



**REGULAR PLANNING COMMISSION
MEETING AGENDA**
City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
February 27, 2025
6:30 PM

Chair: Davet Mohammed
Vice Chair: Charles Plummer
Commissioners: Eric Altman, Marilyn Abelon, Shelby Goss,
Youth Commissioner: Ramandeep Jawanda

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. This meeting is also available via Zoom, is broadcast live to residents on Napa Valley TV, on our [website](#) and on [YouTube](#).

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:** 870 8025 1647 **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@americancanyon.gov.

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.americancanyon.gov.

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@americancanyon.gov. 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

PRESENTATIONS

There are no presentations.

PUBLIC COMMENT

This time is reserved for members of the public to address the Planning Commission on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Comments are limited to 3 minutes. Comments for items on the agenda will be taken when the item is called in Open Session. 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.

AGENDA CHANGES

CONSENT CALENDAR

1. **Minutes of November 21, 2024**
Recommendation: Approve the Minutes of November 21, 2024
2. **Minutes of January 23, 2025**
Recommendation: Approve the minutes of January 23, 2025

PUBLIC HEARINGS

3. **Crawford Way Multifamily Project Design Permit**
Recommendation: Continue the Crawford Way Multifamily Design Permit Project (File No. PL23-0003) to March 27, 2025.

BUSINESS

4. **2024 General Plan Annual Report**
Recommendation: Receive and File 2024 Calendar Year General Plan Progress Report.
5. **2024 Calendar Year Housing Element Annual Progress Report**
Recommendation: Receive and file annual 2024 Calendar Year Housing Element Annual Progress Report
6. **285 Napa Junction Citation Appeal**
Recommendation: Continue the 285 Napa Junction Road Citation Appeal to March 27, 2025.

MANAGEMENT AND STAFF ORAL REPORTS

7. **Active Planning Projects**

Recommendation: Review February 2025 Active Planning Projects

COMMISSIONER ITEMS

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, City Clerk 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.

Taresa Geilfuss, City Clerk

**CITY OF AMERICAN CANYON
REGULAR CITY COUNCIL MEETING**

ACTION MINUTES
November 21, 2024

6:30 P.M. REGULAR MEETING

CALL TO ORDER

Action: The meeting was called to order at 6:30 p.m.

PLEDGE

Action: The Pledge of Allegiance was recited.

ROLL CALL

Present: Commissioner Andrew Goff, Commissioner Crystal Mallare, Vice Chair Davet Mohammed, Chair Brando Cruz

Absent: Commissioner Eric Altman

Excused: None

PRESENTATIONS

Action: There were no presentations.

PUBLIC COMMENT

Action: Chair Brando Cruz opened public comments. Ken Leary was called to speak; Beth Marcus was called to speak. Chair Brando Cruz closed public comments

AGENDA CHANGES

Action: There were no agenda changes.

CONSENT CALENDAR

1. Minutes of October 24, 2024

Action: Motion to approve the Minutes of October 24, 2024 made by Vice Chair Davet Mohammed seconded by Crystal Mallare, and CARRIED by roll call vote.

Ayes: Commissioner Andrew Goff, Commissioner Crystal Mallare, Vice Chair Davet Mohammed, Chair Brando Cruz

Nays: None

Abstain: None

Absent: Commissioner Eric Altman

Excused: None

PUBLIC HEARINGS

2. NVRG Vertical Metal Post Perimeter Fence Design Permit

Action: Motion to adopt Resolution 2024-17 approving a Design Permit for a Napa Valley Ruins and Gardens Vertical Metal Post Perimeter fence located across the Rio Del Mar East and Rolling Hills Property frontage, Assessor's Parcel Numbers 059-430-032 and 059-430-025 (File No. PL24-0026) made by [redacted] seconded by [redacted] and CARRIED by a roll call vote.

Chair Brando Cruz asked commissioners to disclose any ex parte communications: Commissioner Davet Mohammed went out to the site with the applicant. Commissioner Andrew Goff met with the applicant on-site, Chair Cruz disclosed that he met with the applicant on-site.

Community Development Director Brent Cooper reported on the item and shared a PowerPoint presentation.

Speakers: Terrance McGrath, McGrath Properties, Bill Ross

Commissioners discussed the item.

Chair Brando Cruz opened the Public Hearing

Beth Marcus was called to speak; Ken Leary was called to speak; Carlotta Sainato, Napa Bicycle Coalition was called to speak.

Chair Brando Cruz closed the Public Hearing.

Commissioners deliberated on the item.

Speakers: Public Works Director Erica Ahmann Smithies, City Attorney William Ross

Chair Brando Cruz called the meeting to recess at 8:06 pm

Chair Brando Cruz called the meeting to order at 8:10 pm

Closed session called at 8:12 pm

Chair Brando Cruz called the meeting to order at 8:37 pm

City attorney William Ross reported upon return from closed session; there is no reportable action.

Speakers: Community Development Director Brent Cooper. City Attorney William Ross

Chair Brando Cruz went through the conditions of approval.

Action: Motion to adopt Motion to adopt Resolution 2024-17 approving a Design Permit for a Napa Valley Ruins and Gardens Vertical Metal Post Perimeter fence located across the Rio Del Mar East and Rolling Hills Property frontage, Assessor's Parcel Numbers 059-430-032 and 059-430-025 (File No. PL24-0026) made by Vice Chair Davet Mohammed, seconded by Commissioner Crystal Mallare, and CARRIED by roll call vote.

Ayes: Commissioner Andrew Goff, Commissioner Crystal Mallare, Vice Chair Davet Mohammed, Chair Brando Cruz

Nays: None

Abstain: None

Absent: Commissioner Eric Altman

Excused: None

BUSINESS

There were no business items.

MANAGEMENT AND STAFF ORAL REPORTS

3. Active Planning Projects for November 2024

Action: Community Development Director Brent Cooper reported on Active Planning Projects, including the SDG 220 Conditional Use Permit, Watson Ranch Lot 7, Oat Hill, Napa Cove, Canyon Estates Design Permit Application.

COMMISSIONER ITEMS

Action: Commissioners reported on items of interest.

ADJOURNMENT

Action: The meeting was adjourned at 8:48 pm

CERTIFICATION

Respectfully Submitted,

Nicolle Hall, Deputy City Clerk

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

ACTION MINUTES
January 23, 2025

CALL TO ORDER

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

PLEDGE

Action: The Pledge of Allegiance was recited.

ROLL CALL

Present: Commissioner Eric Altman, Commissioner Marilyn Abelon, Commissioner Shelby Goss, Commissioner Charles Plummer Vice Chair Davet Mohammed

Absent: None

Excused: None

PRESENTATIONS

1. Oath of Office for New Planning Commissioners

Action: Deputy City Clerk Nicolle Hall administered Oaths of Office for new Planning Commissioners Marilyn Abelon, Shelby Goss, and Charles Plummer.

PUBLIC COMMENT

Action: Vice Chair Davet Mohammed opened public comments. Written comments: none. Oral comments: Germaine Del Valle was called to speak; Fran Lemos was called to speak. The public comment period was closed.

AGENDA CHANGES

There were no agenda changes.

CONSENT CALENDAR

2. Minutes of November 21, 2024

Action: Motion to continue the consent calendar to the next regular Planning Commission meeting on February 27, 2025, so that the new commissioners have a chance to review the Minutes of November 21, 2024, made by Commissioner Eric Altman, seconded by Commissioner Charles Plummer, and CARRIED by roll call vote.

Ayes: Vice Chair Davet Mohammed, Commissioner Eric Altman, Commissioner Marilyn Abelon, Commissioner Shelby Goss, Commissioner Charles Plummer

Nays: None
Abstain: None
Absent: None
Excused: None

PUBLIC HEARINGS

3. Crawford Way Multifamily Project Design Permit

Community Development Director Brent Cooper recommended that the item be continued to the next regular Planning Commission meeting on February 27, 2025 stating that the applicant has requested additional time to review the materials.

Vice Chair Davet Mohammed opened public comments. Written comments: Tammy Wong. Oral comments: Demetria Thomas was called to speak; Theresa Abeda was called to speak; Phillip Thomas was called to speak; Leann Salinas was called to speak. The public comment period was closed.

Action: Motion to continue the Public Hearing to the next regular meeting on February 27, 2024, made by Commissioner Eric Altman, seconded by Commissioner Marilyn Abelon, and CARRIED by roll call vote.

Ayes: Vice Chair Davet Mohammed, Commissioner Eric Altman, Commissioner Marilyn Abelon, Commissioner Shelby Goss, Commissioner Charles Plummer
Nays: None
Abstain: None
Absent: None
Excused: None

Action: Public Comments for non-agendized items were reopened. Written comments: none. Oral comments: Justin Hamilton Hole was called to speak but could not be heard due to technical difficulties.

BUSINESS

4. 285 Napa Junction Citation Appeal

Action: Motion to confirm Eric Altman as Provisional Chair for item number 4 due to Vice Chair Davet Mohammed's recusal from the item based on a financial conflict of interest made by Commissioner Charles Plummer, Seconded by Commissioner Shelby Goss and CARRIED by a roll call vote.

Ayes: Vice Chair Davet Mohammed, Commissioner Eric Altman, Commissioner Marilyn Abelon, Commissioner Shelby Goss, Commissioner Charles Plummer
Nays: None
Abstain: None

Absent: None

Excused: None

Action: Vice Chair Davet Mohammed recused herself from the item and left the room at 7:04 pm

Community Development Director Brent Cooper reported on the item. Commissioners discussed the item.

Speakers: Code Enforcement Officer, Tiffany Ford, Daniel Russo, Attorney for the appellant, William Lara, Emilio Lara

Provisional Chair Eric Altman opened public comment. Written comments Deputy City Attorney Christina Bellardo. Oral comments: Beth Marcus was called to speak. Provisional Chair Eric Altman closed public comments.

Action: Motion to continue item number 4 to the next regular meeting on February 27, 2025, and directing staff and the City Attorney to provide additional options for resolution of this matter made by Commissioner Charles Plummer, seconded by Commissioner Marilyn Abelon, and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Commissioner Marilyn Abelon, Commissioner Shelby Goss, Commissioner Charles Plummer

Nays: None

Abstain: None

Absent: None

Excused: Vice Chair Davet Mohammed

Action: The meeting was called to recess at 8:36 p.m.

Action: Vice Chair Davet Mohammed rejoined the meeting, and the meeting was called to order at 8:41 p.m.

5. Selection of Planning Commission Chair and Vice Chair for 2025

Action: Motion by Minute Order 2025-01 to nominate and select a Davet Mohammed to serve a one-year term, January 2025 - December 2025, as Planning Commission Chair made by Commissioner Eric Altman, seconded by Commissioner Charles Plummer, and CARRIED by roll call vote.

Ayes: Vice Chair Davet Mohammed, Commissioner Eric Altman, Commissioner Marilyn Abelon, Commissioner Shelby Goss, Commissioner Charles Plummer

Nays: None

Abstain: None

Absent: None

Excused: None

Motion by Minute Order 2025-02, to nominate and select Charles Plummer to serve a one-year term, January 2025 -December 2025, as Planning Commission Vice Chair made by Commissioner Eric Altman, seconded by Commissioner Marilyn Abelon, and CARRIED by roll call vote.

Ayes: Vice Chair Davet Mohammed, Commissioner Eric Altman, Commissioner Marilyn Abelon, Commissioner Shelby Goss, Commissioner Charles Plummer

Nays: None

Abstain: None

Absent: None

Excused: None

MANAGEMENT AND STAFF ORAL REPORTS

6. Active Planning Projects

Community Development Director Brent Cooper reviewed January 2025 Active Planning Projects, including the Oat Hill Apartments, Home2Suites, Chicken Guy Restaurant, the Promontory Subdivision, and the General Plan Update.

COMMISSIONER ITEMS

Commissioners reported on items of interest.

ADJOURNMENT

Action: The meeting was adjourned at 8:50 p.m.

CERTIFICATION

Respectfully Submitted,

Nicolle Hall, Deputy City Clerk



TITLE

Crawford Way Multifamily Project Design Permit

RECOMMENDATION

Continue the Crawford Way Multifamily Design Permit Project (File No. PL23-0003) to March 27, 2025.

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

The proposed Crawford Way Multifamily Project consists of 100 townhome dwelling units on a 4.34-acre site located in the Local Serving Mixed Use (LSMU) zoning district at the southwest corner of Crawford Way and Highway 29. The 100 Crawford Way multifamily residential units are arranged in 16 three-story residential buildings and one single-story community building. The dwelling unit mix includes 68 two-bedroom units and 32 three-bedroom units. Each dwelling unit will have a two-car garage and private balcony.

The project was originally scheduled for the Planning Commission public hearing of January 23, 2025. On January 21, 2025, at the request of the applicant, the Planning Commission continued the public hearing to February 27, 2025. On February 13, 2025, the applicant requested to continue the public hearing to March 27, 2025. The Applicant's request e-mail is available as Attachment 1.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The Crawford Way Multifamily Project Design Permit application required a developer deposit for review and processing, so there is no fiscal impact for staff time.

ENVIRONMENTAL REVIEW

The project is required to comply with the California Environmental Quality Act (CEQA). The Broadway District Specific Plan (BDSP) Final Environmental Impact Report (FEIR) evaluated the development of the 292-acre site area along the Broadway corridor. (BDSP EIR, SCH #2017042025).

