.com>; joti@chandihospitality.com; Scott Best <Scott@bestprop.net>

Cc: Brent Cooper <bcooper@cityofamericancanyon.org>; Erica Ahmann Smithies <esmithies@cityofamericancanyon.org>; Edison Bisnar <Ebisnar@cityofamericancanyon.org>; Bill Ross - External <wross@lawross.com>

Subject: RE: [External] Chicken Guy Major Modification - January follow-up

William, thanks for suggesting 3 alternatives that your email discusses. Costs of this undergrounding is 1 item, but also the other issue in meeting condition 23 is the requirement to complete the undergrounding prior to issuing a C of O so the restaurant can open for business. As you know, working with public utility companies like AT&T and/or PG&E to get things done in a timely manner is almost impossible. Trying to get easements from PG&E to allow a shared use on their poles will be a nightmare.

AT&T has already indicated that their lines are very fragile due to their age and all new copper wire has to be used. Unfortunately the Civil engineer's estimate does not include the costs that AT&T will be spending (which we have to pay) and so I am doing 2 things to best estimate the total costs of this undergrounding. First is the costs that my contractor will charge for trenches, backfill, adhering to AT&T requirements, etc. and then secondly what will AT&T charge me for the actual scope of work they have to do. I requested this information from them weeks ago but with the Holidays none of these people were working (at least not on my requests). I am still chasing them for answers but especially in the case of AT&T my requests are not a priority for them.

Your suggested alternative #2 is basically what we offered to you before, like we did in Desert Hot Springs, Calif. which would solve this problem, but apparently it wasn't well received by your staff.

Until I hear from the contractor and AT&T, I can't provide to you what you have requested on the revised scope of not having to go under Broadway. I am doing my best but I don't control the process. Thanks for understanding our situation.

Terry Johnson
Best Development Group
2580 Sierra Blvd., Suite E
Sacramento, CA 95825
Ph: 916-482-8330
Fax: 916-486-0559
Cell: 916-425-2992
terry@bestprop.net

From: [Terry Johnson](#)
To: [William He](#); [Brent Cooper](#)
Cc: [Sonu Chandi](#); [Carl Best](#); [Scott Best](#)
Subject: [External] Chicken Guy restaurant
Date: Monday, January 8, 2024 3:13:52 PM

William, as you know I am still awaiting a revised cost estimate from a joint trench contractor and AT&T for the current scope of work to underground the AT&T lines. I have no idea when I will receive the estimates but I can assure you that the total costs will still be in excess of what we can absorb for this small restaurant in this project. Therefore to move this project along I need to reiterate that Condition 23 is too costly and will take too much time for the chicken guy restaurant. We as the owner of this project believe the only viable solution is to pay an in lieu fee to the city to be utilized as the City sees fit as consideration to remove Condition 23 of the chicken guy restaurant. We have offered \$75,000 and you previously suggested \$252,000. We cannot afford \$252,000 so we would request that the staff reconsider our offer and ask for a Planning commission hearing asap to hear and decide on our offer.

In the meantime, if you and your staff would like to have a conference call to discuss this further we would be happy to participate along with the chicken Guy representatives. Please advise, thanks.

Terry Johnson
Best Development Group
2580 Sierra Blvd., Suite E
Sacramento, CA 95825
Ph: 916-482-8330
Fax: 916-486-0559
Cell: 916-425-2992
terry@bestprop.net

From: Carl Best <Carl@bestprop.net>

Sent: Thursday, January 11, 2024 11:24 AM

To: Terry Johnson <terry@bestprop.net>; William He <whe@cityofamericacanyon.org>; Brent Cooper <bcooper@cityofamericacanyon.org>

Cc: Sonu Chandi <sonu@chandihospitality.com>; Scott Best <Scott@bestprop.net>; Trainor, Charles W. <ctrainor@buchalter.com>

Subject: RE: [External] Chicken Guy restaurant

Gentlemen I am the Senior Partner of Best Development Group and I feel I need to further support Terry Johnson's response stated below. After developing the Walgreens and 7-11 over 10 years ago we have sat on the project and after finally obtain a quality tenant The Chicken Guy , we find ourselves in a stale mate with the city due to the lack OF KNOWLEDGE AVAILABLE TO BDG AND THE CITY AND Our tenant regarding the " Under Grounding of the ATT Lines on a portion of our property. The fact of the matter is the city made a condition on the property without knowing the potential cost and once Terry Johnson did the research with ATT and contractor for work required in addition to ATT the cost and TIME (estimated to be 18 to 24 months to complete) made the condition 23 unacceptable by Best Development and the Chicken Guy. The information stated in Terry Johnson's email below is All we can do and is more than fair to all concerned. We believe this will require a hearing by the Planning Commission in order to alter the terms of condition 23 we are requesting that hearing as soon as possible. Carl Best

Carl Best

Best Properties Associates, Inc.

2580 Sierra Blvd. #E

Sacramento, CA 95825

916-486-2694

carl@bestprop.net

From: Brent Cooper <bcooper@cityofamericancanyon.org>

Sent: Monday, January 15, 2024 8:00 AM

To: Carl Best <Carl@bestprop.net>

Cc: Sonu Chandi <sonu@chandihospitality.com>; Scott Best <Scott@bestprop.net>; Trainor, Charles W. <ctrainor@buchalter.com>; Terry Johnson <terry@bestprop.net>; William He <whe@cityofamericancanyon.org>; Erica Ahmann Smithies <esmithies@cityofamericancanyon.org>; Edison Bisnar <Ebisnar@cityofamericancanyon.org>; Jason Holley <jholley@cityofamericancanyon.org>; Bill Ross - External <wross@lawross.com>

Subject: Chicken Guy restaurant Undergrounding Condition PL23-0021

Mr. Best,

Thank you for clarifying the position of Best Development Group regarding Condition 23.

The request to fulfill Condition 23 with a \$75,000 in-lieu payment will be brought to the Planning Commission.

This request requires a public hearing. Due to notification requirements, the earliest possible meeting is February 22, 2024.

Sincerely,

Brent Cooper, AICP

Community Development Director

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
(707) 647-4335

From: [Terry Johnson](#)
To: [William He](#)
Cc: [Carl Best](#); [Scott Best](#); [Sonu Chandi](#); [Brent Cooper](#); [Sheila Cano](#); [Chris Schulze](#); [Dave Crockell](#)
(dave@premierutility.net)
Subject: Chicken Guy Condition 23 in the Walgreen's center in American Canyon
Date: Thursday, January 18, 2024 10:47:11 AM
Attachments: [20240118104254581.pdf](#)

William, at long last I have the estimates from AT&T and a Joint Trench Contractor for the anticipated costs to underground the AT&T lines on our site with the portion under Broadway Street deleted. As you can see by the 2 attachments the total cost estimated at this time would be between \$630,000 and \$730,000. It has been our experience that since Covid, all construction projects have exceeded estimated costs when the actual construction project commenced and we have built numerous projects during the last 4 years so I would imagine that these estimates are low.

Terry Johnson
Best Development Group
2580 Sierra Blvd., Suite E
Sacramento, CA 95825
Ph: 916-482-8330
Fax: 916-486-0559
Cell: 916-425-2992
terry@bestprop.net

CITY OF AMERICAN CANYON PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

On **Thursday, February 22, 2024**, at the hour of **6:30 p.m.**, at **4381 Broadway, Suite 201** (in the Council Chambers of the American Canyon City Hall), a public hearing will be held by the Planning Commission of the City of American Canyon to consider the following:

APPLICATION: Resolution to consider a Major Modification to the Chicken Guy Restaurant Conditional Use Permit (PL22-0021) to substitute Condition 23 of Resolution 2023-06 with a financial contribution for utility undergrounding (File no. PL23-0021)

PROJECT DESCRIPTION: PC Resolution 2023-06 Condition #23 for the Chicken Guy Restaurant Conditional Use Permit requires the undergrounding of three utility poles and overhead utilities on the site at 200 American Canyon Rd. The proposed Major Modification would allow the applicant to provide a developer contribution in lieu of completing the utility undergrounding. The financial contribution would be used for utility undergrounding elsewhere in the City.

ENVIRONMENTAL REVIEW: The proposed Minor Modification is exempt from CEQA under Minor Alterations to Land, Class 4 (Section 15304). This exemption is appropriate because the proposed use consists of minor private alterations in the condition of land, water, and / or vegetation which do not involve removal of healthy, mature, scenic trees. The project site does not affect any waterways, wetlands, or officially designated scenic areas. The project is not located in any officially mapped areas of severe geologic hazard.

PROJECT LOCATION: 200 American Canyon Rd, APN 059-110-056

APPLICANT: Chandi Hospitality c/o Joti Chandi

All interested persons are invited to attend the meeting and be heard on this matter. Copies of all documents that relate to the above-described project may be examined at the Community Development Department office prior to the hearing. The meeting will be conducted in person and by teleconference via a Zoom connection where the Planning Commission and staff will participate with both audio and video presence. The meeting will be accessible for all members of the public to attend via the City’s website, YouTube, and Cable TV Channel 28 and public comments enabled via email and phone.

Written comments may be submitted to Nicolle Hall at www.cityofamcan.org/ProjectReview or by mail at 4381 Broadway St, Suite 201, American Canyon, CA 94503, prior to the public hearing.

If you challenge the particular proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to the public hearing.

Public meetings/events sponsored or conducted by the City of American Canyon are held in accessible sites. Requests for accommodations may be made by calling (707) 647-4577 (voice) or 711 for the California Relay Service or by e-mailing cityclerk@cityofamericancanyon.org at least 72 hours in advance of the event. Copies of documents distributed at the meeting are available in alternative formats upon request.

Nicolle Hall, Administrative Technician

Date: TBD, 2024

Publication Date: TBD, 2024

Certified Property Owner's
Affidavit

I, MICHAEL HILDBERSON

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 the county within the area described on the attached application and for all properties within 300 feet from the exterior boundaries of the property described on the attached application, as of 8/24/22

Subject Parcel number 059 110 056

I certify under penalty of perjury the forgoing is true and correct to the best of my knowledge.

(Signed) 

Name MICHAEL HILDBERSON

Address 3040 HWY 193 (LAWSON) 95635

Phone # 800 568 7104

APN	NAME	ADDRESS	CITY	STATE	ZIP
	CHANDI HOSPITALIY GROUP - JATINDER SINGH CHANDI	537 4TH ST #A	SANTA ROSA	CA	95401
	MILESTONE ASSOCIATES IMAGINEERING, INC	1000 LINCOLN RD #H202	YUBA CITY	CA	95991
059-110-056	MADIGAN RANCH LLC	2580 SIERRA BLVD #E	SACRAMENTO	CA	95825
058-463-022	BDC AMERICAN CANYON LP	PO BOX 800729	DALLAS	TX	75380
058-463-024	BDC AMERICAN CANYON LP	PO BOX 800729	DALLAS	TX	75380
058-463-025	BDC AMERICAN CANYON LP	15220 N SCOTTSDALE RD #450	SCOTTSDALE	AZ	85254
059-080-012	VINTAGE RANCH LLC	855 LAKEVILLE ST #200	PETALUMA	CA	94952
059-110-021	3000 BROADWAY ST LLC	3250 WILSHIRE BLVD #1918	LOS ANGELES	CA	90010
059-110-029	CITY OF AMERICAN CANYON	4381 BROADWAY	AMERICAN CANYON	CA	94503
059-110-034	SPRR	PO BOX 2500	BROOMFIELD	CO	80038
059-110-051	MADIGAN RANCH LLC	1600 TENNESSEE ST	VALLEJO	CA	94590
059-110-052	CITY OF AMERICAN CANYON	4381 BROADWAY	AMERICAN CANYON	CA	94503
059-110-054	MADIGAN RANCH LLC	PO BOX 1159	DEERFIELD	IL	60015
059-110-057	MADIGAN RANCH LLC	2580 SIERRA BLVD #E	SACRAMENTO	CA	95825
059-110-058	MADIGAN RANCH LLC	2 N KNOLL RD	MILL VALLEY	CA	94841

CHANDI HOSPITALIY GROUP - JATINDER
SINGH CHANDI
537 4TH ST #A
SANTA ROSA CA 95401

MILESTONE ASSOCIATES IMAGINEERING,
INC
1000 LINCOLN RD #H202
YUBA CITY CA 95991

059-110-056,057
MADIGAN RANCH LLC
2580 SIERRA BLVD #E
SACRAMENTO CA 95825

058-463-022,024
BDC AMERICAN CANYON LP
PO BOX 800729
DALLAS TX 75380

058-463-025
BDC AMERICAN CANYON LP
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SCOTTSDALE AZ 85254

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059-110-058
MADIGAN RANCH LLC
2 N KNOLL RD
MILL VALLEY CA 94841



TITLE

Housing Element Implementation Program C Municipal Code and Accessory Dwelling Unit Ordinance updates

RECOMMENDATION

Adopt a Resolution of the Planning Commission of the City of American Canyon recommending the City Council of the City of American Canyon amend the American Canyon Municipal Code Chapter 19.39 "Accessory Dwelling Units", and additional amendments consistent with current State Law and Housing Element Implementation Program C.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

On January 31, 2023, the Planning Commission recommended, and the City Council approved the 6th Cycle Housing Element (Housing Element). The Housing Element includes many programs to Affirmatively Affirm Fair Housing in American Canyon and achieve the City's Regional Housing Needs Allocation (RHNA for the next 8 years (2023-2031). Programs required to be accomplished during the 6th Housing Element Cycle are included in Attachment 2. Among the Housing Element programs, Implementation Program C requires several Municipal Code updates.

On June 30, 2023, the State of California Department of Housing and Community Development (HCD) certified the Housing Element. American Canyon was the first jurisdiction in Napa County to obtain a Housing Element certification.

Housing Element Implementation Program C requires several Municipal Code updates to reduce constraints to housing production. Many of these required Municipal Code updates are proposed with this Action Item. They include:

1. Allow low barrier navigation centers in compliance with Government Code Section 65660 and 65668;
2. Allow small residential care facilities as a permitted use in the (RRH) zoning district in compliance with Government Code Section 65583;
3. Allow manufactured housing subject only to the restrictions of single-family uses;

4. Update Floor Area Ratio (FAR) standards in the CN and CC zoning districts to allow a minimum of 1.0 for projects with three to seven units or 1.25 for projects with eight to 10 units; and
5. Remove the conditional use permit requirement for large farm employee housing in the CC zoning district.

In addition to reducing barriers to housing, the proposed municipal code updates are identified because they will update the City's regulations consistent with State Law. As time permits, staff will bring additional municipal code updates that are contemplated by the Housing Element to the Planning Commission.

On October 4, 2023, the State of California Department of Housing and Community Development (HCD) submitted a letter that identifies needed changes to the City's Accessory Dwelling Unit Ordinance (American Canyon Municipal Code (ACMC) Chapter 19.39). A copy of the HCD ADU review letter is included as Attachment 3. The proposed municipal code update will include amending the Accessory Dwelling Unit Ordinance.

The attached Resolution includes proposed changes to the municipal code. Additions are shown with a double underline. Deletions are shown with strikeout text. Reasons for proposed changes are explained with a justification paragraph that follows the amended text. The draft Resolution is included as Attachment 1.

ATTACHMENTS:

1. [Resolution Housing Element Implementation](#)
2. [6TH Cycle Housing Element CERTIFIED Implementation Programs](#)
3. [HCD Letter Reviewing American Canyon ADU Ordinance](#)

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON RECOMMENDING THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMEND THE AMERICAN CANYON MUNICIPAL CODE TO UPDATE CHAPTER 19.39 “ACCESSORY DWELLING UNITS” AND ADDITIONAL AMENDMENTS CONSISTENT WITH CURRENT STATE LAW AND HOUSING ELEMENT IMPLEMENTATION PROGRAM C

WHEREAS, on January 31, 2023, the City Council approved the 6th Cycle Housing Element (Housing Element); and; and

WHEREAS, on June 30, 2023, the State of California Department of Housing and Community Development (HCD) certified the Housing Element; and

WHEREAS, the Housing Element includes certain programs to identify and reduce constraints to housing production; and

WHEREAS, Housing Element Implementation Program C requires certain Municipal Code updates to reduce constraints to housing production, including:

1. Allow low barrier navigation centers in compliance with Government Code Section 65660 and 65668;
2. Allow small residential care facilities as a permitted use in the (RRH) zoning district in compliance with Government Code Section 65583;
3. Allow manufactured housing subject only to the restrictions of single-family uses;
4. Update Floor Area Ratio (FAR) standards in the CN and CC zoning districts to allow a minimum of 1.0 for projects with three to seven units or 1.25 for projects with eight to 10 units;
5. Remove the conditional use permit requirement for large farm employee housing in the CC zoning district; and

WHEREAS, on October 4, 2023, HCD delivered a letter identifying needed amendments to the Accessory Dwelling Unit Ordinance (ACMC Chapter 19.39) to comply with current State law; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on February 22, 2024 on the subject ordinance at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON DOES HEREBY RESOLVE TO RECOMMEND THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVE THE PROPOSED ORDINANCE AS FOLLOWS:

SECTION 1: Allow low barrier navigation centers in compliance with Government Code Section 65660 and 65668 as follows:

- a. Update American Canyon Municipal Code Section 19.05.040 Residential Classifications to add “Low Barrier Navigation Center” definition as follows:

19.05.040 Residential Classifications

Low Barrier Navigation Center: “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing (See Government Code § 65660).

JUSTIFICATION: the Low Barrier Navigation Center definition was sourced from Government Code § 65660.

- b. Amend American Canyon Municipal Code Section 19.11.040 to add Low Barrier Navigation Center as a permitted use in the CC zoning district as follows:

19.11.040 Permitted uses.

Table 1 of this section sets forth the permitted and conditionally permitted uses for each commercial district. A "P" designates a permitted use. A "C" indicates a conditionally permitted use subject to approval of a use permit by the planning commission. An "M" indicates a minor use permit is required pursuant to Chapter 19.42. If no letter is found opposite a particular use, it is not permitted in that district.

**Table 1
Permitted and Conditionally Permitted Uses ¹
Community Commercial and Neighborhood Commercial Districts**

Use Classification	Zoning District	Related Provision
	CC	
Residential		
<u>Low Barrier Navigation Center</u>	<u>P</u>	

- c. Amend the Broadway District Specific Plan Table 2-3 to add Low Barrier Navigation Center as a permitted use in the Business Park, Downtown Core, and Local Serving Mixed Use zoning districts as follows:

TABLE 2-3: BROADWAY ZONING DISTRICT PERMITTED USES

Use Classification (Per ACMC Chapter 19.05)	Broadway District Specific Plan Zoning				
	Broadway Residential	Business Park ¹	Downtown Core	Local Serving Mixed Use	Home Improvement
Residential					
<u>Low Barrier Navigation Center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

JUSTIFICATION: Assembly Bill (AB) 101 requires cities to allow low barrier navigation centers as a permitted use in mixed use zones and other nonresidential zones that permit multi-family residential development.

SECTION 2: Allow small residential care homes as a permitted use in the (RRH) zoning district in compliance with Government Code Section 65583 as follows:

- a. Update American Canyon Municipal Code Section 19.05.040 Residential Classifications to add the word “Small” to the Residential Care Home definition as follows:

19.05.040 Residential Classifications

Residential Care Home, Small: provision of twenty-four-hour nonmedical care of six or fewer persons in need of personal services, supervision, protection or assistance licensed by the state essential for sustaining the activities of daily living, or twenty-four-hour care for six or fewer foster children. Furthermore, Small residential care homes without State license personal services shall also have the same standards and processing as residential care homes. For the purposes of any law or zoning ordinance that relates to the residential use of property pursuant to this chapter, the residents and operators of the facility shall be considered a family. (see Health and Safety Code § 1568.0831).

JUSTIFICATION: the Small residential care home definition was sourced from Health and Safety Code § 1568.0831. State law does not distinguish between care homes that offer State license services and those that do not.

- b. Amend American Canyon Municipal Code Section 19.10.040 to add small residential care homes as a permitted use in the RRH zoning district as follows:

19.10.040 Permitted uses.

**Table 19.10.040
Permitted and Conditionally Permitted Uses
Residential Districts ¹**

Use Classification	RRH	RE	RR	RS	RM	RH	Related Provision
Residential							
Residential Care Home, <u>Small</u>	<u>P</u>	P	P	P	P	P	

JUSTIFICATION: Government Code Section 65583 requires allowance of small residential care homes in any single-family residential zoning district. Currently, the Rural Residential Hillside (RRH) zoning district is the only single-family zoning district where a small residential care home is not permitted.

SECTION 3: Amend APMC Section 19.10.130 to allow manufactured housing subject only to the restrictions of single-family uses.

19.10.130 Manufactured homes.

(A) Intent. It is the intent of the city to provide opportunities for the placement of manufactured homes in single-family residential districts, consistent with state law ~~and to ensure that such manufactured homes are designed and located so as to be harmonious within the context of the surrounding houses and neighborhood.~~

(B) Approval. Approval by the community development director is required prior to the issuance of building permits for individual manufactured homes on a site in any residential district, subject to the provisions of this section. ~~The community development director shall review each proposed~~

~~manufactured home to determine compatibility in design and appearance with residential structures in the vicinity, based upon design and development criteria set forth in this section.~~

(C) Location. Manufactured homes may be located in any residential district where a single-family detached dwelling is permitted, subject to the same restrictions on density and to the same property development regulations.

~~(D) Design and Development. The design and development criteria set forth herein are intended to protect neighborhood integrity, provide for harmonious relationships between manufactured homes and surrounding uses, and minimize problems that could occur as a result of locating manufactured homes on building sites designated for single-family residential uses. Each manufactured home:~~

~~(1) Shall be at least eighteen feet wide, as measured at its narrowest width;~~

~~(2) Shall be built on a permanent foundation approved by the building official;~~

~~(3) Shall have been manufactured after June 15, 1976, and shall be certified under the National Manufactured Home Construction and Safety Act of 1974, and shall be installed in accordance with the provisions of the most recent edition of the Uniform California Building Code adopted by the city;~~

JUSTIFICATION: The manufactured home must meet current Manufactured Home standards and installed consistent with the California Building Code. A pre-1976 mobilehome would not meet current standards.

