



## REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers  
4381 Broadway, Ste. 201, American Canyon  
January 27, 2022  
6:30 PM

**Chair:** Tyrone Navarro  
**Vice Chair:** Crystal Mallare  
**Commissioners:** Eric Altman, Andrew Goff, Tammy Wong

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*Consistent with Government Code Section 54953 and the American Canyon City Council Resolution Declaring the Existence of a Local Emergency due to the COVID-19 Pandemic, City Council, City Council and other public meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of the coronavirus. This meeting will be broadcast live to residents on Napa Valley TV channel 28 and on YouTube [here](#).*

**You may submit public comments for any Agenda Item, Non-Agenda Item or make general public comments by one of the following methods:**

**Oral comments, during the meeting:** A Zoom Webinar has been established for public participation during the meeting related to a specific agenda item, or matters not on the agenda. To give your public comment directly to the legislative body during the meeting, use the Register to Speak feature of [eComments](#) or connect via below Zoom link and follow the instructions or by calling 408-638-0968.

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

**Webinar ID:** 811 3772 8425 **Passcode:** 932992

**Written comments, Via eComments:** The eComments link is located on the Meetings & Agendas page of our website [here](#). Comments received before the 3:00 p.m. day-of-meeting cutoff time will be routed to all Councilmembers at that time. eComments will remain open throughout the meeting, and all comments received will be posted online and become part of the meeting record.

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

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

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

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

### CALL TO ORDER

### PLEDGE

### ROLL CALL

## **PUBLIC COMMENT**

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

## **AGENDA CHANGES**

## **CONSENT CALENDAR**

### Minutes of December 16, 2021

**Recommendation:** Approve Minutes of December 16, 2021

## **PUBLIC HEARINGS**

### [2021 Housing Element Annual Progress Report](#)

**Recommendation:** Receive and file annual 2021 Calendar Year Housing Element Progress Report

## **BUSINESS**

### [2022 Planning Commission Chair and Vice Chair Selection](#)

**Recommendation:** Select a Planning Commission Chair and Vice Chair to begin serving at the February 24, 2022 Regular meeting.

## **MANAGEMENT AND STAFF ORAL REPORTS**

### [Active Planning Project](#)

**Recommendation:** Review Active Planning Projects list.

## **COMMISSIONER ITEMS**

## **ADJOURNMENT**

## **CERTIFICATION**

I, Nicolle Jones, 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.

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Nicolle Jones, Administrative Technician

**CITY OF AMERICAN CANYON  
REGULAR PLANNING COMMISSION MEETING**

**ACTION MINUTES**  
*December 16, 2021*

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

**CALL TO ORDER**

The meeting was called to order at 6:33 p.m.

**PLEDGE**

Chair Tyrone Navarro let the Pledge of Allegiance

**ROLL CALL**

**Present:** Commissioners Eric Altman, Andrew Goff, Tammy Wong, Chair Tyrone Navarro

**Absent:** Vice Chair Crystal Mallare

**PUBLIC COMMENT**

Chair Navarro opened Public Comments. Written comments: none

Oral Comments: Justin Hamilton Hole

**AGENDA CHANGES**

There were no agenda changes

**CONSENT CALENDAR**

**1. Minutes of October 28, 2021**

**Action:** Approve Minutes of October 28, 2021 Planning Commission meeting.

**2. 2022 Planning Commission Meeting Calendar**

**Action:** Motion to approve the Consent Calendar made by Commissioner Goff, seconded by Commissioner Altman and CARRIED by roll call vote.

**Ayes:** Commissioners Altman, Goff, Wong, Chair Navarro

**Nays:** None

**Abstain:** None

**Absent:** Vice Chair Mallare

## **PUBLIC HEARINGS**

### **3. Napa Cove Design Permit**

Associate Planner William He provided a PowerPoint presentation

Chair Navarro Opened the Public Hearing

Written Comments: None

Oral Comments:

Beth Marcus

Carlotta Saintano

Chris James

Rick Hess

Chair Navarro closed the Public Hearing.

Commissioners discussed the item.

Speakers:

Rick Hess, on behalf of the applicant

Brent Cooper, Community Development Director

Erica Ahmann Smithies, Public Works Director

Shady Fayed, Applicant

Shawn Cooper, Applicant

Christopher Coates, HED on behalf of the applicant

Andrea Bellanca, CBG, engineer for the applicant

Chair Navarro reopened the public hearing

Written Comments: None

Oral Comments: None

Chair Navarro closed the public hearing

**Action:** Motion to adopt Resolution number 2021-23 for approval of a Design Permit for development of 66 affordable dwelling units distributed over 3 two and three-story buildings in a 3.47-acre site within the Broadway Residential zoning district, APNs 058-362-005, -016, and -027 (File Number PL21-0027) made by Commissioner Wong, seconded by Commissioner Goff and CARRIED by a roll call vote

**Ayes:** Commissioners Altman, Goff, Wong, Chair Navarro

**Nays:** None

**Abstain:** None

**Absent:** Vice Chair Mallare

#### **4. Zoning Code Amendment to prohibit new and expanded service stations in the City of American Canyon that conduct motor vehicle fossil fuel retail sales**

Community Development Director Brent Cooper shared a Power Point Presentation.

Chair Navarro opened the public hearing

Written comments: None

Oral Comments:

Jim Wilson

Chair Navarro closed the public hearing

Speakers:

City Attorney William Ross

**Action:** Motion to adopt Resolution number 2021-24 of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon adopt an Ordinance to amend the American Canyon Municipal Code Chapter 19.04 Definitions; Chapter 19.05 Commercial Classifications; Chapter 19.11 Commercial Zoning District; Chapter 19.49 Nonconforming Uses, Structures and Lots; and Broadway District Specific Plan Table 2-3 Permitted Uses to prohibit new and expanded service stations in the City of American Canyon that engage in the retail sale of motor vehicle fossil fuels (PL21-0028) made by Commissioner Altman, seconded by Commissioner Wong and CARRIED by a roll call vote

**Ayes:** Commissioners Altman, Goff, Wong, Chair Navarro

**Nays:** None

**Abstain:** None

**Absent:** Vice Chair Mallare

## **MANAGEMENT AND STAFF ORAL REPORTS**

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

**Action:** Review Active Planning Projects List.

Community Development Director Brent Cooper Reported on active planning projects including Giovannoni Logistics Park Administrative Draft Environmental Report, Hampton Inn Hotel, SDG 217 Warehouse, and General Plan Update.

