



## REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers  
4381 Broadway, Ste. 201, American Canyon  
August 28, 2025  
6:30 PM

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

---

---

### AMENDED AGENDA

This agenda has been amended as follows:

1. Applicant provided revised plans that reduced the number of signs from 12 to 9.
2. Applicant removed the wooden beam and stone plinth feature on some signs, and changed the shape of spotlights.
3. Staff updated staff report and draft resolution title to reflect changes.

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

CALL TO ORDER

PLEDGE

ROLL CALL

### 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 May 22, 2025**  
**Recommendation:** Approve the minutes of May 22, 2025

### PUBLIC HEARINGS

2. **Crawford Way Multifamily Condominium Tentative Subdivision Map**  
**Recommendation:** Continue the Crawford Way Multifamily Condominium Tentative

Subdivision Map Project (File No. PL25-0010) to September 25, 2025.

**3. Oat Hill / Domaine Apartments Sign Program**

**Recommendation:** Approve a Sign Program for nine directional and monuments for the Domaine Apartments at 100 Opus Lane and 100 Chennault Way, APNs 058-380-018 and 058-320-018 (File no. SP25-0001)

**BUSINESS**

**MANAGEMENT AND STAFF ORAL REPORTS**

**4. Active Planning Projects**

**Recommendation:** Review August 2025 Active Planning Projects

**COMMISSIONER ITEMS**

**ADJOURNMENT**

**CERTIFICATION**

I, Nicolle Hall, Deputy 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.

---

Nicolle Hall, Deputy City Clerk

---

**PUBLIC PARTICIPATION**

---

*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.*

City Council 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](#).

**Zoom Link:** [Click here](#). **Webinar ID:** 870 8025 1647; **Passcode:** 123456. **Phone in to Zoom:** 408-638-0968

**Oral comments, during the meeting:** Oral comments can be made in person or through Zoom. On Zoom use the "raise your hand" tool during any public comment period. To avoid confusion, hands raised outside of Public Comment periods will be lowered.

**Written comments:** Submit written comments by the eComments link, located on the Meetings & Agendas page of our website. eComments are available to council members in real time. To allow for Council review of comments, eComments will close at 3:00 pm on the day of the meeting.

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](mailto: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](http://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](mailto: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.

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

**ACTION MINUTES**

*May 22, 2025*

---

**CALL TO ORDER**

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

**ROLL CALL**

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

**Absent:** None

**Excused:** None

**PLEDGE**

The Pledge of Allegiance was recited.

**PRESENTATIONS**

**Action:** There were no presentations.

**PUBLIC COMMENT**

**Action:** Chair Mohammed called for public comments. Written comments: none Oral Comments: none.

**AGENDA CHANGES**

**Action:** There were no agenda changes.

**CONSENT CALENDAR**

**1. Minutes of April 24, 2025**

**Action:** Motion to approve the minutes of April 24, 2025, made by Commissioner Eric Altman, seconded by Commissioner Marilyn Abelon, and CARRIED by roll call vote.

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

**Nays:** None

**Abstain:** None

**Absent:** None

**Excused:** None

## **PUBLIC HEARINGS**

### **2. Napa Airport Corporate Center Development Agreement Extension**

The Commission received a staff report and presentation from Community Development Director Brent Cooper. Speakers: Public Works Director Erica Ahman Smithies, Steve Lay of G3 Enterprises, Deputy City Attorney Christina Bellardo. Commissioners discussed the item. Chair Mohammed opened the public hearing. Written comments: none. Oral comments: Will Harper was called to speak. Chair Mohammed closed the public hearing.

**Action:** Motion to adopt Resolution 2025-05 recommending the City Council of the City of American Canyon adopt an Ordinance to approve a 5-Year extension to the Napa Airport Corporate Center Development Agreement from September 3, 2025, to September 3, 2030 located at the southeast corner of Devlin Road and South Kelly Road APN 057-090-086 (PL25-0008) made by Vice Chair Charles Plummer, seconded by Commissioner Eric Altman, and CARRIED by roll call vote.

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

**Nays:** None

**Abstain:** None

**Absent:** None

**Excused:** None

### **3. Crawford Way Multifamily Project Design Permit**

The Commission received a staff report and presentation from Senior Planner William He. Speakers: Jeff Potts, SDG, Community Development Director, Brent Cooper. William Yeah, Developer from Yeah Real Estate Group. Commissioners discussed the item. Chair Mohammed opened the public hearing. Written Comments: Dylan Casey, CalHFD, Oral comments: Philip Thomas was called to speak; Demetria Thomas was called to speak; Beth Marcus was called to speak. Chair Mohammed closed the public hearing.

**Action:** Motion to adopt Resolution 2025-06 approving a Design Permit for development of 100 multifamily residential units on a 4.34-acre site in the Local Serving Mixed-Use (LSMU) Zoning District in the Broadway District Specific Plan (BDSP) at the Southwest corner of Crawford Way and Highway 29, APNs 058-302-001 and 058-290-012 (File No. PL23-0003) made by Chair Davet Mohammed, seconded by Vice Chair Charles Plummer, and CARRIED by roll call vote.

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

**Nays:** None

**Abstain:** None

**Absent:** None

**Excused:** None

## **BUSINESS**

### **4. 285 Napa Junction Citation Appeal**

**Action:** Chair Mohammed recused herself and left the room at 8:14p.m.

Vice chair Charles Plummer introduced the item. Deputy City Attorney Christina Bellardo shared information regarding communication with the applicant. Vice Chair Plummer called for public comments. Written comments: none Oral Comments: none. Community Development Director Brent Cooper shared additional information. Commissioners discussed the item.

**Action:** Motion to decide that the 285 Napa Junction Road the code violation was appropriately cited and provide reasons for the decision are those contained in the staff report; and direct staff to convey decision to the Appellant and Code Enforcement Officer. made by Commissioner Eric Altman, seconded by Commissioner Shelby Goss, and CARRIED by roll call vote.

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

**Nays:** None

**Abstain:** Chair Davet Mohammed

**Absent:** None

**Excused:** None

**Action:** Chair Mohammed returned to the dais at 8:21 p.m.

## **MANAGEMENT AND STAFF ORAL REPORTS**

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

Commissioners received an Active Planning Projects Update from Community Development Director Brent Cooper.

## **COMMISSIONER ITEMS**

There were no commissioner items.

## **ADJOURNMENT**

The meeting was adjourned at 8:28 p.m.

## **CERTIFICATION**

Respectfully Submitted,

---

Nicolle Hall, Deputy City Clerk



## **TITLE**

Crawford Way Multifamily Condominium Tentative Subdivision Map

## **RECOMMENDATION**

Continue the Crawford Way Multifamily Condominium Tentative Subdivision Map Project (File No. PL25-0010) to September 25, 2025.

## **CONTACT**

William He, AICP, Senior Planner

## **BACKGROUND & ANALYSIS**

On May 22, 2025, the Planning Commission approved the Crawford Way Multifamily Design Permit Project, a proposal for 100 townhome-style residential units on a 4.34-acre site (PL23-0023). The site is located at the southwest corner of Crawford Way and Highway 29, in the Local Serving Mixed Use (LSMU) zoning district. The developer subsequently proposed a tentative subdivision map application (PL25-0010) that would merge two existing parcels (APNs 058-302-001 and 058-290-012) and divide them into individual condominium unit lots and common areas.

The project was originally scheduled for the Planning Commission public hearing of August 28, 2025. Staff recommends a continuance because the applicant needs more time to provide public outreach mailing materials.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

## **FISCAL IMPACT**

The Crawford Way Multifamily Condominium Tentative Subdivision Map application requires a developer deposit for review and processing, so there is no fiscal impact on staff time.

## **ENVIRONMENTAL REVIEW**

The City Council certified the Broadway District Specific Plan Environmental Impact Report (BDSP EIR, SCH #2017042025) in July 2019 and amended the BDSP in September 2020. The applicant

provided an addendum to the BDSP EIR that 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 and the proposed revisions do not require preparation of a new subsequent or supplemental EIR. The Condominium Subdivision Map has a condition of approval that states all Design Permit conditions and mitigation measures remain in effect.

**COMMUNICATION**

Level 1: Minimal Communication

**ATTACHMENTS:**

None



**TITLE**

Oat Hill / Domaine Apartments Sign Program

**RECOMMENDATION**

Approve a Sign Program for nine directional and monuments for the Domaine Apartments at 100 Opus Lane and 100 Chennault Way, APNs 058-380-018 and 058-320-018 (File no. SP25-0001)

**CONTACT**

William He, AICP, Senior Planner

**BACKGROUND & ANALYSIS**

**Table 1: Site Information**

General Plan Designation	High Density Residential (RH-1) and Medium Density Residential (RM)
Zoning District	RH-1 and RM
Site Size	20 acres
Present Use	Under Construction
Surrounding Zoning and Uses	North: Light Industrial w/ Commercial Overlay (LI:CS)/ Napa Junction Mini Storage South: Residential Estate (RE) / vacant site East: RM / Single-family homes West: LI:CS / vacant site
Access	Napa Junction Rd

The Oat Hill Multifamily Residential project, known as The Domaine at Napa Junction, is a 20-acre development located on the eastern slope of Oat Hill. Approved in 2021, the project includes 291 residential units, two recreation buildings, pools, and leasing offices. Construction began in June 2024.

The Applicant proposes nine monument signs (five for Parcel A apartments on Opus Lane and four

for Parcel B apartments on Chennault Way). The monument signs range from 11.7 square feet (SF) to 33.8 SF, will be 5'-8" to 6'-4" tall. The monument signs are constructed of stone-clad concrete masonry blocks (CMU) with metal features. The monument signs will include exterior spotlighting. The draft resolution with exhibits is in Attachments 1, 2, and 3. A location map is available as Attachment 4.