~~(4) Shall provide skirting of exterior finish materials extending to the finished grade;~~

~~(5) Shall provide exterior siding material compatible with adjacent residential structures; shiny or metallic finishes are prohibited;~~

~~(6) Shall have a roof with a pitch of not fewer than three inches vertical rise per twelve inches horizontal distance;~~

~~(7) Shall have roofing material of concrete or asphalt tile, shakes, or shingles complying with the most recent editions of the Uniform Building Code adopted by the city;~~

~~(8) Shall provide eaves or roof overhangs of not less than one foot as measured from the vertical side of the unit;~~

~~(9) Shall maintain a finished floor elevation no higher than twenty inches above the exterior finished grade; and~~

~~(10) Shall maintain required covered parking in accordance with the provisions of this chapter. The exterior materials and roofing proposed for any garage shall be the same as those materials used on the main structure.~~

(E) Cancellation of State Registration. Whenever a manufactured home is installed on a permanent foundation, any registration of the manufactured home with the state of California shall be canceled, pursuant to state laws and regulations. Before any occupancy certificate may be issued for use of such a manufactured home, the owner shall provide to the building official satisfactory evidence showing that the state registration of the manufactured home has been or will, with certainty, be canceled; if the

manufactured home is new and has never been registered with the state, the owner shall provide the building official with a statement to that effect from the dealer selling the home.

(Ord. 2001-02 § 1, 2001.)

JUSTIFICATION: All requirements that are not subject to “stick-built” single family homes have been deleted.

SECTION 4: Amend American Canyon Municipal Code Section 19.11.050 to allow a minimum of 1.0 Floor Area Ratio (FAR) standards in the Neighborhood Commercial (CN) and 1.25 FAR in the Community Commercial (CC) zoning districts for residential projects with three to seven dwelling units or for residential projects with eight or more dwelling units as follows:

19.11.050 Development standards.

Table 2 of this chapter sets forth the minimum lot area for each commercial district.

Table 2

Zoning District	CN	CC
Minimum area per lot	10,000 sq. ft.	1 acre**
Minimum width per lot	100 feet	200 feet
Minimum depth per lot	100 feet	100 feet
Minimum front yard	10 feet	20 feet
Minimum side yard	10 feet	10 feet
Street side of corner lot	10 feet	15 feet
Minimum rear yard	20 feet	10 feet
Minimum setback	40 feet	40 feet
from Hwy. 29	50 feet avg.	50 feet avg.
Density		
Nonresidential	0.35 FAR	0.50 FAR
Mixed-use structure	1.5	1.5
Residential portion	1.0	1.0
Commercial portion	0.50	0.50
<u>Residential (3-7 dwelling units)</u>	<u>1.0 FAR Minimum</u>	<u>1.0 FAR Minimum</u>
<u>Residential (8 or more dwelling units)</u>	<u>1.5 FAR Minimum</u>	<u>1.5 FAR Minimum</u>
Maximum number of stories:		
All buildings	2 stories	2 stories
Exceptions:		
Residential or mixed-use structures	3 stories	3 stories west of Broadway
Residential, overnight accommodations and lodging services, or mixed-use structures	N/A	4 stories east of Broadway
Maximum building height:	30 feet	35 feet
Exceptions:		
Residential or mixed-use structures	42 feet	42 feet west of Broadway

Zoning District	CN	CC
Residential, overnight accommodations and lodging services, or mixed-use structures	N/A	54 feet east of Broadway
Maximum building coverage for stand-alone residential uses	50 percent west of Broadway	50 percent west of Broadway
	60 percent east of Broadway	60 percent east of Broadway

JUSTIFICATION: Government Code Sections 54237, 54237.7, and 54239.4, local agencies may not impose an FAR standard less than 1.0 on a housing development project that consists of three to seven units, or less than 1.25 on a housing development project that consists of eight to 10 units.

SECTION 5: Amend American Canyon Municipal Code Section 19.11.040 to remove the conditional use permit requirement for large farm employee housing in the CC zoning district as follows:

19.11.040 Permitted uses.

Table 1 of this section sets forth the permitted and conditionally permitted uses for each commercial district. A "P" designates a permitted use. A "C" indicates a conditionally permitted use subject to approval of a use permit by the planning commission. An "M" indicates a minor use permit is required pursuant to Chapter 19.42. If no letter is found opposite a particular use, it is not permitted in that district.

**Table 1
Permitted and Conditionally Permitted Uses ¹**

Community Commercial and Neighborhood Commercial Districts

Use Classification	Zoning District		Related Provision
	CN	CC	
Residential			
Farm employees housing	-	€ <u>P</u>	

JUSTIFICATION: The City must allow farmworker housing developments by right in agricultural zones. Because the City has no agricultural zones, farmworker housing must be conditionally permitted in the CC zoning district. The CC zone is not an agricultural district, so the conditional permit requirement in that zoning district is consistent with the Employee Housing Act (see Housing Element Chapter 5 Constraints).

SECTION 6: Adopt the updated American Canyon Municipal Code Chapter 19.39 “Accessory Dwelling Units” as follows:

Chapter 19.39 ACCESSORY DWELLING UNITS

- 19.39.010 Purpose of the chapter.
- 19.39.020 Applicability.
- 19.39.030 General plan consistency.
- 19.39.040 Definitions.
- 19.39.050 Development standards—Generally.
- 19.39.060 Junior accessory dwelling unit standards.
- 19.39.070 Parking standards.
- 19.39.080 Operational standards.
- 19.39.090 Design standards.
- 19.39.100 Review and approval process.
- 19.39.110 Code enforcement.

19.39.010 Purpose of the chapter.

The purpose of this chapter is to increase the supply of smaller units and rental housing units by allowing accessory dwelling units on lots containing a single-family dwelling in various

residential districts as shown on Table 19.10.040, and to establish design and development standards for accessory dwelling units to ensure that they are compatible with existing neighborhoods and consistent with the general plan and its elements. Accessory dwelling units contribute needed housing to the community’s housing stock. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.020 Applicability.

The provisions of this chapter apply to all lots that are occupied with a single-family dwelling unit and multifamily dwelling and zoned residential. Accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located and are a residential use that is consistent with the existing general plan and zoning designation for the lot. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.030 General plan consistency.

An accessory dwelling unit that conforms to this chapter shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth in accordance with Government Code Section 65852.2(a)(8). (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.040 Definitions.

“Accessory dwelling unit” means any of the following:

~~1. One additional~~ dwelling unit attached to, within, or detached from the proposed or existing primary dwelling unit one thousand two hundred square feet or less that is on the same parcel in areas zoned to allow single-family and/or multifamily dwelling residential use, and provides permanent and independent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons. ~~An accessory dwelling unit also includes the following:~~

~~1. 2.~~ 2. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

~~2. 3.~~ 3. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

4. Multiple accessory dwelling units up to 25 percent of the existing multifamily dwelling units within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings, as defined in Government Code section 65852.2, subdivision (e)(1)(C).

5. Conversion of an existing accessory structure to an ADU is not subject to unit size requirements per HCD Accessory Dwelling Unit Handbook, July 2022.

JUSTIFICATION: See HCD Comment #1 that discusses exceptions to ADU size limits.

“Junior accessory dwelling unit” means one accessory dwelling unit that is five hundred square feet or less that is contained entirely in the primary residence or within an attached garage.

“Primary residence” means the residential dwelling that existed on the parcel before or constructed concurrent with the accessory dwelling unit. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.050 Development standards—Generally.

A. Each accessory dwelling unit requires approval of a building permit.

B. The applicant of each accessory dwelling unit building permit application shall identify the anticipated rent and household size of the new accessory dwelling unit.

C. One detached accessory dwelling unit, one attached accessory dwelling unit, and one junior accessory dwelling unit are permitted per single-family parcel.

JUSTIFICATION: See HCD Comment #2 that interprets State Law to allow an attached ADU and an attached JADU within a single-family home.

D. A multi-family or single-family primary residence dwelling must exist on the parcel before the accessory dwelling unit is built or it shall be built concurrently with the accessory dwelling unit.

JUSTIFICATION: See HCD Comment #3 that requires mention of multi-family structures existing on a site before or concurrent with an ADU.

E. Accessory dwelling units shall comply with the lot area, yard setback, height, and building coverage standards of the applicable residential zoning district as described in Section 19.10.050 except for the following:

1. The accessory dwelling unit is built in the garage and the garage setback is closer than the setback for the primary residence.

2. If the accessory dwelling unit is built in an existing accessory structure, the existing accessory structure setbacks apply and not the setbacks for a single-family house.

3. Existing setbacks apply to existing structure conversions.

4. Development standards shall be waived to permit a detached accessory dwelling unit that is no greater than eight hundred square feet, and has four-foot setbacks. The maximum height depends on these conditions:

i. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.

ii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. A local agency shall also allow an additional two feet in height to accommodate a roof

pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

- iii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.
- iv. A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require a local agency to allow an accessory dwelling unit to exceed two stories.

5. The applicant shall not be required to correct pre-existing nonconforming zoning conditions as conditions of approval.

F. Accessory Dwelling Living Area Standard.

1. Detached accessory dwelling units shall not exceed one thousand two hundred square feet and height in accordance with Section 19.35.050(E)(4).

2. Attached accessory dwelling units may occupy up to fifty percent of the primary residence living area but shall not exceed one thousand two hundred square feet.

3. Junior accessory dwelling units shall not exceed five hundred square feet.

G. Fire Sprinkler Requirements.

1. Accessory dwelling units shall comply with all applicable fire safety provisions of state law as well as locally adopted building and fire codes under Title 16. Examples include, but are not limited to, standards such as water supply and fire department access.

2. Under state law, in general, accessory dwelling units shall not be required to be equipped with fire sprinklers unless fire sprinklers are required for the primary residence. For purposes of this requirement, the following standards shall apply:

i. When the primary residence has fire sprinklers, the accessory dwelling unit shall be constructed with fire sprinklers.

ii. When the primary residence does not have fire sprinklers, the junior accessory dwelling unit and attached accessory dwelling unit do not require fire sprinklers ~~unless the junior accessory dwelling unit or attached accessory dwelling unit increases the size of the house by at least fifty percent.~~

JUSTIFICATION: See HCD Comment #5 that interprets State Law to prohibit fire sprinklers when an attached ADU or JADU increases the size of the home by at least 50%.

iii. Detached accessory dwelling units require fire sprinklers unless the primary residence does not have fire sprinklers.

H. Deed Restrictions. Prior to issuing a building permit for an accessory dwelling unit, the property owner shall file with the county recorder, in a format with language approved

by the city, a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:

1. The accessory dwelling unit shall not be sold separately.
2. The restrictions are binding upon any successor in ownership of the property.
3. The property owner must occupy as a primary residence one of the two dwelling units on the property, either the primary or accessory dwelling unit except accessory dwelling unit and junior accessory dwelling unit applications submitted between January 1, 2020 to January 1, 2025.
4. When the applicant is a qualified nonprofit housing organization, a deed restriction is not required.

I. Impact Fees.

1. Accessory dwelling units less than seven hundred and fifty square feet are exempt from all city impact fees.
2. Impact fees for accessory dwelling units equal or greater than seven hundred and fifty square feet are exempt from water and sewer capacity fees. All remaining impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

J. Accessory Dwelling Units on Multifamily Dwellings. The building division shall review and approve ministerially accessory dwelling units under the following conditions.

1. Non-habitable area within an existing multifamily dwelling structure, including, but not limited to: storage rooms, boiler rooms, passageways, attics, basements or garages, may be converted to one or more accessory dwelling units if each accessory dwelling unit complies with state dwelling unit building standards.
2. An existing multifamily dwelling shall be permitted to accommodate additional accessory dwelling units in an amount up to twenty-five percent of the existing multifamily dwelling units.
3. An existing multifamily dwelling is permitted a minimum of one accessory dwelling unit up to two detached accessory dwelling units on the same lot. Each detached accessory dwelling unit shall subject to a height limit in accordance with Section 19.35.050(E)(4) and four- foot rear yard and side yard setbacks.

JUSTIFICATION: See HCD Comment #7 that points out that at least one ADU is permitted on a multifamily site.

4. The local agency shall not deny an accessory dwelling unit building permit application due to the presence of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit, per Government Code section 65852.2, subdivision (a)(1)(D)(ii).

JUSTIFICATION: See HCD Comment #6 that points out that State Law prohibits the City from requiring approval of an ADU contingent on the property owner correcting unrelated on-site code violations.

- K. CC&Rs. As defined in California Civil Code Section 4751 or any successor statute, any covenant, condition, and restriction (CC&R) or contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the above-described minimum standards (subsections F and G) established for those units shall be void and unenforceable. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.060 Junior accessory dwelling unit standards.

- A. Each junior accessory dwelling unit shall comply with the following building standards.

~~1. Electric service may not exceed one hundred twenty volts.~~

~~2. No appliances may be fueled with natural gas or propane.~~

~~3. 1.~~ 1. The dwelling must have its own exterior entrance.

4. 2. The kitchen must include a cooking facility with appliances, and includes a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

~~3. The kitchen sink waste line may not exceed one and one-half inches.~~

4. 3. The bathroom may be included in the unit or shared with the primary residence.

5. 4. Junior accessory dwelling units are exempt from the building code wall separation requirements with the primary residence. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

JUSTIFICATION: See HCD Comment #8 that reduces city-imposed limitations on Junior Accessory Dwelling Unit kitchen features.

19.39.070 Parking standards.

A. When accessory dwelling unit parking is required by this chapter or provided at the discretion of the homeowner, parking spaces may be covered or uncovered, provided as tandem parking on an existing driveway or on a paved surface in a setback or yard area.

B. Primary Residence. Parking for the primary residence must comply with Chapter 19.21.

C. Detached Accessory Dwelling Unit.

1. A minimum of one on-site parking space is required.
2. Notwithstanding subsection (C)(1), on-site parking is not required when:
 - i. The detached accessory dwelling unit is located within one-half mile walking distance of public transit or within one block of a car-sharing pickup/drop-off location; and/or
 - ii. The ADU is located within an architecturally and historically significant historic district; and/or
 - iii. The ADU is part of the proposed or existing primary residence or an accessory structure; and/or
 - iv. On-street parking permits are required but not offered to the occupant of the ADU; and/or
 - v. A car share vehicle is located within one block of the accessory dwelling unit; and/or
 - vi. An accessory dwelling unit building permit application is submitted in conjunction with a building permit application for a new single-family dwelling or a new multifamily dwelling on the same lot.

JUSTIFICATION: See HCD Comment #9 that points out there are additional exceptions to ADU parking requirements.

D. Attached Accessory Dwelling Unit. No on-site parking is required.

E. Junior Accessory Dwelling Unit. No on-site parking is required.

F. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city shall not require replacement of the off-street parking spaces. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.080 Operational standards.

A. The accessory dwelling unit may not be sold separately from the primary residence.

B. Owner-Occupancy. The property owner shall reside in either the primary residence or the accessory dwelling unit except accessory dwelling unit and junior accessory dwelling unit applications submitted between January 1, 2020 to January 1, 2025.

C. An accessory dwelling unit may not be rented for transient occupancy (less than thirty consecutive days). (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.090 Design standards.

~~Accessory dwelling units shall comply with the following design standards that are intended to maximize the compatibility of accessory dwelling units with the neighborhoods in which they are located.~~

~~A. The accessory dwelling unit shall comply with any City adopted objective design standards applicable to ADUs.~~

~~B.~~ A. An accessory dwelling unit connected to an onsite water treatment system requires a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last ten years. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

JUSTIFICATION: See HCD Comment #10 related to the lack of City-adopted Objective Design Standards and interpretation that ADU Design Standards are prohibited per Government Code 65852.2, subdivisions (a) through (d).

19.39.100 Review and approval process.

Permits for accessory dwelling units and junior accessory dwelling units shall be reviewed ministerially through the building division in accordance to Government Code Section 65852.2 (a) through (e).

A. The building division shall “shall approve or deny” ~~act on~~ the application to create an accessory dwelling unit or junior accessory dwelling unit within sixty days from the date the building division receives a completed application if there is an existing single-family or multifamily dwelling on the lot.

B. If the City denies an accessory dwelling unit building permit application, the applicant shall receive a list of application deficiencies that would remedy a subsequent building permit application.

JUSTIFICATION: See HCD Comment #11 related to the City’s obligation to approve or deny an ADU application within 60-days.

A. If the permit application to create an accessory dwelling unit or junior accessory dwelling unit is submitted concurrently with a permit application to create a new single-family dwelling on the lot, the building division may delay acting on the accessory dwelling unit or junior accessory dwelling unit permit application until the building division acts on the new single-family dwelling permit application, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered ministerial without discretionary review or a hearing. If the applicant requests a delay, the sixty-day time period shall be tolled for the period of the delay. (Ord. 2020-04 § 1, 2020)

19.39.110 Code enforcement.

For accessory dwelling units built before January 1, 2020, the property owner may request delayed enforcement of building standards for five years.

A. There shall be no delays granted after January 1, 2030.

B. There shall be no delays granted if the delay of the correction will cause a violation needed to protect health and safety. (Ord. 2020-04 § 1, 2020)

SECTION 7. CEQA FINDINGS. The City Council finds the municipal code amendments are exempt from environmental review under CEQA because the amendments are consistent with State law that preempt any inconsistent local ordinance. Thus, the City’s action is not creating a new land use regulation and it can be seen with certainty that no environmental impacts will result from the City’s action. Consequently,

and in accordance with CEQA Section 21084(a) and both Section 15002(i)(1) – lack of Local Jurisdictional Discretion – and Section 15061(b)(3) – General Rule of Exemption – of the CEQA Guidelines, the ordinance adoption is exempt from CEQA review and a Notice of Exemption has been prepared for this proposed amendment.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 22ND day of February, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Brando Cruz, Chair

ATTEST:

APPROVED AS TO FORM:

Nicolle Hall, Administrative Technician

William D. Ross, City Attorney

Goal H-9: Energy Conservation and Sustainable Development

To encourage sustainable residential development and energy conservation in new and existing housing.

- H-9.1 Energy Conservation.** Promote the use of energy conservation features in existing homes and the design of new residential development.
- H-9.2 Sustainable Development.** Encourage sustainable development and ensure, at a minimum, that the design of development is 15% more efficient than State laws regarding energy conservation and seek amendments to the zoning code that further reductions in automobile use and associated decreases in Vehicle Miles Travelled (VMT).
- H-9.3 Tree Planting.** Promote tree planting in residential areas to provide cooling during the summer months.
- H-9.4 Energy Saving Innovations.** Encourage innovative site designs that incorporate passive and active solar designs and natural cooling techniques.
- H-9.5 Weatherization and Energy-Efficiency Retrofitting.** Support weatherization and retrofit projects for existing housing units that fall below current state performance standards for energy efficiency.

Implementation Programs

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
A	No-Net-Loss Evaluation Procedure Ensure sufficient residential capacity is maintained to accommodate the RHNA by continuing to implement an ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. The outcomes of monitoring shall be described in the City’s annual housing reports submitted to HCD as required pursuant to GC Section 65400.	Maintain a supply of developable land adequate to accommodate the RHNA.	H-1.1 H-1.2 H-1.3 H-8.7 H-8.10	Community Development Department	General Fund	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
B	<p>Available Sites Inventory</p> <p>The City will prepare and maintain publicly available sites inventory that allows developers to understand suitable sites by household income level. The City will monitor the status of current development projects listed as credits toward RHNA capacity and will remove and replace units assumed on sites if development within the planning period becomes infeasible.</p> <p>The City will consider the need to affirmatively further fair housing in the inventory sites by designating sites for lower- and moderate-income households in the western portion of the city.</p> <p>The City will monitor progress toward program objectives and implement additional measures as necessary if the metrics are not being met.</p>	<p>Identify housing sites suitable to accommodate 622 housing units:</p> <ul style="list-style-type: none"> • Very low income: 169 units • Low-income: 109 units • Moderate-income: 95 units • Above moderate-income: 249 units <p>Maintain a publicly available inventory of parcels on the City website that meet the requirements of Government Code Section 65583.2(c).</p> <p>Provide sites appropriate for affordable housing in low density and higher income areas to proactively work to overcome concentrations of lower- and moderate-income earning populations.</p>	<p>H-1.1</p> <p>H-1.3</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Publicly available inventory on City website: 2023</p> <p>Update sites inventory: annual</p>
C	<p>Municipal Code Updates</p> <p>The City will amend the Municipal Code to:</p> <ul style="list-style-type: none"> • Allow low barrier navigation centers for compliance with Government Code Sections 65660 and 65668 (AB 101). • Allow small residential care facilities in the RRH zone in compliance with California Government Code Section 65583. 	<p>Provide zoning for a variety of housing types.</p> <p>Identify and remove constraints to housing production.</p> <p>Evaluate and update existing zoning to ensure compliance with State-mandated streamlining requirements (ADUs, area planning, and objective design standards) to address disproportionate</p>	<p>H-1.6</p> <p>H-3.3</p> <p>H-7.5</p> <p>H-7.6</p> <p>H-7.8</p> <p>H-7.9</p> <p>H-7.10</p> <p>H-8.1</p> <p>H-8.2</p> <p>H-8.4</p> <p>H-8.7</p>	<p>Community Development Department</p>	<p>General Fund</p> <p>State and regional grant funding</p>	<p>Update Municipal Code within three years of Housing Element adoption (by January 2026).</p> <p>Emergency Shelter resident parking requirements deleted on April 18, 2023 (Ordinance 2023-03)</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	<ul style="list-style-type: none"> • Define and create a process to permit large residential care facilities in all residential zones, subject to objective standards similar to other residential uses in the same district. • Update Chapter 19.27 (Density Bonus) for compliance with California Government Code Sections 65915 through 65918. • Define and allow manufactured housing subject only to the restrictions of single-family uses. • Update FAR standards in the CN and CC zoning districts to allow a minimum of 1.0 for projects with three to seven units or 1.25 for projects with eight to 10 units. • Update standards related to transitional and supportive housing for compliance with AB 2162. • Remove the conditional use permit requirement for large farm employee housing in the CC district. • Revise Chapter 19.41 (Design Permits) to limit subjectivity in review and approval of housing developments and provide objective design standards for developments protected by the Housing Accountability Act under Government Code Section 65589.5. 	housing needs and disparities in access to opportunity related to land use and zoning issues.	H-8.10			