### **COMMISSIONER ITEMS**

Commissioners reported on items of interest.

### **ADJOURNMENT**

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

### **CERTIFICATION**

Respectfully Submitted,

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Nicolle Jones, Administrative Technician



**TITLE**

2021 Housing Element Annual Progress Report

**RECOMMENDATION**

Receive and file annual 2021 Calendar Year Housing Element Progress Report

**CONTACT**

William He, AICP, Associate Planner

**BACKGROUND & ANALYSIS**

On March 17, 2015, the City Council approved the most recent Housing Element. This Housing Element provides housing policy for the years 2015 – 2023. 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 California Housing and Community Development Department (HCD) and the Governor’s Office of Planning and Research (OPR) by April 1 each year (covering the previous calendar year). The 2021 Annual Housing Element Progress Report is attached as Attachment 1.

AB 879 and SB 35 of the 2017 State-wide Housing legislation package added new data requirements for the Housing Element Annual Progress Reports (APRs) to encourage housing development and increase transparent reporting. The HCD mandated a few changes that started with the 2018 report. Current requirements include tracking housing units in all its approval stages:

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

The report also requires an accounting of affordable housing funds pursuant to Senate Bill 35. Tracking progress can be seen in Table #A2 of the report. In 2021, there were no projects that were conducted through SB35.

To address housing needs in California, State law requires each jurisdiction adopt a Housing Element as a chapter of its 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.

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 2015 – 2023 is 392 dwelling units allocated among these income groups:

- 116 very low-income dwelling units;
- 54 low income dwelling units;
- 58 moderate income dwelling units; and
- 164 above moderate dwelling units.

The RHNA allocation does not require the City to build these homes. It requires the City to identify land with residential zoning that can accommodate a variety of housing densities to achieve the RHNA allocation. The City is also required to adopt policies that facilitate housing for all incomes and special needs groups.

The RHNA allocation does not require the City to build these homes. It requires the City to identify land with residential zoning that can accommodate a variety of housing densities to achieve the RHNA allocation. The City is also required to adopt policies that facilitate housing for all incomes and special needs groups.

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 as required by Title 25 of the California Code of Regulations.

It is worth noting that before the 2018 Annual Report, the RHNA allocation period was from 2014 – 2021. Since 2018, the realigned period changed to 2015 – 2023, which corresponds to the City's Housing Element that was adopted in March 2015. There were no credits lost as the City did not issue any housing units in 2014.

#### *City RHNA Status*

The annual Housing Element Progress Report forms provided by HCD must be used to report building permits issued. In 2021, the City issued construction permits for 192 units, which consisted of multifamily apartment units and accessory dwelling units (ADUs). For ADUs, the applicants identified the proposed monthly rent will be within the low-income parameters. The Building Division also received applications for single-family homes within the Watson Ranch Specific Plan area, which are in review and scheduled for issuance in 2022.

As shown on Table 1 below, the RHNA is disaggregated into income category groups. The City achieved 98% (385 of 392) of the RHNA requirement in 2020, and 100% (577 of 392) in 2021. The

City has 21 above-moderate income units to complete within this Housing Element cycle, but is on schedule to complete them in 2022 with the Watson Ranch subdivisions.

**Table 1  
2015-2023 RHNA Allocation Status**

Income Level	Area Median Income in Napa County (AMI)	2015-2023 RHNA Dwelling Units	Dwelling Units Issued 2015-2020	2021 Dwelling Units Issued	Remaining RHNA Units
Very Low Income	(0-50% of AMI)	116	58	124	Completed
Low Income	(51-80% of AMI)	54	43	66	Completed
Moderate Income	(81-120% of AMI)	58	141	2	Completed
Above Moderate Income	(over 120% of AMI)	164	143	0	21
	Total	392	385	192	21

Currently, the City has six large housing projects under review:

Watson Ranch Lots 14 and 15: The project consists of 98 single-family homes on 11.97 acres north of Vintage Ranch. The Planning Commission and City Council approved the Tentative Subdivision Map and Design Permit at the end of 2020. The applicant anticipates beginning grading and construction this spring of 2022.

Watson Ranch Lot 10: The project consists of 219 single-family homes on 21.17 acres north of Vintage Ranch. The Planning Commission and City Council approved the Subdivision Map and Design Permit in September 2021. The applicant anticipates grading and construction in spring 2022.

Lemos Pointe Apartments: This project consists of 186 apartments affordable to lower income residents. Located at the northwest corner of future Rio Del Mar East and Marcus Road in Watson Ranch, the Design Permit application was approved by the Planning Commission in May 2021. The applicant had their building permits issued in November of 2021 and anticipates construction to begin early 2022.

Napa Cove Apartments: This project consists of 66 apartments affordable to lower income residents. Located north of the Melvin Tennis Courts and the Mosquito Abatement facility, the Design Permit was approved by the Planning Commission in December 2021. The applicant submitted their construction permits for review in January 2022, and anticipates to start construction this Spring.

Canyon Estates: This project consists of 35 single-family custom homes east of Vintage Ranch. The site grading activities began in March 2021, and the building pad and road grading is complete. The

applicant is installing underground utilities and anticipates submitting building permit applications this year.