### *Sign Details*

The nine signs are divided into three types:

- Type 1 (1 sign): A 10'-4" wide 6'-4" tall, two-sided monument with a 33.8 SF sign displaying "The Domaine at Napa Junction, "100," and a graphic logo.
- Type 2 (7 signs): A 2'-6" wide by 5'-8" tall monument with a 11.7 SF sign. The content includes building ranges ("Buildings A-D, J-L, Buildings E-I"), and the Domaine graphic logo.
- Type 3 (1 sign): A 10'-4" wide by 6'-4" tall monument with an 33.8 SF sign displaying the "Domaine at Napa Junction," and "Leasing Center Next Entrance."

All signs are black with white lettering and logos. The monument signs feature cultured stone cladding and spot lighting. The materials are consistent with the Domaine apartment buildings.

### *Sign Program Approval Process*

According to the American Canyon Municipal Code (ACMC) Chapter 19.23, signs for apartment complexes require Planning Commission approval of a sign program. Because the monuments are over 4 feet tall, a building permit is also required under the California Building Code. The spotlights will need an electrical permit. If the Planning Commission approves the Domaine Sign Program, the applicant can proceed to apply for building permits.

The exact sign placement will be adjusted to avoid underground utilities. A condition of approval requires each sign placement to be clear of underground utilities prior to the issuance of the building permit.

### *Public Outreach*

City outreach occurred between August 8, 2025, to August 21, 2025. A copy of the public notification addresses and map is included in Attachment 5. Throughout the period, staff did not receive any public comments. Specific events are outlined below.

Aug. 8, 2025 – Project posted on website

Aug. 14, 2025 – Public Hearing Notice mailed to property owners and residents within 500 feet

Aug. 15, 2025 – GovDelivery Notice of Public Hearing Bulletin sent to email subscribers list (4,340 + people)

Aug. 16, 2025 – Public Notice of Planning Commission Meeting published in newspaper.

Aug. 21, 2025 – Staff report published and GovDelivery Notice of public review workshop sent to e-mail subscribers list (4,340 +/-)

Aug. 26, 2025 – GovDelivery Notice Reminder of Planning Commission meeting sent to email subscribers list (4,340 +/-)

Aug. 28, 2025 – Planning Commission Meeting

### **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

### **FISCAL IMPACT**

The project included a developer deposit for review and processing of this sign program.

### **ENVIRONMENTAL REVIEW**

The proposed Sign Program is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities and Class 3 (Section 15303) – New Construction or Conversion of Small Structures.

### **ATTACHMENTS:**

1. [Oat Hill Domaine Sign Program - Resolution](#)
2. [Exhibit A - Sign Program Plans](#)
3. [Exhibit B - Confirmation of Conditions of Approval](#)
4. [Domaine Sign Program - Location Map](#)
5. [Domaine Sign Program - Public Outreach](#)

**PC RESOLUTION NO. 2025-XX**

**A RESOLUTION APPROVING A SIGN PROGRAM FOR NINE DIRECTIONAL AND MONUMENT SIGNS FOR THE DOMAINE APARTMENTS AT 100 OPUS LANE AND 100 CHENNAULT WAY, APNS 058-380-018 AND 058-320-018 (FILE NO. SP25-0001)**

**WHEREAS**, on March 10, 2025, Jackson Square Properties, LLC, filed a Sign Program (Project) application (File No. SP25-0001) for the Domaine Apartments, which consisted of twelve directional and monument signs at 100 Opus Ln (Parcel A) and 100 Chennault Way (Parcel B), APNs 058-380-018 and 058-320-018; and

**WHEREAS**, on September 21, 2021, the City Council approved the Domaine Apartments (formerly known as Oat Hill Apartments) Parcel A Design Permit (file no. PL20-0022), consisting of 206 multifamily dwelling units on a 13.6-acres site located on the east side of Oat Hill south of Napa Junction Rd; and

**WHEREAS**, on September 21, 2021, the City Council approved the Domaine Apartments (formerly known as Oat Hill Apartments) Parcel B Design Permit (file no. PL22-0023), consisting of 85 multifamily dwelling units on a 7.2-acres site located on the east side of Oat Hill south of Napa Junction Rd; and

**WHEREAS**, the American Canyon Municipal Code Chapter 19.23 provides regulations on signs;

**WHEREAS**, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on August 28, 2025, on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments; and

**WHEREAS**, the Planning Commission considered all the written and oral testimony presented at the public hearing in making its decision on August 28, 2025; and

**NOW THEREFORE BE IT RESOLVED** that the American Canyon Planning Commission hereby makes the following CEQA findings set out in Sections 1 the Project, subject to the conditions of approval set out in Section 2.

**SECTION 1: CEQA FINDINGS**

The proposed Sign Program is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities and Class 3 (Section 15303) – New Construction or Conversion of Small Structures. Examples of Class 1 Existing Facilities include “additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 SF, whichever is less.” The total area of the 9 signs is less than 2500 SF. Examples of Class 3 New Construction or Conversion of Small Structures include, “accessory structures including garages, carports, patios, swimming pools, and fences.” The monument signs are similar in size and impact to an accessory structure.

**SECTION 2: CONDITIONS OF APPROVAL**

1. The Sign Program approval is granted development of 9 directional and monument signs at the Domaine Apartments site at 100 Opus Ln and 100 Chennault Way, APNs 058-380-018 & 058-320-018 (file no. SP25-0001), which is on file in the Community Development Department, except as modified by conditions contained in this approval. Exhibit A includes the following:
  - a. Architectural Plans prepared by Vertical Solutions, consisting of 24 sheets showing the proposed site plans and sign plans, submitted on 4-23-2025 and updated on 8-21-2025.

b. Confirmation of Conditions of Approval.

2. The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, consultants, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental document, mitigation plan, or other documents, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.

The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney's fees (including a third party award of attorney's fees), arising out of, resulting from, or in connection with the City's act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the applicant, incurred on behalf of, or by, the City, its elected and appointed officials, officers, employees, representatives, attorneys, boards, commissions, volunteers and agents in connection with the defense of any claim, action, or proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim.

The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, or any other document or approval related to the applicant's project.

The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City.

3. Appeal. The approval shall become effective on the expiration of the appeal period, ten calendar days following the decision, unless an appeal to the City Council is filed. An appeal may be filed with the Community Development Director by filling out an Appeal Form accompanied by a fee of \$802. This approval is also subject to return of the "Applicant Confirmation of Conditions of Approval" form signed by the property owner. Should an appeal period end on a Saturday, Sunday or holiday, the final day for filing an appeal shall be the following Monday, or the next business day following a holiday. If there is no appeal, this approval will be final on September 1, 2025.
4. The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.

5. The date upon which the approval is final shall be considered the day of the imposition of the fees, dedications, reservations and exactions required by these conditions approval for the purposes of protesting the imposition pursuant to California Government Code Section 66020.
6. Expiration of this Approval. If no construction permits have been issued and construction commenced within two years of the date upon which this approval is final, the approval shall become null and void and of no effect. An extension of time may be granted by the Community Development Director upon the written request by a responsible party before the expiration of the two-year period, provided that the Director can make the findings that there have been no substantial changes in the approved plans, and that there has been no change in circumstances which would prevent any of the required findings of approval being made.
7. All plans submitted for review and approval and all development shall be in substantial conformance with the approved exhibits, except where modified by a condition of approval. The Community Development Director or designee may approve minor changes to the project as approved by the Planning Commission on the plans submitted for the construction permits with a determination that the changes are in substantial compliance with the representation of the project as reviewed by the Planning Commission and City Council, that the proposed change will be in compliance with the required development standards, and the change will not materially affect adjacent private or public property.
8. Prior to obtaining a building permit, all parties working on the project must obtain a business license from the City.

#### **Planning**

9. The conditions of this Permit shall be printed on the first sheet of each plan set submitted for a building permit pursuant to this Design Permit, under the title "Sign Program Conditions." The second sheet may also be used if the first sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.
10. All conditions of approval from Resolution 2021-76 (Parcel A Design permit), Resolution 2021-77 (Parcel B Design Permit), and Resolution 2024-74 (Major Modification), remain in effect.
11. Prior to the effective date of the Sign Program, the applicant and property owner shall sign the agreement to the conditions of approval. The form is available as Exhibit B.

#### **Building and Safety**

12. Prior to construction of the signs, the applicant shall obtain a building permit.

#### **Public Works**

13. Prior to approval of a Building Permit, the Applicant shall submit for review and approval a site plan showing the location of monument signs.
  - a. Location of monument signs shall be coordinated with the Landscape Architect to avoid conflict with landscape structures, trees, and shrubs.

- b. Location of monument signs shall be coordinated with the project engineer to avoid conflict with utilities including fire hydrant, fire department connection, underground pipes, joint trench, and transformer. Signs shall be 10' minimum away from fire PIV/FDC and hydrant.
- c. Location of monument signs shall be coordinated with the Joint Trench engineer to avoid conflict with joint trench pipes and transformer.
- d. Monument sign shall not be installed within the bio-retention.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 28<sup>th</sup> day of August, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
**Davet Mohammed, Chair**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Nicolle Hall, Deputy City Clerk**

\_\_\_\_\_  
**Teresa L. Highsmith, City Attorney**

EXHIBITS:

- A. Sign Program Plans
- B. Confirmation of Conditions of Approval

Attachment 2: Exhibit A -  
Domaine Sign Program  
Plans

JACKSON SQUARE PROPERTIES  
**THE DOMAINE AT NAPA JUNCTION**  
CO #2 EXTERIOR SIGN PACKAGE

PARCEL A: 100 OPUS LN, AMERICAN CANYON, CA 95403  
PARCEL B: 100 CHENNAULT WAY, AMERICAN CANYON, CA 95403

JOB#: 7176  
PROJECT#: SP25-0001



**OWNER:**  
JSP Consulting LLC

**CONTACT:**  
Rudy Cabling  
Development Associate

**EMAIL:**  
rcabling@jspllc.com

**PHONE:**  
209-613-7321

**BUSINESS / PROPERTY NAME:**  
The Domaine at Napa Junction

**PROJECT ADDRESS:**  
Parcel A: 100 Opus Ln American Canyon, CA 95403  
Parcel B: 100 Chennault Way, American Canyon, CA 95403