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	<ul style="list-style-type: none"> Modify emergency shelter standards to remove the requirement for occupant parking. 					
<p>D</p>	<p>General Plan Update</p> <p>The City will update the General Plan for consistency with the 2023-2031 Housing Element Update and for State law compliance. As part of this update, the City will remove growth limits established within the General Plan Land Use Element.</p>	<p>Compliance with State law.</p> <p>Identify and remove constraints to housing production.</p>	<p>H-1.5</p> <p>H-1.6</p> <p>H-2.3</p> <p>H-2.6</p> <p>H-2.7</p> <p>H-2.8</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p>	<p>General Fund</p> <p>State and regional grant funding</p>	<p>Growth limits were removed on April 2023 (Resolution 2023-05).</p>
<p>E</p>	<p>Missing Middle/Workforce Housing</p> <p>The City will review and amend the zoning ordinance and applicable development standards to encourage and promote missing middle-density housing types (e.g., triplexes, courtyard buildings, townhomes, live/work) to create a diversity of housing types and densities to reduce displacement pressures on residents overpaying for housing.</p> <p>Specifically, the City will evaluate and revise, as necessary, lot sizes, setbacks, height, and parking requirements to encourage development of missing middle housing, particularly in moderate and high resource areas and low-density residential zones.</p>	<p>Revise zoning standards to encourage missing middle housing by 2026.</p> <p>Provide informational materials about missing middle housing development and related zoning code revisions in multiple languages on the City website.</p> <p>Enhance housing mobility and housing choice, encourage development of a variety of missing middle housing types in infill projects.</p> <p>Through revised zoning standards, support development of four missing middle housing developments between 3 and 20 units and 15 moderate-income</p>	<p>H-2.1</p> <p>H-2.2</p> <p>H-2.9</p> <p>H-2.8</p> <p>H-2.9</p> <p>H-6.7</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>City Council</p>	<p>General Fund</p>	<p>Review and revise zoning ordinance and development standards, as necessary, by 2026.</p> <p>Support development of at least four missing middle-density housing developments by 2031.</p> <p>Support development of at least 15 moderate-income units in moderate and high resource areas by 2031.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
		units in moderate and high-resource areas.				
F	<p>Accessory Dwelling Units</p> <p>The City shall continue to incentivize development of accessory dwelling units (ADUs) and adopt, as appropriate, additional programs and incentives for encouraging ADUs, particularly in moderate and high resource, low density areas.</p> <p>For compliance with State law and HCD’s findings documented in its February 7, 2023, letter, the City shall update American Canyon Municipal Code (ACMC) Section 19.39.090 to remove subjective design criteria and Sections 19.11.040 and 19.42.020 to allow ADUs in the CN and CC zones by-right.</p> <p>The City shall create informational guides for ADU development, including information on incentives, and make them available on the City website in multiple languages.</p>	<p>Update the Accessory Dwelling Unit Ordinance by 2025</p> <p>Encourage development of 26 ADUs in the planning period across all income categories</p> <p>Encourage development of the following number of ADUs affordable to low-income households in low-density or high resource areas:</p> <ul style="list-style-type: none"> • 5 ADUs by 2025 • 10 ADUs by 2028 • 15 ADUs by 2031 <p>Provide informational materials about ADUs and ADU development in multiple languages on the City website.</p>	<p>H-2.7</p> <p>H-2.8</p> <p>H-4.6</p> <p>H-6.7</p> <p>H-8.7</p> <p>H-8.10</p>	Community Development Department	General Fund	<p>ADU Ordinance was updated on April 18, 2023 (Ordinance 2023-03).</p> <p>Create informational guides and have available on the City’s website by 2025.</p> <p>Support development of 26 ADUs in the city by 2031; including 3 ADUs affordable to low-income households.</p>
G	<p>Neighborhood Preservation Program</p> <p>The City shall continue to enforce Neighborhood Preservation (Chapter 9.04 of the Municipal Code), which is designed to ensure that individual properties within neighborhoods are maintained at levels that</p>	<p>Continue to maintain high-quality neighborhoods and minimize impacts to public health, safety, and welfare through active code enforcement.</p>	<p>H-4.1</p> <p>H-4.2</p> <p>H-4.3</p> <p>H-4.4</p> <p>H-4.5</p>	Community Development Department	General Fund	<p>Active program</p> <p>Ongoing</p>

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	minimize potential nuisances and public health, safety, and welfare public impacts.					
H	<p>Residential Rehabilitation Loan Program</p> <p>Working in collaboration with the City of Napa Housing Authority, the City shall apply as feasible for CDBG funding to support the Residential Rehabilitation Loan Program, which provides no or low deferred interest loans to low-income homeowners to finance home repairs.</p> <p>The City shall publicize information about the program on the City website and shall make information available in multiple languages.</p>	<p>Apply for additional funding annually and as notices of funding available are released. Support the City of Napa Housing Authority to provide funding to repair or replace deficiencies to residential structural, mechanical, plumbing, and electrical systems, roofing, water damage, energy conservation, correction of health and safety issues and accessibility/mobility modifications.</p> <p>Pursue rehabilitation financing assistance for at least 5 households annually during the 2023- 2031 planning period to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors.</p> <p>Provide informational materials in multiple languages on the City website. Concentrate program outreach in areas where rehabilitation needs are greatest (e.g., east of Highway 29, neighborhoods in the southern part of the city).</p>	<p>H-4.1 H-4.2 H-4.3 H-6.7 H-7.9 H-8.6 H-8.7 H-8.10</p>	<p>City of Napa Housing Authority Community Development Department</p>	<p>General Fund CDBG Grant</p>	<p>Annually apply for CDBG funding.</p> <p>Translated materials on City website: within six weeks of English-version release.</p> <p>Provide support to ensure that at least 40 households in the city participate in the Residential Rehabilitation Loan Program by 2031.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
I	<p>Code Enforcement</p> <p>The City shall continue to use code enforcement efforts to improve the existing housing stock. The City shall inform owners of residential housing units that received code enforcement actions caused by substandard housing conditions with Residential Rehabilitation Loan Program information and shall provide direct technical assistance to lower-income households dealing with code compliance issues. Technical assistance may include, but is not limited to, one-on-one assistance from staff with technical expertise, assistance with the rehabilitation loan program application, or informational workshop events.</p>	<p>Provide direct technical assistance on the Residential Rehabilitation Loan Program to at least 60 households with substandard housing issues that led to code compliance, including:</p> <ul style="list-style-type: none"> • 15 extremely low-income households • 15 very low-income households, and • 30 low-income households 	<p>H-4.1 H-4.2 H-4.5 H-6.7 H-7.9 H-8.6 H-8.7 H-8.10</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Provide technical assistance on applying for the Residential Rehabilitation Loan Program to at least 60 households with substandard housing identified through code compliance program by 2031.</p>
J		<p>In 2023, engage housing developers to discuss parking standards and any constraints posed by existing standards.</p> <p>Evaluate parking requirements by 2024, and revise, as necessary, by 2025.</p> <p>Removing unnecessary requirements and constraints posed by parking restrictions will incentivize development of 50</p>	<p>H-1.6 H-5.8 H-6.7 H-7.9 H-8.7 H-8.10 H-9.2</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Evaluate parking requirements by 2024, and revise, as necessary, by 2025.</p>

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
		units in the planning period.				
<p>K</p>	<p>City-owned Land for Affordable Housing</p> <p>The City shall sell City-owned land, as available and feasible for residential development, at a reduced cost to developers to build affordable housing. The City shall notify non-profit affordable housing developers of opportunity sites as they become available and shall provide information on the sites and incentives for affordable housing development on the City website and in informational brochures available at City Hall. The City shall distribute Requests for Proposals for housing development as sites become available.</p> <p>The City shall, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory sites owned by the City that have been sold, leased, or otherwise disposed in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the City Council and submitted to HCD.</p>	<p>Encourage development of affordable housing on City-owned land.</p> <p>Regularly maintain an inventory of publicly owned surplus or excess land on the City website. Annually release information regarding publicly owned sites that have been sold, leased, or disposed.</p> <p>Notify non-profit affordable housing developers via email as City-owned land becomes available for sale and as the public-facing inventory is revised.</p> <p>Reduce disproportionate housing needs and disparities by evaluating sources of additional public sites for affordable housing.</p>	<p>H-5.8</p> <p>H-5.16</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	<p>City Council</p> <p>Community Development Department</p>	<p>General Fund</p>	<p>Annually identify and inventory sites owned by the City that are available for affordable housing development, and sites that have been sold, leased, or otherwise disposed of in the prior year.</p>
<p>L</p>	<p>Affordable Housing Fund</p> <p>The City shall provide Affordable Housing Fund financial assistance, as available, to assist</p>	<p>Provide financial assistance for development of at least 65 moderate and</p>	<p>H-5.3</p> <p>H-5.10</p> <p>H-5.14</p>	<p>Community Development Department</p>	<p>Affordable Housing Fund</p>	<p>Evaluate opportunities and meeting with developers: biannually.</p>

Programs	Objectives	Implements Which Policy(ies)	Responsible Party		Potential Funding Source	Timeline
			Supporting Department(s)			
<p>construction of affordable housing and/or subsidize affordable housing development impact fees. The City shall review and prioritize potential affordable housing projects based on the following criteria:</p> <ol style="list-style-type: none"> 1. Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents). 2. Convenient access to neighborhood services and facilities, as needed by the prospective residents. 3. Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities. 4. Minimal environmental constraints or cost-effective mitigation of constraints. 5. Cost-effective provision of services and utilities to the site and onsite. 6. Adequate site area to provide sufficient parking, open space, setbacks, and building separations. 7. Location within a moderate and high resource area of the city. <p>The City shall hold informational meetings bi-annually, based on funding availability, to inform affordable</p>	<p>lower-income housing units:</p> <ul style="list-style-type: none"> • 10 extremely low-income units • 15 very low-income units • 15 low-income units • 25 moderate-income units <p>Hold bi-annual coordination meetings with local affordable housing providers.</p> <p>Prioritize affordable projects in moderate- and high-resource areas with convenient access to transportation, services, and recreation opportunities.</p> <p>Identify additional sources of public funds for affordable housing.</p>	<p>H-6.7 H-7.9 H-8.5 H-8.7 H-8.10</p>	<p>Planning Commission City Council</p>		<p>Provide financial assistance for development of at least 65 moderate and lower-income housing units by 2031.</p>	

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	housing developers of available funding.					
M	<p>Incentives for Affordable Housing</p> <p>The City shall facilitate development of affordable housing through the following:</p> <ol style="list-style-type: none"> 1. Regulatory incentives, such as expediting permit processing, deferred, reduced, or waived fees, or reduced parking requirements; and 2. Providing a density bonus and concessions/incentives for developments that include affordable housing, consistent with State density bonus law. <p>The City shall publicize the above incentives to developers and/or other interested parties by providing informational fliers at the Community Development Department counter and on the City website. The City shall provide information in multiple languages on the City website.</p> <p>The City shall monitor progress toward program objectives annually in the Annual Progress Report and shall implement additional measures as necessary if the metrics are not being met.</p>	<p>During the planning period, support development of at least 115 lower- and moderate-income units:</p> <ul style="list-style-type: none"> • 81 extremely low-income units • 88 very low-income units • 109 low-income units • 95 moderate-income units <p>Provide accessible information on incentives for affordable housing development on City website.</p> <p>Meet with at least one established and bona fide developer annually to provide information on density bonus programs and other available incentives.</p>	<p>H-1.6 H-5.8 H-5.9 H-5.10 H-7.8 H-7.9 H-8.10</p>	<p>Community Development Department</p>	<p>Affordable Housing Fund General Fund CDBG Grant Federal Tax Credit Financing Section 8 Vouchers</p>	<p>Information on incentives in multiple languages: published on City website by 2024.</p> <p>Support development of at least 115 lower- and moderate-income units by 2031.</p> <p>Meet with developers annually.</p> <p>Monitor progress annually and implement changes as needed.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
N	<p>Identification and Application for Funding</p> <p>The City shall identify and apply for housing-related funding to assist in the development, rehabilitation, preservation, or acquisition of housing affordable to lower- and moderate-income households. In the pursuit of funding, the City shall create partnerships with affordable housing developers and non-profit organizations in the pursuit of competitive project-based grant opportunities.</p>	<p>Partner with affordable housing developers or non-profit agencies in the pursuit of four project-based funding opportunities in the planning period.</p> <p>Create an inventory of funding opportunities available to the City and local developers within six month of the adoption deadline.</p> <p>Provide information regarding identified funding opportunities on the City website in 2023 with annual updates thereafter.</p> <p>Contact affordable housing developers and non-profit housing agencies to explore potential funding opportunities and public-private partnerships.</p>	<p>H-1.6</p> <p>H-5.8</p> <p>H-5.10</p> <p>H-5.12</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.10</p>	<p>Community Development Department</p>	<p>CDBG grants</p> <p>Federal Tax Credit Financing</p> <p>HOME</p> <p>CalHOME</p> <p>HomeKey</p> <p>PLHA</p> <p>AHSC</p> <p>ERAP</p> <p>HHC</p>	<p>Funding applications: four in the planning period, including two by 2026</p> <p>Inventory of funding opportunities: within six months of the housing element deadline</p> <p>Information to website: 2023 with annual updates</p> <p>Engage developers/non-profits: annually</p>
O	<p>Funding to Address Nongovernmental Constraints</p> <p>The City may use CDBG funds to provide necessary on- and off-site improvements for affordable housing developments to reduce development costs. Further, as funding permits, the City may provide financial assistance to offset the cost of land acquisition for development of affordable housing.</p>	<p>During the planning period, submit competitive CDBG grant applications funds to support development of:</p> <ul style="list-style-type: none"> • 10 very low-income units • 10 low-income units • 20 moderate-income units <p>Improve public funds invested in development of affordable housing that contributes to disproportionate housing needs and</p>	<p>H-1.4</p> <p>H-1.5</p> <p>H-1.6</p> <p>H-2.3</p> <p>H-5.13</p> <p>H-5.14</p> <p>H-7.9</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>Affordable Housing Fund</p> <p>General Fund</p>	<p>Facilitate CDBG funds for improvements to support development of 40 lower- and moderate-income housing units by 2031</p>

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
		disparities in access to opportunity.				
P	<p>Density Bonus Program</p> <p>The City shall continue to offer density bonuses consistent with State law for qualifying affordable housing and senior housing developments. The City shall continue to distribute and revise, as necessary, the City's informational brochure describing the density bonus provisions, and shall provide the information in multiple languages on the City website. As discussed in Program C, the City shall update Chapter 19.27 (Density Bonus) for compliance with California Government Code Sections 65915 through 65918.</p>	<p>Ensure density bonus information is easily available to the public and housing developers.</p> <p>During the planning period, implement density bonus regulations for development of:</p> <ul style="list-style-type: none"> • 15 extremely low-income units • 45 very low-income units • 65 low-income units <p>Provide informational materials on the City website and at the planning counter</p> <p>Work to overcome lack of language access by providing informational materials in multiple languages on the City website.</p>	<p>H-1.6</p> <p>H-2.2</p> <p>H-2.3</p> <p>H-2.5</p> <p>H-2.8</p> <p>H-5.8</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	Community Development Department	General Fund	<p>Annually</p> <p>Translated materials: by 2024</p> <p>Update Municipal Code within three years of Housing Element adoption (by January 2026)</p>
Q	<p>Planned Development Process</p> <p>To promote development of affordable housing units, the City shall comply with State Law that permits affordable housing applicants to propose alternative development standards, such as alternative parking standards, street improvement standards, maximum density, lot coverage, and height limits.</p>	<p>Consistent with State Law, evaluate proposed alternative development standards to support development of:</p> <ul style="list-style-type: none"> • 6 very low-income units • 10 low-income units • 40 units accessible to seniors or persons with a disability <p>Provide informational materials in on the City website by 2024.</p>	<p>H-1.6</p> <p>H-2.3</p> <p>H-3.1</p> <p>H-5.8</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p> <p>H-9.2</p>	Community Development Department	General Fund	<p>15 units by 2026.</p> <p>30 units by 2028.</p> <p>56 units within the planning period.</p> <p>Reporting: Annually.</p> <p>Information on the City website: by 2024.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	The City shall publicize State Law information on the City website.					
R	<p>Assist in Accessing Grant Funding</p> <p>The City shall offer assistance in accessing local, State, and Federal funding for affordable housing by applying for such funding, when feasible, in partnership with affordable-housing developer(s), or by providing technical assistance or documentation necessary to support an application for funding.</p>	<p>Partner with, or provide technical assistance to, affordable housing developers in the pursuit of funding to assist in development of:</p> <ul style="list-style-type: none"> • 20 very-low income units • 20 low-income units • 60 units accessible to seniors or persons with a disability <p>Address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity</p>	<p>H-5-8 H-5.10 H-5.11 H-7.9 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>Affordable Housing Fund</p> <p>General Fund</p> <p>Federal Tax Credit Financing</p>	<p>Annually</p> <p>On-going</p>
S	<p>Partner with the Housing Authority</p> <p>The City shall continue to partner with the City of Napa Housing Authority or similar entity to take advantage of administrative resources and receive a reasonable share of federal, State, and private funding for housing.</p>	<p>Meet with the Housing Authority to explore potential partnership opportunities at least once a year.</p> <p>Obtain additional funding to address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and</p>	<p>H-5.10 H-7.9 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>General Fund</p>	<p>Currently active program</p> <p>Meet with Housing Authority: annually</p>

			Implements	Responsible Party	Potential Funding Source	Timeline
	Programs	Objectives	Which Policy(ies)	Supporting Department(s)		
		disparities in access to opportunity.				
T	<p>Homebuyer Assistance Program</p> <p>The City shall continue to seek grant funding to assist first time and low-income homebuyers in purchasing housing. Program actions include down-payment assistance or the establishment of a mortgage credit certificate program.</p> <p>The City shall provide information on incentives available to homeowners in multiple languages on the City website.</p>	<p>Identify and apply for two funding opportunities.</p> <p>Depending on funding availability, provide direct assistance to eight first-time homebuyers.</p> <p>Increase opportunities for housing mobility by providing direct assistance to first-time and lower-income homebuyers.</p> <p>Work to overcome lack of language access by providing informational materials in multiple languages on the City website.</p>	<p>H-5.3</p> <p>H-5.4</p> <p>H-5.5</p> <p>H-5.10</p> <p>H-5.8</p> <p>H-5.14</p> <p>H-5.11</p> <p>H-5.12</p> <p>H-5.13</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>CDBG, HOME, and other grant funding as available</p>	<p>Establish homebuyer assistance program by 2026. Identify and apply for potential funding at least twice by 2031.</p> <p>Depending on funding availability provide direct assistance to eight first-time homebuyers by 2031.</p> <p>Provide materials in multiple languages on City website within six weeks of program initiation.</p>
U	<p>Incentives for Lot Consolidation</p> <p>The City shall offer incentives, such as reduced or deferred fees, expedited processing, or modified development standards to owners of small and underutilized properties to consolidate and/or re-use small lots to create larger parcels with greater affordable housing development potential. The City will post information on its website about available incentives for lot consolidation.</p>	<p>Through a lot consolidation program, incentivize development of:</p> <ul style="list-style-type: none"> • 10 units affordable to lower incomes • 10 units accessible to seniors or persons with a disability <p>Engage developers to identify and discuss potential sites annually and as new lots are identified.</p>	<p>H-1.2</p> <p>H-1.6</p> <p>H-2.1</p> <p>H-2.3</p> <p>H-5.8</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.4</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Establish incentive policy/program: by 2025</p> <p>Engage developers: annually and as new lots are identified.</p>
V	<p>Inclusionary Housing Program</p> <p>The City shall continue to require all residential</p>	<p>Encourage development of:</p> <ul style="list-style-type: none"> • 20 very low-income units 	<p>H-1.6</p> <p>H-2.1</p> <p>H-2.3</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Annually</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	<p>projects of three or more above moderate-income units to include affordable units consistent with the Inclusionary Housing Requirements (Municipal Code Chapter 19.28). The City will encourage developers to consider providing inclusionary units that are accessible to seniors or persons with a disability.</p> <p>The City will evaluate the inclusionary housing program and identify changes or revisions necessary to increase lower-income housing supply and remove constraints to production. As part of this effort, the City will explore alternative options for developers other than in-lieu fees for meeting requirements for providing affordable units.</p>	<ul style="list-style-type: none"> • 20 low-income units • 20 moderate-income units • 20 units accessible to seniors and persons with a disability <p>At least once annually during the planning period, review and propose updates to the City’s existing inclusionary zoning ordinance to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors.</p> <p>Engage with market-rate developers and organizations that represent low-income households to discuss constraints and potential revisions to the Inclusionary Housing Program annually.</p>	<p>H-5.1</p> <p>H-5.13</p> <p>H-6.7</p> <p>H-7.1</p> <p>H-7.5</p> <p>H-7.8</p> <p>H-7.9</p> <p>H-8.4</p> <p>H-8.7</p> <p>H-8.11</p>	City Council		
W	<p>Preserve At-Risk Housing</p> <p>Although no assisted affordable units are currently at-risk of conversion to market rate, the City shall monitor at-risk status of all assisted units. If units are identified as at-risk of conversion, the City shall:</p> <ul style="list-style-type: none"> • contact property owners two years from affordability expiration to discuss 	<p>Preserve all affordable units during the planning period.</p> <p>Monitor at-risk status of assisted affordable housing units annually.</p>	<p>H-6.1</p> <p>H-6.2</p> <p>H-6.4</p> <p>H-6.6</p> <p>H-6.7</p> <p>H-7.3</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	General Fund	<p>Monitor At-Risk Status: annually and with changes in ownership</p> <p>Engage property owners: two years from affordability expiration</p>

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	<p>options to preserve the units as affordable housing.</p> <ul style="list-style-type: none"> • seek participation from agencies interested in purchasing and/or managing units at risk of conversion. • contact tenants and provide education regarding tenant rights and conversion procedures pursuant to California law. 					
X	<p>Mobilehome Park Rent Stabilization Program</p> <p>The City shall continue to protect the interests of residents living in existing mobile home parks by enforcing the Mobilehome Park Rent Stabilization Program (Chapter 15.04 of the Municipal Code, adopted 1995) which includes measures for rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use.</p>	<p>Enforce the Mobilehome Park Rent Stabilization Program.</p> <p>Retain all affordable mobilehome park units</p>	<p>H-2.1 H-6.1 H-6.5 H-7.9 H-8.10</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Annual enforcement.</p>
Y	<p>Rental Assistance Programs</p> <p>The City shall continue to partner with the City of Napa Housing Authority in the administration of the Housing Choice Voucher program and other tenant based rental assistance programs regionally. The City shall partner with the Housing Authority to</p>	<p>Address the high cost of rent for lower income households by partnering with the Housing Authority in the administration of at least 140 housing choice vouchers regionally, including 34 at the Valley View Senior Apartments in American Canyon.</p>	<p>H-2.7 H-2.8 H-5.1 H-5.2 H-5.8 H-5.9 H-5.10 H-5.11 H-5.12</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Engage with the Housing Authority: Annually.</p> <p>Apply for funding: as available.</p> <p>Information on City website: by 2024.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	pursue additional rental assistance funding and publicize existing programs information on the City website.	Engage with the Housing Authority annually to discuss opportunities to pursue additional funds for rental assistance programs. Provide informational materials detailing existing rental assistance programs and available resources on the City website by 2024.	H-5.14 H-5.15 H-6.1 H-6.4 H-6.5 H-6.6 H-6.7 H-7.3 H-7.6 H-7.8 H-7.9 H-8.5 H-8.7 H-8.10			
Z	Senior Homeowner Assistance The City shall conduct targeted outreach to senior homeowners to inform them of the Residential Rehabilitation Loan Program, PACE Program, and other resources available to assist with home rehabilitation.	Inform seniors about City programs that assist with rehabilitation costs by providing information on the City website by 2024. Outreach directly with 100 senior homeowners during the planning period, including 50 in the first three years of the planning period. Provide technical assistance to assist 10 senior households with funding applications.	H-7.1 H-7.3 H-7.4 H-7.5 H-7.9 H-8.2 H-9.5	Community Development Department	General Fund	Release information: by 2024. Outreach to 50 homeowners by 2026 and 100 homeowners by 2031.
AA	Housing for Persons with Disabilities The City shall facilitate construction of subsidized rental housing affordable to extremely low-, very low- and low-income persons that	Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028 Provide information on financial and	H-1.6 H-2.1 H-2.3 H-2.4 H-3.5	Community Development Department	Affordable Housing Fund General Fund	Engage with developers: annually Encourage development of 40 affordable units accessible to persons with a