Oat Hill Multifamily Apartments: This project consists of 291 apartment units on approximately 20 acres of Oat Hill. The project requires approval of a General Plan Amendment, Zone Change, Tentative Subdivision Map, Lot Line Adjustment and Design Permit. Although the applicant intends to rent the dwelling units initially, the subdivision map will allow the units to be sold as condominiums in the future. The Planning Commission and City Council approved the project in September 2021.

Accessory Dwelling Units in 2021: The City received a steady stream of ADU activity in 2021. The City received 4 new ADU applications and issued 6 ADU permits. Two ADU projects were finalized this year. The City expects to see a similar amount of ADUs in 2022.

#### *Housing Element Policy Implementation*

Table D of the Progress report lists Housing Element policies and explains the status of City implementation of each policy during 2021. This year's standouts include:

#### **Program 1.2.4: Incentives for Second Units (Accessory Dwelling Units)**

The City partnered with the Napa-Sonoma Accessory Dwelling Unit (ADU) coalition to develop ADU outreach materials and fee estimating software in March 2019. In August 2020, the City revised the ADU ordinance to comply with new State laws. In October 2021, the ADU coalition prepared standard ADU plans that will be implemented in 2022.

#### **Program 1.2.10: Affordable Housing Fund**

The City received \$8,521.61 in Affordable Housing Nexus fees in 2021. These fees were generated from assessments on new non-residential building permits.

#### **Program 1.2.12: Density Bonus Program**

The City approved two projects, the Lemos Pointe Apartments and the Napa Cove Apartments, which both utilized the Density Bonus program and requested concessions to design standards. The Lemos Pointe project consists of 186 affordable units and the Napa Cove project consists of 66 affordable units.

#### **Program 1.2.22: Rental Assistance Program**

Napa City Housing Authority helped the City administer 142 vouchers in 2021. This includes 34 project-based vouchers at the Valley View Senior Apartments.

#### *Housing in 2022*

Looking ahead to 2022, there are several housing projects that may be submitted.

Residences at Napa Junction: This project is proposed at the parcel north of the Canyon Ridge

Apartments in the Business Park District. The project consists of 452 dwelling units on a 15.05-acre parcel, with 46 units proposed as affordable housing. The applicant submitted a pre-application in August 2021 and received comments in September 2021. The applicant mentioned a formal submittal in the first quarter 2022.

Sun Square Mixed-Use Building: This project consists of 20 one-bedroom units on an office and training center north of the Walmart shopping center. The project was submitted in August 2021, and staff provided comments in September 2021. The applicant anticipates a resubmittal prior to April 2022.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

## **FISCAL IMPACT**

The 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**

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

## **ATTACHMENTS:**

1. [2021 Housing Element Report](#)

**Please Start Here**

<b>General Information</b>	
Jurisdiction Name	American Canyon
Reporting Calendar Year	2021
<b>Contact Information</b>	
First Name	William
Last Name	He
Title	Associate Planner
Email	whe@cityofamericancanyon.org
Phone	7076474337
<b>Mailing Address</b>	
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.

v 12\_30\_21

Jurisdiction	American Canyon	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

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

(CCR Title 25 §6202)

**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 Applications		Application Status	Notes	
1					2	3	4	5								6	7	8	9	10		11	12
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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below								26	1	39	3	1	0	0	70	70	0						
	058-492-005	21 Alder	21 Alder ADU	BP21-0067	ADU	R	2/17/2021				1				1	1		No	No	No	Approved		
	058-173-002	100 Corsicana	100 Corsicana ADU	BP21-0325	ADU	O	7/22/2021				1				1	1		No	No	No	Approved		
	058-151-045	120 Gisela	120 Gisela ADU	BP21-0348	ADU	R	8/2/2021		1						1	1		No	No	No	Approved		
	058-563-001	457 Poppyfield	457 Poppyfield ADU	BP21-0553	ADU	O	12/23/2021				1				1	1		No	No	No	Approved		
	058-362-021	3805 Broadway	Napa Cove	PL21-0027	5+	R	10/1/2021	26		39		1			66	66		No	Yes	Yes	Approved		
	058-380-008	TBD	Oat Hill Parcel A	PL20-0022	5+	R	8/17/2020							206	206	206		No	No	No	Approved		
	058-320-001	TBD	Oat Hill Parcel B	PL20-0023	5+	R	8/17/2020							85	85	85		No	No	No	Approved		
															0								
															0								
															0								

Jurisdiction	American Canyon	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4					5	6		
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	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
Summary Row: Start Data Entry Below							148	1	101	3	3	0	510		766
	058-141-003	44 Alta Loma	44 Alta Loma ADU	BP20-0024	ADU	R				1				1/21/2020	1
	058-282-006	11 Andrew	11 Andrew ADU	BP20-0289	ADU	R				1				8/6/2020	1
	058-281-010	151 Thayer	151 Thayer ADU	BP20-0487	ADU	O		1						10/23/2020	1
	058-393-003	309 Bedford	309 Bedford ADU	BP19-0523	ADU	R				1				12/19/2019	1
	058-492-005	21 Alder Ct	21 Alder ADU	BP21-0067	ADU	R				1				2/17/2021	1
	058-173-002	100 Corsicana	100 Corsicana ADU	BP21-0325	ADU	O				1				7/22/2021	1
	058-151-045	120 Gisela	120 Gisela ADU	BP21-0348	ADU	R		1						8/2/2021	1
	058-563-001	457 Poppyfield	457 Poppyfield ADU	BP21-0553	ADU	O				1				12/23/2021	1
	058-362-021	3805 Broadway	Napa Cove	PL21-0027	5+	R	26		39		1			12/16/2021	66
	059-430-017	100 Fran Lemos	WRSP: Lemos Point	PL21-0004	5+	R	122		62		2			2/25/2021	186
	059-430-027	101 Frontier	WRSP Lot 14 and 15	PL20-0032	SFD	O							98	12/15/2020	98
	059-430-015	101 Goldback	WRSP Lot 10	PL21-0014	SFD	O							219	9/21/2021	219
	058-380-008	TBD	Oat Hill Parcel A	PL20-0022	5+	R							206	9/21/2021	206
	058-320-001	TBD	Oat Hill Parcel B	PL20-0023	5+	R							85	9/21/2021	85
	058-080-012	100 Toscana	Village at Vintage Ranch	PL16-0023	5+	R	8		8				143	3/23/2017	159
															0
															0