An addendum to the BDSP EIR evaluated the potential impacts of the Crawford Way Project. In accordance with CEQA Guidelines Section 15162, the Addendum found that there were no substantial changes proposed by the Project. Therefore, the Project does not require preparation of a new subsequent or supplemental EIR. The Addendum identified applicable mitigation measures from the BDSP EIR, which have been included into the conditions of approval.

ATTACHMENTS:

1. [Applicant email request for continuance - 02.13.2025](#)

Attachment 1:
Applicant's E-mail

From: [William Yeh](#)
To: [William He](#)
Cc: [Edison Bisnar](#); [Pete Carlino](#); [David Huynh](#); [Neil Reiher](#); [Paul Wade - External](#); [Brent Cooper](#); [Erica Ahmann Smithies](#); [Nicolle Hall](#); [Alicia Chandler](#); [Jeremiah Tadlock](#); [Jeff Potts](#); [Michael Gonzales](#)
Subject: Re: 2211975 - Crawford Multi-Family Development - Draft COA
Date: Thursday, February 13, 2025 3:12:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi William,

We are still working through the numbers on the offsite improvements and would like to request that the project be delayed to the planning commission hearing in March. Please advise on what day the meeting is going to be held.

Thanks.

Best Regards,

William Yeh

Cell: 707-688-6668

byeh@yehareagroup.com

www.yehareagroup.com



On Thu, Jan 23, 2025 at 10:06 AM William Yeh <byeh@yehareagroup.com> wrote:

Hi William,

Great thanks for the confirmation. We will mark our calendar. In the meantime, please advise on when the updated conditions of approval document can be issued. From our perspective, the sooner the better.

Best Regards,

William Yeh

Cell: 707-688-6668

byeh@yehareagroup.com

www.yehareagroup.com



On Wed, Jan 22, 2025 at 4:12 PM William He <whe@americancanyon.gov> wrote:



TITLE

2024 General Plan Annual Report

RECOMMENDATION

Receive and File 2024 Calendar Year General Plan Progress Report.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

General Plan Annual Progress Report

California law requires every city and county to 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 funding priorities for a variety of municipal services.

Section 65400(b) of the State of California Government Code requires planning agencies to report every year 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 Progress Report (APR) are as follows:

- Assess General Plan progress toward fulfilling goals, policies and implementation measures.
- Provide information to improve implementation or consider General Plan modifications.
- 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.

A copy of the 2024 General Plan Annual Report is included as Attachment 1. The Housing Element Annual Report is included as Appendix A.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

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 General Plan and Housing Element Annual Reports and Housing Element Municipal Code Updates 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.

ATTACHMENTS:

- [1. 2024 General Plan Annual Report](#)
- [2. Appendix A Housing Element Annual Progress-Report](#)



City of American Canyon 2024 General Plan Annual Progress Report

February 27, 2025



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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.

Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body and the Governor's Office of Planning and Research (OPR) on the status of the General Plan and progress in its implementation. 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.

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 2024 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 2024 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 November 7, 2023. This most recent amendment amended land uses in the City's northeast sphere of influence in preparation of an annexation application.

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. In 2024, we completed public review for the General Plan Update Program Environmental Impact Report (PEIR). Following completion of response to EIR comments, we will begin adoption hearings in 2025.

In 2024, the Napa County Airport Land Use Commission updated its Napa County Airport Land Use Compatibility Plan. By State Law, the City is required to amend our General Plan and implementing ordinances to become consistent with the Napa County Airport Plan by June 2, 2025. To meet the State-imposed deadline, this task will be accomplished in conjunction with or in advance of the Comprehensive General Plan update.

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 2024, the City did not amend the General Plan.

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 2024. 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>

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 scheduled to be reviewed by the Planning Commission in early 2025.

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.

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 project was approved by the City Council in November 2024.

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 Final Subdivision map for 25 single family homes was approved by the City Council in May 2024. The Design Permit for home floorplans and landscaping was approved by the Planning Commission in September 2024.

Watson Ranch Lot 7 Subdivision – A Tentative Subdivision map for 136 single family homes was approved by the City Council in November 2024. The Design Permit for home floorplans and landscaping was approved by the Planning Commission in October 2024.

Major Development Construction

Construction was approved, initiated or completed within American Canyon for the following major projects during the Calendar Year 2024:

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 was completed in April 2024.

Lemos Pointe Apartments - This project consists of 186 affordable apartments on a 6.77-acre site within the Watson Ranch Specific Plan (WRSP). The project received building permits in 2021 and occupied in June 2024.

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. By the end of 2024, 94 homes were completed and building permits for 24 more were under construction.

SDG Commerce 217 Distribution Center – A Conditional Use Permit for a new 217,000 sqft distribution warehouse. Construction was completed in October 2024.

Napa Cove Affordable Apartments – This project consists of 66 affordable apartments on 3.5 acres. The 3-building project received occupancy in September through November 2024.

Chicken Guy Restaurant – Construction of a 2,818 sqft quick serve drive-thru restaurant was open for business in November 2024.

Watson Ranch Artisan (Lot 14/15) – This project consists of 98 single family homes on a 12-acre site. All construction permits were issued and completed by December 2024.

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. Occupancy is expected in mid-2025.

Oat Hill Residential Project – The Oat Hill Residential project includes 291 multifamily residential units on 20 acres. By the end of 2024, permits were issued for 231 dwelling units. Occupancy is expected in mid-2025.

Major 2024 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. In 2024, the City completed public review of the Program EIR. In 2025, the city anticipates approval of the General Plan Update and Program EIR by mid-year.

General Plan Environmental Impact Report Workshop – the Planning Commission conducted a workshop to discuss the proposed updated General Plan Land Use plan in October 2024.

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. In 2024, the City completed numerous implementation measures. Please see the attached Annual Housing Element report in Appendix A.

Paoli/Watson Annexation – The City Council conducted the final Rezoning reading for the 80-acre Paoli/Watson Annexation area in February 2024.

Industrial Greenhouse Gas Standards and Industrial Sustainability Standards Ordinance - the City Council adopted a Bay Area first-of-its-kind industrial sustainability standards ordinance for warehouse development in February 2024.

Updated Utility Connection Fees – The City Council adopted "Water Rates and Connection Fees", Chapter 13.14 "Water Conservation Plan", and Chapter 14.04: "Wastewater Rates and Charges" to establish new potable water, recycled water and wastewater property related fees and charges in April 2024.

Environmental Sustainability Goal – The City Council adopted an Environmental Sustainability Goal resolution in April 2024.

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 2024.

Annual General Plan Report - The Planning Commission and City Council reviewed the General Plan Element Annual Report prior to April 2024.

Accessory Dwelling Unit Ordinance - The City Council updated the Accessory Dwelling Unit and Emergency Shelter Ordinance to current standards in April 2024.

5-Year Capital Improvement Program - In May 2024, the Planning Commission confirmed that the 5-Year Capital Improvement Program is consistent with the General Plan. In June 2024, the City Council approved the plan.

Fair Housing Napa Valley - In June 2024, the City Council received an Annual Report from Fair Housing Napa Valley on work accomplished in American Canyon during Calendar Year 2023.

City of Napa Housing Authority - In June 2024, the City Council received an Annual Report from the City of Napa Housing Authority on affordable housing monitoring and grant allocation work accomplished in American Canyon during Calendar Year 2023.

Proposed FY 24/25 Budget – The City Council adopted a balanced annual citywide budget in June 2024.

Community Development Permitting Software – In June 2024, the City Council approved a contract with OpenGov to update the Building, Planning, and Code Enforcement permitting software. The update will provide greater transparency to customers’ ability to access the status of their projects and enable field staff to update project status outside the office

National Night Out - The City Council and Department Management Team visited approximately 15 block parties throughout American Canyon during the annual National Night Out event in August 2024.

Architecture Standards in American Canyon - The City Council conducted a moderated workshop with the Planning Commission to discuss desirable architecture in the City that is consistent with objective standards in August 2024.

Green Island Road Reconstruction Financing – In August 2024, the City Council approved issuance of bond financing to reconstruct Green Island Road.

National Community Planning Month – the City Council celebrated National Community Planning Month by adopting a Proclamation to commemorate the event in October 2024.

National Code Enforcement Month – the City Council celebrated National Code Enforcement Month by adopting a Proclamation to commemorate the event in October 2024.

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 2024.

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 2024. 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
<p><i>Goal 1E: Develop residential neighborhoods that provide a range of housing opportunities.</i></p> <p>In 2024,</p> <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
<p><i>Goal 1F: Develop high quality commercial uses.</i></p> <p>In 2024,</p> <ul style="list-style-type: none"> The city inspected the Home2Suites hotel which is under construction. The City approved two outdoor amphitheatres in Watson Ranch. The City completed the Chicken Guy Quick Serve restaurant. Conducted plan check review for the Hampton Inn Hotel
<p><i>Goal 1I: and Economic Development Element Goal 3 Develop industrial uses that provide employment for residents and revenue for the City.</i></p> <p>In 2024,</p> <ul style="list-style-type: none"> Processed grading permits for the Phase 1 Giovannoni Logistics Center. Completed construction permits for the Pacific Gas & Electric Regional Center. Completed a 217,000 square foot warehouse on Commerce Court. Completed an entitlement for a 220,000 square foot warehouse on Commerce Court. Approved a Solar Farm and RV storage at 5381 Broadway and approved grading permits.
<p><i>Goal 1L: Study potential development of lands between Newell Drive and the City Urban Limit Line.</i></p> <p>In 2024, the City continued to see progress in Canyon Estates – a custom home neighborhood in the former Special Study area. The homebuilder Richmond American has purchased 33 lots and is processing entitlements for the revised project.</p>

Goal 1Q: Expand American Canyon’s jurisdictional boundaries to establish a logical pattern of growth and services.

This project would add approximately 80 acres into the City limits consistent with the General Plan Sphere of Influence and Urban Limit Line. In 2024, the City issued a Notice of Preparation of an Environmental Impact Report (EIR) for the Paoli/Watson Lane Annexation. The City Council approved final reading for the Rezoning.

Goal 1U: Conduct decisive near-term action to reduce greenhouse gas emissions in American Canyon.

- Adopted a resolution approving a new environmental sustainability goal: “Demonstrate Leadership in Environmental sustainability.”
- The City Council adopted a Bay Area first-of-its-kind industrial sustainability standards ordinance for warehouse development in February 2024.
- The City continues to participate in the Napa County Regional Climate Action and Adaptation Plan.
- Added 3 new Level 2 dual port charging stations: City Hall, Napa Junction Community Center, and the Philips West Aquatics Center.

Economic Development Element

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.

In 2024, 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 completion of the Lemos Pointe apartments, Napa Cove Apartments, Artisan and Harvest single family neighborhoods. The City is inspecting a new a hotel, and reviewing construction permits for a second new hotel in the Broadway District. Also, the City welcomed construction completion and business opening for Chicken Guy restaurant and renovation of the Canyon Café into the new Birria Spot.

Circulation Element

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

Highlights during 2024:

- 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.)
- 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 design for the Melvin Road Sidewalk and Drainage Improvements project.
- 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 overhead utility lines and poles to a new underground system across the Napa Cove apartment site.
- Extended Wetlands Edge Court to improve storm drainage flow and provide a paved cul-de-sac north of Eucalyptus Drive.
- Completed the joint trench utility undergrounding work on Green Island Road.
- Completed Benton Way pavement rehabilitation from Wetlands Edge to Elliott Drive.

- Completed 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.
- Completed design for ADA ramp upgrades, pavement, striping, and crosswalk improvements on Knightsbridge between Danrose and Elliott, Regent Court, Park Lane, Lansford Court, Arden Court, Linwood Lane.
- Completed design for ADA curb ramp upgrades, various pavement treatments, sewer CIPP and water main upgrades, striping and pavement marking upgrades for 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.

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

In 2024, 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 2024:
- 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 2024:
- Completed renovation of the Adult Activity Center.
 - Completed the Veterans Memorial Park skatepark.
 - Replaced playground equipment and a fully accessible surface at Via Bellagio Park.
 - 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.
 - Completed design for the Wetlands Edge enhancement project consisting of an outdoor educational area (open air seating area), landscape area and bathroom.
 - Contributed \$1 million toward funding for the Napa River Ecology Center in partnership with the American Canyon Community and Parks Foundation.

Policy 7.8.4: Promote the establishment of a volunteer services program to assist City park and recreation staff, thereby stimulating more direct community involvement and reducing future staffing costs.

- Received assistance from 122 volunteers, equating to 455 volunteer hours.
- Conducted a Citizens Academy to help residents understand the workings at City Hall. This year's graduation class beautified the picnic table area near City hall.
- 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.
- Newell Open Space invasive plant species removal in February.
- Community Garden maintenance in March.
- Earth Day volunteer wetland enhancement with native plants in April
- American Canyon hosted the 2024 volunteer recognition event in April. This event celebrates key contributors to our community, recognizing our community groups and members who invest in impactful and meaningful philanthropic work.