3. HOUSING

	Programs	Objectives	Implements	Responsible Party		Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)			
	meet the physical and supportive service needs of persons with disabilities, including developmental disabilities, such as: handicapped accessibility; on-site supportive services and/or daily living assistance; and transportation. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Community Development Department and in all general development application packets.	regulatory incentives to prospective developers directly and on the City website.	H-4.4 H-4.5 H-4.6 H-5.1 H-5.2 H-5.9 H-5.11 H-7.1 H-7.3 H-7.4 H-7.5 H-7.7 H-7.8 H-7.9 H-8.4 H-8.11				disability, including 25 by 2028.
BB	Outreach to Developmentally Disabled The City shall continue to work with the North Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall continue to make information available on the City website.	Provide direct outreach to 20 households with persons with a developmental disability. Provide information on available resources and the North Bay Regional Center on the City website.	H-7.1 H-7.4 H-7.5 H-7.9 H-8.1 H-8.2 H-8.4 H-8.5 H-8.6 H-8.7 H-8/10 H-8.11	Community Development Department	General Fund	Annually	
CC	Facilitate Construction of Large Units The City shall encourage construction of housing	Encourage development of 40 large housing units, including 20 available	H-1.6 H-2.1 H-2.3	Community Development Department	General Fund	Encourage development of 40 large housing units, including 20	

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	that includes three- and four-bedroom units affordable to extremely low-, very low-, and low-income households. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in constructing housing that includes larger affordable units by providing informational fliers at the Community Development Department and in all general development application packets. The City shall update these materials as necessary throughout the planning period.	to lower income households Review and revise the informational materials provided on the City website and at the planning division counter by 2024.	H-4.6 H-7.2 H-7.9 H-8.4 H-8.6 H-8.7 H-8.10			available to lower income households, by 2031 Update materials: by 2024
DD	Farmworker Housing The City shall continue to support regional efforts to address farmworker housing issues. The City shall also offer incentives, such as fee waivers and reduced development standards, for farmworker housing.	Provide incentives to encourage development of 25 units intended as farmworker housing. Meet bi-annually with regional partners and neighboring jurisdictions to coordinate regional efforts.	H-1.6 H-2.1 H-2.3 H-4.6 H-5.15 H-7.1 H-7.6 H-7.8 H-7.9 H-8.4 H-8.6 H-8.7 H-8.10	Community Development Department	Affordable Housing Fund General Fund	Regional coordination: biannually Encourage development of 25 units intended as farmworker housing by 2031
EE	Distribute Homeless Shelter Information The City shall provide information regarding the Napa Valley Shelter	Provide information on resources to those in need of shelter, with a goal to directly connect with 50 households in the	H-1.6 H-2.1 H-2.3	Community Development Department	General Fund	Connect with 30 households by 2028; 50 households by 2031.

3. HOUSING

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	System to City personnel and others (e.g., newspapers, churches) likely to be in contact with those needing shelter and shall direct personnel to refer such persons as appropriate.	<p>planning period, including 30 by 2028.</p> <p>Provide information and training, as necessary, to City staff in direct contact with residents experiencing homelessness.</p>	<p>H-2.4</p> <p>H-3.5</p> <p>H-4.4</p> <p>H-7.1</p> <p>H-7.8</p> <p>H-7.9</p> <p>H-8.4</p> <p>H-8.5</p> <p>H-8.6</p> <p>H-8.7</p> <p>H-8.10</p>			
FF	<p>Affirmatively Furthering Fair Housing</p> <p>The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>The City identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment and meaningful actions to begin to proactively address factors</p>	<p>a) Identify private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly persons with disabilities, seniors, students, and single person households, and provide information and links to the programs on the City website by 2024.</p> <p>b) Invest and encourage outside investment in infrastructure improvements throughout the city, particularly to increase connectivity and fill gaps. Investigate investment opportunities annually and with each update to the Capital Improvement Program.</p> <p>c) Participate in Napa Valley Transportation</p>	<p>H-1.5</p> <p>H-1.6</p> <p>H-2.1</p> <p>H-2.3</p> <p>H-2.4</p> <p>H-3.5</p> <p>H-3.6</p> <p>H-4.4</p> <p>H-7.1</p> <p>H-7.8</p> <p>H-7.9</p> <p>H-7.10</p> <p>H-8.1</p> <p>H-8.6</p> <p>H-8.7</p> <p>H-8.8</p> <p>H-8.9</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>Public Works Department</p> <p>City Manager Communications Staff</p>	<p>General Fund</p> <p>Affordable Housing Fund</p> <p>CDBG, HOME, and other Federal and State grant programs.</p>	<p>a: by 2024</p> <p>b: annually and though the CIP process</p> <p>d: annually</p> <p>e: by 2026</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	<p>contributing to fair housing barriers. Actions the City will take to address the identified barriers and foster an inclusive community include:</p> <p>Lack of language access: Programs F, H, M, P, T, and GG</p> <p>Lack of local fair housing outreach and enforcement: Programs GG and HH</p> <p>Disproportionate housing needs and disparities:</p> <p>Housing Cost: Programs H, V, FF (objective a)</p> <p>Funding: Programs K, L, M, O, R, S</p> <p>Land Use and Zoning: C, FF (objective b)</p> <p>Alternative Modes of Transportation: FF (objectives c-e)</p> <p>The City included additional AFFH objectives with this program. The City shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures, as necessary.</p>	<p>Authority Transit Route Updates as they occur to encourage transit improvements to VineGo and American Canyon Transit in neighborhoods with below average walkability scores (Figure C21) and areas that are not within 0.5 miles of a transit stop.</p> <p>d) Expand the bicycle and pedestrian infrastructure network throughout the city to improve bikeability and walkability, especially in areas with below-average walkability scores, as shown on Figure C21.</p> <p>e) By 2026, update the City’s accessibility program with emphasis on improving access to public buildings, facilities and housing, and infrastructure improvements including sidewalks and pedestrian crossings to increase accessibility for all residents of the city, especially for persons with disabilities. Within this effort, engage with disability rights groups to conduct a neighborhood gap analysis.</p>				
GG	Distribute Fair Housing Information	Provide information to City staff immediately.	H-1.6 H-3.5	City of Napa Housing Authority	General Fund	Update materials and website: by 2024.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	<p>The City shall provide information about Housing Authority services to all City personnel and shall continue to distribute fair housing information to public agencies and establishments in American Canyon, in City buildings and other public locations (e.g., City hall, fire station, library, post office, community centers), in City mailings to residents, and on the City website. The City shall provide these materials in multiple languages.</p>	<p>Update informational materials and website content related to Housing Authority services by 2024 and annually thereafter. Provide these materials in multiple languages.</p> <p>Increase fair housing outreach through staff training, updated resource materials, and multi-language outreach (in particular, Spanish and Tagalog). Ensure materials are available at mobilehome parks.</p>	<p>H-4.4 H-7.1 H-7.8 H-7.9 H-8.1 H-8.3 H-8.7 H-8.8 H-8.9 H-8.10</p>	<p>Community Development Department Other city personnel</p>		<p>Translated materials: by 2024.</p>
<p>HH</p>	<p>Fair Housing Enforcement and Outreach</p> <p>The City shall collaborate with Fair Housing Napa Valley (FHNV), the Housing Authority, or similar entity to provide fair housing enforcement and outreach targeted residents who may experience housing discrimination, rental property owners, real estate industry representatives, and lenders.</p>	<ul style="list-style-type: none"> Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues. At least once annually, work with FHNV to obtain feedback through a multimedia campaign, including public surveys, focused discussions, and in-person to obtain public input and feedback on fair housing issues. With FHNV, modify approach to outreach or provide information to the 	<p>H-3.5 H-4.4 H-7.1 H-7.8 H-7.9 H-8.1 H-8.7 H-8.8 H-8.9 H-8.10</p>	<p>Community Development Department Fair Housing Napa Valley</p>	<p>General Fund</p>	<p>Hold workshops at least annually</p> <p>Evaluate outreach methods annually</p> <p>Establish partnerships with community groups on an ongoing basis</p>

Programs	Objectives	Implements Which Policy(ies)	Responsible Party	Potential Funding Source	Timeline
			Supporting Department(s)		
	<p>community as needed.</p> <ul style="list-style-type: none"> • Work with the FHNV to conduct random testing at least once every five years. Specifically, with the release of the 2020 Census, determine the appropriate biases be tested in the city. • At least once a year during the 2023 – 2031 planning period, ensure the City’s contract with FHNV continues to mutually resolve rent disputes and provide education to tenants and landlords on their rights. • Conduct at least one fair housing workshop annually with targeted populations, including residents of mobilehome parks, people who speak English as a second language, seniors, and people with disabilities. • Partner with neighborhood groups and other community organizations to conduct outreach 				

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
		<p>and education activities.</p> <ul style="list-style-type: none"> Conduct an annual workshop and partner with local organizations including the Housing Authority and Fair Housing Napa Valley to present free homeownership education seminars in lower-income neighborhoods. 				
II	<p>Maintain Adequate Staffing</p> <p>The City shall maintain City staffing or contracted services at levels that are adequate to ensure continued prompt review of residential development applications. The City shall strive to affirmatively recruit a diverse and multilingual staff, as positions become available.</p>	<p>Maintain adequate staffing levels.</p> <p>Recruit a diverse and multilingual staff by considering diversity in hiring decisions and by promoting job postings in a variety of languages and on a variety of platforms.</p>	<p>H-1.6</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.1</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>Human Resources</p>	<p>General Fund</p>	<p>Translated job postings: by 2024.</p>
JJ	<p>Encourage Sustainable Building</p> <p>The City shall continue to encourage new residential development and rehabilitation projects incorporate sustainable building design and siting, construction, and operation. The City reduces energy consumption through the use of recycled water for new large residential, commercial, and industrial, projects; requires adherence to</p>	<p>Encourage sustainable building design in all residential development.</p> <p>Update the Building Code as necessary for compliance with periodic updates to State building code and CalGreen requirements.</p> <p>Provide information on resources and incentives on the City website.</p>	<p>H-1.6</p> <p>H-6.7</p> <p>H-8.7</p> <p>H-8.10</p> <p>H-9.1</p> <p>H-9.2</p> <p>H-9.4</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Ongoing, with code updates, as necessary.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	the City's Zero Water Footprint Policy that requires new development to fund potable water conservation in the water distribution system to offset potable water demand from the project, or additional off-site water sources; and participates in the regional trash recycling programs. The City shall continue to enforce the Electric Vehicle Charging Ordinance to streamline permit processing.					
KK	<p>Energy Conservation Fact Sheet</p> <p>The City shall make an informational fact sheet available that will describe energy conservation measures that can be instituted in existing homes for little cost and will save energy and utility expenses.</p>	Provide and update, as necessary, information fact sheets on energy conservation measures on the City website and at the planning counter.	H-1.2 H-6.7 H-8.5 H-8.7 H-8.10 H-9.1 H-9.2 H-9.3 H-9.4 H-9.5	Community Development Department	General Fund	2024 Updated: Annually
LL	<p>Adjust Utility Allowances for Green Affordable Housing Units</p> <p>As an incentive for development of affordable housing projects, the City shall continue to work to reduce utility allowances for affordable green housing units.</p>	<p>Incentivize green affordable housing projects.</p> <p>Review and update utility allowances annually.</p>	H-1.2 H-6.7 H-8.7 H-8.10 H-9.1 H-9.2 H-9.3 H-9.4 H-9.5	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>General Fund</p> <p>Affordable Housing Fund.</p>	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
MM	<p>Adopt Streamlined Application Approval Procedures</p> <p>The City shall adopt written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process.</p>	Create a process to facilitate review of applications submitted pursuant to SB 35.	H-5.7	Community Development Department	General Fund	Within one year of Housing Element adoption
NN	<p>Pipeline Projects</p> <p>The City shall facilitate development and monitor approvals of the pending and approved projects in the 6th Cycle Sites Inventory. (See Chapter 6, Resources.) The City will coordinate with applicants to complete Planning Commission and/or City Council review for remaining entitlements, supporting funding applications, and expediting project review and issuance of construction permits. The City shall rezone or identify additional sites if pending or approved projects are not approved or do not develop at the densities anticipated in the inventory.</p>	Facilitate the development of all 1,539 units anticipated to be developed in the 12 pending and approved projects in sites inventory.	H-1.1 H-1.2 H-1.3 H-1.6	Community Development Department	General Fund	As needed

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 4, 2023

Brent Cooper, Community Development Director
Community Development Department
City of American Canyon
4381 Broadway St, Suite 201
American Canyon, CA 94503

Dear Brent Cooper:

RE: Review of American Canyon's Accessory Dwelling Unit (ADU) Ordinance under State ADU Law (Gov. Code, § 65852.2)

Thank you for submitting the City of American Canyon (City) accessory dwelling unit (ADU) Ordinance No. 2023-03 (Ordinance), adopted April 4, 2023, to the California Department of Housing and Community Development (HCD). HCD appreciates the speed with which the Ordinance was adopted following HCD's Letter of Technical Assistance dated February 7, 2023. HCD has reviewed the Ordinance and submits these written findings pursuant to Government Code section 65852.2, subdivision (h). HCD finds that the Ordinance does not comply with section 65852.2 in the manner noted below. Under that statute, the City has up to 30 days to respond to these findings. Accordingly, the City must provide a written response to these findings no later than November 3, 2023.

The Ordinance addresses many statutory requirements; however, HCD finds that the Ordinance does not comply with State ADU Law in the following respects:

- 19.39.040 – *Definitions* – The Ordinance defines an “Accessory Dwelling Unit” as having “one thousand two hundred square feet or less....” However, Government Code section 65852.2, subdivision (j)(1), defines an “Accessory Dwelling Unit” as “an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence.” Although the City may impose maximum sizes for ADUs, some types of ADUs may not have size limitations. For example, ADUs created pursuant to Government Code section 65852.2, subdivision (e)(1)(A), (C), and (D) do not have size limitations. Therefore, the City must remove or amend the referenced Ordinance language.

- 19.39.050 (C) – *Unit Allowance* – The Ordinance states, “One detached accessory dwelling unit and one junior accessory dwelling unit are permitted per single-family parcel.” However, Government Code section 65852.2, subdivision (e)(1), states, “Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following: (A) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling...(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single family dwelling or existing space of a single-family dwelling or accessory structure.” Subparagraph (B) permits “[o]ne detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks.” The use of the term “any” followed by an enumeration of by-right ADU types permitted indicate that any of these ADU types can be combined on a lot zoned for single-family dwellings.

This permits a homeowner, who meets specified requirements, to create one converted ADU; one detached, new construction ADU; and one junior accessory dwelling unit (JADU). Thus, if the local agency approves an ADU that is created from existing (or proposed) space, and the owner subsequently applies for a detached ADU (or vice versa) that meets the size and setbacks pursuant to the subdivision, the local agency cannot deny the application, nor deny a permit for a JADU under this section. HCD notes that the Legislature, in creating the list, did not use “or” or “one of” to indicate only one or another would be applicable to the exclusion of the other. This subdivision applies equally to ADUs created pursuant to Government Code section 65852.2, subdivisions (e)(1)(C) and (D), on lots with proposed or existing multifamily dwellings. Limiting single-family lots to one ADU would prevent property owners from creating ADUs by-right under subdivision (e)(1). The City must amend the Ordinance to comply with State ADU Law.

- 19.39.050 (D) – *Multifamily* – The Ordinance states, “A single-family primary residence dwelling must exist on the parcel before the accessory dwelling unit is built or it shall be built concurrently with the accessory dwelling unit.” The Ordinance refers only to single-family primary dwellings, although the City later addresses ADUs with multifamily dwellings. Government Code section 65852.2, subdivision (a)(1)(D)(ii), requires ADUs be permitted on a lot “zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.” Therefore, the City must amend the Ordinance to add “multifamily” to this sentence to comply with statute.
- 19.39.050 (F)(1) – *Size Maximums* – The Ordinance states, “Detached accessory dwelling units shall not exceed one thousand two hundred square feet....” However, state statute does not permit a maximum size to be applied to any converted unit or to a new construction detached unit on a lot with a

multifamily primary dwelling. (Gov. Code, § 65852.2, subs. (e)(1)(A), (C), and (D)). The City must allow these exceptions.

- 19.39.050 (G)(2)(ii) – *Fire Sprinklers* – The Ordinance states, “When the primary residence does not have fire sprinklers, the junior accessory dwelling unit and attached accessory dwelling unit do not require fire sprinklers unless the junior accessory dwelling unit or attached accessory dwelling unit increases the size of the house by at least fifty percent.” However, Government Code section 65852.2, subdivision (a)(1)(D)(xii), states, “Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.” Therefore, the City must remove “unless the junior accessory dwelling unit or attached accessory dwelling unit increases the size of the house by at least fifty percent” from the Ordinance.
- 19.39.050 (J) – *Multifamily Format Allowance* – The Ordinance states, “The building division shall review and approve ministerially accessory dwelling units under the following conditions...” before describing units subject to Government Code section 65852.2, subdivision (e)(1)(C) in (J)(1) and units subject to subdivision (e)(1)(D) in (J)(2). However, the Ordinance omits ADUs created with multifamily units pursuant to Government Code section 65852.2, subdivision (a)(1)(D)(ii), which allows for ADUs with both single-family and multifamily primary dwellings. The City must amend the Ordinance to comply with statute.
- 19.39.050 (J)(2) – *ADUs Within Existing Multi-Family Dwelling Units* – The Ordinance states, “An existing multifamily dwelling shall be permitted to accommodate additional accessory dwelling units in an amount up to twenty-five percent of the existing multifamily dwelling units.” However, Government Code section 65852.2, subdivision (e)(1)(C)(ii), clarifies that “[a] local agency shall allow at least one accessory dwelling within an existing multifamily dwelling...” Therefore, the City must amend the Ordinance to clarify that a minimum of one accessory dwelling unit is allowed.
- 19.39.060 (A)(1) and (2) – *JADU Kitchen* – The Ordinance states, “Electric service may not exceed one hundred and twenty volts,” “No appliance may be fueled with natural gas or propane,” and “The kitchen sink waste line may not exceed one and one-half inches.” However, Government Code section 65852.22, subdivision (a)(6)(A), requires only “[a] cooking facility with appliances” in JADUs. Language regarding gas lines, 220v connections, and kitchen sink waste line was specifically removed from the statute. Therefore, these requirements do not comply with State ADU Law, and the City must remove these sections.
- 19.39.070 (C)(2) – *Parking Standards* – The Ordinance states, “Notwithstanding subsection (C)(1), on-site parking is not required when...”

then lists a total of four exceptions. However, Government Code section 65852.2, subdivision (d)(1)(E) and (F), provide additional exceptions: “(E) When there is a car share vehicle located within one block of the accessory dwelling unit. (F) When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph.” Therefore, the Ordinance must be amended to include the additional exceptions.

- 19.39.090 (A) – *Design Standards* – The Ordinance states, “The accessory dwelling unit shall comply with any City adopted objective design standards applicable to ADUs.” The Ordinance does not mention or list any such standards. Any design standards promulgated by the City must meet the definition of objective standards pursuant to Government Code section 65852.2 (j)(7), which states, “Objective standards’ means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.” Also, local development standards provided by the Ordinance pursuant to Government Code section 65852.2, subdivisions (a) through (d), cannot preclude the approval of ADUs created under subdivision (e). The City must amend the Ordinance to allow for this exception and to list any objective criteria applicable to ADU development.
- 19.39.100 (A) – “*Shall Act*” – The Ordinance states that “the building division shall act on an application to create an accessory dwelling unit... within 60 days...” However, current Government Code section 65852.2, subdivision (a)(3), requires that any “permitting agency **shall either approve or deny** the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit within 60 days...” (Emphasis added.) As “shall act” was specifically changed to “shall approve or deny” in recent updates to ADU Law, the City must amend the language to align with state statute. Additionally, Government Code section 65852.2, subdivision (a)(3)(B), adds that if the City denies a permit application for an ADU, it must provide the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant. The City should add this provision to the Ordinance.

In response to the findings in this letter, and pursuant to Government Code section 65852.2, subdivision (h)(2)(B), the City must either amend the Ordinance to comply with State ADU Law or adopt the Ordinance without changes. Should the City choose to adopt the Ordinance without the changes specified by HCD, the City must include findings in its resolution that explain the reasons the City finds that the Ordinance complies with State ADU Law despite the findings made by HCD. Accordingly, the City’s response should provide a plan and timeline to bring the Ordinance into compliance.

Please note that, pursuant to Government Code section 65852.2, subdivision (h)(3)(A), if the City fails to take either course of action and bring the Ordinance into compliance with State ADU Law, HCD may notify the City and the California Office of the Attorney General that the City is in violation of State ADU Law.

HCD appreciates the City's efforts in the preparation and adoption of the Ordinance and welcomes the opportunity to assist the City in fully complying with State ADU Law. Please contact Mike Van Gorder, of our staff, at (916) 776-7541 or at mike.vangorder@hcd.ca.gov if you have any questions or would like HCD's technical assistance in these matters.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Zisser', with a long horizontal flourish extending to the right.

David Zisser
Assistant Deputy Director
Local Government Relations and Accountability



TITLE

2023 Calendar year Housing Element Progress Report

RECOMMENDATION

Receive and file the annual 2023 Calendar Year Housing Element Progress Report (File No. PL24-0001)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

To address housing needs in California, State law requires each jurisdiction to adopt a Housing Element as a chapter of the General Plan. The Housing Element includes the City's housing strategy to plan for existing and projected housing demand. Key to this strategy is the Housing Element identifies adequate sites to accommodate the City's share of regional housing needs. The Housing Element also includes an evaluation that helps remove local policies, regulations, and requirements that may constrain housing development for all income levels.

Housing Element law requires that cities provide an Annual Housing Element report on progress toward meeting the RHNA allocation and Housing Element policy implementation. After review by the Planning Commission and City Council, the attached report will be submitted to the California Housing and Community Development Department (HCD) and the Governor's Office of Planning and Research (OPR) as required by Title 25 of the California Code of Regulations.