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

Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy								
7							8	9	10							11	12
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 <u>Date Issued</u>	# of Units Issued Building Permits	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) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
122	2	62	4	2	0	0		192	8	0	8	2	143	0	0		161
			1				2/11/2021	1									0
			1				1/7/2021	1				1				4/14/2021	1
	1						3/24/2021	1									0
			1				10/13/2020	1				1				7/22/2021	1
			1				6/3/2021	1									0
			1				11/6/2021	1									0
	1						11/6/2021	1									0
								0									0
								0									0
122		62		2			11/23/2021	186									0
								0									0
								0									0
								0									0
								0									0
8		8				143	8/22/2018	159	8		8		143			8/26/2021	159
								0									0
								0									0

13	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
	14	15	16	17	18	19	20			21	22	23	24	25
How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	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	0						0		0					
	N	Y			Self-certified income survey									
	N	Y			Self-certified income survey									
	N	Y			Self-certified income survey									
	N	Y			Self-certified income survey									
	N	Y			Self-certified income survey									
	N	Y			Self-certified income survey									
	N	Y			Self-certified income survey									
	N	Y	Other, LIHTC	INC		55					2	Development Standards Modification	Yes	
	N	Y	Other	INC		55					2	Development Standards Modification	Yes	Part of Watson Ranch Specific Plan entitlement, approved in Nov. 2018.
	N	Y												Part of Watson Ranch Specific Plan entitlement, approved in Nov. 2018.
	N	Y												Part of Watson Ranch Specific Plan entitlement, approved in Nov. 2018.
	N	Y												
	N	Y		INC		55								

<b>Jurisdiction</b>	American Canyon	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

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	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	116	-	-	49	8	-	-	122	-	-	182	-
	Non-Deed Restricted		-	-	-	-	1	-	2	-	-		
Low	Deed Restricted	54	9	-	20	8	-	-	62	-	-	109	-
	Non-Deed Restricted		-	-	-	3	-	3	4	-	-		
Moderate	Deed Restricted	58	-	-	-	-	-	-	2	-	-	143	-
	Non-Deed Restricted		140	-	1	-	-	-	-	-	-		
Above Moderate		164	-	-	-	143	-	-	-	-	-	143	21
<b>Total RHNA</b>		<b>392</b>											
<b>Total Units</b>			<b>149</b>	<b>-</b>	<b>70</b>	<b>162</b>	<b>1</b>	<b>3</b>	<b>192</b>	<b>-</b>	<b>-</b>	<b>577</b>	<b>21</b>

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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 include units that were permitted since the start of the planning period.

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](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	American Canyon		
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
<b>Program I.2.1: No-Net-Loss Evaluation Procedure</b>	<b>Policies 2.1.1, 2.1.2</b>	<b>Project review is ongoing with annual report to HCD</b>	In 2018, one project has been approved on a 5-acre site. The project, HFP Church, utilized 1.5-acres for a new church, which reduces the number of developable housing units on the site by 33. The offset can be made up from the 1253 housing units entitled in the City's Watson Ranch Specific Plan that was approved on November 6, 2018.
<b>Program I.2.2: Maintain Inventory of Developable Sites</b>	<b>Policy 2.1.1</b>	<b>Update annually</b>	An inventory of housing sites and the number of permits issued in 2021 is available on the city's website and front counter for the Planning Division. The City approved the Broadway District Specific Plan (BDSP) in July of 2018, which identified a capacity for up to 1,200 new units in the Broadway corridor. The City approved the Oat Hill multifamily project that proposes 291 apartment units on a site outside of the current inventory. The project required a Zone Change and General Plan Amendment.
<b>Program I.2.3: Priority Sewer and Water Service for Affordable Housing</b>	<b>Policy 2.1.3</b>	<b>December of 2015</b>	The City modified their Sewer and Water Service to put affordable housing as the first priority in July of 2019. The update incorporated in APMC Section 13.10.020.
<b>Program I.2.4: Incentives for Second Units</b>	<b>Policy 2.2.4</b>	<b>Explore and adopt programs and/or incentives by 2018</b>	The City adopted new guidelines and standards for Second Units, or Accessory Dwelling Units (ADUs), in 2017 to match the State's regulations. The new guidelines are available in APMC section 19.39. New incentives for ADU's include the removal of water and wastewater capacity fees, the reduction in parking and fire sprinkler requirements, and the reduction in impact fees. In 2018, staff created two handouts that explains the building permit and zoning requirements for ADUs. The City joined the Napa-Sonoma ADU coalition to develop ADU outreach materials and fee estimating software in March of 2019. The City revised the ADU ordinance to comply with the State's new laws in August of 2020.
<b>Program I.2.5: Neighborhood Preservation Program</b>	<b>Policy 2.4.1</b>	<b>Ongoing</b>	The City's Code Enforcement officer continues to implement this program
<b>Program I.2.6: Residential Rehabilitation Loan Program</b>	<b>Policies 2.5.1, 2.5.2, 2.5.3</b>	<b>Apply for funding annually</b>	A \$1 million grant was awarded in 2017. The City applied for a new \$1 million CDBG grant, which includes \$300,000 for owner-occupied rehabilitation assistance programs in February of 2019, but was not awarded.
<b>Program I.2.7: Code Enforcement</b>	<b>Policies 2.5.1, 2.5.2</b>	<b>Ongoing</b>	The City's Code Enforcement officer continues to implement this program