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 2024:

- Deployed sheep as an eco-friendly method for fire and weed abatement in our parks and open spaces in partnership with the City, Napa Firewise, and Napa County.
- Responded to 2,139 incidents
- Provided mutual aid for 191 incidents.
- Promoted two Fire Captains to Battalion Chiefs
- Hired three firefighter paramedics.
- Received a total of \$177,000 in grant funds for two sets of "Jaws of Life" hydraulic tools, obtained a patrol rescue boat and trailer and obtained nine sets of personal protective gear.
- for firefighting equipment from the Firehouse Subs Public Safety Foundation.
- Supports and trains the voluntary American Canyon Community Emergency Response Team (ACCERT)
- Supports and trains the Explorer Program which offers young adults 14-21 a hands-on experience in firefighting under the guidance of professional firefighters.
- 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 2024:

- Over 4,100 Neighborhood Watch Sign Ups (up from >3,600 in 2022).
- A slight decrease in vehicle theft (65) and in burglaries (24) (from 70 and 29 in 2022 respectively)
- Zero (0) homicides
- One (1) fatal traffic accident
- Total collisions on local roads (67) were down significantly in 2023 (from 107 in 2022).
- Responded to 15,294 calls for service, booked 607 people into jail and booked 60 firearms into property.

- ACPD’s clearance rate for violent crimes was 76% and property crimes was 43%. This is significantly higher than the Statewide average of 41% for violent crime and 7.2% for property crime.
- Organized the 40th 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 partnered with Recology to provide food waste composting throughout the city.

Utilities Element

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

Highlights during 2024:

- Constructed a new a 24’x60’ Modular Building with individual cubicles for all staff, a conference meeting area and a lunch breakroom area. In-kind work by staff (water/electrical) saved approximately \$15,000.
- Staff continued to improve their skills. Fidel Lopez received a Cross-connection Specialist Certification. William Harder received a Distribution Garde 2 Certification, Jonathan Wood received a Distribution Grade 1 Certification.
- Completed 9,162 LF of new recycled water mains and includes the conversion of existing irrigation services from the domestic water system to the new recycled water system.
- Completed design for water main improvements on Knightsbridge between Danrose and Elliott, Regent Court, Park Lane, Lansford Court, Arden Court, Linwood Lane.

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

In 2024,

- Responded to 1,503 service calls
- Identified and repaired 215 water meter leaks
- Replaced 36 water meters
- Replaced 33 service connections
- Repaired 7 water mains
- 800 water meter lids were refurbished and repaired, estimated cost savings approximately \$92,000.00
- 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 or 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.

Replaced approximately 500 feet of compromised clay sewer main on Andrew Road between Thayer and Crawford Way.

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 2024, completed design of a project to upsize the existing sewer main on Broadway between Crawford and Donaldson through a trenchless method.
Completed design of sewer and water main upgrades for 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.

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 27, 2025 and the City Council on March 18, 2025.

Please Start Here

General Information	
Jurisdiction Name	American Canyon
Reporting Calendar Year	2024
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.

v_01_23_25

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

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://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024</p> <p>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:</p> <ol style="list-style-type: none">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. <i>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.</i>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.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	American Canyon	
Reporting Year	2024	(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	2
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		259
Total Units		265

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	161	70	80
2 to 4 units per structure	0	0	0
5+ units per structure	0	189	252
Accessory Dwelling Unit	6	6	5
Mobile/Manufactured Home	0	0	0
Total	167	265	337

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	10	265
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	167
Total Housing Units Approved:	167
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 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 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	6	6
Discretionary	2	161

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
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

Cells in grey contain auto-calculation formulas

Jurisdiction	American Canyon
Reporting Year	2024 (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 state 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																								
	59460035	TBD	Watson Ranch Lot 7	PL24-0012	SFD	O	6/25/2024	0	1	0	3	0	2	161	167	136	0	NONE	No	No	Approved	Ministerial		
	058-122-011	318 Los Altos	318 Los Altos ADU	BP24-0011	ADU	R	1/16/2024						1		1	1		NONE	No	No	Approved	Ministerial		
	058-573-023	122 Wetlands Edge	122 Wetlands Edge ADU	BP24-0614	ADU	R	10/28/2024				1				1	1		NONE	No	No	Approved	Ministerial		
	058-591-010	43 Peacock	43 Peacock ADU	BP24-0669	ADU	R	10/28/2024						1		1	1		NONE	No	No	Approved	Ministerial		
	058-123-010	26 Amarillo	26 Amarillo ADU	BP24-0216	ADU	R	4/17/2024				1				1	1		NONE	No	No	Approved	Ministerial		
	059-361-019	299 Cantada	299 Cantada ADU	BP24-0166	ADU	R	4/2/2024				1				1	1		NONE	No	No	Approved	Ministerial		
	058-202-003	239 Andrew	239 Andrew ADU	BP24-0275	ADU	R	5/20/2024		1						1	1		NONE	No	No	Approved	Ministerial		
	059-430-044	80 Cartier	WRSP Lot 8	PL24-0022	SFD	O	8/13/2024							25	25	25		NONE	No	No	Approved	Ministerial		
															0									
															0									

Jurisdiction	American Canyon	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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 ⁺	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
Summary Row: Start Data Entry Below							0	1	0	3	0	2	161		167
	059-430-017	101 Frontier	WRSP Lot 14 and 15: Artisan	PL20-0032	SFD	O							98	12/15/2020	98
	059-430-015	101 Goldback	WRSP Lot 10: Harvest	PL21-0014	SFD	O							219	9/21/2021	219
	058-380-008	99 Opus Ln	Oat Hill Parcel A	PL20-0022	5+	R							210	9/21/2021	210
	58-320-001	99 Chennault Way	Oat Hill Parcel B	PL20-0023	5+	R							81	9/21/2021	81
	059-460-035	TBD	WRSP Lot 7	PL24-0012	SFD	O							136	11/19/2024	136
	058-362-021	100 Roja	Napa Cove Apts	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
	058-122-011	318 Los Altos	318 Los Altos ADU	BP24-0011	ADU	R						1		1/16/2024	1
	058-573-023	122 Wetlands Edge	122 Wetlands Edge ADU	BP24-0614	ADU	R			1					10/28/2024	1
	058-591-010	43 Peacock	43 Peacock ADU	BP24-0669	ADU	R						1		11/19/2024	1
	058-115-024	15 Joan	15 Joan ADU	BP22-0431	ADU	R			1					8/15/2022	1
	058-123-010	26 Amarillo	26 Amarillo ADU	BP24-0216	ADU	R			1					4/17/2024	1
	058-201-003	230 Andrew	230 Andrew ADU	BP24-0216	ADU	R			1					6/1/2022	1
	059-361-019	299 Cantada	299 Cantada ADU	BP24-0166	ADU	R			1					4/2/2024	1
	058-202-003	239 Andrew	239 Andrew ADU	BP24-0275	ADU	R		1						5/20/2024	1
	058-571-002	427 Northrup	427 Northrup ADU	BP23-0688	ADU	R		1						9/19/2023	1
	058-413-009	262 Sheffield	262 Sheffield ADU	BP22-0112	ADU	R		1						3/9/2022	1
	059-171-051	31 Hillcrest	31 Hillcrest ADU	BP23-0444	ADU	R		1						6/2/2023	1
	058-040-008	4115 Broadway	4115 Broadway ADU	BP20-0346	ADU	R			1					8/27/2020	1
	058-117-023	20 Del Rey	20 Del Rey ADU	BP23-0693	ADU	R			1					9/25/2023	1
	058-544-010	209 Jana	209 Jana ADU	BP22-0732	ADU	R		1						12/14/2022	1
	059-430-044	80 Cartier	WRSP Lot 8	PL24-0022	SFD	O							25	9/26/2024	25
															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</u> <u>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	
0	2	0	4	0	0	259		265	148	3	101	2	2	1	80		337	
						2	2/1/2024	2							27	6/25/2024	27	
						68	12/12/2024	68							53	12/17/2024	53	
						108	11/22/2024	108									0	
						81	6/17/2024	81									0	
								0									0	
26		39			1		3/23/2022	66	26		39			1		11/6/2024	66	
122		62		2			11/23/2021	186	122		62		2			7/1/2024	186	
								0									0	
								0									0	
								0									0	
			1				3/28/2024	1									0	
			1				6/21/2024	1									0	
			1				7/2/2024	1									0	
			1				8/16/2024	1									0	
	1						9/24/2024	1									0	
	1						12/18/2024	1									0	
	1						6/9/2022	1		1						1/25/2024	1	
	1						9/19/2023	1		1						1/26/2024	1	
			1				9/24/2020	1				1				4/11/2024	1	
			1				10/18/2023	1				1				5/31/2024	1	
	1						9/21/2023	1		1						7/30/2024	1	
								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?	Please select the state 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 ⁺
13							0							
0	NONE	Y												
0	NONE	Y												
0	NONE	Y												
0	NONE	Y												
0	NONE	Y												
13	NONE	Y	LIHTC	INC	Deed Restricted	55	0					Development Standards Modification	Yes	
0	NONE	Y	Other	INC	Deed Restricted	55	0					Development Standards Modification	Yes	
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									

Jurisdiction	American Canyon	
Reporting Year	2024	(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	Projection Period	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	-	-	-	-	-	-	-	-	-	-	7	162
	Non-Deed Restricted		1	4	2	-	-	-	-	-	-	-		
Low	Deed Restricted	109	-	-	-	-	-	-	-	-	-	-	4	105
	Non-Deed Restricted		-	-	4	-	-	-	-	-	-	-		
Moderate	Deed Restricted	95	-	-	-	-	-	-	-	-	-	-	2	93
	Non-Deed Restricted		-	2	-	-	-	-	-	-	-	-		
Above Moderate		249	88	78	259	-	-	-	-	-	-	-	425	-
Total RHNA		622												
Total Units			89	84	265	-	-	-	-	-	-	-	438	360
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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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	2024	(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 2024, 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: <ul style="list-style-type: none"> •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 is updated annually.
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", are completed in April 2024. Update to FAR standards for CN/CC districts, and Farm Employee Housing in CC districts are also completed April of 2024. 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	<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 units in moderate and high-resource areas.</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>	<p>Staff processed an application for 100 apartment units (Crawford Way Apts) that provides opportunities for Missing Middle housing in 2023. The project is scheduled for a public hearing on February 27, 2025. In October 2024, the Planning commission approved a Specific Plan Amendment to increase the FAR from 0.70 to 0.77 for alleyway homes in the Watson Ranch Lot 7 project in the WRSP MDR-16 Zone. The amendment allowed the development of larger alley way homes. The alleyway homes are considered “missing middle housing” because they fill the gap between detached houses and larger apartment complexes. The WR Lot 7 project consists of 66 alley way homes and 70 traditional single-family homes. Informational materials about Missing Middle Housing and the application process is scheduled for 2025. Review of zoning ordinance and standards to make development of Missing Middle housing scheduled for 2025.</p>
F. Accessory Dwelling Units	<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>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>	<p>In 2024, the City issued 6 ADU building permits and approved occupancy for 5 ADU permits. In March 2024, the City updated their ADU ordinance regarding JADUs and Manufactured homes. Pre-approved / Standard ADU plans have been made available through the Napa Sonoma ADU Center in 2024. Another update to ADU ordinance and guidelines are scheduled for 2025.</p>
G. Neighborhood Preservation Program	<p>Continue to maintain high-quality neighborhoods and minimize impacts to public health, safety, and welfare through active code enforcement.</p>	<p>Active program Ongoing</p>	<p>Code Enforcement Division received 73 neighborhood preservation cases in 2024. 58 of those cases (79%) were resolved and came into compliance.</p>

<p>H. Residential Rehabilitation Loan Program</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.</p> <p>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>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>	<p>City and HACN will seek additional funding opportunities in 2025. NOFAs were delayed for 2024, we will seek the 2024 NOFA when released.</p>
<p>I. Code Enforcement</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>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>	<p>Guidelines for Residential Rehab Loan Program is scheduled for 2025.</p>
<p>J. Evaluate Parking Standards</p>	<p>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.</p>	<p>Evaluate parking requirements by 2024, and revise, as necessary, by 2025.</p>	<p>In October 2024, the Planning Commission approved a Specific Plan Amendment to reduce the garage setback from 20' to 18.5' for single-family homes in the Watson Ranch Lot 7 project in the WRSP MDR-16 Zone. The amendment enabled the project to proceed without the reconfiguration of the site plan or reduction in dwelling units. Evaluation of parking requirements will also be conducted in 2025.</p>

<p>K. City-owned Land for Affordable Housing</p>	<p>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.</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>There were no city-owned land available for affordable housing opportunities in 2024.</p>
<p>L. Affordable Housing Fund</p>	<p>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</p>	<p>Evaluate opportunities and meeting with developers: biannually. Provide financial assistance for development of at least 65 moderate and lower-income housing units by 2031.</p>	<p>City received \$578,075.72 in affordable housing nexus fees for 2024. Staff meets with developers regularly through their Project Review Committee (PRC) meetings.</p>
<p>M. Incentives for Affordable Housing</p>	<p>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.</p>	<p>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.</p>	<p>The City receives housing services from the City of Napa Housing Authority (HACN). The HACN website has been updated to allow for multiple languages in 2024. Affordable housing efforts are monitored annually.</p>

<p>N. Identification and Application for Funding</p>	<p>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</p>	<p>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</p>	<p>In May of 2024, the City resolved to participate in the State Prohousing Designation program and apply for the Prohousing Incentive Program (PIP) grant. City staff and HACN also conducted 3 "meet me in the streets" events that provided housing information to the public in 2024. Meeting with developers and non-profit organizations is ongoing.</p>
<p>O. Funding to Address Nongovernmental Constraints</p>	<p>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.</p>	<p>Facilitate CDBG funds for improvements to support development of 40 lower- and moderate-income housing units by 2031</p>	<p>City is actively pursuing CDBG funding opportunities. The 2024 NOFA was delayed. We will pursue funding opportunities when available.</p>
<p>P. Density Bonus Program</p>	<p>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.</p>	<p>Annually Translated materials: by 2024 Update Municipal Code within three years of Housing Element adoption (by January 2026)</p>	<p>Density Bonus Program brochure updated in 2023, link here: https://bit.ly/3TFKaNH . Update to Density Bonus Chapter in Municipal Code is on track to be completed by January of 2026.</p>
<p>Q. Planned Development Process</p>	<p>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.</p>	<p>15 units by 2026. 30 units by 2028. 56 units within the planning period. Reporting: Annually. Information on the City website: by 2024.</p>	<p>In August of 2024, the City conducted a workshop to evaluate Objective Design Standards for housing development. Informational flyers for Planned Development are scheduled to be completed by 2025.</p>

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 2024.
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. In 2024 City staff and the Housing Authority hosted 3 "Meet me in the streets" events, which brought housing information to the public.
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 2024.
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 2025.