On January 31, 2023, the City Council approved the 6th Cycle Housing Element. On June 30, 2023, the document was certified by the Department of Housing and Community Development (HCD). This Housing Element provides housing policy for the years 2023 to 2031. State law requires an Annual Housing Element Progress Report (APR) to highlight work that has been accomplished on the General Plan Housing Element. Each jurisdiction's APR must be submitted to HCD and OPR by April 1 each year (covering the previous calendar year). The 2023 Annual Housing Element Progress Report is attached as Attachment 1.

The HCD mandated requirements include tracking housing units in all its approval stages:

- entitlement,
- building permit issuance, and
- certificate of occupancy.

AB 1743 (2022) added a requirement to report whether housing developments were subject to a ministerial or discretionary approval process. This requirement has been added as an additional column on Table A of APR. SB 6 (2022) and AB 2011(2002) have added provisions that require reporting on any housing development that utilized these streamlining provisions. HCD has consolidated streamlining requirements onto a single column in Table A and Table A2.

Lastly, the report requires an accounting of affordable housing projects pursuant to SB 35. In 2023, American Canyon was among 220 California jurisdictions subject to SB 35 streamlining provisions for any housing project that provided 50% or more affordable housing. As can be seen Table A2, there were no projects submitted through SB 35.

2023 Housing Approvals and Construction

In 2023, the City approved entitlements for 325 dwelling units, building permits for 84 dwelling units, and certificates of occupancy for 124 dwelling units.

Units entitled: “Entitled” refers to a land use approval, such as a Design Permit or Planning review of a building permit. In 2023, the City entitled 325 dwelling units. These include:

- January - 30 townhomes and flats in the Watson Ranch Specific Plan (WRSP).
- April - the Sun Square Mixed-Use Project in the Broadway District Specific Plan (BDSP), consisting of 20 one-bedroom apartments in four mixed-use buildings.
- August - the Promontory Subdivision, consisting of 216 single-family dwellings and 54 junior ADUs.
- 5 ADUs throughout the City.

Units Permitted: The City issued building permits for 84 dwelling units in 2023. The Artisan Subdivision (WRSP) began construction on 52 single-family dwelling units, and the Harvest Subdivision (WRSP) began construction on 26 single-family dwelling units. The Building Division also issued 6 ADU permits.

Units Completed: The City issued Certificates of Use and Occupancy for 124 dwelling units in 2023. The Artisan Subdivision completed 71 single-family homes and the Harvest Subdivision completed 51 single-family homes. The City also finalized 2 ADUs.

Regional Housing Needs Allocation (RHNA)

The City’s Regional Housing Needs Allocation (RHNA) is assigned by the Association of Bay Area Governments (ABAG). This allocation is intended to accommodate American Canyon’s “fair share”

of the regional housing demand in the Bay Area. Our RHNA allocation for the period between 2023 – 2031 is 622 dwelling units allocated among these income groups:

- 169 very low-income dwelling units; and
- 109 low income dwelling units; and
- 95 moderate income dwelling units; and
- 249 above moderate dwelling units.

The income groups are defined by HCD.

- “Very low” consists of 0 to 50% of the Napa County Area Median Income (AMI).
- “Low” consists of 51 to 80% AMI.
- “Moderate” consists of 81 to 120% AMI and “Above Moderate” consists of over 120% AMI.

In April, HCD provides each county’s AMI information. For 2023 Napa County AMI information, see Attachment 2.

2023 RHNA Status

The HCD Annual Housing Element Progress Report forms must be used to report building permits issued. Progress toward target allocations is measured by the number of permits each jurisdiction has issued for housing units at each income level during the planning period. In 2023, the City issued building permits for 84 dwelling units. As shown on Table 1 below, the City achieved 28% (173 of 622) of the RHNA requirement in 2023 disaggregated into income category groups.

**Table 1
2023-2031 RHNA Status for Permits Issued**

Income Level	Napa County AMI	2023-2031 RHNA Dwelling Units	Project Period (06/30/22-01/30/2023)	2023 Dwelling Units Issued	Total Units to date for 6th Cycle	Total Remaining for RHNA	Percent Complete
Very Low Income	(0-50% of AMI)	169	1	4	5	164	3%
Low Income	(51-80% of AMI)	109	0	0	0	109	0
Moderate Income	(81-120% of AMI)	95	0	2	2	93	2%
Above Moderate Income	(over 120% of AMI)	249	88	78	166	83	67%
	Total	622	89	84	173	449	28%

Housing Element Policy Implementation

In addition to accommodating the RHNA allocation, the City is required to adopt policies that

facilitate housing for all incomes and special needs groups. Table D of the APR lists Housing Element policies and explains the status of City implementation of each policy during 2023. In the 6th Cycle Housing Element programs are designated A through NN. This year's standouts include:

Program C: Municipal Code Updates

In April of 2023, the City updated the Municipal Code for Emergency Shelter by deleting residential parking requirements, see Resolution 2023-03.

Program D: General Plan Update

In April of 2023, the City removed Growth Limits to remove constraints to housing production through Resolution 2023-05.

Program F: Accessory Dwelling Units

In 2023, the City issued 6 ADU building permits and approved occupancy for 2 ADU permits. In July of 2023, the Planning Commission approved the Promontory Subdivision, which includes 54 JADUs. Update to ADU ordinance and updates to ADU guides are scheduled for 2024.

Program J: Evaluate Parking Standards

In April of 2023, the Planning Commission approved a 34% decrease in required parking for the Sun Square Project (reduced parking from 61 to 40).

Program P: Density Bonus Program

In December of 2023, staff updated the Density Bonus Program brochure, link here: <https://bit.ly/3TFKaNH>.

Program CC: Facilitate Construction of Large Units

In December of 2023, staff updated the Construction of Large Units brochure, link here: <https://bit.ly/3Rw4UEF>.

Program FF: Affirmatively Furthering Fair Housing

In 2023, the City completed 3,756 linear feet of Class 2 Bicycle facilities and 4,000 linear feet of Class 3 bicycle facilities. The expansion of the bicycle network improves biking and walkability.

Housing in 2024

Looking ahead to 2024, there are several housing projects that have been submitted and are proceeding to construction.

Oat Hill / Domaine Apartments: The project consists of 291 apartment units on 17 three-story buildings on 20.8 acres on Oat Hill. The site is at the west end of Napa Junction Rd. The apartment units range from one to three-bedrooms, and from 737 square feet to 1,321 square feet. The City Council approved the design permits in September of 2021 and the applicant has submitted their construction permits in 2023. The applicant has started grading operations in Fall of 2023 and

anticipates construction in early 2024.

Sun Square Mixed Use: The project consists of 20 one-bedroom apartments above 9,820 SF of office space on a one-acre lot in the Community Commercial (CC) zoning district in the Broadway District. The project consists of four buildings that are two-stories high each. The Planning Commission approved the Design Permit in April of 2023, and the applicant plans to submit building permit applications for their Phase 1 in 2024.

Residences at Napa Junction: The project application consists of 453 dwelling units, a community center, swimming pool, a volleyball court, and a basketball court on a 15.05-acre parcel in the Broadway District Business Park zoning district. 46 dwelling units will be affordable to “Low Income” households (maximum 50% AMI). The applicant is currently re-evaluating the project description. Therefore, no hearing date is currently available.

Watson Ranch Lot 8: The project consists of 25 single-family lots on a 2.17-acre lot in Watson Ranch. The project is an extension of the Harvest Subdivision (Watson Ranch Lot 10). Staff provided comments on the first submittal in September 2022, but the project requires a Tentative Subdivision map and a Specific Plan Amendment, which was approved in May of 2023. The applicant anticipates resubmitting materials in 2024.

Promontory Subdivision: The project consists of 216 single-family homes and a 6-acre park on 23 acres in the Watson Ranch Specific Plan. The homes range from 2,200 SF to over 3,100 SF and are all two-stories tall. The project plans to provide at least 54 units (or 25%) with attached ADUs. The Planning Commission approved the project in July of 2023. The applicant has submitted their site improvement plan application for review in December of 2023 and construction permits will follow in 2024.

Crawford Way Multifamily: The project consists of 100 townhome style apartments on a 4.27-acre site in the Local Serving Mixed-Use (LSMU) zone in the BDSP. The project proposes 16 three-story buildings with garages and private open space. The project includes 5 very-low-income units, 5 low-income units, and 5 moderate income units. The applicant submitted their second design permit submittal for the project in July of 2023 and staff responded in August of 2023. Staff anticipates bringing the project to the Planning Commission in early 2024.

Hotel at the Ruins: The project consists of a new 200-room hotel and 30 residential units designed as flats and townhomes. The residential units are proposed for sale as condominiums and range from 2,065 to 2,695 SF. The Planning Commission approved the project in January 2023 and the applicant plans to submit construction permits in 2024.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Economic Development and Vitality: "Attract and expand diverse business and employment opportunities."

FISCAL IMPACT

The City is required to complete the annual Housing Element Progress Report to comply with State Law. The completion of the annual report also enables the City to participate in many housing-related grant programs.

ENVIRONMENTAL REVIEW

The annual Housing Element Progress Report is not a project in for purposes of complying with the California Environmental Quality Act in accordance with CEQA Guidelines Section 15378(b)(5) - organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

ATTACHMENTS:

1. [2023 Housing Element Annual Progress Report](#)
2. [2023 Napa County Affordable Rents and Income Limits Chart](#)

Please Start Here

General Information	
Jurisdiction Name	American Canyon
Reporting Calendar Year	2023
Contact Information	
First Name	William
Last Name	He
Title	Senior Planner
Email	whe@cityofamericancanyon.org
Phone	7076474337
Mailing Address	
Street Address	4381 Broadway St - Suite 201
City	American Canyon
Zipcode	94503

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	American Canyon	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		78
Total Units		84

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	216	78	122
2 to 4 units per structure	30	0	0
5+ units per structure	20	0	0
Accessory Dwelling Unit	59	6	2
Mobile/Manufactured Home	0	0	0
Total	325	84	124

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	8	84
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	105
Total Housing Units Approved:	5
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	5	5
Discretionary	1	100

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	100
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	40
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	American Canyon	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes		
1					2	3	4	5							6	7	8	9	10		11	12	13	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								5	2	5	0	5	3	85	105	5	0							
	058-302-001	TBD	Crawford Way Apts	PL23-0003	MH	R	1/27/2023	5		5		5		85	100			NONE	Yes	Yes	Pending	Discretionary		
	058-151-043	14 Rebecca	14 Rebecca ADU	BP23-0392	ADU	R	5/15/2023						1		1			NONE	No	No	Approved	Ministerial		
	059-171-051	31 Hillcrest	31 Hillcrest ADU	BP23-0444	ADU	R	6/2/2023			1					1			NONE	No	No	Approved	Ministerial		
	058-484-006	236 Newbury	236 Newbury ADU	BP23-0589	ADU	R	8/3/2023		1						1			NONE	No	No	Approved	Ministerial		
	058-571-002	427 Northrup	427 Northrup ADU	BP23-0688	ADU	R	9/19/2023						1		1			NONE	No	No	Approved	Ministerial		
	058-117-023	20 Del Rey	20 Del Rey ADU	BP23-0693	ADU	R	9/25/2023						1		1			NONE	No	No	Approved	Ministerial		
															0									

Jurisdiction	American Canyon	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																									
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits										
1					2	3	4								5	6	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below							28	3	28	0	1	2	263	325	0	4	0	0	0	2	78	84			
	059-430-017	101 Frontier	WRSP Lot 14 and 15: Artisan	PL20-0032	SFD	O							98	12/15/2020	98							52	11/15/2023	52	
	059-430-015	101 Goldback	WRSP Lot 10: Harvest	PL21-0014	SFD	O							219	9/21/2021	219							26	10/27/2023	26	
	059-430-020	TBD	WRSP Lot 16 and 17: Hotel Residences	PL22-012	2 to 4	O							30	1/26/2023	30									0	
	059-020-003	425 Napa Junction	Sun Square Mixed Use	PL21-0020	5+	R	1		1		1		17	4/27/2023	20									0	
	059-030-007	TBD	WRSP: Promontory	PL22-0035	SFD	O							216	8/15/2023	216									0	
	059-030-007	TBD	WRSP: Promontory ADUs	PL22-0035	ADU	R	27		27					8/15/2023	54									0	
	058-496-001	25 Larkspur	25 Larkspur ADU	BP22-0533	ADU	R		1						9/19/2022	1		1						4/4/2023	1	
	058-563-001	457 Poppyfield	457 Poppyfield ADU	BP21-0553	ADU	R		1						11/23/2022	1		1						11/23/2022	1	
	059-171-051	31 Hillcrest	31 Hillcrest ADU	BP23-0444	ADU	R		1						6/2/2023	1		1						9/19/2023	1	
	058-544-010	209 Jana	209 Jana ADU	BP23-0732	ADU	R		1						12/14/2022	1		1						9/21/2023	1	
	058-141-043	14 Rebeca	14 Rebeca ADU	BP23-0392	ADU	R						1		5/15/2023	1								10/12/2023	1	
	058-117-023	20 Del Ray	20 Del Ray ADU	BP23-0693	ADU	R						1		9/25/2023	1							1		10/18/2023	1
	058-484-006	236 Newbury	236 Newbury ADU	BP23-0589	ADU	R		1						8/3/2023	1		1						10/26/2023	1	
	058-571-002	427 Nothrup	427 Nothrup ADU	BP23-0688	ADU	R		1						9/19/2023	1									0	

Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes				
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25	
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
0	2	0	0	0	0	122		124	0						0									
						71	12/28/2023	71	0	NONE	Y													
						51	12/28/2023	51	0	NONE	Y													
								0	0	NONE	Y													Part of Watson Ranch Specific Plan
								0	0	NONE	Y		INC	55										Part of Broadway District Specific Plan
								0	0	NONE	Y													Part of Watson Ranch Specific Plan
								0	0	NONE	Y	Other		55										Part of Watson Ranch Specific Plan
	1						9/1/2023	1	0	NONE	Y		Self-certified income survey											
	1						10/2/2023	1	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											

Jurisdiction	American Canyon	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	169	-	-	-	-	-	-	-	-	-	-	5	164
	Non-Deed Restricted		1	4	-	-	-	-	-	-	-	-	-	164
Low	Deed Restricted	109	-	-	-	-	-	-	-	-	-	-	-	109
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	109
Moderate	Deed Restricted	95	-	-	-	-	-	-	-	-	-	-	2	93
	Non-Deed Restricted		-	2	-	-	-	-	-	-	-	-	-	93
Above Moderate		249	88	78	-	-	-	-	-	-	-	-	166	83
Total RHNA		622												
Total Units			89	84	-	-	-	-	-	-	-	-	173	449
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		85		-	-	-	-	-	-	-	-	-	-	85

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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Housing Element Implementation

Jurisdiction		American Canyon	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
A. No-Net-Loss Evaluation Procedure	Maintain a supply of developable land adequate to accommodate the RHNA.	Annually	In 2023, there were no net reductions to the supply of developable land for residential units.
B. Available Sites Inventory	Identify housing sites suitable to accommodate 622 housing units: •Very low income: 169 units •Low-income: 109 units •Moderate-income: 95 units •Above moderate-income: 249 units Maintain a publicly available inventory of parcels on the City website that meet the requirements of Government Code Section 65583.2(c). Provide sites appropriate for affordable housing in low density and higher income areas to proactively work to overcome concentrations of lower- and moderate-income earning populations.	Publicly available inventory on City website: 2023 Update sites inventory: annual	Sites Inventory and map will be added on City website in 2024.
C. Municipal Code Updates	Provide zoning for a variety of housing types. Identify and remove constraints to housing production. Evaluate and update existing zoning to ensure compliance with State-mandated streamlining requirements (ADUs, area planning, and objective design standards) to address disproportionate housing needs and disparities in access to opportunity related to land use and zoning issues.	Update Municipal Code within three years of Housing Element adoption (by January 2026). Emergency Shelter resident parking requirements deleted on April 18, 2023 (Ordinance 2023-03)	Revisions to Residential Care Home in RRH Zone, update to Large Residential Care Home processes, Update Ch. 19.27 "Density Bonuses", Update to Manufactured Housing, and Revise Ch. 19.41 "Design Permits", scheduled for 2024. Update to FAR standards for CN/CC districts, and Farm Employee Housing in CC districts are scheduled for 2025. Updates to add low-barrier navigation center uses and updates to transitional and supportive housing scheduled for 2026.
D. General Plan Update	Compliance with State law. Identify and remove constraints to housing production.	Growth limits were removed on April 2023 (Resolution 2023-05).	Growth limits were removed on April 2023 (Resolution 2023-05).
E. Missing Middle/Workforce Housing	Revise zoning standards to encourage missing middle housing by 2026. Provide informational materials about missing middle housing development and related zoning code revisions in multiple languages on the City website. Enhance housing mobility and housing choice, encourage development of a variety of missing middle housing types in infill projects. Through revised zoning standards, support development of four missing middle housing developments between 3 and 20 units and 15 moderate-income units in moderate and high-resource areas.	Review and revise zoning ordinance and development standards, as necessary, by 2026. Support development of at least four missing middle-density housing developments by 2031. Support development of at least 15 moderate-income units in moderate and high resource areas by 2031.	Staff processed an application for 100 apartment units (Crawford Way Apts) that provides opportunities for Missing Middle housing in 2023. Informational materials about Missing Middle Housing and the application process is scheduled for 2024. Review of zoning ordinance and standards to make development of Missing Middle housing scheduled for 2025.
F. Accessory Dwelling Units	Update the Accessory Dwelling Unit Ordinance by 2025 Encourage development of 26 ADUs in the planning period across all income categories Encourage development of the following number of ADUs affordable to low-income households in low-density or high resource areas: •5 ADUs by 2025 •10 ADUs by 2028 •15 ADUs by 2031 Provide informational materials about ADUs and ADU development in multiple languages on the City website	ADU Ordinance was updated on April 18, 2023 (Ordinance 2023-03). Create informational guides and have available on the City's website by 2025. Support development of 26 ADUs in the city by 2031; including 3 ADUs affordable to low-income households.	In 2023, the City issued 6 ADU building permits and approved occupancy for 2 ADU permits. The Promontory Subdivision also includes 54 JADUs. In March of 2023, the City updated the ADU Zoning Ordinance to comply with State Law. Another update to ADU ordinance and guidelines are scheduled for 2024.
G. Neighborhood Preservation Program	Continue to maintain high-quality neighborhoods and minimize impacts to public health, safety, and welfare through active code enforcement.	Active program Ongoing	Code Enforcement Division received 112 neighborhood preservation cases in 2023. 101 of those cases (90%) were resolved and came into compliance.
H. Residential Rehabilitation Loan Program	Apply for additional funding annually and as notices of funding available are released. Support the City of Napa Housing Authority to provide funding to repair or replace deficiencies to residential structural, mechanical, plumbing, and electrical systems, roofing, water damage, energy conservation, correction of health and safety issues and accessibility/mobility modifications. Pursue rehabilitation financing assistance for at least 5 households annually during the 2023- 2031 planning period to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors. Provide informational materials in multiple languages on the City website. Concentrate program outreach in areas where rehabilitation needs are greatest (e.g., east of Highway 29, neighborhoods in the southern part of the city).	Annually apply for CDBG funding. Translated materials on City website: within six weeks of English-version release. Provide support to ensure that at least 40 households in the city participate in the Residential Rehabilitation Loan Program by 2031.	City and HACN will seek additional funding opportunities in 2024. NOFAs were delayed for 2023, we will seek the 2024 NOFA when they release.
I. Code Enforcement	Provide direct technical assistance on the Residential Rehabilitation Loan Program to at least 60 households with substandard housing issues that led to code compliance, including: •15 extremely low-income households •15 very low-income households, and •30 low-income households	Provide technical assistance on applying for the Residential Rehabilitation Loan Program to at least 60 households with substandard housing identified through code compliance program by 2031.	Guidelines for Residential Rehab Loan Program is scheduled for 2024.

J. Evaluate Parking Standards	In 2023, engage housing developers to discuss parking standards and any constraints posed by existing standards. Evaluate parking requirements by 2024, and revise, as necessary, by 2025. Removing unnecessary requirements and constraints posed by parking restrictions will incentivize development of 50 units in the planning period.	Evaluate parking requirements by 2024, and revise, as necessary, by 2025.	In 2023, the Planning Commission approved a 34% decrease in required parking for the Sun Square Project (reduced parking from 61 to 40). Meeting with housing developers to discuss parking standards is scheduled for 2024. Evaluation of parking requirements will also be conducted in 2024.
K. City-owned Land for Affordable Housing	Encourage development of affordable housing on City-owned land. Regularly maintain an inventory of publicly owned surplus or excess land on the City website. Annually release information regarding publicly owned sites that have been sold, leased, or disposed. Notify non-profit affordable housing developers via email as City-owned land becomes available for sale and as the public-facing inventory is revised. Reduce disproportionate housing needs and disparities by evaluating sources of additional public sites for affordable housing.	Annually identify and inventory sites owned by the City that are available for affordable housing development, and sites that have been sold, leased, or otherwise disposed of in the prior year.	There were no city-owned land available for affordable housing opportunities in 2023.
L. Affordable Housing Fund	Provide financial assistance for development of at least 65 moderate and lower-income housing units: •10 extremely low-income units •15 very low-income units •15 low-income units •25 moderate-income units Hold bi-annual coordination meetings with local affordable housing providers. Prioritize affordable projects in moderate- and high-resource areas with convenient access to transportation, services, and recreation opportunities. Identify additional sources of public funds for affordable housing.	Evaluate opportunities and meeting with developers: biannually. Provide financial assistance for development of at least 65 moderate and lower-income housing units by 2031.	City received \$129,736 in affordable housing nexus fees for 2023. Meeting with developers is scheduled for 2024.
M. Incentives for Affordable Housing	During the planning period, support development of at least 115 lower- and moderate-income units: •81 extremely low-income units •88 very low-income units •109 low-income units •95 moderate-income units Provide accessible information on incentives for affordable housing development on City website. Meet with at least one established and bona fide developer annually to provide information on density bonus programs and other available incentives.	Information on incentives in multiple languages: published on City website by 2024. Support development of at least 115 lower- and moderate-income units by 2031. Meet with developers annually. Monitor progress annually and implement changes as needed.	Information on incentives in multiple languages: published on City website by 2024.
N. Identification and Application for Funding	Partner with affordable housing developers or non-profit agencies in the pursuit of four project-based funding opportunities in the planning period. Create an inventory of funding opportunities available to the City and local developers within six month of the adoption deadline. Provide information regarding identified funding opportunities on the City website in 2023 with annual updates thereafter. Contact affordable housing developers and non-profit housing agencies to explore potential funding opportunities and public-private partnerships.	Funding applications: four in the planning period, including two by 2026 Inventory of funding opportunities: within six months of the housing element deadline Information to website: 2023 with annual updates Engage developers/non-profits: annually	Inventory of funding opportunities will be added to website in 2024. Meeting with developers and non-profit organizations is scheduled for 2024.
O. Funding to Address Nongovernmental Constraints	During the planning period, submit competitive CDBG grant applications funds to support development of: •10 very low-income units •10 low-income units •20 moderate-income units Improve public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity.	Facilitate CDBG funds for improvements to support development of 40 lower- and moderate-income housing units by 2031	City is actively pursuing CDBG funding opportunities. The 2023 NOFA was delayed. We will pursue funding opportunities when available.
P. Density Bonus Program	Ensure density bonus information is easily available to the public and housing developers. During the planning period, implement density bonus regulations for development of: •15 extremely low-income units •45 very low-income units •65 low-income units Provide informational materials on the City website and at the planning counter Work to overcome lack of language access by providing informational materials in multiple languages on the City website.	Annually Translated materials: by 2024 Update Municipal Code within three years of Housing Element adoption (by January 2026)	Density Bonus Program brochure updated in 2023, link here: https://bit.ly/3TFKaNH
Q. Planned Development Process	Consistent with State Law, evaluate proposed alternative development standards to support development of: •6 very low-income units •10 low-income units •40 units accessible to seniors or persons with a disability Provide informational materials in on the City website by 2024	15 units by 2026. 30 units by 2028. 56 units within the planning period. Reporting: Annually. Information on the City website: by 2024.	Informational flyers are scheduled to be completed by 2024.
R. Assist in Accessing Grant Funding	Partner with, or provide technical assistance to, affordable housing developers in the pursuit of funding to assist in development of: •20 very-low income units •20 low-income units •60 units accessible to seniors or persons with a disability Address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity.	Annually On-going	There were no affordable-housing projects that utilized local, State, or Federal funding in 2023.