<b>Program I.2.8: City-owned Land for Affordable Housing</b>	<b>Policy 2.6.3</b>	<b>Review opportunities annually</b>	No city-owned land was made available during this period.
<b>Program I.2.9: Employee Housing Program</b>	<b>Policy 2.6.10</b>	<b>Begin exploring options by 2017 and adopt, as appropriate by 2019</b>	The City is on schedule to begin exploring options by 2017 and adopt, as appropriate by 2022.
<b>Program I.2.10: Affordable Housing Fund</b>	<b>Policy 2.6.5</b>	<b>Review opportunities annually</b>	The City approved up to \$1 million in funding support for the Valley View Affordable Senior Apartment Project in 2016. The City received \$8,521.61 in Affordable Housing Nexus fees in 2021.
<b>Program I.2.11: Incentives for Affordable Housing</b>	<b>Policies 2.6.3, 2.6.5</b>	<b>Ongoing</b>	The City required the Village at Vintage Ranch project increase the affordability term from 10 to 20 years for 8 Very Low and 8 Low income units in exchange for extending the term of their Design Permit approval. The City completed their update to the Density Bonus program to comply with the State's AB2753 Density Bonus Law in February of 2019.
<b>Program I.2.12: Density Bonus Program</b>	<b>Policy 2.6.3</b>	<b>Prepare brochure by 2016</b>	The density bonus brochure was posted to the City's website in 2016. See <a href="http://bit.ly/2kZ1ScQ">http://bit.ly/2kZ1ScQ</a> website link. The City updated their Density Bonus Ordinance in February of 2019. The City approved two projects, the Lemos Pointe Apartments and the Napa Cove Apartments, which both utilized the Density Bonus program and requested concessions to design standards. The Lemos Pointe project consisted of 186 affordable units and the Napa Cove project consisted of 66 affordable units.
<b>Program I.2.13: Planned Development Process</b>	<b>Policy 2.6.3</b>	<b>Ongoing</b>	The Village at Vintage Ranch will provide 16 units of low and very low income units.
<b>Program I.2.14: Assist in Accessing Grant Funding</b>	<b>Policies 2.6.5, 2.6.6, 2.6.7</b>	<b>Review funding opportunities annually</b>	The City received a HOME grant in 2017. The City applied for a CalHome Disaster Assistance funds in December of 2019 and was awarded \$2.2 million for down payment assistance. The funds are to assist low and moderate income households who are victims of the 2017-2018 fires in federally declared disasters. The City is also applying for \$1 million in HOME funds in January of 2020 and \$1 million in CalHome General Funds for OOR and ADU programs in February of 2020. The City also applied for the SB2 Planning Grant in December of 2019 and received \$160,000 in funding to update their building permit software and update their Housing Element. The City applied for the LEAP grant in March of 2020 and was awarded \$160,000 for pro-housing efforts.
<b>Program I.2.15: Incentives for Lot Consolidation</b>	<b>Policy 2.6.3</b>	<b>Identify appropriate incentives and post information on website by 2017</b>	Staff completed two lot mergers in 2016. There were no requests for consolidation and/or re-use of small lots to create larger parcels with greater affordable housing development potential in 2020.
<b>Program I.2.16: Partner with the Housing Authority</b>	<b>Policy 2.6.6</b>	<b>Ongoing</b>	The City Council approved a 2-year contract with the City of Napa Housing Authority in 2019.
<b>Program I.2.17: Inclusionary Housing Program</b>	<b>Policy 2.6.8</b>	<b>Amend Ordinance in 2015</b>	The City amended the Inclusionary Housing Program Ordinance in October of 2019. The new program made the option of paying for in-lieu fees a last resort for developers.
<b>Program I.2.18: Conduct Nexus Study for Affordable Housing Fees</b>	<b>Policy 2.6.9</b>	<b>Consider adopting fee in 2015</b>	The Nexus Study and Commercial linkage fee was adopted in 2016.