<p>V. Inclusionary Housing Program</p>	<p>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.</p>	<p>Annually</p>	<p>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. Staff met with developers for the Crawford Way Multifamily Project in 2024.</p>
<p>W. Preserve At-Risk Housing</p>	<p>Preserve all affordable units during the planning period. Monitor at-risk status of assisted affordable housing units annually.</p>	<p>Monitor At-Risk Status: annually and with changes in ownership Engage property owners: two years from affordability expiration</p>	<p>City does not show any regulatory agreements at risk in the next two years.</p>
<p>X. Mobilehome Park Rent Stabilization Program</p>	<p>Enforce the Mobilehome Park Rent Stabilization Program. Retain all affordable mobilehome park units</p>	<p>Annual enforcement.</p>	<p>City continued to enforce the Mobilehome Park Rent Stabilization Program in 2024.</p>
<p>Y. Rental Assistance Programs</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. 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.</p>	<p>Engage with the Housing Authority: Annually. Apply for funding: as available. Information on City website: by 2024.</p>	<p>The City partners with the Napa City Housing Authority, and rental assistance programs are available at this link: https://www.cityofnapa.org/209/Rental-Assistance-Section-8 . Rental Assistance Programs are all operating normally.</p>

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.	HACN has updated flyers for programs that assist with rehabilitation costs in 2024. City staff and HACN conducted 3 "meet me in the streets" events that provided information and applications to the public in 2024. Meeting with Housing Authority and Senior Community also scheduled for 2025.
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 2025.
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 . The Crawford Way Multifamily project is scheduled to provide 32 large units, in which 3 are considered to be low-income units. The project is scheduled for public review in 2025.
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.	In April of 2024, the City Council revised the Zoning Code to remove the conditional use permit (CUP) requirement for large farm employee housing in the Community Commercial Zone.
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 available from Napa County, which is updated annually.

<p>FF. Affirmatively Furthering Fair Housing</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 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</p>	<p>a: by 2024 b: annually and through the CIP process d: annually e: by 2026</p>	<p>The City's CIP progress for 2024 is available at this link: https://stories.opengov.com/americancañonca/3722074c-0e48-4ced-bcce-4e89adaa7cbf/published/pJP-sRGcH?currentPageId=6642994c0e5d610f8fd11ee4</p>
<p>GG. Distribute Fair Housing Information</p>	<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>City contracts fair housing services with Fair Housing Napa Valley (FHNV). The FHNV site has been updated to include multiple languages in 2024, including Arabic, Chinese, Spanish, Tagalog, and Vietnamese.</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 to 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 and education activities. 	<p>Hold workshops at least annually Evaluate outreach methods annually Establish partnerships with community groups on an ongoing basis</p>	<p>On 6/4/2024, FHNV provided their annual report to the City Council.</p>
II. Maintain Adequate Staffing	<p>Maintain adequate staffing levels. 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 2024. However, the Community Development Department has purchased a new state-of-the-art permitting software that will help streamline permits and entitlements. The new software decreases processing times and provides more transparency for the users. The new software is scheduled to be deployed in 2025.</p>
JJ. Encourage Sustainable Building	<p>Encourage sustainable building design in all residential development. Update the Building Code as necessary for compliance with periodic updates to State building code and CalGreen requirements. Provide information on resources and incentives on the City website.</p>	<p>Ongoing, with code updates, as necessary.</p>	<p>Staff provided a presentation to the City Council regarding Calgreen and tiers of energy requirements in May of 2024. Information on Sustainable Building resources will be added to the City website by 2025.</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 2025.</p>

LL. Adjust Utility Allowances for Green Affordable Housing Units	Incentivize green affordable housing projects. Review and update utility allowances annually.	Annually	The Utility Allowances were updated in 2024.
MM. Adopt Streamlined Application Approval Procedures	Create a process to facilitate review of applications submitted pursuant to SB 35.	Within one year of Housing Element adoption	The City was determined as one of the cities exempt from SB 35 (now SB423) applications in 2024. City did not receive any SB-35 applications in 2024. City is planning written procedures for SB 35 applications in 2025.
NN. Pipeline Projects	Facilitate the development of all 1,539 units anticipated to be developed in the 12 pending and approved projects in sites inventory.	As needed	Pipeline Projects have been updated in 2024, and the total units anticipated has is 1,935 units.

Jurisdiction	Canyon	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Canyon	
Reporting Period	2024	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.			TOTAL UNITS ⁺	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 ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	American Canyon
Reporting Period	(Jan. 1 - Dec. 31) 2024
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

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	(Jan. 1 - Dec. 31) 2024		

**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	(Jan. 1 - Dec. 31) 2024
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier			Project Type	Date	Units (Beds/Student Capacity) Approved								Units (Beds/Student Capacity) Granted	Notes
1			2	3	4								5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	American Canyon
Reporting Period	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant 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 containing authorizing local ordinance and supporting materials.		
Notes		



TITLE

2024 Calendar Year Housing Element Annual Progress Report

RECOMMENDATION

Receive and file annual 2024 Calendar Year Housing Element Annual Progress Report

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

To address housing needs in California, state law mandates that each jurisdiction adopt a Housing Element as part of the General Plan. The Housing Element outlines the City's strategy to meet current and future housing demand, identifies adequate sites for regional housing needs, and evaluates local policies that may hinder housing development for all income levels.

Cities must provide an Annual Housing Element report on progress toward meeting the RHNA allocation and implementing Housing Element policies. After review by the Planning Commission and City Council, the 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 state regulations.

On January 31, 2023, the City Council approved the 6th Cycle Housing Element, which was certified by the Department of Housing and Community Development (HCD) on June 30, 2023. This cycle covers housing policy from 2023 to 2031, with 2024 being the second year. State law mandates an Annual Housing Element Progress Report (APR) to detail progress on the General Plan Housing Element. Each jurisdiction must submit its APR to HCD and OPR by April 1 each year. The 2024 APR 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 (now referred to as AB 423). In 2024, American Canyon was among 47 California jurisdictions exempt from SB 35 streamlining provisions due to their good standing in 2023 reporting. As can be seen from the 2024 APR Table A2, there were no projects submitted through SB 35.

I. 2024 Housing Approvals and Construction

In 2024, the City approved entitlements for 167 dwelling units, building permits for 265 dwelling units, and certificates of occupancy for 337 dwelling units.

Units entitled: “Entitled” refers to a land use approval, such as a Design Permit or Planning review of a building permit. In 2024, the City entitled 167 dwelling units. These included 25 single-family homes for Watson Ranch Lot 8 in September, 136 single-family homes for Watson Ranch Lot 7 in November, and 6 ADUs throughout the year.

Units Permitted: The City issued building permits for 265 dwelling units in 2024. The Oat Hill / Domaine project began construction of 189 multi-family units (11 buildings), the Harvest Subdivision added the construction of 68 single-family dwelling units, and Artisan added 2 construction permits to complete the subdivision. The Building Division also issued 6 ADU permits.

Units Completed: The City issued Certificates of Use and Occupancy for 337 dwelling units in 2024. The Napa Cove apartments completed 66 affordable units (3 buildings) and the Lemos Pointe Apartments completed 186 affordable units (8 buildings). The Artisan Subdivision completed 27 single-family homes and the Harvest Subdivision completed 53 single-family homes. The City also completed final inspections on 5 ADUs.

As discussed below, units completed do not count toward our current Regional Housing Needs Allocation (RHNA) unless the units received a building permit during this period. The Napa Cove and Lemos Pointe Apartments received their permits during the last Housing Element cycle. So, unfortunately, they do not count toward meeting our current Housing Element RHNA allocation.

II. 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.

HCD provides each county’s AMI information in April annually. For 2024 Napa County AMI information, see Attachment 2.

III. 2024 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 2024, the City issued building permits for 261 dwelling units. The City’s progress towards completing the RHNA requirements are shown in Table 1 below.

Table 1
2023-2031 RHNA Allocation Status for Permits Issued

Income Level	Napa County (AMI)	2023-2031 RHNA Dwelling Units	Projection Period (6/30/22 - 1/30/23)	2024 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	2	7	162	4%
Low Income	(51-80% of AMI)	109	0	4	4	105	4%
Moderate Income	(81-120% of AMI)	95	0	2	2	93	2%
Above Moderate Income	(over 120% of AMI)	249	88	259	425	Exceeded	170% over
	Total	622	89	265	438	360	

IV. 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 2024. In the 6th Cycle Housing Element programs are designated A through NN. This year’s standouts include:

Program C: Municipal Code Updates

In April 2024, the City Council approved several revisions and updates to the Municipal Code:

1. Allow low barrier navigation center as a permitted use in the Community Commercial (CC) zoning district,
2. Allow small residential care facilities as a permitted use in the Rural Residential Estate Hillside (RRH) zoning district,
3. Allow manufactured housing subject only to the restrictions of single-family uses,
4. Update floor-area-ratio (FAR) standards in the Neighborhood (CN) and Community Commercial (CC) zoning districts to allow a minimum FAR of 1.0 for projects with 3 to 7 or 1.25 for projects with 8 to 10 units,
5. Remove the conditional use permit (CUP) requirement for large farm employee housing in the Community Commercial (CC) zoning district, and
6. Update the Accessory Dwelling Unit (ADU) Ordinance consistent with an October 4, 2023 HCD letter.

Program E: Missing Middle/Workforce Housing

In October 2024, the Planning commission approved a Specific Plan Amendment to increase the floor-area-ratio from 0.70 to 0.77 for alleyway homes in the Watson Ranch Lot 7 project in the WRSP MDR-16 Zone. The amendment allowed the development of larger alley way homes. The alleyway homes are considered “missing middle housing” because they fill the gap between detached houses and larger apartment complexes. The WR Lot 7 project consists of 66 alley way homes and 70 traditional single-family homes.

Program F: Accessory Dwelling Units

In 2024, the City issued 6 ADU building permits and approved occupancy for 5 ADU permits. In March 2024, the City updated their ADU development guide. Working with the Napa Sonoma ADU Center, the City plans to provide pre-approved standard ADU plans in 2025.

Program J: Evaluate Parking Standards

In October 2024, the Planning Commission approved a Specific Plan Amendment to reduce the garage setback from 20' to 18.5' for single-family homes in the Watson Ranch Lot 7 project in the WRSP MDR-16 Zone. The amendment enabled the project to proceed without the reconfiguration of the site plan or reduction in dwelling units.

Program N. Identification and Application for Funding

In May of 2024, the City resolved to participate in the State Prohousing Designation program and apply for the Prohousing Incentive Program (PIP) grant. City staff and HACN also conducted 3 "meet me in the streets" events that provided housing information to the public in 2024.

Program Q. Planned Development Process

In August of 2024, the City conducted a workshop to evaluate Objective Design Standards (ODS) for housing development. Informational flyers for Planned Development are scheduled to be completed

by 2025.

Program S. Partner with the Housing Authority

In 2024 City staff and the Housing Authority hosted 3 "Meet me in the streets" events, which brought housing information to the public.

Program II. Maintain Adequate Staffing

In 2024, the Community Development Department has purchased new state-of-the-art permitting software that will help streamline permits and entitlements. The new software decreases processing times and provides more transparency for the users. Staff is being trained on the new software, which is scheduled to be deployed in 2025.

Program MM. Adopt Streamlined Application Approval Procedures

The City was determined as one of the cities exempt from SB 35 (now SB423) applications in 2024. The City did not receive any SB-35 applications in 2024. For more information on this determination, see Attachment 3.

V. Housing in 2025

Looking ahead to 2025, 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 2021 and the applicant obtained construction permits in 2024. The applicant began construction in early 2024 and anticipates some phases to be completed in 2025.

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 five buildings that are two-stories high each. The Planning Commission approved the Design Permit in April 2023, and the applicant submitted their building permit applications for their Phase 1 in 2024. Construction is anticipated in 2025.

Watson Ranch Lot 7: The project consists of 136 single-family homes on a 12.86-lot in Watson Ranch. The project is north of the Lemos Pointe Apartments and features 66 Alleyway style homes. The Planning Commission approved the Design Permit in October 2024, and the City Council approved the Tentative Subdivision Map in November 2024. The applicant anticipates submitting building permit applications in 2025.

Watson Ranch Lot 8: The project consists of 25 single-family homes on a 2.17-acre lot in Watson Ranch. The project is adjacent of the Harvest Subdivision (Watson Ranch Lot 10). The City Council

approved the Tentative Subdivision Map in April 2024 and the Planning Commission approved the Design Permit in September 2024. The applicant anticipates building permit applications to be submitted in 2025.

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 2023. The applicant submitted their site improvement plans for review in December 2023 and construction permits are anticipated in 2025.