**PARCEL NUMBERS:**  
058-380-018-000 & 058-380-019-000

**ZONED:**  
RH - 1

**COUNTY:**  
NAPA

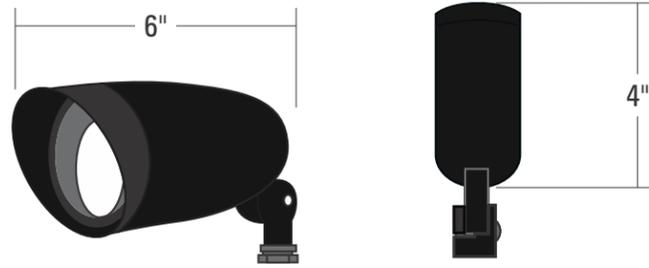
**SIGN SQUARE FOOTAGE:**  
ST1: Main Entry Monument 33.83 SQFT  
ST2: Wayfinding Directional Pedestal Signs  
11.7 SQFT EACH (7 TOTAL)  
ST3: Parcel B Entry Monument 33.83 SQ FT

**CONTRACTOR:**  
VERTICAL VISUAL SOLUTIONS  
425-361-1562  
alavenda@verticalvs.com



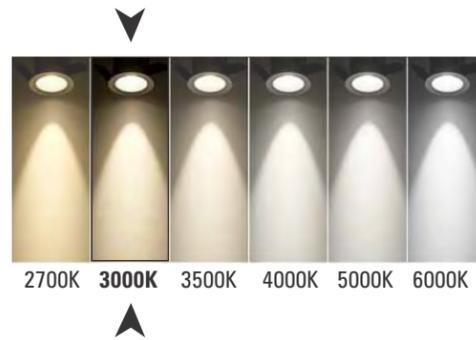
External Light Fixtures

(by others)



FLOOD LIGHT FIXTURE  
 QTY Required: 4  
 Manufacturer: SATCO -| Nuvo  
 Product: LED 9W Landscape Flood  
 Fixture No: NUVO 62-1203  
 Color: Dark Grey  
 Mounting: 1/2" thread knuckle mount  
 Lamp options: 9W LED 3000K

Lighting Temperature Standard: 3000K



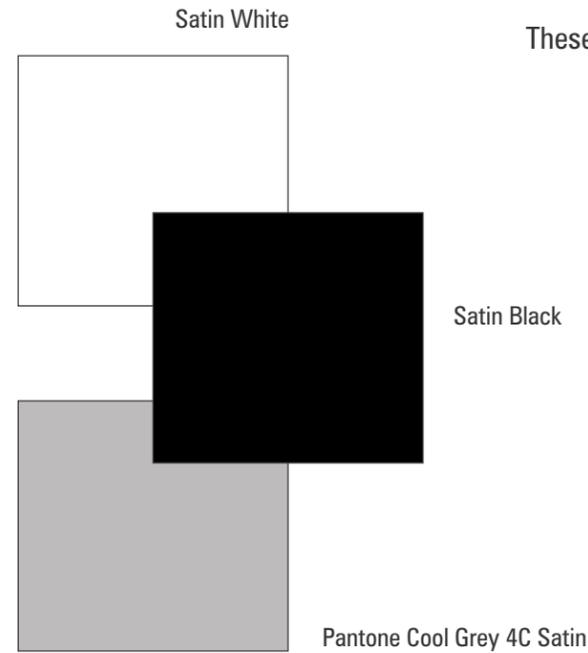
Finishes



Stone to match building exterior

Manufacturer: Orco  
 Product: Misty Cove

Color Palette



COLORS AND FINISHES EXHIBIT

NEC ARTICLE 600

These signs are intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign



CLIENT

Jackson Square Properties

PROJECT

The Domaine at Napa Junction

INFO

INITIAL DATE: 8/13/24  
 REV. DATE: 8/21/25  
 REVISION #: 05  
 DESIGNER: S. Terry  
 PM: C. Flynn  
 JOB #: 7176

APPROVAL

VERTICAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

CLIENT

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.

SHEET 1

SIGN TYPES  
SCALE: 1/2" = 1'

**CLIENT**

Jackson Square Properties

**PROJECT**

The Domaine at  
Napa Junction

**INFO**

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

**APPROVAL**

**VERTICAL**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CLIENT**

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

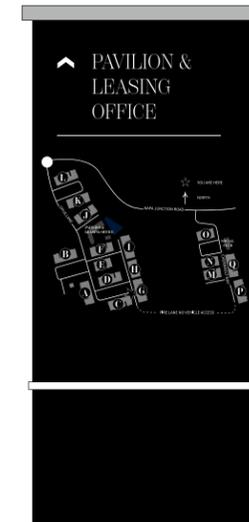
This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.



ST 1 MAIN ENTRY MONUMENT



ST 2 WAYFINDING DIRECTIONAL



ST 3 LEASING CENTER DIRECTIONAL



**VERTICAL**

VISUAL SOLUTIONS  
7036 220TH STREET SW  
MOUNTLAKE TERRACE, WA 98043  
425.361.1562  
VERTICALVS.COM



Scale: 1" = 100'



**CLIENT**

Jackson Square Properties

**PROJECT**

The Domaine at  
Napa Junction

**INFO**

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 003  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

**APPROVAL**

**VERTICAL**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CLIENT**

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.

**SHEET 3**



# VERTICAL

VISUAL SOLUTIONS  
7036 220TH STREET SW  
MOUNTLAKE TERRACE, WA 98043  
425.361.1562  
VERTICALVS.COM

## CLIENT

Jackson Square Properties

## PROJECT

The Domaine at  
Napa Junction

## INFO

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

## APPROVAL

### VERTICAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

### CLIENT

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.

**SHEET 4**

SIGN TYPE **1** | QUANTITY **1**

## DESCRIPTION

MAIN ENTRY MONUMENT - PARCEL A

## MATERIALS

- A** (QTY 2) 58" x 84" x 4" deep sign faces
  - 4" x 4" aluminum angle frame welded all sides
  - Painted Black with Satin Finish
- B** (QTY 1) 58" x 11" x 6" deep end cap cabinet
  - 1" x 1" sq tube frame welded all sides
  - 1/8" aluminum skin
  - Painted Black with Satin Finish
- C** Text to be plotter cut opaque white cut vinyl
- D** 1/4" thick flat cut out aluminum logo
  - and address numbers stud mounted
  - painted White with Satin finish
- E** 2" x 2" sq tube accent bar to wrap around sign face
  - painted cool gray 4C
- F** 3" x 18" x 108" pre-cast concrete cap (by others)

## COLORS & FINISHES

-  MP Black Satin
-  220-11 White

## INSTALLATION

concrete footing and cultured stone wall (by others)

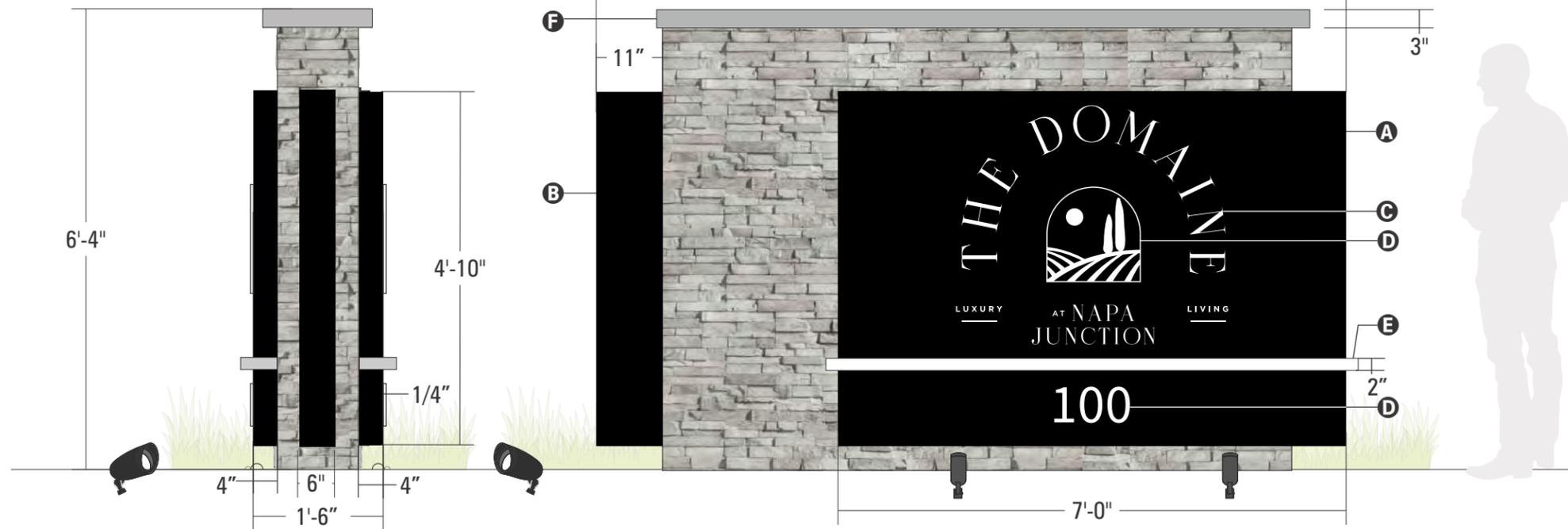
sign faces mount to stone wall with angle brackets

external light fixtures (by others)

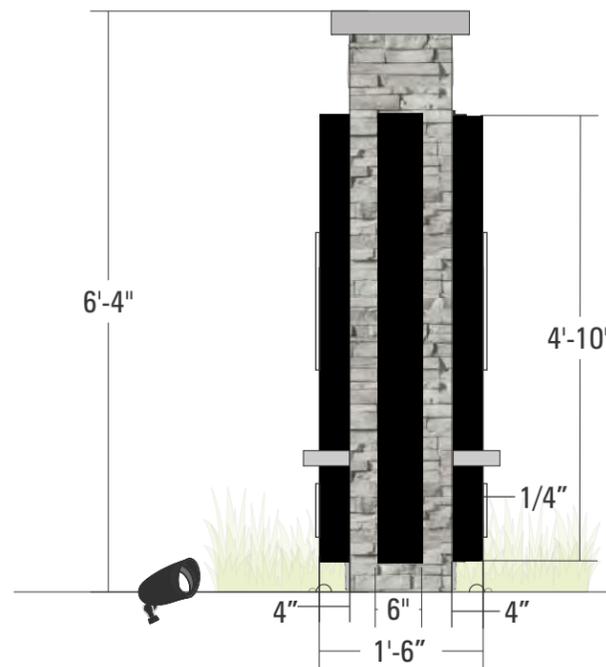
**SIGN AREA:** 33.83 sq ft per face  
**SET BACK:** 6ft  
**LETTER HEIGHT:** 6"