<b>Program I.2.19: Preserve At-Risk Housing</b>	<b>Policy 2.7.1</b>	<b>Ongoing</b>	The City of Napa Housing Authority worked with the Lodge apartments over 11 affordable units that were scheduled to expire in 2016. They worked with the property owner to provide financial incentives to tenants that wanted to vacate. In 2018, 9 of the 11 units vacated and the City expects the remaining 2 units to vacate in 2019.
<b>Program I.2.20: Monitor Section 8 Status</b>	<b>Policy 2.7.1</b>	<b>2007-2014</b>	The City of Napa Housing Authority monitors apartments for Section 8 status. In 2021, the Housing Authority administered 142 housing vouchers, in which 34 of them were for the Valley View Senior Apts.
<b>Program I.2.21: Mobilehome Park Rent Stabilization Program</b>	<b>Policies 2.7.4</b>	<b>Ongoing</b>	Ongoing
<b>Program I.2.22: Rental Assistance Program</b>	<b>Policy 2.7.1</b>	<b>Seek funding for rental assistance when available.</b>	The City Housing Authority secured 34 Section 8 vouchers for Homeless Veterans in 2016. The Housing Authority was awarded 11 Mainstream vouchers in 2018 and the City of American Canyon received those vouchers in 2019. The City applied for the CDBG Corona Response 1 (CARES grant) in August of 2020 and was awarded \$98,000 to provide rental assistance.
<b>Program I.2.23: Rehabilitation Loan Program Outreach to Elderly Homeowners</b>	<b>Policy 2.8.1</b>	<b>Prepare outreach materials by 2016</b>	The City Housing Authority provides on-going marketing of outreach materials to elderly citizens regarding Rehabilitation Loan Programs. The outreach consists of flyers, workshops, and newspaper advertisements. The City Housing Authority also conducts outreach meetings at the Senior Center and the Family Center in American Canyon. Due to the Governor's Shelter-In-Place order to prevent the spread of COVID-19, physical outreach meetings have been suspended in 2020 and 2021.
<b>Program I.2.24: Facilitate Construction of Housing for Persons with Disabilities</b>	<b>Policies 2.8.1, 2.8.5</b>	<b>Ongoing</b>	The Valley View affordable Senior housing project will provide handicap accessibility and on-site supportive services. The project received building permits in 2017 and was completed in 2019.
<b>Program I.2.25: Outreach to Developmentally Disabled</b>	<b>Policies 2.8.1, 2.8.5</b>	<b>Initiate coordination by 2016</b>	In 2016, the City coordinated with North Bay Regional Center and has a link to their services. See <a href="http://bit.ly/2k626Np">http://bit.ly/2k626Np</a> for a link to the website.
<b>Program I.2.26: Zoning for Small Group Homes</b>	<b>Policy 2.8.8</b>	<b>2016</b>	The City amended the zoning code in 2017 to classify small group homes, or residential care homes, as permitted uses for all residential zones.
<b>Program I.2.27: Zoning for Employee Housing</b>	<b>Policy 2.8.6</b>	<b>2016</b>	The City amended the zoning code in 2017 to add employee housing as a use classification with the class as a permitted use in all residential zones.
<b>Program I.2.28: Zoning for Single Room Occupancy</b>	<b>Policy 2.8.1</b>	<b>2016</b>	The City amended the zoning code in 2017 to add Single Room Occupancy facilities (SROs) use classification. The use is permitted in high-density residential zones.
<b>Program I.2.29: Facilitate Construction of Large Units</b>	<b>Policy 2.8.2</b>	<b>Prepare fliers by 2017</b>	The City prepared fliers in 2017 and they are available on the City's Housing website as well as the planning division counter. See <a href="http://bit.ly/2ySRuIN">http://bit.ly/2ySRuIN</a> for a link to the webpage.
<b>Program I.2.30: Farmworker Housing</b>	<b>Policy 2.8.6</b>	<b>Reach out to developers by 2017 and bi-annually thereafter</b>	The City added web links to farmworker housing resources on the City's housing website. See <a href="http://bit.ly/2Bw3VNA">http://bit.ly/2Bw3VNA</a> for a link to the web site.
<b>Program I.2.31: Distribute Homeless Shelter Information</b>	<b>Policy 2.8.9</b>	<b>Ongoing</b>	The City of Napa Housing Authority provides this service on an ongoing basis.
<b>Program I.2.32: Distribute Fair Housing Information</b>	<b>Policies 2.9.1, 2.9.2</b>	<b>Ongoing</b>	The City of Napa Housing Authority provides this service on an ongoing basis. Fair Housing posters are displayed at City Hall.

<b>Program I.2.33: Fair Housing Event</b>	<b>Policy 2.9.2</b>	<b>Annually</b>	The City of Napa Housing Authority provides this service on an ongoing basis.
<b>Program I.2.34: Encourage Sustainable Building</b>	<b>Policies 2.10.1, 2.10.3, 2.10.4</b>	<b>Ongoing</b>	The City adopted a new Electric Vehicle Ordinance that streamlines permit processing for residential projects in 2019. The City adopted the Broadway District Specific Plan in 2019, which requires new development in the 300-acre district to provide 15% more energy reduction than the California Building Code requires.
<b>Program I.2.35: Energy Conservation Fact Sheet</b>	<b>Policies 2.10.5, 2.10.7</b>	<b>Distribute fact sheet by 2016</b>	The Energy Conservation Fact sheet was prepared and is available on the City's website. See <a href="http://bit.ly/2jEKR2">http://bit.ly/2jEKR2</a> for a link to the website.
<b>Program I.2.36: Adjust Utility Allowances for Green Affordable Housing Units</b>	<b>Policy 2.10.1</b>	<b>2016</b>	The City adopted new utility allowances for affordable housing units and allowed for the adjustments of utility allowances for Green Affordable Housing units in 2017. See <a href="http://bit.ly/2ph3VOU">http://bit.ly/2ph3VOU</a> for a link to the website. The City updates the utility allowances on an annual basis.
<b>Program I.2.37: Annual Housing Element Report</b>	<b>Policies 2.11.1, 2.11.2</b>	<b>Annually</b>	The annual Housing Element report is scheduled to be reviewed by the Planning Commission on January 2022 and the City Council at a public hearing on February 2022.
<b>Program I.2.38: Maintain Adequate Staffing</b>	<b>Policy 2.11.1</b>	<b>Annual review of staffing levels</b>	Review of staffing levels occurred in conjunction with the annual fiscal year budget.



<b>Jurisdiction</b>	American Canyon	
<b>Reporting Period</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

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 <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

<b>Jurisdiction</b>	American Canyon	
<b>Reporting Period</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

**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**  
(CCR Title 25 §6202)

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

<b>Jurisdiction</b>	American Canyon	
<b>Reporting Period</b>	2021	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

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

<b>Jurisdiction</b>	American Canyon	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	122
	Non-Deed Restricted	2
Low	Deed Restricted	62
	Non-Deed Restricted	4
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>192</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	219	0	0
2 to 4	0	0	0
5 +	0	0	0
ADU	4	6	2
MH	0	0	0
<b>Total</b>	<b>223</b>	<b>6</b>	<b>2</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	70
Total Housing Units Approved:	70
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

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

Cells in grey contain auto-calculation formulas



Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>192</b>

<b>Certificate of Occupancy Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	8
	Non-Deed Restricted	0
Low	Deed Restricted	8
	Non-Deed Restricted	2
Moderate	Deed Restricted	143
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>161</b>