Crawford Way Multifamily: The project consists of 100 townhome-style multifamily units 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 10 to 15 low-income units. The project is scheduled for the Planning Commission public hearing March 2025.

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

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. Housing Element Annual Progress Report 2024](#)
- [2. Napa County Affordable Rent and Income Limit Chart 2024](#)
- [3. SB423 Determination Summary 2024](#)

Please Start Here

General Information	
Jurisdiction Name	American Canyon
Reporting Calendar Year	2024
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.

v_01_23_25

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

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://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024</p> <p>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:</p> <ol style="list-style-type: none">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. <i>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.</i>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.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	American Canyon	
Reporting Year	2024	(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	2
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		259
Total Units		265

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	161	70	80
2 to 4 units per structure	0	0	0
5+ units per structure	0	189	252
Accessory Dwelling Unit	6	6	5
Mobile/Manufactured Home	0	0	0
Total	167	265	337

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	10	265
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	167
Total Housing Units Approved:	167
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 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 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	6	6
Discretionary	2	161

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
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

Cells in grey contain auto-calculation formulas

Jurisdiction	American Canyon
Reporting Year	2024 (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 state 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								0	1	0	3	0	2	161	167	167	0							
	59460035	TBD	Watson Ranch Lot 7	PL24-0012	SFD	O	6/25/2024							136	136	136		NONE	No	No	Approved	Ministerial		
	058-122-011	318 Los Altos	318 Los Altos ADU	BP24-0011	ADU	R	1/16/2024						1		1	1		NONE	No	No	Approved	Ministerial		
	058-573-023	122 Wetlands Edge	122 Wetlands Edge ADU	BP24-0614	ADU	R	10/28/2024			1					1	1		NONE	No	No	Approved	Ministerial		
	058-591-010	43 Peacock	43 Peacock ADU	BP24-0669	ADU	R	10/28/2024						1		1	1		NONE	No	No	Approved	Ministerial		
	058-123-010	26 Amarillo	26 Amarillo ADU	BP24-0216	ADU	R	4/17/2024			1					1	1		NONE	No	No	Approved	Ministerial		
	059-361-019	299 Cantada	299 Cantada ADU	BP24-0166	ADU	R	4/2/2024				1				1	1		NONE	No	No	Approved	Ministerial		
	058-202-003	239 Andrew	239 Andrew ADU	BP24-0275	ADU	R	5/20/2024		1						1	1		NONE	No	No	Approved	Ministerial		
	059-430-044	80 Cartier	WRSP Lot 8	PL24-0022	SFD	O	8/13/2024							25	25	25		NONE	No	No	Approved	Ministerial		
															0									
															0									

Jurisdiction	American Canyon	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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 ⁺	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
Summary Row: Start Data Entry Below							0	1	0	3	0	2	161		167
	059-430-017	101 Frontier	WRSP Lot 14 and 15: Artisan	PL20-0032	SFD	O							98	12/15/2020	98
	059-430-015	101 Goldback	WRSP Lot 10: Harvest	PL21-0014	SFD	O							219	9/21/2021	219
	058-380-008	99 Opus Ln	Oat Hill Parcel A	PL20-0022	5+	R							210	9/21/2021	210
	58-320-001	99 Chennault Way	Oat Hill Parcel B	PL20-0023	5+	R							81	9/21/2021	81
	059-460-035	TBD	WRSP Lot 7	PL24-0012	SFD	O							136	11/19/2024	136
	058-362-021	100 Roja	Napa Cove Apts	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
	058-122-011	318 Los Altos	318 Los Altos ADU	BP24-0011	ADU	R						1		1/16/2024	1
	058-573-023	122 Wetlands Edge	122 Wetlands Edge ADU	BP24-0614	ADU	R				1				10/28/2024	1
	058-591-010	43 Peacock	43 Peacock ADU	BP24-0669	ADU	R						1		11/19/2024	1
	058-115-024	15 Joan	15 Joan ADU	BP22-0431	ADU	R				1				8/15/2022	1
	058-123-010	26 Amarillo	26 Amarillo ADU	BP24-0216	ADU	R				1				4/17/2024	1
	058-201-003	230 Andrew	230 Andrew ADU	BP24-0216	ADU	R				1				6/1/2022	1
	059-361-019	299 Cantada	299 Cantada ADU	BP24-0166	ADU	R				1				4/2/2024	1
	058-202-003	239 Andrew	239 Andrew ADU	BP24-0275	ADU	R		1						5/20/2024	1
	058-571-002	427 Northrup	427 Northrup ADU	BP23-0688	ADU	R		1						9/19/2023	1
	058-413-009	262 Sheffield	262 Sheffield ADU	BP22-0112	ADU	R		1						3/9/2022	1
	059-171-051	31 Hillcrest	31 Hillcrest ADU	BP23-0444	ADU	R		1						6/2/2023	1
	058-040-008	4115 Broadway	4115 Broadway ADU	BP20-0346	ADU	R				1				8/27/2020	1
	058-117-023	20 Del Rey	20 Del Rey ADU	BP23-0693	ADU	R				1				9/25/2023	1
	058-544-010	209 Jana	209 Jana ADU	BP22-0732	ADU	R		1						12/14/2022	1
	059-430-044	80 Cartier	WRSP Lot 8	PL24-0022	SFD	O							25	9/26/2024	25
															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</u> <u>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	
0	2	0	4	0	0	259		265	148	3	101	2	2	1	80		337	
						2	2/1/2024	2							27	6/25/2024	27	
						68	12/12/2024	68							53	12/17/2024	53	
						108	11/22/2024	108									0	
						81	6/17/2024	81									0	
								0									0	
26		39			1		3/23/2022	66	26		39			1		11/6/2024	66	
122		62		2			11/23/2021	186	122		62		2			7/1/2024	186	
								0									0	
								0									0	
								0									0	
			1				3/28/2024	1									0	
			1				6/21/2024	1									0	
			1				7/2/2024	1									0	
			1				8/16/2024	1									0	
	1						9/24/2024	1									0	
	1						12/18/2024	1									0	
	1						6/9/2022	1		1						1/25/2024	1	
	1						9/19/2023	1		1						1/26/2024	1	
			1				9/24/2020	1				1				4/11/2024	1	
			1				10/18/2023	1				1				5/31/2024	1	
	1						9/21/2023	1		1						7/30/2024	1	
								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?	Please select the state 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 ⁺
13							0							
0	NONE	Y												
0	NONE	Y												
0	NONE	Y												
0	NONE	Y												
0	NONE	Y												
13	NONE	Y	LIHTC	INC	Deed Restricted	55	0					Development Standards Modification	Yes	
0	NONE	Y	Other	INC	Deed Restricted	55	0					Development Standards Modification	Yes	
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									
0	NONE	Y			Self-certified income survey									

Jurisdiction	American Canyon	
Reporting Year	2024	(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	Projection Period	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	-	-	-	-	-	-	-	-	-	-	7	162
	Non-Deed Restricted		1	4	2	-	-	-	-	-	-	-		
Low	Deed Restricted	109	-	-	4	-	-	-	-	-	-	-	4	105
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	95	-	-	-	-	-	-	-	-	-	-	2	93
	Non-Deed Restricted		-	2	-	-	-	-	-	-	-	-	-	
Above Moderate		249	88	78	259	-	-	-	-	-	-	-	425	-
Total RHNA		622												
Total Units			89	84	265	-	-	-	-	-	-	-	438	360
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 Need												
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.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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	2024	(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 2024, 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: <ul style="list-style-type: none"> •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 is updated annually.
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", are completed in April 2024. Update to FAR standards for CN/CC districts, and Farm Employee Housing in CC districts are also completed April of 2024. 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	<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 units in moderate and high-resource areas.</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>	<p>Staff processed an application for 100 apartment units (Crawford Way Apts) that provides opportunities for Missing Middle housing in 2023. The project is scheduled for a public hearing on February 27, 2025. In October 2024, the Planning commission approved a Specific Plan Amendment to increase the FAR from 0.70 to 0.77 for alleyway homes in the Watson Ranch Lot 7 project in the WRSP MDR-16 Zone. The amendment allowed the development of larger alley way homes. The alleyway homes are considered “missing middle housing” because they fill the gap between detached houses and larger apartment complexes. The WR Lot 7 project consists of 66 alley way homes and 70 traditional single-family homes. Informational materials about Missing Middle Housing and the application process is scheduled for 2025. Review of zoning ordinance and standards to make development of Missing Middle housing scheduled for 2025.</p>
F. Accessory Dwelling Units	<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>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>	<p>In 2024, the City issued 6 ADU building permits and approved occupancy for 5 ADU permits. In March 2024, the City updated their ADU ordinance regarding JADUs and Manufactured homes. Pre-approved / Standard ADU plans have been made available through the Napa Sonoma ADU Center in 2024. Another update to ADU ordinance and guidelines are scheduled for 2025.</p>
G. Neighborhood Preservation Program	<p>Continue to maintain high-quality neighborhoods and minimize impacts to public health, safety, and welfare through active code enforcement.</p>	<p>Active program Ongoing</p>	<p>Code Enforcement Division received 73 neighborhood preservation cases in 2024. 58 of those cases (79%) were resolved and came into compliance.</p>

<p>H. Residential Rehabilitation Loan Program</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.</p> <p>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>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>	<p>City and HACN will seek additional funding opportunities in 2025. NOFAs were delayed for 2024, we will seek the 2024 NOFA when released.</p>
<p>I. Code Enforcement</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>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>	<p>Guidelines for Residential Rehab Loan Program is scheduled for 2025.</p>
<p>J. Evaluate Parking Standards</p>	<p>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.</p>	<p>Evaluate parking requirements by 2024, and revise, as necessary, by 2025.</p>	<p>In October 2024, the Planning Commission approved a Specific Plan Amendment to reduce the garage setback from 20' to 18.5' for single-family homes in the Watson Ranch Lot 7 project in the WRSP MDR-16 Zone. The amendment enabled the project to proceed without the reconfiguration of the site plan or reduction in dwelling units. Evaluation of parking requirements will also be conducted in 2025.</p>

<p>K. City-owned Land for Affordable Housing</p>	<p>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.</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>There were no city-owned land available for affordable housing opportunities in 2024.</p>
<p>L. Affordable Housing Fund</p>	<p>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</p>	<p>Evaluate opportunities and meeting with developers: biannually. Provide financial assistance for development of at least 65 moderate and lower-income housing units by 2031.</p>	<p>City received \$578,075.72 in affordable housing nexus fees for 2024. Staff meets with developers regularly through their Project Review Committee (PRC) meetings.</p>
<p>M. Incentives for Affordable Housing</p>	<p>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.</p>	<p>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.</p>	<p>The City receives housing services from the City of Napa Housing Authority (HACN). The HACN website has been updated to allow for multiple languages in 2024. Affordable housing efforts are monitored annually.</p>

<p>N. Identification and Application for Funding</p>	<p>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</p>	<p>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</p>	<p>In May of 2024, the City resolved to participate in the State Prohousing Designation program and apply for the Prohousing Incentive Program (PIP) grant. City staff and HACN also conducted 3 "meet me in the streets" events that provided housing information to the public in 2024. Meeting with developers and non-profit organizations is ongoing.</p>
<p>O. Funding to Address Nongovernmental Constraints</p>	<p>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.</p>	<p>Facilitate CDBG funds for improvements to support development of 40 lower- and moderate-income housing units by 2031</p>	<p>City is actively pursuing CDBG funding opportunities. The 2024 NOFA was delayed. We will pursue funding opportunities when available.</p>
<p>P. Density Bonus Program</p>	<p>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.</p>	<p>Annually Translated materials: by 2024 Update Municipal Code within three years of Housing Element adoption (by January 2026)</p>	<p>Density Bonus Program brochure updated in 2023, link here: https://bit.ly/3TFKaNH . Update to Density Bonus Chapter in Municipal Code is on track to be completed by January of 2026.</p>
<p>Q. Planned Development Process</p>	<p>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.</p>	<p>15 units by 2026. 30 units by 2028. 56 units within the planning period. Reporting: Annually. Information on the City website: by 2024.</p>	<p>In August of 2024, the City conducted a workshop to evaluate Objective Design Standards for housing development. Informational flyers for Planned Development are scheduled to be completed by 2025.</p>

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 2024.
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. In 2024 City staff and the Housing Authority hosted 3 "Meet me in the streets" events, which brought housing information to the public.
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 2024.
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 2025.

V. Inclusionary Housing Program	<p>Encourage development of:</p> <ul style="list-style-type: none"> •20 very low-income units •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. 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>	Annually	<p>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. Staff met with developers for the Crawford Way Multifamily Project in 2024.</p>
W. Preserve At-Risk Housing	<p>Preserve all affordable units during the planning period. Monitor at-risk status of assisted affordable housing units annually.</p>	<p>Monitor At-Risk Status: annually and with changes in ownership Engage property owners: two years from affordability expiration</p>	<p>City does not show any regulatory agreements at risk in the next two years.</p>
X. Mobilehome Park Rent Stabilization Program	<p>Enforce the Mobilehome Park Rent Stabilization Program. Retain all affordable mobilehome park units</p>	Annual enforcement.	<p>City continued to enforce the Mobilehome Park Rent Stabilization Program in 2024.</p>
Y. Rental Assistance Programs	<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. 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.</p>	<p>Engage with the Housing Authority: Annually. Apply for funding: as available. Information on City website: by 2024.</p>	<p>The City partners with the Napa City Housing Authority, and rental assistance programs are available at this link: https://www.cityofnapa.org/209/Rental-Assistance-Section-8 . Rental Assistance Programs are all operating normally.</p>

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.	HACN has updated flyers for programs that assist with rehabilitation costs in 2024. City staff and HACN conducted 3 "meet me in the streets" events that provided information and applications to the public in 2024. Meeting with Housing Authority and Senior Community also scheduled for 2025.
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 2025.
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 . The Crawford Way Multifamily project is scheduled to provide 32 large units, in which 3 are considered to be low-income units. The project is scheduled for public review in 2025.
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.	In April of 2024, the City Council revised the Zoning Code to remove the conditional use permit (CUP) requirement for large farm employee housing in the Community Commercial Zone.
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 available from Napa County, which is updated annually.