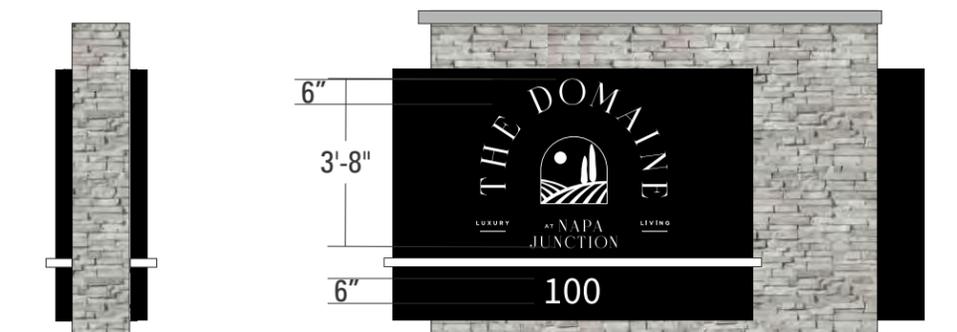
TOP VIEW  
SCALE: 1/4" = 1'



SIDE A  
SCALE: 1/2" = 1'

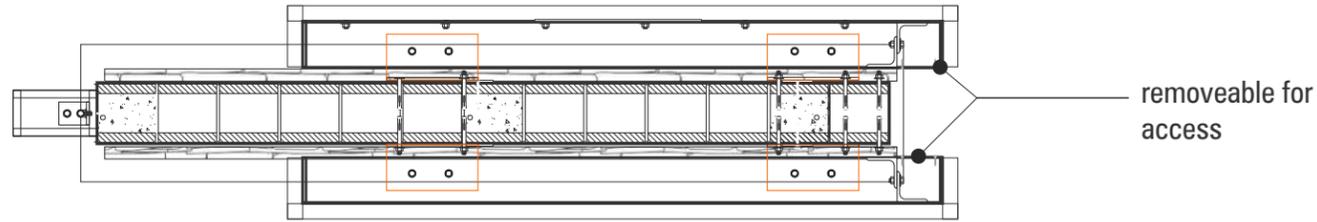


END VIEW  
SCALE: 1/2" = 1'

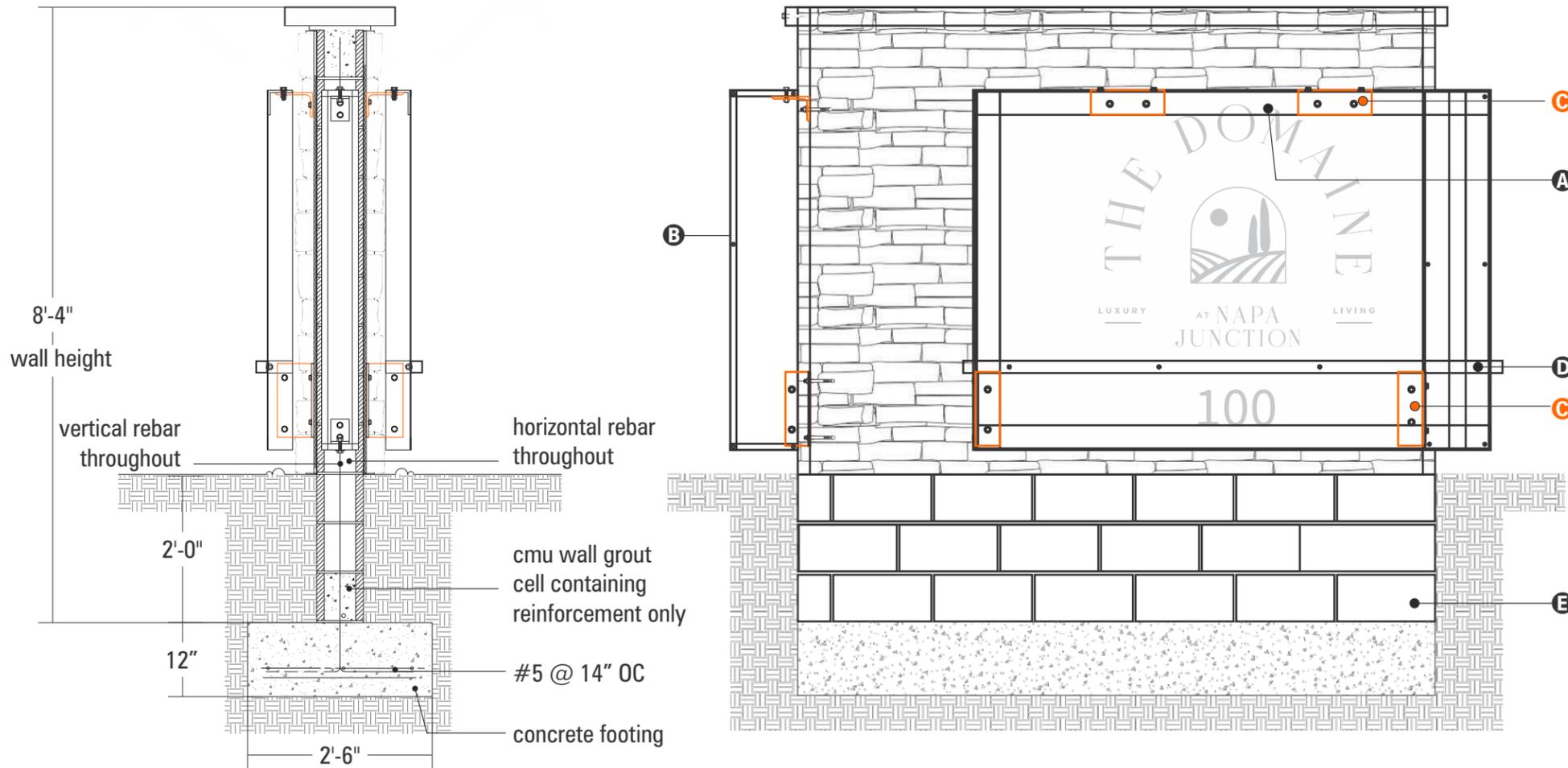


END VIEW  
SCALE: 1/4" = 1'

SIDE B  
SCALE: 1/4" = 1'



TOP VIEW  
SCALE: 1/2" = 1'



END VIEW  
SCALE: 1/2" = 1'

FRONT VIEW  
SCALE: 1/2" = 1'

SIGN TYPE 1 | QUANTITY 1

INSTALL SPECIFICATIONS

- A 4" x 4" alum. angle frame sign faces welded on all sides
- B side cabinet framed with 1" x 1" alum sq tube welded on all sides
- C 4" x 6" offset alum. angle mounting brackets secured to cmu block wall with 3/8" exp. anchors
- D SQ tube accent stud mounted to sign faces
- E poured concrete footing with rebar and cmu block (by others)