S. Partner with the Housing Authority	Meet with the Housing Authority to explore potential partnership opportunities at least once a year. Obtain additional funding to address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity.	Currently active program Meet with Housing Authority: annually	City corresponds with Housing Authority regularly. In 2023, staff worked with the Housing Authority to administer lotteries for 2 affordable housing apartment projects: the Lemos Pointe Apts and Napa Cove Apts.
T. Homebuyer Assistance Program	Identify and apply for two funding opportunities. Depending on funding availability, provide direct assistance to eight first-time homebuyers. Increase opportunities for housing mobility by providing direct assistance to first-time and lower-income homebuyers. Work to overcome lack of language access by providing informational materials in multiple languages on the City website.	Establish homebuyer assistance program by 2026. Identify and apply for potential funding at least twice by 2031. Depending on funding availability provide direct assistance to eight first-time homebuyers by 2031. Provide materials in multiple languages on City website within six weeks of program initiation.	Homebuyer Assistance Program is on track for 2026. We are hopeful a funding source will be available by 2026 for Homebuyer Assistance. No additional funding opportunities were available in 2023.
U. Incentives for Lot Consolidation	Through a lot consolidation program, incentivize development of: •10 units affordable to lower incomes •10 units accessible to seniors or persons with a disability Engage developers to identify and discuss potential sites annually and as new lots are identified.	Establish incentive policy/program: by 2025 Engage developers: annually and as new lots are identified.	Lot Consolidation Incentives program is on schedule for 2025. Meeting with developers is scheduled for 2024.
V. Inclusionary Housing Program	Encourage development of: •20 very low-income units •20 low-income units •20 moderate-income units •20 units accessible to seniors and persons with a disability At least once annually during the planning period, review and propose updates to the City's existing inclusionary zoning ordinance to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors. Engage with market-rate developers and organizations that represent low-income households to discuss constraints and potential revisions to the Inclusionary Housing Program annually.	Annually	In 2023, the City worked with the Promontory Subdivision, that brought in 54 JADU units to their 216 SFD's. The JADUs were all designed to be on the first floor, which helps with accessibility for seniors or persons with a disability. The first meeting with market-rate developers is scheduled for 2024.
W. Preserve At-Risk Housing	Preserve all affordable units during the planning period. Monitor at-risk status of assisted affordable housing units annually.	Monitor At-Risk Status: annually and with changes in ownership Engage property owners: two years from affordability expiration	City does not show any regulatory agreements at risk in the next two years.
X. Mobilehome Park Rent Stabilization Program	Enforce the Mobilehome Park Rent Stabilization Program. Retain all affordable mobilehome park units	Annual enforcement.	City continued to enforce the Mobilehome Park Rent Stabilization Program in 2023.
Y. Rental Assistance Programs	Address the high cost of rent for lower income households by partnering with the Housing Authority in the administration of at least 140 housing choice vouchers regionally, including 34 at the Valley View Senior Apartments in American Canyon. Engage with the Housing Authority annually to discuss opportunities to pursue additional funds for rental assistance programs. Provide informational materials detailing existing rental assistance programs and available resources on the City website by 2024.	Engage with the Housing Authority: Annually. Apply for funding: as available. Information on City website: by 2024.	Information on Rental Assistance Programs is scheduled for 2024. Rental Assistance Programs are all operating normally.
Z. Senior Homeowner Assistance	Inform seniors about City programs that assist with rehabilitation costs by providing information on the City website by 2024. Outreach directly with 100 senior homeowners during the planning period, including 50 in the first three years of the planning period. Provide technical assistance to assist 10 senior households with funding applications.	Release information: by 2024. Outreach to 50 homeowners by 2026 and 100 homeowners by 2031.	Brochure for Senior Homeowner Assistance can be scheduled for 2024. Meeting with Housing Authority and Senior Community also scheduled for 2024.
AA. Housing for Persons with Disabilities	Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028 Provide information on financial and regulatory incentives to prospective developers directly and on the City website.	Engage with developers: annually Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028.	Informational flyers are scheduled to be completed by 2024.
BB. Outreach to Developmentally Disabled	Provide direct outreach to 20 households with persons with a developmental disability. Provide information on available resources and the North Bay Regional Center on the City website.	Annually	North Bay Regional Center contact information is on the City's Housing Resources Website.
CC. Facilitate Construction of Large Units	Encourage development of 40 large housing units, including 20 available to lower income households Review and revise the informational materials provided on the City website and at the planning division counter by 2024.	Encourage development of 40 large housing units, including 20 available to lower income households, by 2031 Update materials: by 2024	Construction of Large Units brochure is updated in 2023, link here: https://bit.ly/3Rw4UEF
DD. Farmworker Housing	Provide incentives to encourage development of 25 units intended as farmworker housing. Meet bi-annually with regional partners and neighboring jurisdictions to coordinate regional efforts.	Regional coordination: biannually Encourage development of 25 units intended as farmworker housing by 2031	Update to farmworker housing in the CC zone is scheduled for 2025.
EE. Distribute Homeless Shelter Information	Provide information on resources to those in need of shelter, with a goal to directly connect with 50 households in the planning period, including 30 by 2028. Provide information and training, as necessary, to City staff in direct contact with residents experiencing homelessness.	Connect with 30 households by 2028; 50 households by 2031.	Homeless Shelter Information is scheduled for updates in 2024.

FF. Affirmatively Furthering Fair Housing	<p>a) Identify private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly persons with disabilities, seniors, students, and single person households, and provide information and links to the programs on the City website by 2024.</p> <p>b) Invest and encourage outside investment in infrastructure improvements throughout the city, particularly to increase connectivity and fill gaps. Investigate investment opportunities annually and with each update to the Capital Improvement Program.</p> <p>c) Participate in Napa Valley Transportation Authority Transit Route Updates as they occur to encourage transit improvements to VineGo and American Canyon Transit in neighborhoods with below average walkability scores (Figure C21) and areas that are not within 0.5 miles of a transit stop.</p> <p>d) Expand the bicycle and pedestrian infrastructure network throughout the city to improve bikeability and walkability, especially in areas with below-average walkability scores, as shown on Figure C21.</p> <p>e) By 2026, update the City's accessibility</p>	<p>a: by 2024 b: annually and through the CIP process c: annually d: annually e: by 2026</p>	<p>a.) Private programs for shared living is scheduled for 2024, b./c.) CIP process updated annually, d.) City completed 3,756 linear feet of Class 2 bike facilities and 4,000 linear feet of Class 3 bike facilities in 2023, e.) City on schedule to update accessibility program by 2026.</p>
GG. Distribute Fair Housing Information	<p>Provide information to City staff immediately.</p> <p>Update informational materials and website content related to Housing Authority services by 2024 and annually thereafter. Provide these materials in multiple languages.</p> <p>Increase fair housing outreach through staff training, updated resource materials, and multi-language outreach (in particular, Spanish and Tagalog). Ensure materials are available at mobilehome parks.</p>	<p>Update materials and website: by 2024. Translated materials: by 2024.</p>	<p>Fair Housing informational materials and website content will be added in 2024.</p>
HH. Fair Housing Enforcement and Outreach	<ul style="list-style-type: none"> •Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues. •At least once annually, work with FHNV to obtain feedback through a multimedia campaign, including public surveys, focused discussions, and in-person to obtain public input and feedback on fair housing issues. With FHNV, modify approach to outreach or provide information to the community as needed. •Work with the FHNV to conduct random testing at least once every five years. Specifically, with the release of the 2020 Census, determine the appropriate biases be tested in the city. •At least once a year during the 2023 – 2031 planning period, ensure the City's contract with FHNV continues to mutually resolve rent disputes and provide education to tenants and landlords on their rights. •Conduct at least one fair housing workshop annually with targeted populations, including residents of mobilehome parks, people who speak English as a second language, seniors, and people with disabilities. •Partner with neighborhood groups and other community organizations to conduct 	<p>Hold workshops at least annually Evaluate outreach methods annually Establish partnerships with community groups on an ongoing basis</p>	<p>On 6/20/2023, FHNV provided their annual report to the City Council. The staff report is available at this link: https://bit.ly/3MKF6Db.</p>
II. Maintain Adequate Staffing	<p>Maintain adequate staffing levels.</p> <p>Recruit a diverse and multilingual staff by considering diversity in hiring decisions and by promoting job postings in a variety of languages and on a variety of platforms.</p>	<p>Translated job postings: by 2024.</p>	<p>There were no job postings for the Community Development Department or housing-related positions in 2023.</p>
JJ. Encourage Sustainable Building	<p>Encourage sustainable building design in all residential development.</p> <p>Update the Building Code as necessary for compliance with periodic updates to State building code and CalGreen requirements.</p> <p>Provide information on resources and incentives on the City website.</p>	<p>Ongoing, with code updates, as necessary.</p>	<p>Information on Sustainable Building resources and incentives will be added to the City website by 2024.</p>
KK. Energy Conservation Fact Sheet	<p>Provide and update, as necessary, information fact sheets on energy conservation measures on the City website and at the planning counter.</p>	<p>2024 Updated: Annually</p>	<p>The Energy Conservation Fact Sheet is scheduled to be updated in 2024.</p>
LL. Adjust Utility Allowances for Green Affordable Housing Units	<p>Incentivize green affordable housing projects.</p> <p>Review and update utility allowances annually.</p>	<p>Annually</p>	<p>The Utility Allowances were updated in 2022, and scheduled to be updated in 2024.</p>
MM. Adopt Streamlined Application Approval Procedures	<p>Create a process to facilitate review of applications submitted pursuant to SB 35.</p>	<p>Within one year of Housing Element adoption</p>	<p>The City was determined as one of the cities exempt from SB 35 applications in 2022. City did not receive any SB-35 applications in 2023. City is scheduled to adopt written procedures for SB 35 applications in 2024.</p>
NN. Pipeline Projects	<p>Facilitate the development of all 1,539 units anticipated to be developed in the 12 pending and approved projects in sites inventory.</p>	<p>As needed</p>	<p>Pipeline Projects have been updated in 2023, and the total units anticipated has increased from 1,539 units to 1,964 units.</p>

Jurisdiction	American Canyon	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	American Canyon	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	American Canyon	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Napa County jurisdictions, please format the APN's as follows:999-999-999-999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	American Canyon	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenent Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Low	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		78
Total Units		84

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		122
Total Units		124

**2023 NAPA COUNTY ANNUAL INCOME LIMITS
AFFORDABLE RENTAL LIMITS**

INCOME LIMITS ALL RENTAL UNITS

Persons Per Household	15% Median Income	30% Median Income	35% Median Income	50% Median Income	60% Median Income	70% Median Income	80% Median Income	90% Median Income	100% Median Income	120% Median Income
1	13,600	28,050	31,745	46,750	56,100	63,490	74,700	81,630	90,700	108,850
2	15,550	32,050	36,295	53,400	64,080	72,590	85,400	93,330	103,700	124,400
3	17,500	36,050	40,828	60,100	72,120	81,655	96,050	104,985	116,650	139,950
4	19,450	40,050	45,360	66,750	80,100	90,720	106,700	116,640	129,600	155,500
5	21,000	43,300	48,983	72,100	86,520	97,965	115,250	125,955	139,950	167,950
6	22,550	46,500	52,623	77,450	92,940	105,245	123,800	135,315	150,350	180,400
7	24,100	49,700	56,246	82,800	99,360	112,493	132,350	144,634	160,704	192,800
8	25,650	52,900	59,868	88,150	105,780	119,735	140,850	153,945	171,050	205,250

Source: U.S. Department of Housing and Urban Development and State Housing and Community Development

Effective: 5/15/2023
Effective: 6/15/2023

****DENSITY BONUS AND/OR CITY FINANCED RENTAL UNITS****

MONTHLY AFFORDABLE RENTS

Number Of Bedrooms**	50% Median Income	60-80% Median Income	100% Median Income	120% Median Income
Studio	1,169	1,403	2,268	2,721
1	1,335	1,602	2,593	3,110
2	1,503	1,803	2,916	3,499
3	1,669	2,003	3,240	3,888
4	1,803	2,163	3,499	4,199
5	1,936	2,324	3,759	4,510



****CITY INCLUSIONARY RENTAL UNITS****

MONTHLY AFFORDABLE RENTS

Number Of Bedrooms**	30% Median Income	35% Median Income	50% Median Income	60% Median Income	70% Median Income	80% Median Income	90% Median Income	100% Median Income	120% Median Income
Studio	701	794	1,169	1,403	1,587	1,868	2,041	2,268	2,721
1	801	907	1,335	1,602	1,815	2,135	2,333	2,593	3,110
2	901	1,021	1,503	1,803	2,041	2,401	2,625	2,916	3,499
3	1,001	1,134	1,669	2,003	2,268	2,668	2,916	3,240	3,888
4	1,083	1,225	1,803	2,163	2,449	2,881	3,149	3,499	4,199
5	1,163	1,316	1,936	2,324	2,631	3,095	3,383	3,759	4,510

Total housing cost includes rent and all utilities except for phone service, and cannot exceed 30% of tenant's monthly gross income.

If utilities are paid by tenant, the maximum monthly rent is reduced by the Utility Allowance. The current Utility Allowance Chart can be found on the Housing Authority's webpage

**** Presumed Occupancy Levels:**

Two Persons	1 Bedroom
Three Persons	2 Bedroom
Four Persons	3 Bedroom
Five Persons	4 Bedroom
Six Persons	5 Bedroom



TITLE

2023 General Plan Annual Progress Report

RECOMMENDATION

Receive and file the 2023 General Plan Annual Progress Report.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

California law requires every city and county adopt a long-term General Plan that expresses a long-term shared vision of a Healthy, Equitable, Resilient, and Economically Vibrant community. As the constitution of development, General Plan policies are fulfilled through City functions related to land use decisions, municipal service delivery, capital improvement projects, and consideration of funding priorities including potential service level changes.

Section 65400(b) of the State of California Government Code requires planning agencies to provide an Annual Progress Report (APR) to the legislative body (i.e.: "City Council") and the Governor's Office of Planning and Research (OPR) on the status of the General Plan and implementation progress. The four basic purposes of the annual report are as follows:

- Assess General Plan implementation progress consistent with the goals, policies and implementation measures.
- Provide information that may lead to needed General Plan modifications to improve implementation.
- Correlate land use decisions made during the reporting period, and General Plan goals, policies and implementation measures.
- Inform local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to housing development.

The State of California Office of Planning and Research (OPR), who will receive a copy of this APR, provides guidance on the format for the General Plan APR. OPR states there is no standardized format and the APR is not required to discuss all the General Plan elements. For this reason, OPR suggests that by using annual reporting information pertinent to General Plan such as: "annual

reports,” “performance reports,” “budget reports,” or “state of the city/county reports”, the APR need not be elaborate and time-consuming.

OPR encourages jurisdictions to include these types of reports or portions in the APR so long as they specifically address the implementation of the General Plan. This approach enables General Plan implementation to be discussed in the broader context of the jurisdiction's overall programs and activities, including real estate development, economic development, public infrastructure, public safety, and other topics.

This year’s General Plan Annual Report looks back at 2023 and the City’s progress toward implementing the General Plan. The APR draws significantly on published annual reports, such as the State of the City, Community Development published monthly status reports, the American Canyon Police Annual Report, and the Fire District monthly newsletter. All these reports reflect priorities that fulfill General Plan policies.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

N/A

ATTACHMENTS:

[American Canyon General-Plan-APR-2023](#)



City of American Canyon 2023 General Plan Annual Progress Report

February 22, 2024



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Purpose of this Document

California law requires every city and county adopt a long-term General Plan that expresses a long-term shared vision of a Healthy, Equitable, Resilient, and Economically Vibrant community. As the constitution of development, General Plan policies are fulfilled through City functions related to land use decisions, municipal service delivery, capital improvement projects, and consideration of funding priorities including potential service level changes.

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This APR draws significantly on published annual reports, such as the State of the City, Community Development published monthly status reports, the American Canyon Police Annual Report, and the Fire District monthly newsletter. All these reports reflect priorities that fulfill General Plan policies. This year's General Plan Annual Report looks back at 2023 and the City's progress toward implementing the General Plan.

A copy of the Housing Element Annual Progress Report is included in this report as "Appendix A" to complete the General Plan review. The 2023 Calendar Year Housing Element and General Plan Annual Progress Report was presented to the Planning Commission on February 22, 2024 and the City Council.

General Plan Background/Element Status

Following incorporation in January 1992, the City adopted a General Plan in 1994. The General Plan includes the following elements: 1) Land Use, 2) Housing, 3) Economic Development, 4) Circulation, 5) Utilities, 6) Public Services-Facilities, 7) Parks- Recreation, 8) Natural – Historic – Cultural, 9) Geology, 10) Flood Hazards, and 11) Noise. The General Plan also includes a Bicycle Plan and Pedestrian Plan as Appendix 1 and 2 to the Circulation Element.

Since the original General Plan adoption, the City has incrementally amended the Land Use Element many times, the most recent was April 4, 2023. This most recent amendment deleted Goal 1B and associated policies related to Growth Control policies from the original General Plan because the outdated Goal is inconsistent with State Law.

The Circulation Element was comprehensively updated in 2013 with incremental amendments since that time, the most recent was June 4, 2019. The 2019 Circulation Element amendment reflected changes needed to the Circulation plan to accommodate the Watson Ranch Specific Plan.

The Housing Element has been comprehensively updated consistent with State mandates, the most recent was January 31, 2023 and certified by the State Department of Housing and Community Development (HCD) in May 2023.

Since 2020, the City has been preparing a comprehensive Technical update to the General Plan. At this time, an Administrative Draft Internal review of a Program Environmental Impact Report (PEIR) has been prepared. Following staff review of this document, the City will release the PEIR for a 45-day public review period and commence General Plan public hearings leading to its adoption by the end of 2024.

City's Responsibility

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. The General Plan is a fundamental document that provides local control over the physical development of our City. All Capital Improvement Projects, Land Use Ordinances, Development Approvals, Impact Fees, Infrastructure dedications and Conditions of Approvals must be consistent with the General Plan.

General Plan Amendments

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act. In 2023, the City amended the General Plan four (4) times:

- 6th Cycle Housing Element;
- General Plan Amendment to delete Growth Control Policy 1b;
- Watson Ranch Land Use Amendment; and
- Paoli Watson Annexation Land Use Amendment.

Monitoring Long-Term Growth

The City monitors long-term growth through consistency among General Plan Elements working together to connect future growth with needed infrastructure. Implementing actions, such as traffic, water, parks, and other impact fees helps pay for the impacts of new development. Master Plans, such as the Urban Water Master Plan, the 5- Year Capital Improvement Plan (CIP), and other long-range infrastructure plans address impacts of land use growth.

Specific Plans, such as the Broadway District Specific Plan and Watson Ranch Specific Plan tie future growth to infrastructure needs. The California Environmental Quality Act (CEQA) also plays an important role in evaluating proposed development with infrastructure needs.

Major Development Applications

The City processed the following major development applications during Calendar Year 2023. A current list of projects and status is available on the City's website at this link address:

<https://www.cityofamericancanyon.org/government/community-development/development-projects>

Hotel @ The Ruins - A Design Permit for a proposed 200-room hotel at the Watson Ranch Ruins & Gardens, conference facilities, event venues, and 30 attached condominium residences. This application was approved by the Planning Commission in January 2023.

Sunsquare Mixed Use - A Design Permit application for a 3-story mixed-use building with 20 apt units over a 9,820 SF office. This application was approved by the Planning Commission in April 2023.

Watson Ranch Napa Valley Ruins & Gardens (NVR&G) Quarry Lake and Fig Tree Amphitheaters - A Conditional Use Permit (CUP) for two new outdoor amphitheaters proposed at the Watson Ranch Napa Valley Ruins & Gardens (NVR&G). The "Quarry Lake" includes 3,300-seats and the "Fig Tree" amphitheater includes 800-seats. This application was approved by the Planning Commission in May 2023.

Bell Products Warehouse – A Design Permit for a new two-story 30,597 square foot warehouse at 130 Dodd Court. This application was approved by the Planning Commission in May 2023.

Promontory at Watson Ranch - A tentative subdivision map and design permit for 216 single family homes, a 6+ acre open space/park, and approximately 1/2 mile of Napa Valley Vine Trail. This application was approved by the Planning Commission in July 2023.

Napa Junction Solar Project – A Design Permit for a 3 megawatt solar utility facility at a 6.6-acre site at 5381 Broadway St. The project includes a 1,000 SF office and approximately 253 parking stalls for RV and boat storage. This application was approved by the Planning Commission in July 2024.

Watson Ranch Specific Plan Amendment – An update to the Watson Ranch Specific Plan. This application was approved by the City Council in September 2023.

Napa River Ecology Center - A Design Permit application submitted by the American Canyon Community & Parks Foundation to create an Ecology Center by repurposing the 5,000 square foot City Corporation Yard and 3-acre parcel located at 205 Wetlands Edge Road. The project will provide indoor and outdoor instructional uses and community activities that focus on conservation and environmental science, nature art, and wellness programs. This application was approved by the Planning Commission in January 2024.