**City of American Canyon  
Active Community Development Projects  
January 2022**

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
1.	Un Poco Loco Taco Minor Modification (PL22-0002)	Jacqueline Romero	A Minor Modification to replace an approved “food cart” to a food truck at the Napa Valley Casino.	3466 Broadway	1/18/22 Application submitted	William He
2.	Napa Logistics Park Annual DA Review (PL21-0034)	Orchard Partners	Required annual review of the Napa Logistics Park Development Agreement	South of Napa Airport	11/15/21 Application submitted 1/18/22 CC Approved	Brent Cooper
3.	Napa Logistics Park Road improvement mitigation amendment (PL21-0033)	Orchard Partners	Revise the Napa Logistics Improvement Agreement to match “as-built” traffic impacts with roadway improvements	South of Napa Airport	11/15/21 Application submitted 1/18/22 Applicant preparing CEQA document	Brent Cooper
4.	Wright Conditional Fence Permit (PL21-0032)	Damon and Blanca Wright	Increase a portion of the north and south rear yard fence to 8-feet.	46 Goldeneye	11/8/21 Application submitted 12/3/21 Application approved	William He
5.	Fume Cannabis CUP Modification (PL21-0029)	American Canyon Delivery LLC	Add a separate company to conduct the delivery component to the Fume CUP	180 Klamath Court	10/19/21 Application submitted 12/2/21 Comments to applicant	Brent Cooper
6.	The Residences at Napa Junction Preapplication (PL21-0026)	American Canyon Ventures LLC – 89-3990238	Proposed apartment with 452 dwelling units. 15% would be affordable to very low-income residents.	Northwest of Napa Junction III Shopping Center 15.05 acres	9/29/21 Application submitted 11/3/21 PRC Meeting with Applicant 11/3/21 Comments to Applicant	William He

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
7.	Core Tree Care Administrative Design Permit (PL21-0025)	Core Tree Care	Contractor for PG&E to process vegetation cleared from PG&E powerline easements.	352 Green Island Road 4.8 acres	9/21/21 Application submitted 9/24/21 Comments to applicant 10/12/21 Application resubmitted 11/6/21 Comments to Applicant 12/6/21 Application resubmitted 1/5/22 Comments to Applicant	William He
8.	Napa Cove Design Permit (PL21-0027)	CRP Affordable Housing	Preapplication to review the Napa Cove affordable housing project.	3508 Broadway 3.48 acres	10/1/21 Application submitted 10/13/21 PRC meeting with Applicant 10/21/21 Comments to Applicant 11/10/21 PRC meeting with Applicant 11/8/21 Application resubmittal 12/1/21 Comments to Applicant 12/16/21 PC Approved	William He
9.	Sunsquare Mixed Use Building (PL21-0020)	John Howland Architect	3-story mixed-use building with 20 apt units over a 9,820 SF office	425 Napa Junction Road	8/3/21 Application submitted 8/20/21 Comments to applicant 12/1/21 Applicant on 6 month hold	William He
10.	Giovannoni Logistics Center (PL20-0042)	Buzz Oates Construction	EIR for approximately 2.4 million sqft logistics center and Design Permit for two warehouses. Building A is 627,976 square feet; and Building B is 469,512 square feet	300 Green Island Road (Bldg A) 1200 Devlin Road (Bldg B) 70 acres	11/13/20 Application submitted 12/12/20 Comments to applicant 01/05/21 Application resubmitted 01/12/21 Notice of Preparation (NOP) published 2/3/21 NOP scoping meeting 3/10/21 Comments to applicant 9/17/21 Meeting with applicant. 12/17/21 Admin draft EIR received	Brent Cooper

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
11.	Giovannoni Logistics Center (PL20-0043)	Buzz Oates Construction	Tentative Parcel Map for the Giovannoni Logistics Park	North of Green Island Road and East of future Devlin Road 70 acres	11/13/20 Application submitted 12/12/20 Comments to applicant 01/05/21 Application resubmitted 3/10/21 Comments to applicant 7/13/21 Application resubmitted 8/6/21 Comments to applicant 9/17/21 Meeting with applicant. 12/17/21 Admin draft EIR received	Brent Cooper
12.	7-11 Gas Station Conditional Use Permit (PL20-0035)	Best American Canyon Partners	Proposed 7-11 gas station	218 American Canyon Road	10/13/20 Application submitted. 11/11/20 Comments to applicant. Project on hold due to Fuel Station 10-month, 15-day moratorium	William He
13.	Hampton Inn Hotel Zone Change and Design Permit (PL20-0029, PL20-0030)	AMS Associates, Inc.	New 3-story, 106 room Hampton Inn Hotel.	3443 Broadway 2.52 acres	8/26/20 Application submitted 9/21/20 Comments to applicant 12/1/20 CC Zone Change Workshop 12/21/20 Application resubmitted 1/25/21 Comments to applicant 10/5/21 CC/PC workshop 10/28/21 PC recommends approval 11/16/21 City Council first reading approved 12/7/21 City Council second reading and CUP approved	William He

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
14.	SDG Commerce 217 Distribution Center (PL20-0008)	SDG Commerce 217, LLC	Conditional Use Permit for a new 217,000 sqft distribution warehouse.	1075 Commerce Court 10.39 acres	3/18/20 Application submitted 4/8/20 Comments to applicant 6/23/20 Second Submittal 1/28/21 PC Review continued to 2/25 2/25/21 PC Approved 3/5/21 Appeal Received 4/1/21 30-day Recirculated MND begins 5/4/21 30-day review period extended to 6/3/21 7/20/21 City Council appeal continued August 17. 8/17/21 City Council tabled item to December 2021 12/7/21 City Council continued hearing 90 days	William He
15.	Element 7 Cannabis Business Permit (PL19-0008)	Element 7	Construct a 7,000 square foot building for Cannabis manufacturing, distribution and non-storefront retail (Delivery) business.	1300 Green Island Road	4/10/19 Application submitted 9/29/20 Application on Hold 9/20/21 Applicant confirmed Hold status	Brent Cooper
16.	Reesan Live, Inc. Cannabis Business Permit (PL19-0024)	Reesan Live, Inc.	Construct an 82,328 sqft 2-story warehouse for cannabis cultivation, manufacturing, distribution and nonstorefront retail delivery.	834 Green Island Road	8/16/19 Application submitted. 4/1/20 Project on Hold 9/20/21 Applicant confirmed Hold status	Brent Cooper