**VERTICAL**

VISUAL SOLUTIONS  
7036 220TH STREET SW  
MOUNTLAKE TERRACE, WA 98043  
425.361.1562  
VERTICALVS.COM

CLIENT

Jackson Square Properties

PROJECT

The Domaine at  
Napa Junction

INFO

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

APPROVAL

VERTICAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

CLIENT

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

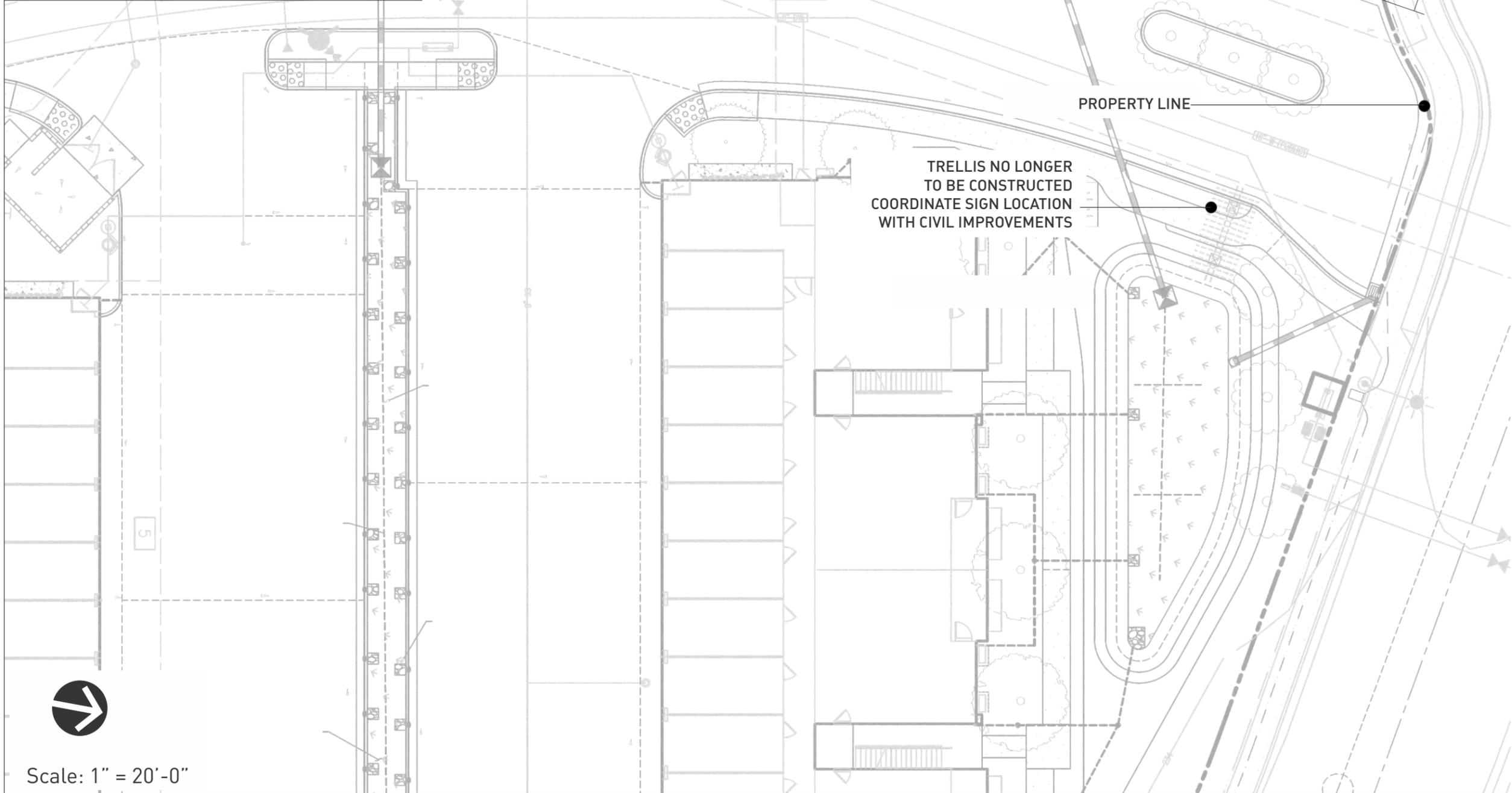
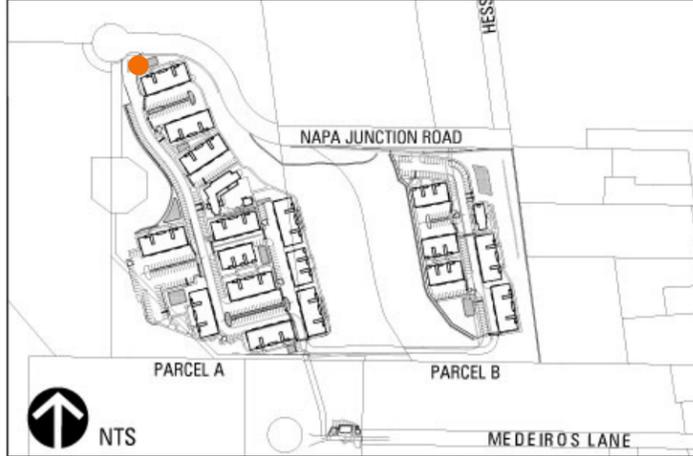
THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.

# ST 1 Main Monument Sign PARCEL A

DIGALERT UTILITY LOCATING REQUIRED PRIOR TO BREAKING GROUND

## VICINITY MAP



Scale: 1" = 20'-0"

**VERTICAL**  
 VISUAL SOLUTIONS  
 7036 220TH STREET SW  
 MOUNTLAKE TERRACE, WA 98043  
 425.361.1562  
 VERTICALVS.COM

### CLIENT

Jackson Square Properties

### PROJECT

The Domaine at  
Napa Junction

### INFO

INITIAL DATE: 8/13/24  
 REV. DATE: 8/21/25  
 REVISION #: 05  
 DESIGNER: S. Terry  
 PM: C. Flynn  
 JOB #: 7176

### APPROVAL

#### VERTICAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

#### CLIENT

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.

## SHEET 6



# VERTICAL

VISUAL SOLUTIONS  
7036 220TH STREET SW  
MOUNTLAKE TERRACE, WA 98043  
425.361.1562  
VERTICALVS.COM

## CLIENT

Jackson Square Properties

## PROJECT

The Domaine at  
Napa Junction

## INFO

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

## APPROVAL

### VERTICAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

### CLIENT

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.

## SHEET 7

SIGN TYPE **2** | QUANTITY **7**

## DESCRIPTION

D/F External Illuminated  
Wayfinding pedestal

## MATERIALS

- A** 2"x 6" alum. rec. tube frame
  - 1/8" aluminum skin attached to face
  - Exposed frame and skin painted
  - 1st surface direct print graphics
- B** 2" X 2" aluminum tube cap
  - Attached 1-1/2" aluminum angle tabs
  - with 1/8" aluminum skin
  - Painted Cool Gray 4C
- C** 1"x 1" aluminum accent bar
  - Miter cut filled, and ground corners to wrap all of cabinet
  - stud mounted to aluminum face
  - Painted White

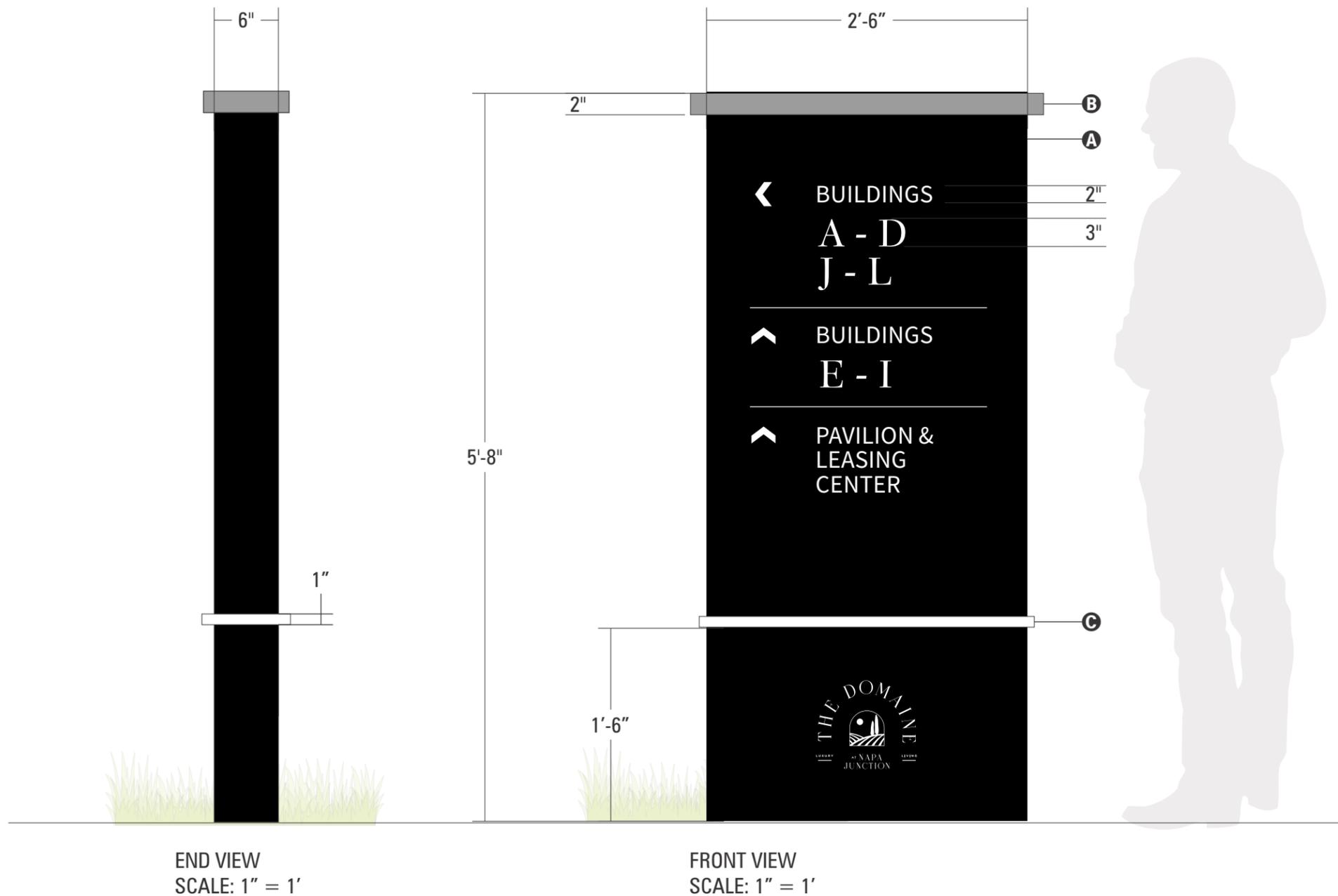
## COLORS & FINISHES

-  MP Black Satin
-  220-11 White
-  PMS Cool Gray 4C satin

## INSTALLATION

concrete footing and cultured stone pedestal  
(by others)

**SIGN AREA: 11.7 sq ft per face**  
**LETTER HEIGHT: 5"**



END VIEW  
SCALE: 1" = 1'

FRONT VIEW  
SCALE: 1" = 1'