Crawford Way Multifamily Project – A Design Permit application for development of 100 townhome-style apartments at a 4.27-acre site at the SW corner of the Crawford Way and Hwy 29 Intersection. This application is under review.

SDG 220 Distribution Center Conditional Use Permit - A Conditional Use Permit (CUP) application for a new 219,834 square foot single-story wine storage and distribution center on a 10.17-acre parcel 1055 Commerce Court. This application is under review.

Residences at Napa Junction – A Design Permit for 453 multi-family rental dwellings with 15% affordable housing. This application is under review.

Watson Ranch Lot 8 Subdivision – A Tentative Subdivision map for 25 single family homes. This application is under review.

Giovannoni Logistics Center – A Design Permit and Tentative Parcel map for a 2.4 million sqft logistics center. This application was approved by the City Council in March 2023.

Chicken Guy Restaurant - A Conditional Use Permit for a 2,818 sqft quick serve drive-thru restaurant. The Planning Commission approved this application in May 2023.

Major Development Construction

Construction was approved, initiated or completed within American Canyon for the following major projects during the Calendar Year 2022:

Lemos Pointe Apartments - This project consists of 186 deeply affordable apartments on a 6.77-acre site within the Watson Ranch Specific Plan (WRSP). The project received building permits in 2021 and is expected to be occupied during the first half of 2024.

Watson Ranch Artisan (Lot 14/15) – This project consists of 98 single family homes on a 12-acre site. The project received site plan and subdivision approval in 2020 and construction permits in 2022.

Watson Ranch Harvest (Lot 10) – This project consists of 216 single family homes on a 27-acre site. The project received site plan and subdivision approval in 2021 and construction permits in 2022.

Napa Cove Affordable Apartments – This project consists of 66 deeply affordable apartments on 3.5 acres. The 3-building project received site plan approval in 2021 and building permits in 2022.

Home2Suites Hotel – This project consists of 102 hotel rooms on 2 acres. The building received site plan approval in 2020, construction permits in 2022, and is now under construction.

Pacific Gas and Electric Regional Center – This project consists of a 100,000 square foot regional center for maintenance operations on 12 acres. The project received site plan approval in 2021 and construction permits in 2022.

Oat Hill Residential Project – The Oat Hill Residential project includes 219 multifamily residential units on 20 acres.

SDG Commerce 217 Distribution Center – A Conditional Use Permit for a new 217,000 sqft distribution warehouse. Construction began April 2023.

Major 2023 Planning Activities that Support General Plan Goals

Comprehensive General Plan Update – The City issued a Notice of Preparation of a Program EIR for the Comprehensive General Plan update in 2022.

6th Cycle Housing Element Update – The City Council approved the Housing Element in January 2023 and the State Department of Housing and Community Development (HCD) certified the Housing Element in May 2023.

One Bay Area Grant Program (OBAG 3) Compliance Resolution - The City Council adopted a Resolution to self-certify that the City will comply with state housing laws related to surplus lands, accessory dwelling units, density bonuses, and the Housing Accountability Act in February 2023.

Annual Housing Element Report - The Planning Commission and City Council each conducted a public hearing to review the Housing Element Annual Report prior to the April 1 deadline in 2023.

Annual General Plan Report - The City Council reviewed the General Plan Element Annual Report prior to April 2023.

Accessory Dwelling Unit and Emergency Shelter Ordinance - The City Council updated the Accessory Dwelling Unit and Emergency Shelter Ordinance to current standards in April 2023.

National Fair Housing Month – the City Council celebrated National Fair Housing Month by adopting a Proclamation to commemorate the event in April 2023.

Smoke Free Multiunit Ordinance - The City Council adopted an ordinance to prohibit smoking in multifamily residential homes in May 2023.

SB1 Gas Tax Allocation Plan Project List – The City Council reviewed a list of projects that will be funded by SB1 Gas Tax in May 2023.

Fair Housing Napa Valley - In June 2023, the City Council received an Annual Report from Fair Housing Napa Valley on work accomplished in American Canyon during Calendar Year 2022.

Proposed FY 23/24 Budget – The City Council adopted a balanced annual citywide budget in June 2023.

Parks, Building Maintenance, Fleet Presentation – The City Council received a presentation on the status of parks and building maintenance and citywide vehicle fleet status in July 2023.

National Night Out - The City Council and Department Management Team visited approximately 9 block parties throughout American Canyon during the annual National Night Out event in August 2023.

Napa Valley Vision Zero Plan Progress Update - The City Council received a presentation from the Napa Valley Transportation Authority on progress toward developing a Vision Zero Plan for American Canyon and the rest of Napa County in August 2023.

Parks and Community Services Master Plan – The Parks and Community Services Commission discussed updating the Citywide Parks and Community Services Master Plan scope of work in August 2023.

Vehicle Miles Travelled Policy – The City Council adopted a Vehicle Miles Travelled (VMT) policy to implement General Plan policy in September 2023.

Public Notice Ordinance Update and Discretionary Project Site Posting Policy – The City Council approved an expansion of public noticing radius from 300 feet to 500 feet and required site posting for discretionary projects. The City Council was also informed that staff now delivers approximately 3,800 email notifications for project status, submittal, and hearing notices in September 2023.

National Community Planning Month – the City Council celebrated National Community Planning Month by adopting a Proclamation to commemorate the event in September 2023.

General Plan Land Use Workshop – the City Council conducted a workshop to discuss the proposed updated General Plan Land Use plan in September 2023.

Building and Safety Update – The City Council received an update on building construction permit volume and construction valuation in September 2023.

National Code Enforcement Month – the City Council celebrated National Code Enforcement Month by adopting a Proclamation to commemorate the event in October 2023.

Paoli/Watson Annexation – The City Council conducted a hearing and certified an Environmental Impact Report, amended the General Plan and adopted first reading Rezoning for the 80-acre Paoli/Watson Annexation area in November 2023.

Impact Fee Inflation Adjustment – To maintain the buying power of impact fees over time, the City Council approved an annual inflation adjustment to impact fees in November 2023.

Active Transportation Development Standards Workshop – The Planning Commission and the Open Space, Active Transportation, and Sustainability Commission conducted a joint workshop to discuss the status of Federal, State, and Local Active Transportation Standards and the process to update and adopt new local standards in December 2023.

Napa Valley Transportation Authority (NVTA) Project Initiation Document - In 2022, the City continued its support to NVTA’s efforts to complete a “Project Initiation Document” for Highway 29 beautification, functionality, and operational improvements. In 2022, the NVTA Board approved the plan and authorized environmental review.

Status of General Plan Implementation Actions

The table below analyzes selected General Plan policies and action items that made notable progress in 2022. The table is not a comprehensive list of all policies and action items in the General Plan; many policies/actions are under ongoing implementation and may not be listed here.

A majority of the General Plan policies and related action items have been implemented through the adoption of ordinances or resolutions, incorporated into the regular governmental activities, or considered during the review of development proposals. The policy implementations below provide a snapshot to highlight annual progress.

Land Use Element
<i>Goal 1E: Develop residential neighborhoods that provide a range of housing opportunities.</i>
In 2023, <ul style="list-style-type: none"> the City issued and inspected construction permits for a wide range of housing types: the Oat Hill multifamily project (291 units), the Lemos Pointe affordable apartments (186 units), the Napa Cove affordable apartments (66 units), the Watson Ranch Artisan single family homes (98 units), the Watson Ranch single family homes (216 units). The City processed an application for 100 townhomes at Crawford Way/SR-29 Processed an application for 453 apartments t the north terminus of Reliant Way.
<i>Goal 1F: Develop high quality commercial uses.</i>
In 2023, <ul style="list-style-type: none"> The city inspected the Home2Suites hotel which is under construction. The City approved two outdoor amphitheaters in Watson Ranch. The City approved the Chicken Guy Quick Serve restaurant. Conducted a plan check review to retrofit the Napa Valley Ruins and Gardens buildings.
<i>Goal 1I: and Economic Development Element Goal 3 Develop industrial uses that provide employment for residents and revenue for the City.</i>
In 2023, <ul style="list-style-type: none"> The City approved the Giovannoni Logistics Center which would provide 2.4 million square feet of industrial development in the Green Island Industrial Park Inspected construction permits for the Pacific Gas & Electric Regional Center. Issued and inspected a 217,000 square foot warehouse on Commerce Court. Processed an entitlement for a 220,000 square foot warehouse on Commerce Court. Approved the 30,597 square foot Bell Products Corporation at 130 Dodd Court.
<i>Goal 1L: Study potential development of lands between Newell Drive and the City Urban Limit Line.</i>
In 2023, the City continued to see progress in the construction of Canyon Estates – a custom home neighborhood in the former Special Study area. This project includes 35 acres of permanent open space and a contribution to improvements at the Newell Open Space reserve.
<i>Goal 1Q Expand American Canyon’s jurisdictional boundaries to establish a logical pattern of growth and services.</i>
This project would add approximately 80 acres into the City limits consistent with the General Plan Sphere of Influence and Urban Limit Line. In 2023, the City issued a Notice of Preparation of an Environmental Impact Report (EIR) for the Paoli/Watson Lane Annexation. The EIR was certified in November along with Council approval of a General Plan Amendment and First Reading for the Prezoning.

Economic Development Element
<i>Goal 3B Improve the appearance and functionality of the Highway 29 corridor and establish a Town Center to provide for economically sound local-serving commercial development.</i>
In 2023, the city continued to issue construction permits for new commercial and residential development in the Broadway District along Highway 29 and in Watson Ranch which will provide a new Town Center, known as the Napa Valley Ruins & Gardens. These include permit issuance and inspection for the Lemos Pointe apartments, Artisan and Harvest single family neighborhoods. The City approved a hotel, two amphitheaters, 30 condominiums, and 216 single family homes.

Circulation Element

Guiding Policy 1: Safe and convenient access to activities in the community.

Highlights during 2023:

- City Council approved a Five-Year Road Maintenance Expenditure Plan for FY 2024/25 through FY 2028/29 using Measure T tax funds (Napa Countywide Road Maintenance Act.)
- Replaced 237 street name signs between May 23, 2023, and August 4, 2023.
- Installed two new Radar Speed Signs. The first sign was a replacement for the existing sign on west bound Benton Way. The second sign was installed in a new location on north bound Newell Dr. in front of the American Canyon High School.
- Completed patch paving on Green Island Road.
- Storm drain inlet inspections and cleaning started in August.
- Rehabilitated the pavement on Donaldson Way from Eucalyptus to Rio Del Mar, Elke Drive, Gisela Drive, Rita Court, Jana Way, Rebecca Court, West Carolyn Drive from Spikerush to Donaldson, Donaldson Way from Elliott to Amarillo, Donaldson Way from Elliott to Carolyn Drive. Work will include ADA curb ramp upgrades, rubberized cape seal, new striping, bike facilities, and enhanced crosswalk striping.
- Rehabilitated the pavement on Benton Way from Wetlands Edge to Elliot Drive. Work includes ADA curb ramp upgrades, pavement reconstruction, new striping, enhanced crosswalk striping, and crosswalk improvements at the intersection of Chaucer and Benton Way.
- Completed design to close sidewalk gaps and provide for drainage improvements between Melvin from Cassayre to James Road as well as close a couple of short sidewalk gaps on James Road to Donaldson.

Guiding Policy 2: Implement Planned Roadway Improvements.

- Relocated approximately 4,500 feet of overhead utility lines and poles to a new underground system known as a “joint trench” on Green Island Road from Paoli Loop to Commerce Boulevard.
- Extended Wetlands Edge Court to improve storm drainage flow and provide a paved cul-de-sac north of Eucalyptus Drive.
- Continued work on reconstructing approximately 11,900 feet of existing roadways in the Green Island Industrial District to include widening and installing approximately 4,200 feet of Class I facilities, including a portion of the Napa Valley Vine Trail.
- Completed Watson Ranch backbone infrastructure that includes new public streets comprising of Rio Del Mar East, extension of Rolling Hills Drive, Mallen Way connecting to the northern terminus of Newell Drive, Marcus Road and installing public utilities to serve all the developments within Watson Ranch. Also include in this phase are offsite utilities.

Guiding Policy 3: Design circulation system to focus regional travel on SR 29.

In 2023, the City continued to support the Napa Valley Transportation Authority efforts to develop a “Project Initiation Document” for Highway 29 beautification, functionality, and operational improvements.

Natural Resources Element

Goal 8: Protect and preserve the significant habitats, plants and wildlife that exist in the City and its Planning Area.

Highlights during 2023:

- Received a \$246,000 California State Parks Outdoor Environmental Education Facilities Grant to construct an outdoor education area (open-air seating for up to 40 people), install 20

interpretive signs and elements, and construct a gender-neutral restroom at Wetlands Edge Preserve. This project was identified and adopted as part of the Five-Year Capital Improvement Project Budget for FY 23/27.

- Began to develop a Wetlands Restoration Plan to guide restoration, protection, and improvement of the North Slough and Lower Napa River wetlands and uplands along the City's shoreline.

Park and Recreation Element

Objective 7.3: Ensure that American Canyon provides both active and passive recreational activities in a variety of park and trail settings

Highlights during 2023:

- Replaced playground equipment at Linwood Park, Via Bellagio Park, and Northampton Park. Northampton will include all- inclusive play equipment.
- Relocate the existing skatepark from Benton Way to Veterans Park.
- Began a project to provide ADA accessible improvements to the Newell Open Space parking lot and improved trail access up to the fenced woodland area. Project scope includes design, right of way acquisition and construction.

Goal 7D: Ensure that City parks are properly operated and maintained in the most effective and efficient manner possible.

- Received assistance from 137 volunteers, equating to 660 volunteer hours.
- Works with over 21 American Canyon community nonprofit organizations and partners that provide staff support, supplies, and facilities at no cost, that support the success of their programs, services, and events.
- Support several community sports organizations that provide an advanced competitive sports experience with over 3,771 rental hours at no cost to these organizations.

Public Services-Facilities Element

Goal 6A: Ensure a high level of fire protection and emergency services for the City's residents, businesses and visitors.

Highlights during 2023:

- Firefighter/paramedic Jack Billeci was sworn in.
- Conducted a Citizens Academy
- 26 Years' Service Award: Captain Dave Medina
- Received a \$32,816 grant for firefighting equipment from the Firehouse Subs Public Safety Foundation
- Participated in a Health Fair at the American Canyon fire District in April.
- September 11th Ceremony

Goal 6B: Ensure a high level of police protection for the City's residents, businesses and visitors.

Highlights during 2023:

- Facilitated a Safe Gun Storage Ordinance.
- Negotiated a law Enforcement Services Contract Amendment
- Featured Domestic Violence Awareness Month with a City Council Proclamation
- Added Officer Hartley to the American Canyon Police force.
- Organized the 39th American Canyon National Night Out held on the first Tuesday in August. This year, there were 12 neighborhood hosted parties.

Natural-Historic-Cultural Element

Goal 8F: Reduce consumption of nonrenewable energy sources.

- The City is participating with a Napa County effort to develop an all-electric “reach building code”. As of November, they were “90% complete” and undergoing legal review.
- The City continues to make progress with increasing permits for renewable energy. See table below:

Permit Type	# Permits
Solar photovoltaic (PV) systems	225
Battery Storage	6
HVAC Heat Pump	179
Water Heater Heat Pump	98
EV Charging Stations	66
Total	574

Utilities Element

Goal 5: Establish and maintain a secure water supply and treatment, distribution and storage system.

- Highlights during 2023:
- Continued working on installing approximately 9,162 LF total of new recycled water mains and convert existing services from domestic water to recycled water.
 - Began a project to replace the 8" water main on Knightsbridge between Danrose and Elliott including all the courts: Regent Court, Park Lane, Lansford Court, Arden Court, Linwood Lane. Work will include ADA ramp upgrades, pavement treatments on Knightsbridge and the courts, striping and crosswalk improvements.
 - Began a project to upgrade ADA curb ramp, various pavement treatments, sewer CIPP and water main upgrades, striping and pavement marking upgrades on Rio Del Mar from Highway 29 to Carolyn Drive, all of Los Altos Place east of Carolyn Drive, Cassayre Drive, Flamingo Court, Del Rey Court, Alta Loma Drive, Joan Drive from Carolyn Drive to Los Altos Place, and Carolyn Drive from Rio Del Mar to Los Altos Place.

Goal 5A: Provide a high-quality water supply to American Canyon water users.

- In 2023,
- Water Distribution Operations filled two Maintenance Worker positions.
 - Water Treatment Operations filled the Plant Mechanic position.
 - Year to date, data indicates water reduction is consistent with Year 2022.
 - The City of American Canyon has a reduced potable water demand roughly 11.8% January - July 2023, as compared to January - July 2022.
 - Conducted Potable Water Storage Tank Cleaning and Inspections
 - Automated every 15-minute individual filter monitoring to Drinking Water Resources,
 - Prepared Monthly Reports
 - Responded to 1,164 service calls
 - Identified and repaired 128 water meter leaks
 - Replaced 36 water meters
 - Replaced 33 service connections
 - Repaired 4 water mains

<ul style="list-style-type: none"> • Participated in the Low-Income Household Water Assistance Program (LIHWAP) that provides financial assistance to low-income Californians to help manage their residential water utility costs. The program began in the summer 2022, the City of American Canyon received a total of \$49,507.00 in the grant fund on behalf of residents in need of assistance. • The City continued to participate in development of the Sites Reservoir, which is an environmentally sensitive reservoir that stores excess winter runoff water for use when demands are high. This facility is anticipated to be completed in early 2030's.
Objective 5.10: Ensure that adequate storm drain and flood control facilities are provided and properly maintained to protect life and property from flood hazards.
In 2023, the City began a Stormwater Master Plan that will identify system deficiencies and potential solutions to address them.
Objective 5.14: Provide a system of wastewater collection and treatment facilities which will adequately convey and treat wastewater generated by existing and future development in the City's service area.
In 2023, the City began a project to upsize the existing sewer main on Broadway between Crawford and Donaldson through a trenchless method.

Housing Element Annual Progress Report Overview (Appendix A)

Preserving and enhancing the range and affordability of housing is an important goal of the General Plan. Attached to this report is the Annual Housing Element Progress Report. This report was presented to the Planning Commission on February 23, 2023 and the City Council on March 21, 2023 and delivered to OPR and the State Department of Housing and Community Development (HCD) on March 24, 2023.

Please Start Here

General Information	
Jurisdiction Name	American Canyon
Reporting Calendar Year	2023
Contact Information	
First Name	William
Last Name	He
Title	Senior Planner
Email	whe@cityofamericancanyon.org
Phone	7076474337
Mailing Address	
Street Address	4381 Broadway St - Suite 201
City	American Canyon
Zipcode	94503

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	American Canyon	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		78
Total Units		84

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	216	78	122
2 to 4 units per structure	30	0	0
5+ units per structure	20	0	0
Accessory Dwelling Unit	59	6	2
Mobile/Manufactured Home	0	0	0
Total	325	84	124

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	8	84
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	105
Total Housing Units Approved:	5
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	5	5
Discretionary	1	100

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	100
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	40
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	American Canyon	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes			
1				2	3	4	5						6	7	8	9	10		11	12	13		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below							5	2	5	0	5	3	85	105	5	0							
	058-302-001	TBD	Crawford Way Apts	PL23-0003	MH	R	1/27/2023	5		5		5		85	100			NONE	Yes	Yes	Pending	Discretionary	
	058-151-043	14 Rebecca	14 Rebecca ADU	BP23-0392	ADU	R	5/15/2023						1		1			NONE	No	No	Approved	Ministerial	
	059-171-051	31 Hillcrest	31 Hillcrest ADU	BP23-0444	ADU	R	6/2/2023			1					1			NONE	No	No	Approved	Ministerial	
	058-484-006	236 Newbury	236 Newbury ADU	BP23-0589	ADU	R	8/3/2023		1						1			NONE	No	No	Approved	Ministerial	
	058-571-002	427 Northrup	427 Northrup ADU	BP23-0688	ADU	R	9/19/2023						1		1			NONE	No	No	Approved	Ministerial	
	058-117-023	20 Del Rey	20 Del Rey ADU	BP23-0693	ADU	R	9/25/2023						1		1			NONE	No	No	Approved	Ministerial	
														0									

Jurisdiction	American Canyon	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																									
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits										
1					2	3	4								5	6	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below							28	3	28	0	1	2	263	325	0	4	0	0	0	2	78	84			
	059-430-017	101 Frontier	WRSP Lot 14 and 15: Artisan	PL20-0032	SFD	O							98	12/15/2020	98								52	11/15/2023	52
	059-430-015	101 Goldback	WRSP Lot 10: Harvest	PL21-0014	SFD	O							219	9/21/2021	219							26	10/27/2023	26	
	059-430-020	TBD	WRSP Lot 16 and 17: Hotel Residences	PL22-012	2 to 4	O							30	1/26/2023	30										0
	059-020-003	425 Napa Junction	Sun Square Mixed Use	PL21-0020	5+	R	1		1	1			17	4/27/2023	20										0
	059-030-007	TBD	WRSP: Promontory	PL22-0035	SFD	O							216	8/15/2023	216										0
	059-030-007	TBD	WRSP: Promontory ADUs	PL22-0035	ADU	R	27		27					8/15/2023	54										0
	058-496-001	25 Larkspur	25 Larkspur ADU	BP22-0533	ADU	R		1						9/19/2022	1		1						4/4/2023	1	
	058-563-001	457 Poppyfield	457 Poppyfield ADU	BP21-0553	ADU	R		1						11/23/2022	1		1						11/23/2022	1	
	059-171-051	31 Hillcrest	31 Hillcrest ADU	BP23-0444	ADU	R		1						6/2/2023	1		1						9/19/2023	1	
	058-544-010	209 Jana	209 Jana ADU	BP23-0732	ADU	R		1						12/14/2022	1		1						9/21/2023	1	
	058-141-043	14 Rebeca	14 Rebeca ADU	BP23-0392	ADU	R						1		5/15/2023	1							1		10/12/2023	1
	058-117-023	20 Del Ray	20 Del Ray ADU	BP23-0693	ADU	R						1		9/25/2023	1							1		10/18/2023	1
	058-484-006	236 Newbury	236 Newbury ADU	BP23-0589	ADU	R		1						8/3/2023	1		1						10/26/2023	1	
	058-571-002	427 Nothrup	427 Nothrup ADU	BP23-0688	ADU	R		1						9/19/2023	1										0

Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes				
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25	
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
0	2	0	0	0	0	122		124	0						0									
						71	12/28/2023	71	0	NONE	Y													
						51	12/28/2023	51	0	NONE	Y													
								0	0	NONE	Y													Part of Watson Ranch Specific Plan
								0	0	NONE	Y		INC		55									Part of Broadway District Specific Plan
								0	0	NONE	Y													Part of Watson Ranch Specific Plan
								0	0	NONE	Y		Other		55									Part of Watson Ranch Specific Plan
	1						9/1/2023	1	0	NONE	Y		Self-certified income survey											
	1						10/2/2023	1	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											
								0	0	NONE	Y		Self-certified income survey											

Jurisdiction	American Canyon	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	169	-	-	-	-	-	-	-	-	-	-	5	164
	Non-Deed Restricted		1	4	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	109	-	-	-	-	-	-	-	-	-	-	-	109
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	95	-	-	-	-	-	-	-	-	-	-	2	93
	Non-Deed Restricted		-	2	-	-	-	-	-	-	-	-	-	-
Above Moderate		249	88	78	-	-	-	-	-	-	-	-	166	83
Total RHNA		622												
Total Units			89	84	-	-	-	-	-	-	-	-	173	449
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		85		-	-	-	-	-	-	-	-	-	-	85

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		American Canyon	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
A. No-Net-Loss Evaluation Procedure	Maintain a supply of developable land adequate to accommodate the RHNA.	Annually	In 2023, there were no net reductions to the supply of developable land for residential units.
B. Available Sites Inventory	Identify housing sites suitable to accommodate 622 housing units: •Very low income: 169 units •Low-income: 109 units •Moderate-income: 95 units •Above moderate-income: 249 units Maintain a publicly available inventory of parcels on the City website that meet the requirements of Government Code Section 65583.2(c). Provide sites appropriate for affordable housing in low density and higher income areas to proactively work to overcome concentrations of lower- and moderate-income earning populations.	Publicly available inventory on City website: 2023 Update sites inventory: annual	Sites Inventory and map will be added on City website in 2024.
C. Municipal Code Updates	Provide zoning for a variety of housing types. Identify and remove constraints to housing production. Evaluate and update existing zoning to ensure compliance with State-mandated streamlining requirements (ADUs, area planning, and objective design standards) to address disproportionate housing needs and disparities in access to opportunity related to land use and zoning issues.	Update Municipal Code within three years of Housing Element adoption (by January 2026). Emergency Shelter resident parking requirements deleted on April 18, 2023 (Ordinance 2023-03)	Revisions to Residential Care Home in RRH Zone, update to Large Residential Care Home processes, Update Ch. 19.27 "Density Bonuses", Update to Manufactured Housing, and Revise Ch. 19.41 "Design Permits", scheduled for 2024. Update to FAR standards for CN/CC districts, and Farm Employee Housing in CC districts are scheduled for 2025. Updates to add low-barrier navigation center uses and updates to transitional and supportive housing scheduled for 2026.
D. General Plan Update	Compliance with State law. Identify and remove constraints to housing production.	Growth limits were removed on April 2023 (Resolution 2023-05).	Growth limits were removed on April 2023 (Resolution 2023-05).
E. Missing Middle/Workforce Housing	Revise zoning standards to encourage missing middle housing by 2026. Provide informational materials about missing middle housing development and related zoning code revisions in multiple languages on the City website. Enhance housing mobility and housing choice, encourage development of a variety of missing middle housing types in infill projects. Through revised zoning standards, support development of four missing middle housing developments between 3 and 20 units and 15 moderate-income units in moderate and high-resource areas.	Review and revise zoning ordinance and development standards, as necessary, by 2026. Support development of at least four missing middle-density housing developments by 2031. Support development of at least 15 moderate-income units in moderate and high resource areas by 2031.	Staff processed an application for 100 apartment units (Crawford Way Apts) that provides opportunities for Missing Middle housing in 2023. Informational materials about Missing Middle Housing and the application process is scheduled for 2024. Review of zoning ordinance and standards to make development of Missing Middle housing scheduled for 2025.
F. Accessory Dwelling Units	Update the Accessory Dwelling Unit Ordinance by 2025 Encourage development of 26 ADUs in the planning period across all income categories Encourage development of the following number of ADUs affordable to low-income households in low-density or high resource areas: •5 ADUs by 2025 •10 ADUs by 2028 •15 ADUs by 2031 Provide informational materials about ADUs and ADU development in multiple languages on the City website	ADU Ordinance was updated on April 18, 2023 (Ordinance 2023-03). Create informational guides and have available on the City's website by 2025. Support development of 26 ADUs in the city by 2031; including 3 ADUs affordable to low-income households.	In 2023, the City issued 6 ADU building permits and approved occupancy for 2 ADU permits. The Promontory Subdivision also includes 54 JADUs. In March of 2023, the City updated the ADU Zoning Ordinance to comply with State Law. Another update to ADU ordinance and guidelines are scheduled for 2024.
G. Neighborhood Preservation Program	Continue to maintain high-quality neighborhoods and minimize impacts to public health, safety, and welfare through active code enforcement.	Active program Ongoing	Code Enforcement Division received 112 neighborhood preservation cases in 2023. 101 of those cases (90%) were resolved and came into compliance.
H. Residential Rehabilitation Loan Program	Apply for additional funding annually and as notices of funding available are released. Support the City of Napa Housing Authority to provide funding to repair or replace deficiencies to residential structural, mechanical, plumbing, and electrical systems, roofing, water damage, energy conservation, correction of health and safety issues and accessibility/mobility modifications. Pursue rehabilitation financing assistance for at least 5 households annually during the 2023- 2031 planning period to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors. Provide informational materials in multiple languages on the City website. Concentrate program outreach in areas where rehabilitation needs are greatest (e.g., east of Highway 29, neighborhoods in the southern part of the city).	Annually apply for CDBG funding. Translated materials on City website: within six weeks of English-version release. Provide support to ensure that at least 40 households in the city participate in the Residential Rehabilitation Loan Program by 2031.	City and HACN will seek additional funding opportunities in 2024. NOFAs were delayed for 2023, we will seek the 2024 NOFA when they release.
I. Code Enforcement	Provide direct technical assistance on the Residential Rehabilitation Loan Program to at least 60 households with substandard housing issues that led to code compliance, including: •15 extremely low-income households •15 very low-income households, and •30 low-income households	Provide technical assistance on applying for the Residential Rehabilitation Loan Program to at least 60 households with substandard housing identified through code compliance program by 2031.	Guidelines for Residential Rehab Loan Program is scheduled for 2024.

J. Evaluate Parking Standards	In 2023, engage housing developers to discuss parking standards and any constraints posed by existing standards. Evaluate parking requirements by 2024, and revise, as necessary, by 2025. Removing unnecessary requirements and constraints posed by parking restrictions will incentivize development of 50 units in the planning period.	Evaluate parking requirements by 2024, and revise, as necessary, by 2025.	In 2023, the Planning Commission approved a 34% decrease in required parking for the Sun Square Project (reduced parking from 61 to 40). Meeting with housing developers to discuss parking standards is scheduled for 2024. Evaluation of parking requirements will also be conducted in 2024.
K. City-owned Land for Affordable Housing	Encourage development of affordable housing on City-owned land. Regularly maintain an inventory of publicly owned surplus or excess land on the City website. Annually release information regarding publicly owned sites that have been sold, leased, or disposed. Notify non-profit affordable housing developers via email as City-owned land becomes available for sale and as the public-facing inventory is revised. Reduce disproportionate housing needs and disparities by evaluating sources of additional public sites for affordable housing.	Annually identify and inventory sites owned by the City that are available for affordable housing development, and sites that have been sold, leased, or otherwise disposed of in the prior year.	There were no city-owned land available for affordable housing opportunities in 2023.
L. Affordable Housing Fund	Provide financial assistance for development of at least 65 moderate and lower-income housing units: •10 extremely low-income units •15 very low-income units •15 low-income units •25 moderate-income units Hold bi-annual coordination meetings with local affordable housing providers. Prioritize affordable projects in moderate- and high-resource areas with convenient access to transportation, services, and recreation opportunities. Identify additional sources of public funds for affordable housing.	Evaluate opportunities and meeting with developers: biannually. Provide financial assistance for development of at least 65 moderate and lower-income housing units by 2031.	City received \$129,736 in affordable housing nexus fees for 2023. Meeting with developers is scheduled for 2024.
M. Incentives for Affordable Housing	During the planning period, support development of at least 115 lower- and moderate-income units: •81 extremely low-income units •88 very low-income units •109 low-income units •95 moderate-income units Provide accessible information on incentives for affordable housing development on City website. Meet with at least one established and bona fide developer annually to provide information on density bonus programs and other available incentives.	Information on incentives in multiple languages: published on City website by 2024. Support development of at least 115 lower- and moderate-income units by 2031. Meet with developers annually. Monitor progress annually and implement changes as needed.	Information on incentives in multiple languages: published on City website by 2024.
N. Identification and Application for Funding	Partner with affordable housing developers or non-profit agencies in the pursuit of four project-based funding opportunities in the planning period. Create an inventory of funding opportunities available to the City and local developers within six month of the adoption deadline. Provide information regarding identified funding opportunities on the City website in 2023 with annual updates thereafter. Contact affordable housing developers and non-profit housing agencies to explore potential funding opportunities and public-private partnerships.	Funding applications: four in the planning period, including two by 2026 Inventory of funding opportunities: within six months of the housing element deadline Information to website: 2023 with annual updates Engage developers/non-profits: annually	Inventory of funding opportunities will be added to website in 2024. Meeting with developers and non-profit organizations is scheduled for 2024.
O. Funding to Address Nongovernmental Constraints	During the planning period, submit competitive CDBG grant applications funds to support development of: •10 very low-income units •10 low-income units •20 moderate-income units Improve public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity.	Facilitate CDBG funds for improvements to support development of 40 lower- and moderate-income housing units by 2031	City is actively pursuing CDBG funding opportunities. The 2023 NOFA was delayed. We will pursue funding opportunities when available.
P. Density Bonus Program	Ensure density bonus information is easily available to the public and housing developers. During the planning period, implement density bonus regulations for development of: •15 extremely low-income units •45 very low-income units •65 low-income units Provide informational materials on the City website and at the planning counter Work to overcome lack of language access by providing informational materials in multiple languages on the City website.	Annually Translated materials: by 2024 Update Municipal Code within three years of Housing Element adoption (by January 2026)	Density Bonus Program brochure updated in 2023, link here: https://bit.ly/3TFKaNH
Q. Planned Development Process	Consistent with State Law, evaluate proposed alternative development standards to support development of: •6 very low-income units •10 low-income units •40 units accessible to seniors or persons with a disability Provide informational materials in on the City website by 2024	15 units by 2026. 30 units by 2028. 56 units within the planning period. Reporting: Annually. Information on the City website: by 2024.	Informational flyers are scheduled to be completed by 2024.
R. Assist in Accessing Grant Funding	Partner with, or provide technical assistance to, affordable housing developers in the pursuit of funding to assist in development of: •20 very-low income units •20 low-income units •60 units accessible to seniors or persons with a disability Address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity.	Annually On-going	There were no affordable-housing projects that utilized local, State, or Federal funding in 2023.

S. Partner with the Housing Authority	Meet with the Housing Authority to explore potential partnership opportunities at least once a year. Obtain additional funding to address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity.	Currently active program Meet with Housing Authority: annually	City corresponds with Housing Authority regularly. In 2023, staff worked with the Housing Authority to administer lotteries for 2 affordable housing apartment projects: the Lemos Pointe Apts and Napa Cove Apts.
T. Homebuyer Assistance Program	Identify and apply for two funding opportunities. Depending on funding availability, provide direct assistance to eight first-time homebuyers. Increase opportunities for housing mobility by providing direct assistance to first-time and lower-income homebuyers. Work to overcome lack of language access by providing informational materials in multiple languages on the City website.	Establish homebuyer assistance program by 2026. Identify and apply for potential funding at least twice by 2031. Depending on funding availability provide direct assistance to eight first-time homebuyers by 2031. Provide materials in multiple languages on City website within six weeks of program initiation.	Homebuyer Assistance Program is on track for 2026. We are hopeful a funding source will be available by 2026 for Homebuyer Assistance. No additional funding opportunities were available in 2023.
U. Incentives for Lot Consolidation	Through a lot consolidation program, incentivize development of: •10 units affordable to lower incomes •10 units accessible to seniors or persons with a disability Engage developers to identify and discuss potential sites annually and as new lots are identified.	Establish incentive policy/program: by 2025 Engage developers: annually and as new lots are identified.	Lot Consolidation Incentives program is on schedule for 2025. Meeting with developers is scheduled for 2024.
V. Inclusionary Housing Program	Encourage development of: •20 very low-income units •20 low-income units •20 moderate-income units •20 units accessible to seniors and persons with a disability At least once annually during the planning period, review and propose updates to the City's existing inclusionary zoning ordinance to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors. Engage with market-rate developers and organizations that represent low-income households to discuss constraints and potential revisions to the Inclusionary Housing Program annually.	Annually	In 2023, the City worked with the Promontory Subdivision, that brought in 54 JADU units to their 216 SFD's. The JADUs were all designed to be on the first floor, which helps with accessibility for seniors or persons with a disability. The first meeting with market-rate developers is scheduled for 2024.
W. Preserve At-Risk Housing	Preserve all affordable units during the planning period. Monitor at-risk status of assisted affordable housing units annually.	Monitor At-Risk Status: annually and with changes in ownership Engage property owners: two years from affordability expiration	City does not show any regulatory agreements at risk in the next two years.
X. Mobilehome Park Rent Stabilization Program	Enforce the Mobilehome Park Rent Stabilization Program. Retain all affordable mobilehome park units	Annual enforcement.	City continued to enforce the Mobilehome Park Rent Stabilization Program in 2023.
Y. Rental Assistance Programs	Address the high cost of rent for lower income households by partnering with the Housing Authority in the administration of at least 140 housing choice vouchers regionally, including 34 at the Valley View Senior Apartments in American Canyon. Engage with the Housing Authority annually to discuss opportunities to pursue additional funds for rental assistance programs. Provide informational materials detailing existing rental assistance programs and available resources on the City website by 2024.	Engage with the Housing Authority: Annually. Apply for funding: as available. Information on City website: by 2024.	Information on Rental Assistance Programs is scheduled for 2024. Rental Assistance Programs are all operating normally.
Z. Senior Homeowner Assistance	Inform seniors about City programs that assist with rehabilitation costs by providing information on the City website by 2024. Outreach directly with 100 senior homeowners during the planning period, including 50 in the first three years of the planning period. Provide technical assistance to assist 10 senior households with funding applications.	Release information: by 2024. Outreach to 50 homeowners by 2026 and 100 homeowners by 2031.	Brochure for Senior Homeowner Assistance can be scheduled for 2024. Meeting with Housing Authority and Senior Community also scheduled for 2024.
AA. Housing for Persons with Disabilities	Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028 Provide information on financial and regulatory incentives to prospective developers directly and on the City website.	Engage with developers: annually Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028.	Informational flyers are scheduled to be completed by 2024.
BB. Outreach to Developmentally Disabled	Provide direct outreach to 20 households with persons with a developmental disability. Provide information on available resources and the North Bay Regional Center on the City website.	Annually	North Bay Regional Center contact information is on the City's Housing Resources Website.
CC. Facilitate Construction of Large Units	Encourage development of 40 large housing units, including 20 available to lower income households Review and revise the informational materials provided on the City website and at the planning division counter by 2024.	Encourage development of 40 large housing units, including 20 available to lower income households, by 2031 Update materials: by 2024	Construction of Large Units brochure is updated in 2023, link here: https://bit.ly/3Rw4UEF
DD. Farmworker Housing	Provide incentives to encourage development of 25 units intended as farmworker housing. Meet bi-annually with regional partners and neighboring jurisdictions to coordinate regional efforts.	Regional coordination: biannually Encourage development of 25 units intended as farmworker housing by 2031	Update to farmworker housing in the CC zone is scheduled for 2025.
EE. Distribute Homeless Shelter Information	Provide information on resources to those in need of shelter, with a goal to directly connect with 50 households in the planning period, including 30 by 2028. Provide information and training, as necessary, to City staff in direct contact with residents experiencing homelessness.	Connect with 30 households by 2028; 50 households by 2031.	Homeless Shelter Information is scheduled for updates in 2024.

FF. Affirmatively Furthering Fair Housing	<p>a) Identify private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly persons with disabilities, seniors, students, and single person households, and provide information and links to the programs on the City website by 2024.</p> <p>b) Invest and encourage outside investment in infrastructure improvements throughout the city, particularly to increase connectivity and fill gaps. Investigate investment opportunities annually and with each update to the Capital Improvement Program.</p> <p>c) Participate in Napa Valley Transportation Authority Transit Route Updates as they occur to encourage transit improvements to VineGo and American Canyon Transit in neighborhoods with below average walkability scores (Figure C21) and areas that are not within 0.5 miles of a transit stop.</p> <p>d) Expand the bicycle and pedestrian infrastructure network throughout the city to improve bikeability and walkability, especially in areas with below-average walkability scores, as shown on Figure C21.</p> <p>e) By 2026, update the City's accessibility</p>	<p>a: by 2024 b: annually and through the CIP process c: annually e: by 2026</p>	<p>a.) Private programs for shared living is scheduled for 2024, b./c.) CIP process updated annually, d.) City completed 3,756 linear feet of Class 2 bike facilities and 4,000 linear feet of Class 3 bike facilities in 2023, e.) City on schedule to update accessibility program by 2026.</p>
GG. Distribute Fair Housing Information	<p>Provide information to City staff immediately.</p> <p>Update informational materials and website content related to Housing Authority services by 2024 and annually thereafter. Provide these materials in multiple languages.</p> <p>Increase fair housing outreach through staff training, updated resource materials, and multi-language outreach (in particular, Spanish and Tagalog). Ensure materials are available at mobilehome parks.</p>	<p>Update materials and website: by 2024. Translated materials: by 2024.</p>	<p>Fair Housing informational materials and website content will be added in 2024.</p>
HH. Fair Housing Enforcement and Outreach	<ul style="list-style-type: none"> •Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues. •At least once annually, work with FHNV to obtain feedback through a multimedia campaign, including public surveys, focused discussions, and in-person to obtain public input and feedback on fair housing issues. With FHNV, modify approach to outreach or provide information to the community as needed. •Work with the FHNV to conduct random testing at least once every five years. Specifically, with the release of the 2020 Census, determine the appropriate biases be tested in the city. •At least once a year during the 2023 – 2031 planning period, ensure the City's contract with FHNV continues to mutually resolve rent disputes and provide education to tenants and landlords on their rights. •Conduct at least one fair housing workshop annually with targeted populations, including residents of mobilehome parks, people who speak English as a second language, seniors, and people with disabilities. •Partner with neighborhood groups and other community organizations to conduct 	<p>Hold workshops at least annually Evaluate outreach methods annually Establish partnerships with community groups on an ongoing basis</p>	<p>On 6/20/2023, FHNV provided their annual report to the City Council. The staff report is available at this link: https://bit.ly/3MKF6Db.</p>
II. Maintain Adequate Staffing	<p>Maintain adequate staffing levels.</p> <p>Recruit a diverse and multilingual staff by considering diversity in hiring decisions and by promoting job postings in a variety of languages and on a variety of platforms.</p>	<p>Translated job postings: by 2024.</p>	<p>There were no job postings for the Community Development Department or housing-related positions in 2023.</p>
JJ. Encourage Sustainable Building	<p>Encourage sustainable building design in all residential development.</p> <p>Update the Building Code as necessary for compliance with periodic updates to State building code and CalGreen requirements.</p> <p>Provide information on resources and incentives on the City website.</p>	<p>Ongoing, with code updates, as necessary.</p>	<p>Information on Sustainable Building resources and incentives will be added to the City website by 2024.</p>
KK. Energy Conservation Fact Sheet	<p>Provide and update, as necessary, information fact sheets on energy conservation measures on the City website and at the planning counter.</p>	<p>2024 Updated: Annually</p>	<p>The Energy Conservation Fact Sheet is scheduled to be updated in 2024.</p>
LL. Adjust Utility Allowances for Green Affordable Housing Units	<p>Incentivize green affordable housing projects.</p> <p>Review and update utility allowances annually.</p>	<p>Annually</p>	<p>The Utility Allowances were updated in 2022, and scheduled to be updated in 2024.</p>
MM. Adopt Streamlined Application Approval Procedures	<p>Create a process to facilitate review of applications submitted pursuant to SB 35.</p>	<p>Within one year of Housing Element adoption</p>	<p>The City was determined as one of the cities exempt from SB 35 applications in 2022. City did not receive any SB-35 applications in 2023. City is scheduled to adopt written procedures for SB 35 applications in 2024.</p>
NN. Pipeline Projects	<p>Facilitate the development of all 1,539 units anticipated to be developed in the 12 pending and approved projects in sites inventory.</p>	<p>As needed</p>	<p>Pipeline Projects have been updated in 2023, and the total units anticipated has increased from 1,539 units to 1,964 units.</p>

Jurisdiction	American Canyon	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	American Canyon	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	American Canyon	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Napa County jurisdictions, please format the APN's as follows:999-999-999-999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	American Canyon	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenent Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Low	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		78
Total Units		84

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		122
Total Units		124



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

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
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 SF distribution warehouse.	1075 Commerce Court 10.39 acres	11/7/23 Application submitted 11/30/23 Will Serve and Use Determination Approved 2/14/24 Staff approved 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 10/12/23 Comments to applicant	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 Approved	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
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 11/27/23 EIR NOP Comment Period ends 1/12/24 Meeting with applicant to discuss administrative draft EIR	William He
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 1/29/24 Staff checked in with the applicant on project status	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. 1/25/24 Applicant resubmitted	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

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
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 1/8/24 Comments to applicant 1/24/24 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
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 1/29/24 Staff checked in with the applicant on project status	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
13.	Napa Junction Solar Minor Modification (PL24-0002)	RH Hess Development	Modify site plan with changes to the number of PV canopies, RV parking spaces, and circulation lanes.	5381 Broadway St	1/23/24 Application Submitted	William He
14.	Sun Square Mixed Use Apts Minor Modification (PL24-0003)	Max Konan	Modify site plan to reduce 1 parking space, revise landscaping plan, and widen sidewalk along front setback.	425 Napa Junction Rd	1/29/24 Application Submitted	William He

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
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 1/29/24 Response to Building comments outstanding	Joshua Anderson

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
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

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
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 finalized	Joshua Anderson

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
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 rd 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 1/2/24 Comments to applicant	Joshua Anderson

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
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 nd 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

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
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

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
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 2/2/24 ALUC Application approved 2/20/24 Prezoning 2 nd Reading scheduled	City Manager

Major Regional Projects					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Napa Valley Transportation Authority 2045 Countywide Transportation Plan	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. Regional Working Group on Climate Change	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. Napa Valley Transportation Authority Highway 29 PID Study	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. Napa County Airport Land Use Compatibility Plan Update	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