<p>FF. Affirmatively Furthering Fair Housing</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 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</p>	<p>a: by 2024 b: annually and through the CIP process d: annually e: by 2026</p>	<p>The City's CIP progress for 2024 is available at this link: https://stories.opengov.com/americancañonca/3722074c-0e48-4ced-bcce-4e89adaa7cbf/published/pJP-sRGcH?currentPageId=6642994c0e5d610f8fd11ee4</p>
<p>GG. Distribute Fair Housing Information</p>	<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>City contracts fair housing services with Fair Housing Napa Valley (FHNV). The FHNV site has been updated to include multiple languages in 2024, including Arabic, Chinese, Spanish, Tagalog, and Vietnamese.</p>

<p>HH. Fair Housing Enforcement and Outreach</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 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 to 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 and education activities. 	<p>Hold workshops at least annually Evaluate outreach methods annually Establish partnerships with community groups on an ongoing basis</p>	<p>On 6/4/2024, FHNV provided their annual report to the City Council.</p>
<p>II. Maintain Adequate Staffing</p>	<p>Maintain adequate staffing levels. 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 2024. However, the Community Development Department has purchased a new state-of-the-art permitting software that will help streamline permits and entitlements. The new software decreases processing times and provides more transparency for the users. The new software is scheduled to be deployed in 2025.</p>
<p>JJ. Encourage Sustainable Building</p>	<p>Encourage sustainable building design in all residential development. Update the Building Code as necessary for compliance with periodic updates to State building code and CalGreen requirements. Provide information on resources and incentives on the City website.</p>	<p>Ongoing, with code updates, as necessary.</p>	<p>Staff provided a presentation to the City Council regarding Calgreen and tiers of energy requirements in May of 2024. Information on Sustainable Building resources will be added to the City website by 2025.</p>
<p>KK. Energy Conservation Fact Sheet</p>	<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 2025.</p>

LL. Adjust Utility Allowances for Green Affordable Housing Units	Incentivize green affordable housing projects. Review and update utility allowances annually.	Annually	The Utility Allowances were updated in 2024.
MM. Adopt Streamlined Application Approval Procedures	Create a process to facilitate review of applications submitted pursuant to SB 35.	Within one year of Housing Element adoption	The City was determined as one of the cities exempt from SB 35 (now SB423) applications in 2024. City did not receive any SB-35 applications in 2024. City is planning written procedures for SB 35 applications in 2025.
NN. Pipeline Projects	Facilitate the development of all 1,539 units anticipated to be developed in the 12 pending and approved projects in sites inventory.	As needed	Pipeline Projects have been updated in 2024, and the total units anticipated has is 1,935 units.

Jurisdiction	Canyon	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Canyon	
Reporting Period	2024	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.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	American Canyon
Reporting Period	(Jan. 1 - Dec. 31) 2024
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

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	2024 (Jan. 1 - Dec. 31)		

**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	(Jan. 1 - Dec. 31) 2024
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier			Project Type	Date	Units (Beds/Student Capacity) Approved								Units (Beds/Student Capacity) Granted	Notes
1			2	3	4								5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	American Canyon
Reporting Period	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant 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 containing authorizing local ordinance and supporting materials.	
Notes	

**2024 NAPA COUNTY ANNUAL INCOME LIMITS
AFFORDABLE RENTAL LIMITS**

INCOME LIMITS ALL RENTAL UNITS

Persons Per Household	15% Median Income	20% 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	18,140	30,850	31,745	51,400	61,680	63,490	82,150	81,630	90,700	108,850
2	15,550	20,740	35,250	36,295	58,700	70,440	72,590	93,900	93,330	103,700	124,400
3	17,500	23,330	39,650	40,828	66,100	79,320	81,655	105,650	104,985	116,650	139,950
4	19,450	25,920	44,050	45,360	73,400	88,080	90,720	117,350	116,640	129,600	155,500
5	21,000	27,990	47,600	48,983	79,300	91,560	97,965	126,750	125,955	139,950	167,950
6	22,550	30,070	51,100	52,623	85,150	102,180	105,245	136,150	135,315	150,350	180,400
7	24,100	32,141	54,650	56,246	91,050	109,260	112,493	145,550	144,634	160,704	192,800
8	25,650	34,210	58,150	59,868	96,900	116,280	119,735	154,900	153,945	171,050	205,250

Source: U.S. Department of Housing and Urban Development and State Housing and Community Development
Effective: 4/01/2024
Effective: 6/1/2024

****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	1,285	1,542	2,268	2,721
1	1,468	1,761	2,593	3,110
2	1,653	1,983	2,916	3,499
3	1,835	2,202	3,240	3,888
4	1,983	2,289	3,499	4,199
5	2,129	2,555	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	771	794	1,285	1,542	1,587	2,054	2,041	2,268	2,721
1	881	907	1,468	1,761	1,815	2,348	2,333	2,593	3,110
2	991	1,021	1,653	1,983	2,041	2,641	2,625	2,916	3,499
3	1,101	1,134	1,835	2,202	2,268	2,934	2,916	3,240	3,888
4	1,190	1,225	1,983	2,289	2,449	3,169	3,149	3,499	4,199
5	1,278	1,316	2,129	2,555	2,631	3,404	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

**SB 423 Streamlined Ministerial Approval
Process (SMAP) Statewide Determination
Summary**

**Cities and Counties Not Currently Subject to
SB 423 SMAP Provisions**

This determination represents Housing Element Annual Progress Report (APR) data received as of June 3, 2024.

Please note, pursuant to SB 423 (Chapter 778, Statutes of 2023), any jurisdiction that did not adopt a housing element that has been found in substantial compliance with housing element law is subject to streamlined ministerial approval for qualifying proposed developments with at least 10% affordability. To confirm current housing element compliance status, visit the [Housing Element Compliance Report](#).

The following 47 jurisdictions have met their prorated Lower (Very-Low and Low) and Above-Moderate Income Regional Housing Needs Assessment (RHNA) for the Reporting Period and submitted their latest APR (2023).

Provided that these 47 jurisdictions have adopted a compliant housing element, they are not currently subject to the SB 423 (SB 423 (Chapter 778, Statutes of 2023) Streamlined Ministerial Approval Process (SMAP), but all jurisdictions are still encouraged to promote streamlining. **All other jurisdictions beyond these 47 are subject to at least some form of SB 423 SMAP streamlining, as indicated on the following pages.**

For more detail on the SB 423 SMAP Determination, please see the SB 423 Streamlined Ministerial Approval Process Determination Methodology and Background Data.

**SB 423 SMAP
Determination Summary**

These jurisdictions are not currently subject to the SB 423 SMAP, but the jurisdictions are still encouraged to promote streamlining. **All other cities and counties beyond these 47 are subject to at least some form of SB 423 SMAP streamlining, as indicated on the following pages.**

#	JURISDICTION
1	AMERICAN CANYON
2	ATHERTON
3	BELL
4	BELLFLOWER
5	BEVERLY HILLS
6	BUENA PARK
7	CALISTOGA
8	CARPINTERIA
9	CORTE MADERA
10	COSTA MESA
11	FOUNTAIN VALLEY
12	GUADALUPE
13	HEALDSBURG
14	HILLSBOROUGH
15	INDUSTRY
16	LA HABRA
17	LA QUINTA
18	LAGUNA NIGUEL
19	LARKSPUR
20	LOS ALTOS HILLS
21	MAMMOTH LAKES
22	MARIN COUNTY
23	MENLO PARK
24	MILL VALLEY
25	MONTE SERENO
26	MORGAN HILL
27	NEWPORT BEACH
28	NORWALK
29	PLUMAS COUNTY
30	ROHNERT PARK
31	ROLLING HILLS ESTATES
32	ROSS
33	SAN BERNARDINO COUNTY
34	SAN MARINO
35	SANTA ANA
36	SANTA CLARA COUNTY

**SB 423 SMAP
Determination Summary**

These jurisdictions are not currently subject to the SB 423 SMAP, but the jurisdictions are still encouraged to promote streamlining. **All other cities and counties beyond these 47 are subject to at least some form of SB 423 SMAP streamlining, as indicated on the following pages.**

#	JURISDICTION
37	SANTA CRUZ
38	SANTA MONICA
39	SEBASTOPOL
40	SIERRA COUNTY
41	SONOMA
42	SONOMA COUNTY
43	UKIAH
44	VILLA PARK
45	WEST HOLLYWOOD
46	WESTMINSTER
47	WOODSIDE

SB 423 SMAP Determination Summary

Cities and Counties Subject to SB 423 SMAP Provisions When Proposed Developments Include ≥10% Affordability

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability.

Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP provisions for developments with 10% affordability or above or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low income) are subject to SB 423 SMAP provisions for developments with 50% affordability or above.

Please note, pursuant to SB 423 (Chapter 778, Statutes of 2023), any jurisdiction that did not adopt a housing element that has been found in substantial compliance with housing element law are subject to streamlined ministerial approval for qualifying proposed developments with at least 10% affordability. As such, additional jurisdictions may be required to provide streamlined ministerial approval if they have not adopted a housing element that has been found in compliance by HCD. To confirm housing element compliance, visit the [Housing Element Compliance Report](#).

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
1	ADELANTO
2	ALAMEDA COUNTY
3	ALHAMBRA
4	ALISO VIEJO
5	ALTURAS
6	AMADOR COUNTY
7	ANGELS CAMP
8	APPLE VALLEY
9	ARCATA
10	ARROYO GRANDE
11	ARVIN
12	ATWATER
13	AUBURN
14	AVALON
15	AVENAL
16	AZUSA
17	BAKERSFIELD
18	BANNING
19	BARSTOW
20	BEAUMONT
21	BELVEDERE
22	BENICIA
23	BIGGS
24	BISHOP
25	BLYTHE
26	BRAWLEY
27	BURBANK
28	BUTTE COUNTY
29	CALAVERAS COUNTY
30	CALEXICO
31	CALIFORNIA CITY
32	CALIPATRIA
33	CAPITOLA

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
34	CARMEL
35	CARSON
36	CERES
37	CHOWCHILLA
38	CITRUS HEIGHTS
39	CLAYTON
40	CLEARLAKE
41	CLOVERDALE
42	COACHELLA
43	COALINGA
44	COLMA
45	COLTON
46	COLUSA
47	COLUSA COUNTY
48	CONCORD
49	CORCORAN
50	CORNING
51	CRESCENT CITY
52	CUDAHY
53	DEL NORTE COUNTY
54	DEL REY OAKS
55	DELANO
56	DESERT HOT SPRINGS
57	DIAMOND BAR
58	DINUBA
59	DORRIS
60	DOS PALOS
61	DUNSMUIR
62	EAST PALO ALTO
63	EL CAJON
64	EL CENTRO
65	EL MONTE

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
66	ESCALON
67	ESCONDIDO
68	ETNA
69	EUREKA
70	EXETER
71	FAIRFAX
72	FARMERSVILLE
73	FILLMORE
74	FIREBAUGH
75	FORT JONES
76	FRESNO COUNTY
77	GLENN COUNTY
78	GONZALES
79	GRASS VALLEY
80	GREENFIELD
81	GRIDLEY
82	GUSTINE
83	HALF MOON BAY
84	HANFORD
85	HAWAIIAN GARDENS
86	HIGHLAND
87	HOLTVILLE
88	HUMBOLDT COUNTY
89	HUNTINGTON BEACH
90	HUNTINGTON PARK
91	HURON
92	IMPERIAL
93	IMPERIAL COUNTY
94	INGLEWOOD
95	INYO COUNTY
96	IRWINDALE
97	ISLETON

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
98	KERMAN
99	KERN COUNTY
100	KINGS COUNTY
101	LA HABRA HEIGHTS
102	LA MIRADA
103	LA PUENTE
104	LAKE COUNTY
105	LAKE ELSINORE
106	LAKEPORT
107	LAKESWOOD
108	LANCASTER
109	LASSEN COUNTY
110	LAWNDALE
111	LEMON GROVE
112	LEMOORE
113	LINCOLN
114	LINDSAY
115	LIVINGSTON
116	LOMA LINDA
117	LOMPOC
118	LOOMIS
119	LOS ANGELES COUNTY
120	LYNWOOD
121	MADERA
122	MARICOPA
123	MARTINEZ
124	MARYSVILLE
125	MAYWOOD
126	MCFARLAND
127	MENDOCINO COUNTY
128	MENDOTA
129	MERCED COUNTY