# VERTICAL

VISUAL SOLUTIONS  
 7036 220TH STREET SW  
 MOUNTLAKE TERRACE, WA 98043  
 425.361.1562  
 VERTICALVS.COM

## CLIENT

Jackson Square Properties

## PROJECT

The Domaine at  
 Napa Junction

## INFO

INITIAL DATE: 8/13/24  
 REV. DATE: 8/21/25  
 REVISION #: 05  
 DESIGNER: S. Terry  
 PM: C. Flynn  
 JOB #: 7176

## APPROVAL

### VERTICAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

### CLIENT

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

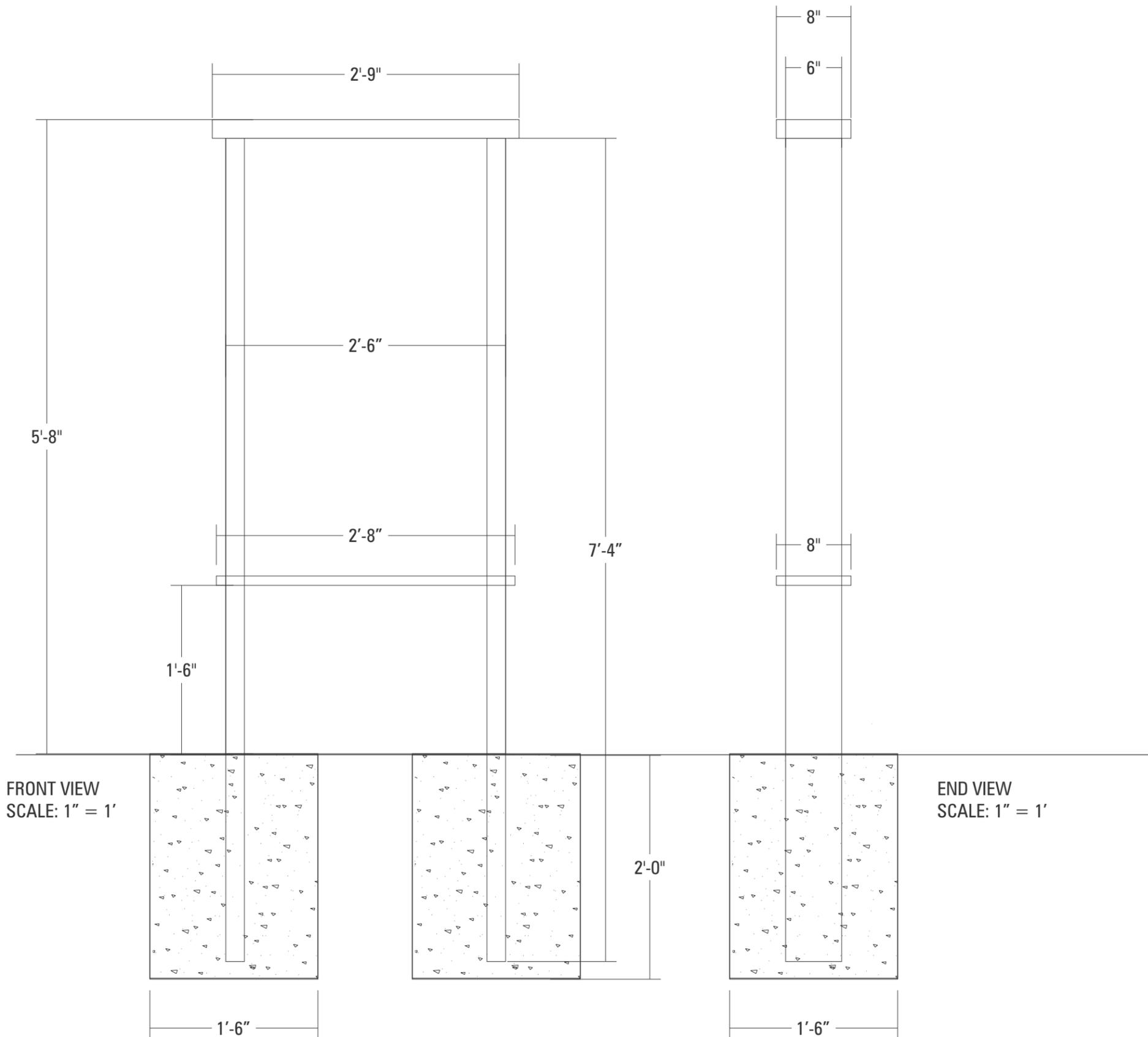
Date \_\_\_\_\_

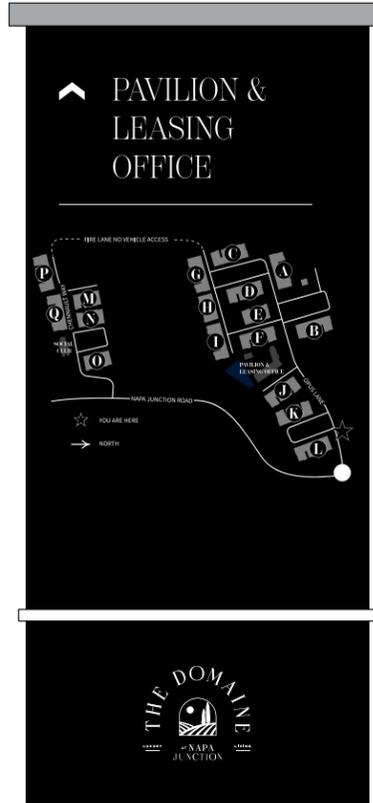
Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

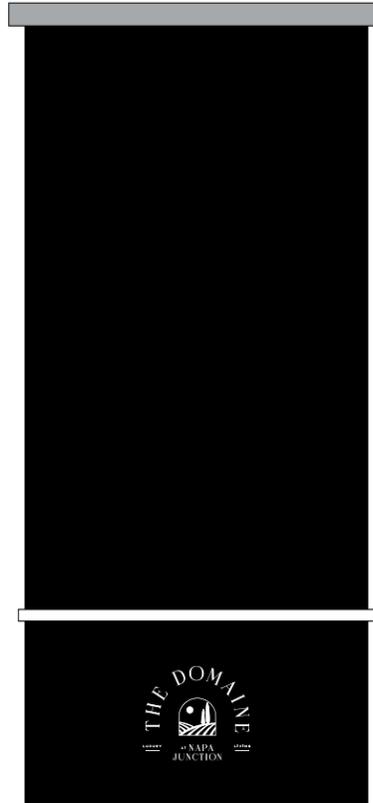
THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.