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
1. 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
2. Napa Junction III Building 6B North Bay Urgent Care (BP19-0495)	Construct a 6,000 sqft single story medical office building.	416 Napa Junction Road	1.06 acres	11/26/19 Application submitted 2/13/20 Awaiting completion of improvement plans 9/30/20 Permit approved 5/25/21 Permit issued	William He
3. Napa Junction III Building 6B North Bay Urgent Care (DV20-0001)	Improvement plans for a 6,000 sqft single story medical office building.	416 Napa Junction Road	1.06 acres	2/18/20 Application submitted 3/10/20 Received revised stormwater plans 9/30/20 DV Plans approved. 5/25/21 Construction started	Edison Bisnar
4. 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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
5. Canyon Estates (DV18-0023)	Improvement plans, grading plans, potable water pump station plans and Final Map.	Northeast corner Silver Oak/ Newell Drive	35 acres	10/31/18 Applicant submitted 4/17/19 3 <sup>rd</sup> submittal received 5/22/19 Pump station submittal received 6/13/19 Grading and Improvement Plan Comments to applicant 7/14/20 Preconstruction meeting 3/19/21 Preconstruction meeting 3/22/21 Begin Construction	PW Engineering
6. Canyon Estates Lot Line Adjustment (PL19-0011)	Lot Line adjustment to consolidate habitat area in Napa County.	Northeast corner Silver Oak/ Newell Drive	35 acres	4/18/19 Lot line adjustment application submitted 6/13/19 Comments to applicant	Paul Wade

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
7. 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 8/13/20 1 <sup>st</sup> Submittal received 10/1/20 1 <sup>st</sup> Plan Check returned 12/3/20 2 <sup>nd</sup> Submittal received 2/11/21 2 <sup>nd</sup> Plan Check returned	Edison Bisnar
8. 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 3/15/21 5th Submittal received. 6/10/21 DV approved. 7/9/21 Fee Reduction Request Received 8/19/21 Comments to applicant 9/16/21 and 10/7/21 Applicant submittal 2/15/22 Tentative Council review of fee reimbursement request	Edison Bisnar  Brent Cooper
9. Home2Suites Building Permit (BP19-0499)	Building permit for 102 room hotel.	3701 Main Street	2.0 acres	12/3/19 Application submitted 12/19/19 Comments to applicant 3/9/20 Checked in with applicant 4/15/20 Building resubmittal 5/1/20 Comments to applicant 07/16/20 Building resubmittal 07/24/20 Comments to applicant 09/17/20 Building resubmittal 09/25/21 Comments to applicant 02/01/21 Waiting fire sprinkler plan submittal.	Interwest

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
10. Circle K and Fuel station Improvement Plans (DV20-0003)	STEM, LLC	Improvement plans for a new Circle K fuel station and convenience store.	112 Lombard 2.25 acres	4/13/20 Application submitted 10/4/21 Grading permit approved	Edison Bisnar
11. Circle K Fuel Station Building Permit (BP20-0457, BP20-0458)	STEM, LLC	New Circle K fuel station and convenience store.	112 Lombard 2.25 acres	10/14/20 Application submitted 10/25/21 Convenience store building permit issued 10/26/21 Gas Station canopy building permit issued	Interwest

<b>Major City-Initiated Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff</b>
1. Fuel Station zoning code amendment (PL21-0028)	Amend the zoning code to prohibit fossil-fuel stations in American Canyon and modify nonconforming standards for existing fuel stations.	Citywide	N/A	10/7/21 Project initiated 10/28/21 Planning Commission hearing 12/16/21 Planning Commission approved 1/18/22 Council first reading approved	Brent Cooper
2. Fuel Station Urgency Ordinance (PL21-0005)	Potential moratorium on new fuel stations in American Canyon	Citywide	N/A	2/2/21 City Council workshop 2/16/21 City Council hearing continued to 3/2/21 3/2/21 City Council approved 45-day urgency ordinance 4/6/21 10 month, 15-day urgency ordinance approved 1/18/22 12-month urgency ordinance approved.	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) 9/17/19 Joint CC/PC meeting to discuss scope of work 9/15/20 Council workshop to discuss revised scope. 3/24/21 Circulation Committee meeting. 6/15/21 Council workshop on WSC alternatives 10/5/21 CC/PC workshop 1/13/22 Consultant is preparing a modified scope to prepare a 2-stage update with a “fast-track” technical update	Brent Cooper

<b>Major City-Initiated Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff</b>
4. Paoli/Watson Lane Annexation (PL19-0003)	General Plan Amendment, rezoning, and annexation of the Paoli/Watson Lane Property.	Southeast of Paoli Loop/SR-29	80 acres	9/5/17 City Council authorization to proceed 5/28/20 City received a Property Owner notice of intent to circulate a petition to annex the Paoli Loop/Watson Lane Property.	Bill Ross, City Attorney

<b>Major Regional Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
1. <a href="#">Napa Valley Transportation Authority 2045 Countywide Transportation Plan</a>	Update the 2015 NVTA Countywide Plan with new mobility priorities for the next 25 years.	Napa County	N/A	8/19 Project Kick-off 9/19 – 01/20 Public Input 01/21 Drafting the Plan	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	Most recent meeting: 2/26/21 Regular ongoing meetings continue.	Brent Cooper
3. <a href="#">Napa Valley Transportation Authority Highway 29 PID Study</a>	Project Initiation Document (PID) for Highway 29 through American Canyon	American Canyon	N/A	10/4/21 NVTA and American Canyon workshop	Kate Miller