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
130	MODESTO
131	MONTAGUE
132	MONTEBELLO
133	MONTEREY
134	MONTEREY PARK
135	MORENO VALLEY
136	MORRO BAY
137	MOUNT SHASTA
138	NATIONAL CITY
139	NEEDLES
140	NEVADA CITY
141	NEVADA COUNTY
142	NEWMAN
143	NORCO
144	OAKDALE
145	OCEANSIDE
146	OJAI
147	ORANGE COVE
148	ORLAND
149	OROVILLE
150	OXNARD
151	PACIFICA
152	PALMDALE
153	PARLIER
154	PASO ROBLES
155	PATTERSON
156	PERRIS
157	PICO RIVERA
158	PINOLE
159	PLACERVILLE
160	PLEASANT HILL
161	POINT ARENA

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
162	POMONA
163	PORTERVILLE
164	POWAY
165	RANCHO CORDOVA
166	RED BLUFF
167	REDDING
168	REDLANDS
169	REDONDO BEACH
170	REEDLEY
171	RIALTO
172	RICHMOND
173	RIDGECREST
174	RIO DELL
175	RIPON
176	RIVERBANK
177	RIVERSIDE
178	RIVERSIDE COUNTY
179	SACRAMENTO
180	SACRAMENTO COUNTY
181	SAN BERNARDINO
182	SAN BRUNO
183	SAN DIEGO COUNTY
184	SAN DIMAS
185	SAN FERNANDO
186	SAN FRANCISCO
187	SAN GABRIEL
188	SAN JACINTO
189	SAN JOAQUIN
190	SAN JOAQUIN COUNTY
191	SAN JUAN BAUTISTA
192	SAN LEANDRO
193	SAN PABLO

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
194	SAN RAFAEL
195	SAND CITY
196	SANGER
197	SANTA BARBARA
198	SANTA CLARITA
199	SANTA CRUZ COUNTY
200	SANTA MARIA
201	SANTA PAULA
202	SANTEE
203	SAUSALITO
204	SEASIDE
205	SELMA
206	SHASTA LAKE
207	SIGNAL HILL
208	SISKIYOU COUNTY
209	SOLANA BEACH
210	SONORA
211	SOUTH GATE
212	SOUTH LAKE TAHOE
213	STANISLAUS COUNTY
214	STOCKTON
215	SUISUN CITY
216	SUSANVILLE
217	SUTTER COUNTY
218	TAFT
219	TEHACHAPI
220	TEHAMA
221	TEHAMA COUNTY
222	TORRANCE
223	TRINIDAD
224	TRINITY COUNTY
225	TULARE COUNTY

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
226	TULELAKE
227	TUOLUMNE COUNTY
228	TURLOCK
229	TWENTYNINE PALMS
230	UNION CITY
231	VALLEJO
232	VENTURA COUNTY
233	VICTORVILLE
234	VISALIA
235	WASCO
236	WATERFORD
237	WATSONVILLE
238	WEED
239	WEST SACRAMENTO
240	WESTLAKE VILLAGE
241	WESTMORLAND
242	WHEATLAND
243	WILDOMAR
244	WILLIAMS
245	WILLITS
246	WILLOWS
247	WINDSOR
248	WINTERS
249	WOODLAKE
250	YOLO COUNTY
251	YREKA
252	YUBA CITY
253	YUCAIPA
254	YUCCA VALLEY

SB 423 SMAP Determination Summary

Cities and Counties Subject to SB 423 SMAP Provisions When Proposed Developments Include \geq 50% Affordability

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

Please note, pursuant to SB 423 (Chapter 778, Statutes of 2023), any jurisdiction that did not adopt a housing element that has been found in substantial compliance with housing element law are subject to streamlined ministerial approval for qualifying proposed developments with at least 10% affordability. As such, these jurisdictions may be required to provide streamlined ministerial approval if they have not adopted a housing element that has been found in compliance by HCD. To confirm housing element compliance, visit the [Housing Element Compliance Report](#).

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
1	AGOURA HILLS
2	ALAMEDA
3	ALBANY
4	ALPINE COUNTY
5	AMADOR
6	ANAHEIM
7	ANDERSON
8	ANTIOCH
9	ARCADIA
10	ARTESIA
11	ATASCADERO
12	BALDWIN PARK
13	BELL GARDENS
14	BELMONT
15	BERKELEY
16	BIG BEAR LAKE
17	BLUE LAKE
18	BRADBURY
19	BREA
20	BRENTWOOD
21	BRISBANE
22	BUELLTON
23	BURLINGAME
24	CALABASAS
25	CALIMESA
26	CAMARILLO
27	CAMPBELL
28	CANYON LAKE
29	CARLSBAD
30	CATHEDRAL
31	CERRITOS
32	CHICO
33	CHINO

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
34	CHINO HILLS
35	CHULA VISTA
36	CLAREMONT
37	CLOVIS
38	COLFAX
39	COMMERCE
40	COMPTON
41	CONTRA COSTA COUNTY
42	CORONA
43	CORONADO
44	COTATI
45	COVINA
46	CULVER CITY
47	CUPERTINO
48	CYPRESS
49	DALY CITY
50	DANA POINT
51	DANVILLE
52	DAVIS
53	DEL MAR
54	DIXON
55	DOWNEY
56	DUARTE
57	DUBLIN
58	EASTVALE
59	EL CERRITO
60	EL DORADO COUNTY
61	EL SEGUNDO
62	ELK GROVE
63	EMERYVILLE
64	ENCINITAS
65	FAIRFIELD
66	FERNDALE

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
67	FOLSOM
68	FONTANA
69	FORT BRAGG
70	FORTUNA
71	FOSTER CITY
72	FOWLER
73	FREMONT
74	FRESNO
75	FULLERTON
76	GALT
77	GARDEN GROVE
78	GARDENA
79	GILROY
80	GLENDALE
81	GLENDORA
82	GOLETA
83	GRAND TERRACE
84	GROVER BEACH
85	HAWTHORNE
86	HAYWARD
87	HEMET
88	HERCULES
89	HERMOSA BEACH
90	HESPERIA
91	HIDDEN HILLS
92	HOLLISTER
93	HUGHSON
94	IMPERIAL BEACH
95	INDIAN WELLS
96	INDIO
97	IONE
98	IRVINE
99	JACKSON

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
100	JURUPA VALLEY
101	KING CITY
102	KINGSBURG
103	LA CANADA FLINTRIDGE
104	LA MESA
105	LA PALMA
106	LA VERNE
107	LAFAYETTE
108	LAGUNA BEACH
109	LAGUNA HILLS
110	LAGUNA WOODS
111	LAKE FOREST
112	LATHROP
113	LIVE OAK
114	LIVERMORE
115	LODI
116	LOMITA
117	LONG BEACH
118	LOS ALAMITOS
119	LOS ALTOS
120	LOS ANGELES
121	LOS BANOS
122	LOS GATOS
123	LOYALTON
124	MADERA COUNTY
125	MALIBU
126	MANHATTAN BEACH
127	MANTECA
128	MARINA
129	MARIPOSA COUNTY
130	MENIFEE
131	MERCED
132	MILLBRAE

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
133	MILPITAS
134	MISSION VIEJO
135	MODOC COUNTY
136	MONO COUNTY
137	MONROVIA
138	MONTCLAIR
139	MONTEREY COUNTY
140	MOORPARK
141	MORAGA
142	MOUNTAIN VIEW
143	MURRIETA
144	NAPA
145	NAPA COUNTY
146	NEWARK
147	NOVATO
148	OAKLAND
149	OAKLEY
150	ONTARIO
151	ORANGE
152	ORANGE COUNTY
153	ORINDA
154	PACIFIC GROVE
155	PALM DESERT
156	PALM SPRINGS
157	PALO ALTO
158	PALOS VERDES ESTATES
159	PARADISE
160	PARAMOUNT
161	PASADENA
162	PETALUMA
163	PIEDMONT
164	PISMO BEACH
165	PITTSBURG

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
166	PLACENTIA
167	PLACER COUNTY
168	PLEASANTON
169	PLYMOUTH
170	PORT HUENEME
171	PORTOLA
172	PORTOLA VALLEY
173	RANCHO CUCAMONGA
174	RANCHO MIRAGE
175	RANCHO PALOS VERDES
176	RANCHO SANTA MARGARITA
177	REDWOOD CITY
178	RIO VISTA
179	ROCKLIN
180	ROLLING HILLS
181	ROSEMEAD
182	ROSEVILLE
183	SAINT HELENA
184	SALINAS
185	SAN ANSELMO
186	SAN BENITO COUNTY
187	SAN CARLOS
188	SAN CLEMENTE
189	SAN DIEGO
190	SAN JOSE
191	SAN JUAN CAPISTRANO
192	SAN LUIS OBISPO
193	SAN LUIS OBISPO COUNTY
194	SAN MARCOS
195	SAN MATEO
196	SAN MATEO COUNTY
197	SAN RAMON
198	SANTA BARBARA COUNTY

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
199	SANTA CLARA
200	SANTA FE SPRINGS
201	SANTA ROSA
202	SARATOGA
203	SCOTTS VALLEY
204	SEAL BEACH
205	SHAFTER
206	SHASTA COUNTY
207	SIERRA MADRE
208	SIMI VALLEY
209	SOLANO COUNTY
210	SOLEDAD
211	SOLVANG
212	SOUTH EL MONTE
213	SOUTH PASADENA
214	SOUTH SAN FRANCISCO
215	STANTON
216	SUNNYVALE
217	SUTTER CREEK
218	TEMECULA
219	TEMPLE CITY
220	THOUSAND OAKS
221	TIBURON
222	TRACY
223	TRUCKEE
224	TULARE
225	TUSTIN
226	UPLAND
227	VACAVILLE
228	VENTURA
229	VERNON
230	VISTA
231	WALNUT

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
232	WALNUT CREEK
233	WEST COVINA
234	WHITTIER
235	WOODLAND
236	YORBA LINDA
237	YOUNTVILLE
238	YUBA COUNTY



TITLE

285 Napa Junction Citation Appeal

RECOMMENDATION

Continue the 285 Napa Junction Road Citation Appeal to March 27, 2025.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

On January 23, 2025, the Planning Commission considered an appeal by Michael Lara regarding a citation for storing one or more food trucks at his residence at 285 Napa Junction Road. At the conclusion of the meeting, the Planning Commission directed staff and the City Attorney to provide additional options for resolution of this matter.

Staff has researched options for the property owner to retain one or more food trucks on his property. However, additional time is needed to present these options to the property owner and obtain consensus on future actions.

Because additional time is needed, staff recommends the Planning Commission continue the item to the next regularly scheduled meeting on March 27, 2025.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Public Safety: "Ensure American Canyon remains a safe community."

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

Enforcement of existing regulations is statutorily exempt from CEQA.

ATTACHMENTS:

None



**City of American Canyon
Active Community Development Projects
February 2025**

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
1.	Giovannoni Logistics Center Tentative Parcel Map Extension (PL24-0031)	Buzz Oates	A 12-Month extension to the Giovannoni Logistics Center Tentative Parcel Map	Northeast corner Devlin Road/Green Island Road 69.8 acres	11/11/24 Application submitted 2/4/25 City Council Hearing continued 3/4/25 CC Hearing date	William He
2.	Giovannoni Logistics Center Modification (PL25-0002)	Buzz Oates	Reduce the size of one warehouse and construct two additional smaller buildings.	Northeast corner Devlin Road/Green Island Road 69.8 acres	1/30/25 Application submitted	Brent Cooper
3.	Napa Junction Mini Storage Modification (PL24-0029)	Hess Development	Delete Conditions of Approval to construct a sidewalk along Hess Road and underground the Utility lines along Napa Junction Road.	4484 Hess Drive 8.44 acres	10/22/24 Application submitted 10/22/24 Comments to applicant	William He
4.	Canyon Estates Richmond American Homes Design Permit (PL24-0028)	Richmond American Homes	Design Permit to modify architecture, retaining walls, easements, lot lines, and landscaping for 33 single-family homes in the Canyon Estates Subdivision	Canyon Estates Circle 38.2 acres	10/21/24 Application Submitted 11/20/24 Comments to applicant	Brent Cooper