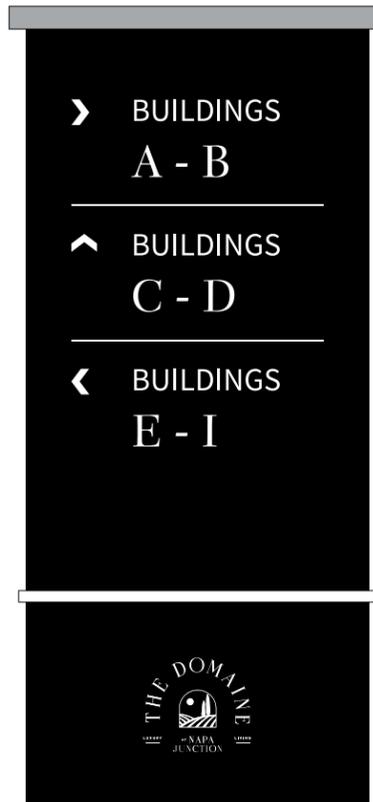




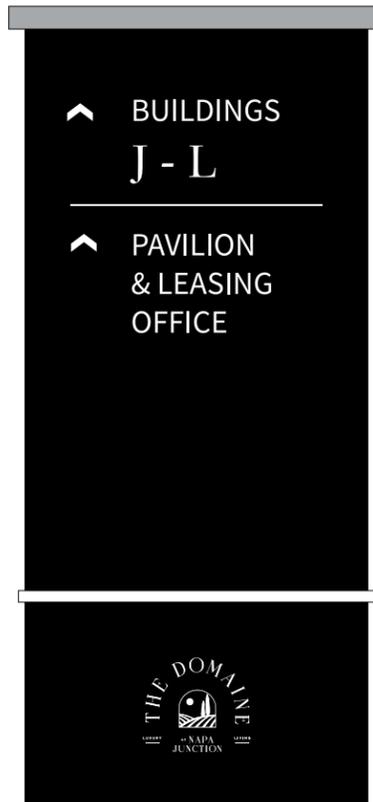
ST 2.1  
SIDE A



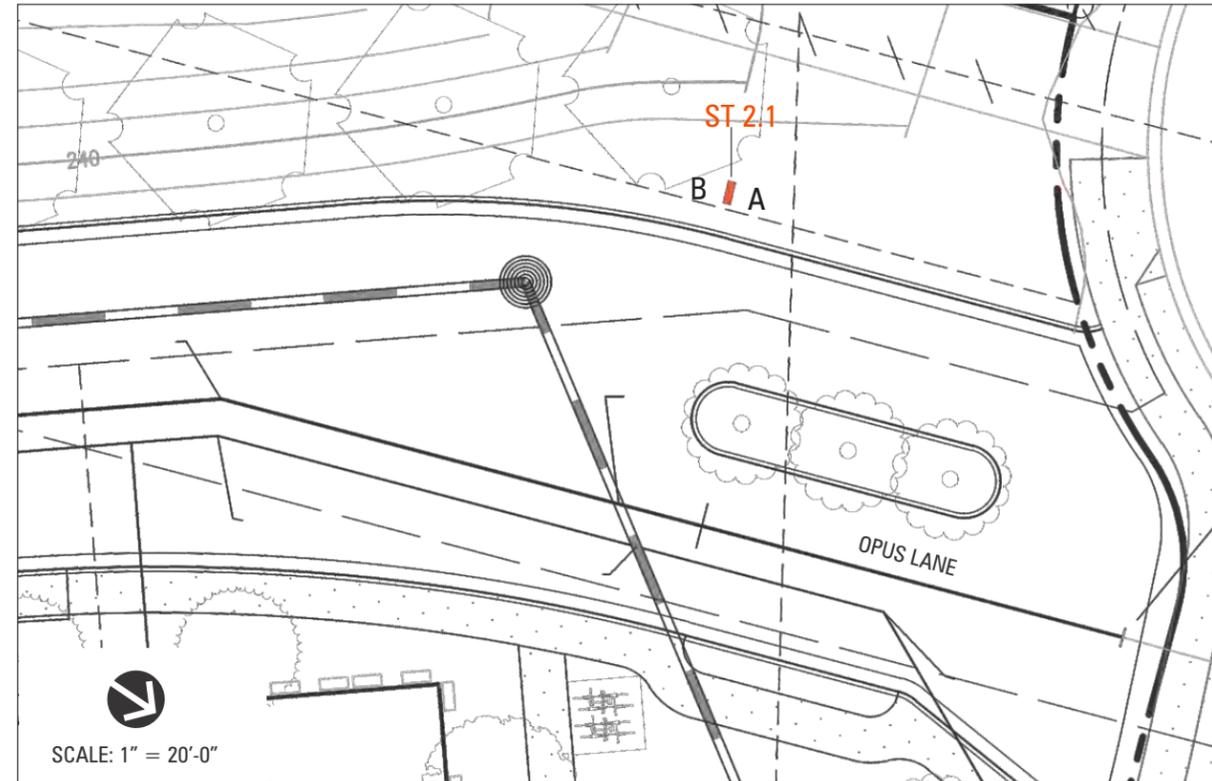
ST 2.1  
SIDE B



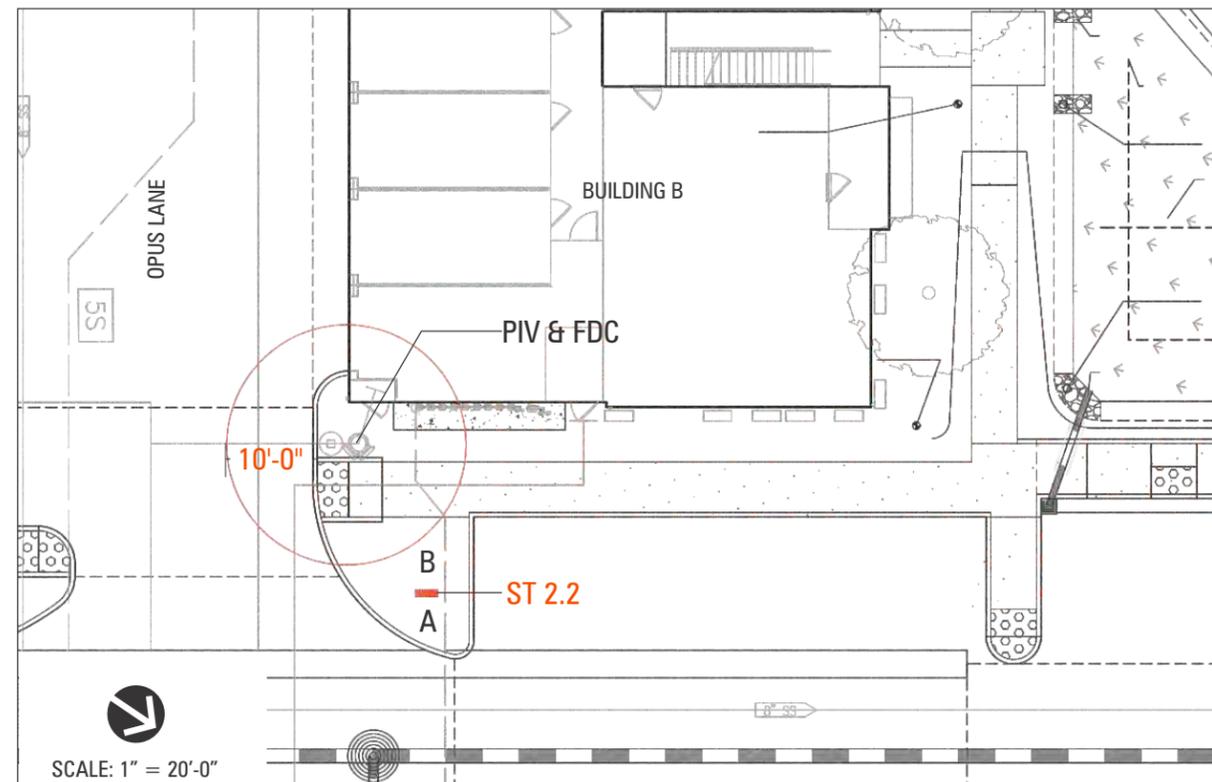
ST 2.2  
SIDE A



ST 2.2  
SIDE B



PARCEL A



PARCEL A

**CLIENT**

Jackson Square Properties

**PROJECT**

The Domaine at  
Napa Junction

**INFO**

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

**APPROVAL**

**VERTICAL**

Signature	Date
-----------	------

**CLIENT**

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

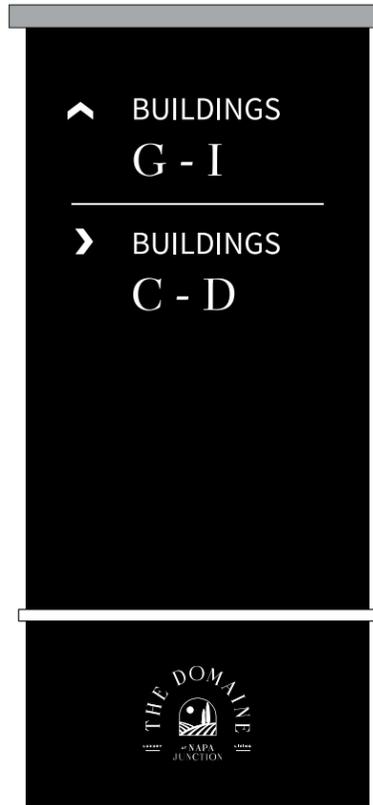
Date

Signature

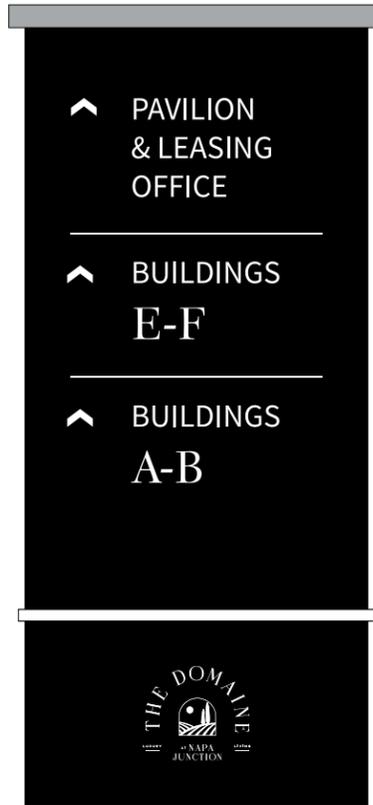
This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.