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
5.	Promontory Pedestrian Modification (PL24-0027)	330 Land Company	Remove pedestrian connections around two detention basins that provide recreation and connection to the Vine Trail.	Northeast corner Mallen Way/Rio Del Mar East 57 acres	1/7/25 Application submitted 1/15/25 Meeting with applicant 2/6/25 Comments to applicant	William He
6.	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 Application resubmitted 2/23/24 Comments to applicant 6/26/24 Application resubmitted 7/26/24 Comments to applicant 9/17/24 Application resubmitted 10/23/24 Meeting with applicant 10/29/24 Comments to applicant 11/19/24 Application resubmitted 1/23/25 PC Hearing Continued 2/27/25 PC Hearing scheduled	William He
7.	Modification to NACC Building D (PL24-0024)	G3 Kelly Devlin LLC	Update the building architecture to a more modern aesthetic, shift building location, revise trailer and vehicle parking.	Southeast corner Devlin Road/S. Kelly Road	9/30/24 Application submitted 11/12/24 Comments to applicant 1/22/25 Application resubmitted	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
8.	Modification to NACC Building A and B (PL24-0023)	G3 Kelly Devlin LLC	Update the building architecture to a more modern aesthetic, shift building location, revise trailer and vehicle parking.	Southeast corner Devlin Road/S. Kelly Road	9/30/24 Application submitted 11/12/24 Comments to applicant 1/10/25 Application resubmitted	William He
9.	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 6/7/24 Staff checked in with the applicant on project status	William He
10.	Outfront Billboards Zone Change (PL24-0006)	Outfront Media	Zone Change and Development Agreement to convert existing double-sided billboard sign to LED displays.	4301 Broadway and 5747 Broadway	3/14/24 Application submitted 4/17/24 Comments to applicant 4/17/24 Application resubmitted 4/30/24 Comments to applicant 6/24/24 Application resubmitted 8/2/24 Comments to applicant 12/5/24 Application resubmitted	Brent Cooper
11.	Oat Hill / Domaine Apts. Parcel A and B Modification (PL25-0003)	Russell Square	Revise patio railing and remove certain garage doors.	100 Chennault Way, 100 Opus Lane	1/22/25 Application Submitted	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
12.	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 6/7/24 Staff checked in with the applicant on project status	William He
13.	Birria Spot Food Truck Design Permit (PL23-0020)	Michael Lara	A Stationary Food Truck at the front of Birria Spot 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 4/12/24 Application resubmitted 5/3/24 Comments to applicant 5/20/24 Application resubmitted 6/21/24 Comments to applicant 8/19/24 Application resubmitted 10/4/24 Comments to applicant	William He
14.	USAgain Textile Recycling Box Design Permit (PL24-0021)	USAgain	Addition of two unstaffed textile recycling boxes on the southeast side of Parry's Pizza Store.	234 American Canyon Rd	8/9/24 Application Submitted 9/10/24 Comments to applicant	William He
15.	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 6/7/24 Staff checked in with applicant 10/15/24 Application resubmitted 11/15/24 Comments to applicant	William He
16.	991 Tattoo Shop Administrative Design Permit (PL24-0032)	Deny Pacheco	Convert an existing 530 SF office into a tattoo and body piercing shop	5055 Napa Junction Rd Suite 100A / 530 SF	12/9/24 Application Submitted 1/21/25 Application Approved	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, 112 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 2/13/24 1 st Submittal Received 3/16/24 1 st PC Comments returned 4/3/24 2 nd Submittal Received 4/29/24 2 nd PC Comments Returned 5/31/24 3 rd Submittal Received 6/24/24 3 rd PC Comments Returned 8/6/24 4 th Submittal Received 9/11/24 4 th PC comments returned 10/23/24 5 th Submittal received 11/4/24 5 th PC comments returned	Edison Bisnar
2. Hampton Inn (BP24-0124)	Development of a 3-story 112-room Hampton Inn Hotel.	3443 Broadway	2.52 acres	3/5/24 Application submitted 4/2/24 Comments to applicant 9/19/24 Application resubmitted 10/11/24 Comments to applicant	Ron Beehler
3. Napa Valley Ruins and Gardens Building Retrofit (BP23-0010)	Buildings 2, 3, 4, 5, 7 Level 1 and 2 retrofit at NVRG.	SWC corner Rio Del Mar East/ Rolling Hills Dr.	29 acres	1/4/23 Application submitted 1/20/23 Comments to applicant 9/28/23 Status outreach to applicant	Ron Beehler
4. Napa Valley Ruins and Gardens Grading and Improvement Plans	Site Improvements for the NVRG and Amphitheater	Southwest corner Rio Del Mar East/Rolling Hills Drive	29 acres	7/18/22 1 st Submittal Received 8/23/22 1 st PC Comments Returned 1/3/23 2 nd Submittal Received 2/9/23 2 nd PC Comments Returned 6/14/24 3 rd Submittal Received 7/12/24 3 rd PC Comments Returned 11/6/24 4 th Submittal Received 12/20/25 1 st submittal for Rough Grading only received 1/16/25 Rough Grading only 1 st PC comments returned	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
5. 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 4/27/23 Comments to applicant 12/12/23 Resubmittal received 12/19/23 Master Plans Approved 10/17/24 Permit resubmitted 10/30/24 Comments to applicant 11/15/24 Permit resubmitted 11/22/24 Permit Approved	Ron Beehler
6. 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 12/19/23 Master Plans Approved 10/18/24 Permit resubmitted 11/13/24 Comments to Applicant 11/15/24 Permit resubmitted 11/18/24 Permit Approved	Ron Beehler
7. 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 12/20/23 Improvement Plans approved 7/22/24 Mass grading in progress 11/24 Installation of underground utilities in progress	Edison Bisnar
8. 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 8/15/23 Improvement Plans approved 7/22/24 Building construction in progress	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
9. 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 DV22-0007 approved 1/29/24 Comments to applicant 2/12/24 Application resubmitted 2/20/24 Comments to applicant 2/26/24 Application resubmitted 2/26/24 Permit Approved 5/28/24 Application resubmitted 6/18/24 Comments to applicant 10/17/24 Application resubmitted 11/14/24 Comments to applicant 11/15/24 Application resubmitted 11/22/24 Permit Approved	Ron Beehler
10. 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 1/4/24 Application resubmitted 1/5/24 Comments to applicant 10/17/24 Application resubmitted 11/13/24 Comments to applicant 11/18/24 Application resubmitted 12/5/24 Permit Issued	Ron Beehler
11. 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 1/4/24 Application resubmitted 1/5/24 Comments to applicant 5/28/24 Application resubmitted 7/15/24 Application approved 10/17/24 Application resubmitted 11/7/24 Comments to applicant 11/13/24 Application resubmitted 11/19/24 Permit Issued	Ron Beehler

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
12. 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 1/9/24 Application resubmitted 1/16/24 Comments to applicant 5/28/24 Application resubmitted 6/18/24 Comments to applicant 10/16/24 Application resubmitted 10/31/24 Approved 11/20/24 Permit Issued	Ron Beehler
13. Oat Hill Domaine Offsite Improvement (DV23-0008)	Napa Junction Road, domestic water, recycled water, sanitary sewer and public water pump station improvements.	Along Napa Junction Rd, north of Oat Hill Apts frontage	N/A	3/6/24 Improvement Plans approved 3/12/24 Offsite Construction at Napa Junction commenced 4/11/24 Recycled Water main installation at Lombard to Hess Drive north commenced. 8/14/24 Recycled Water main installation completed. 07/02/24 Public Water Pump Station coordination. Design in progress 9/19/24 Offsite Improvements construction in progress.	Edison Bisnar
14. 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 3/22/24 Application resubmitted 4/3/24 Comments to applicant 5/17/24 Application resubmitted 5/28/24 Comments to applicant 6/21/24 Application resubmitted 6/27/24 Comments to the applicant 7/15/24 Application resubmitted 7/31/24 Comments to applicant	Ron Beehler

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
15. 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 7/22/24 construction in progress. All roads and utilities are complete. 113 of 219 houses are occupied. 51% complete.	Edison Bisnar
16. Napa Valley Casino Temporary Parking (DV20-0012)	Temporary parking with 39 stalls along Donaldson Way.	3466 Broadway	1.0 acre	7/19/23 Approved Grading Permit and Improvement Plans. 8/16/24. Temporary parking lot paved. Parking lot lights installed. Drainage and landscaping work in progress.	Edison Bisnar
17. 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	Ron Beehler
18. 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 2nd Change Plan Approved 4/18/24 Main Street is 50% complete. Onsite construction in progress. 7/22/24 Construction in progress	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
19. Chicken Guy Improvement Plan (DV23-0015)	New 2,818 sqft restaurant	200 American Canyon Road	1.03 acres	8/16/23 Application submitted 9/5/23 Plans submitted 3/6/24 Improvement Plans approved 4/18/24 Construction in progress. 1/25 Construction complete.	Edison Bisnar
20. Chicken Guy Restaurant Building Permit (BP23-0616)	New 2,818 sqft restaurant	200 American Canyon Road	1.03 acres	8/15/23 Application submitted 3/7/24 Permit Issued 12/5/24 TCO Issued 1/9/25 Second TCO Issued	Ron Beehler
21. Two-story Four-plex (BP23-0628)	New 5,344 sqft two-story four-plex apartment	6 Donaldson Way	0.3 acres	8/24/23 Application submitted 9/8/23 Comments to applicant 3/1/24 Application resubmitted 3/25/24 Comments to applicant	Ron Beehler
22. Sun Square Mixed Use Buildings Phase I (BP24-0131)	New 5,781 sqft mixed-use building	425 Napa Junction Rd	1.0 acre	3/11/24 Application submitted 4/10/24 Comments to applicant 8/23/24 Application resubmitted 9/10/24 Comments to applicant	Ron Beehler
23. Watson Ranch Lot 7 (DV24-0005)	Mass grading of Watson Ranch Large Lot 7	Vacant lot north of Lemos Pointe Apts in Watson Ranch	12.86 acres	3/26/24 1st Submittal received 4/8/24 1st PC comments returned 4/15/24 2nd Submittal received 4/18/24 2nd PC comments returned 4/22/24 3rd Submittal received 4/25/24 3rd PC comments returned 6/3/24 4th Submittal Received 6/10/24 Grading Permit Approved 7/22/24 Grading in progress Grading Complete	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
24. Sun Square Improvement Plans (DV23-0013)	Site Improvement for Sun Square	425 Napa Junction Road	1.0 acre	3/29/24 1st submittal received 4/12/24 1st PC comments returned 6/7/24 2nd submittal received 6/21/24 2nd PC comments returned 12/18/24 3 rd submittal received 1/2/25 3 rd PC comments returned	Edison Bisnar
25. Promontory Subd Rough Grading (DV23-0018)	Mass Grading for 216 single-family lots with 54 junior ADU subdivision	Watson Ranch Newell Property	23 acres	9/13/23 1st submittal received 12/8/23 1st PC comments returned 4/18/24 2nd submittal received 6/9/24 2nd PC comments returned 8/6/24 3rd submittal received 9/5/24 3rd PC comments returned	Edison Bisnar
26. Promontory Subdivision Improvement Plan (DV23-0018)	Improvement Plans for 216 single-family lots with 54 junior ADU subdivision	Watson Ranch Newell Property	23 acres	11/3/23 1st submittal received 1/11/24 1st PC comments returned 5/3/24 2nd submittal received 6/20/24 2nd PC comments returned 8/16/24 3rd submittal received 9/11/24 3rd PC comments returned	Edison Bisnar
27. Napa Junction Solar (DV23-0024)	Improvement Plans for 3 MW solar utility facility with RV and boat storage.	5381 Broadway	6.68 Acres	12/11/23 1st submittal received 2/9/24 2nd submittal received 3/18/24 3rd submittal received 4/29/24 4th submittal received 5/14/24 5th submittal received 6/5/24 Grading Permit approved 9/4/24 Improvement Plans Approved 9/16/24 Contractor mobilized for grading 10/17/24 Grading work in progress	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
28. Napa Junction Mini Storage (DV24-0008)	540-unit mini storage facility	4484 Hess Road	5.84 acres	6/7/24 1st Submittal received 7/10/24 1st PC comments returned 8/30/24 2nd submittal received 9/23/24 2 nd PC Comments returned 11/11/24 3 rd Submittal received 11/25/24 3 rd PC Comments returned	Edison Bisnar
29. Giovannoni Mass Grading (DV24-0009)	Mass Grading for the Giovannoni Logistics Center	Green Island Road	70.2 acres	6/17/24 1st submittal received 7/22/24 1st PC comments returned 8/14/24 2nd submittal received 8/26/24 2nd PC comments returned 9/13/24 3rd submittal received Project ON-HOLD	Edison Bisnar
30. Watson Ranch Lot 7 (DV24-0013)	Improvement Plans for 136 single-family lot subdivision	Watson Ranch Lot 7	12.86 acres	9/19/24 1 st submittal received 11/22/25 1 st RG comments returned 11/25/24 1 st FM PC comments returned 12/05/24 1 st PC comments returned 12/6/24 2 nd RG submittal received 12/20/24 2 nd FM submittal received 12/31/24 2 nd RG PC comments returned 1/9/25 2 nd FM PC comments returned 1/14/25 2 nd IP submittal received 2/3/25 3 rd RG submittal received 2/6/25 2 nd IP PC comments returned	Edison Bisnar

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
1. 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 9/19/23 CC Land Use Map Review 9/28/24 Draft EIR issued for public review 10/21/24 Draft EIR public review workshop in Planning Commission 12/27/24 EIR Public Review date ends 2/27/25 Preparing EIR Response to Comments	Brent Cooper
2. Update General Plan to Comply with Napa County Airport Land Use Compatibility Plan (PL25-0005)	Update General Plan to conform with the recently-updated Napa County Airport Land Use Compatibility Plan	Citywide	N/A	12/4/24 Napa County Airport Land Use Compatibility Plan approved by ALUC	Brent Cooper
3. Update Zoning Map to comply with the Updated General Plan (PL25-0006)	Amend the zoning map to comply with the updated General Plan.	Citywide	N/A	2/10/25 Drafting updated zoning map.	Brent Cooper
4. Urban Design Consultant services	Review proposals from design firms to provide architecture, landscape, and grading review services.	Citywide	N/A	November 2024 Received proposals; staff evaluating.	Brent Cooper

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
5. 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 appvd 2/10/25 Legal defense process	City Manager

Major Regional Projects					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Napa Valley Transportation Authority Countywide Active Transportation Plan	Create a plan to connect a network of regional bicycle and pedestrian facilities to make Napa County a safer and more accessible community.	Napa County	N/A	10/2-24 Project Kick-off 01/25 Draft Toolbook 01/25 Public Input begins	Patrick Band (NVTA)
2. Regional Climate Action and Adaptation Plan (RCAAP)	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	Climate Action Committee 2025 Meeting Calendar (9:30 AM on the 4th Friday of each month) Meeting Minutes and Agendas	Melissa Lamattina 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 12/4/24 ALUC approves plan	Dana Morrison