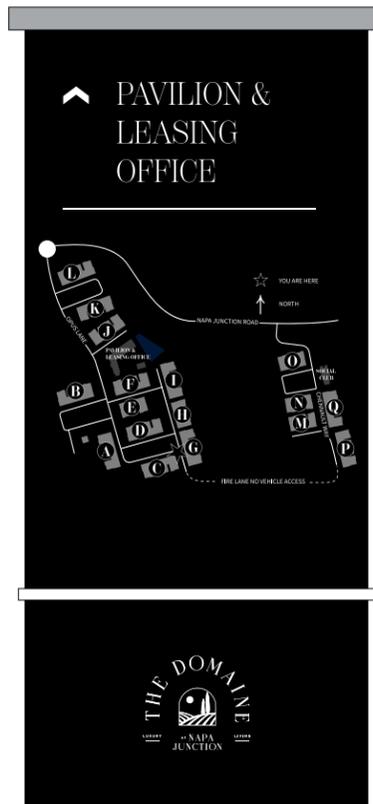
ST 2.3  
SIDE A



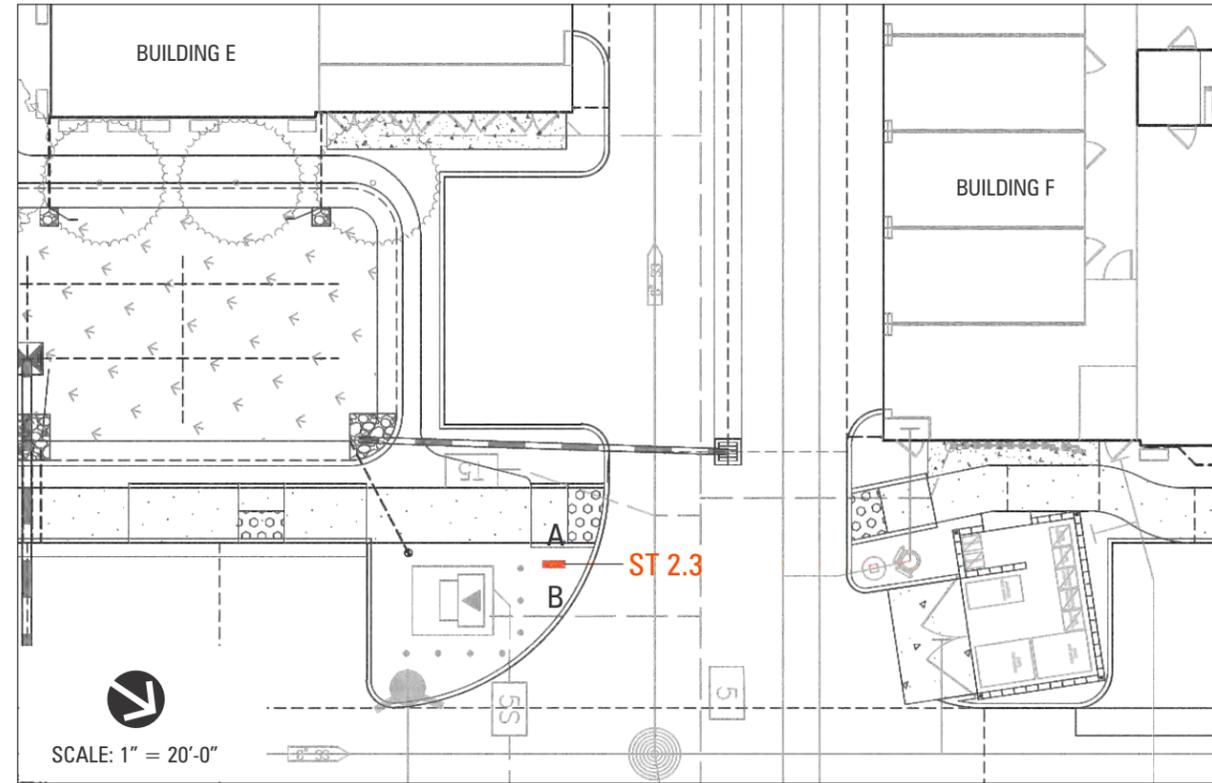
ST 2.3  
SIDE B



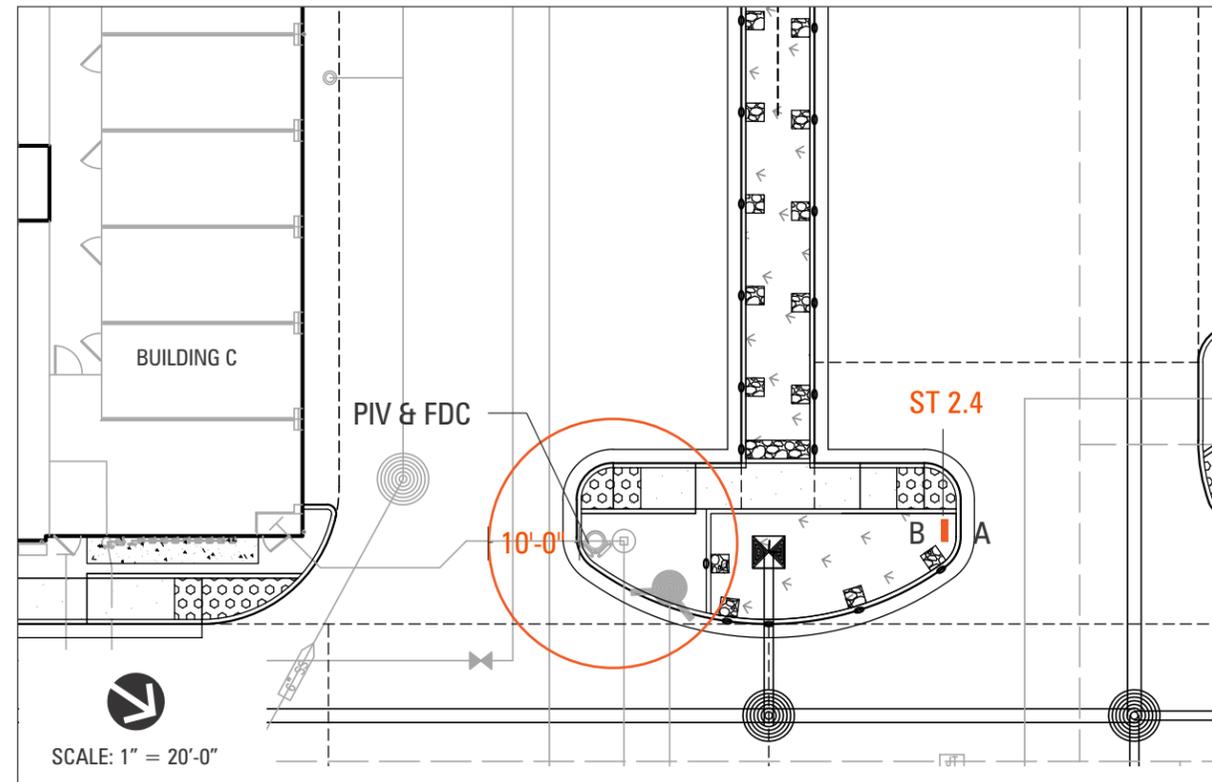
ST 2.4  
SIDE A



ST 2.4  
SIDE B



PARCEL A



PARCEL A

CLIENT

Jackson Square Properties

PROJECT

The Domaine at  
Napa Junction

INFO

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

APPROVAL

VERTICAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

CLIENT

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

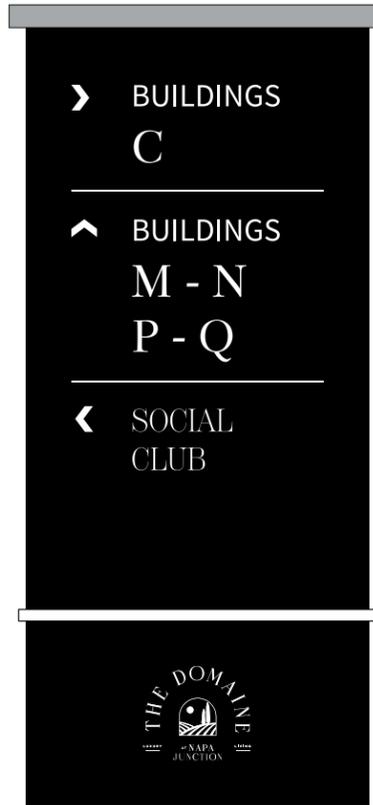
Date \_\_\_\_\_

Signature \_\_\_\_\_

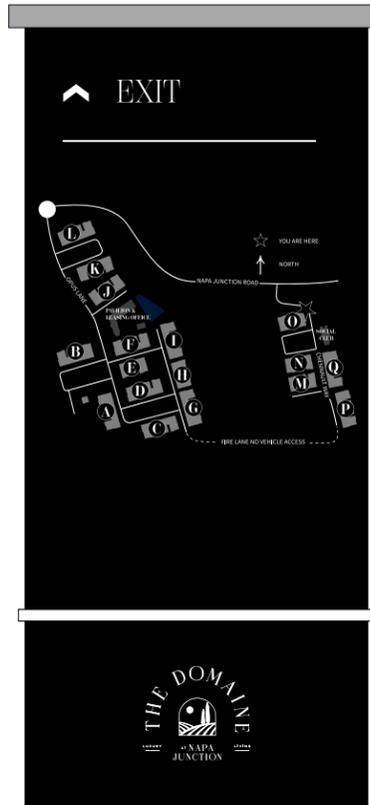
This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

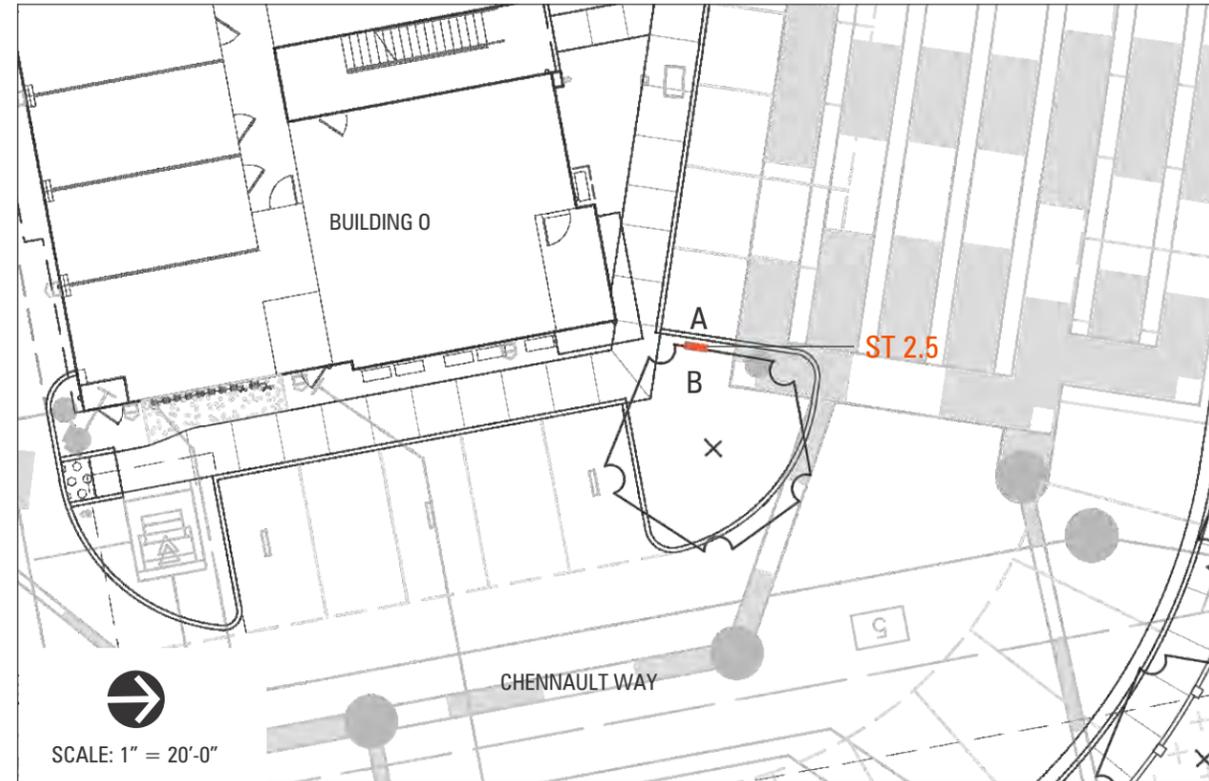
Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.



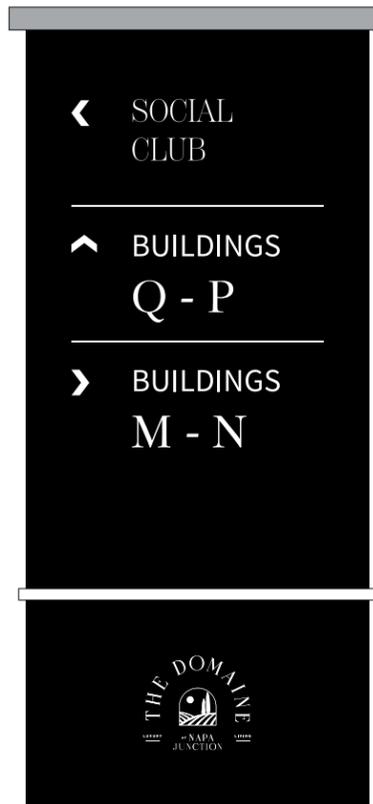
ST 2.5  
SIDE A



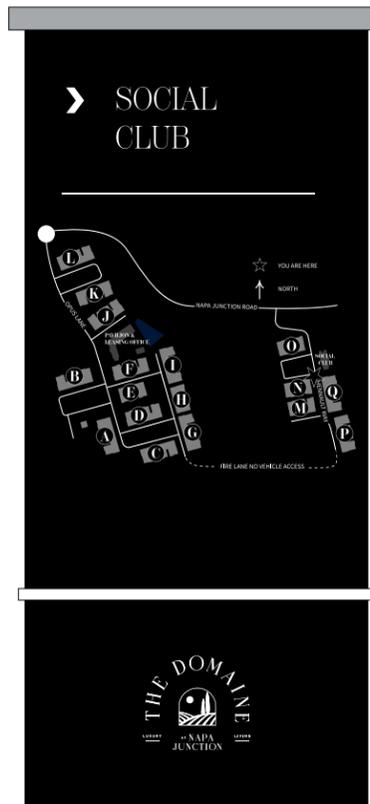
ST 2.5  
SIDE B



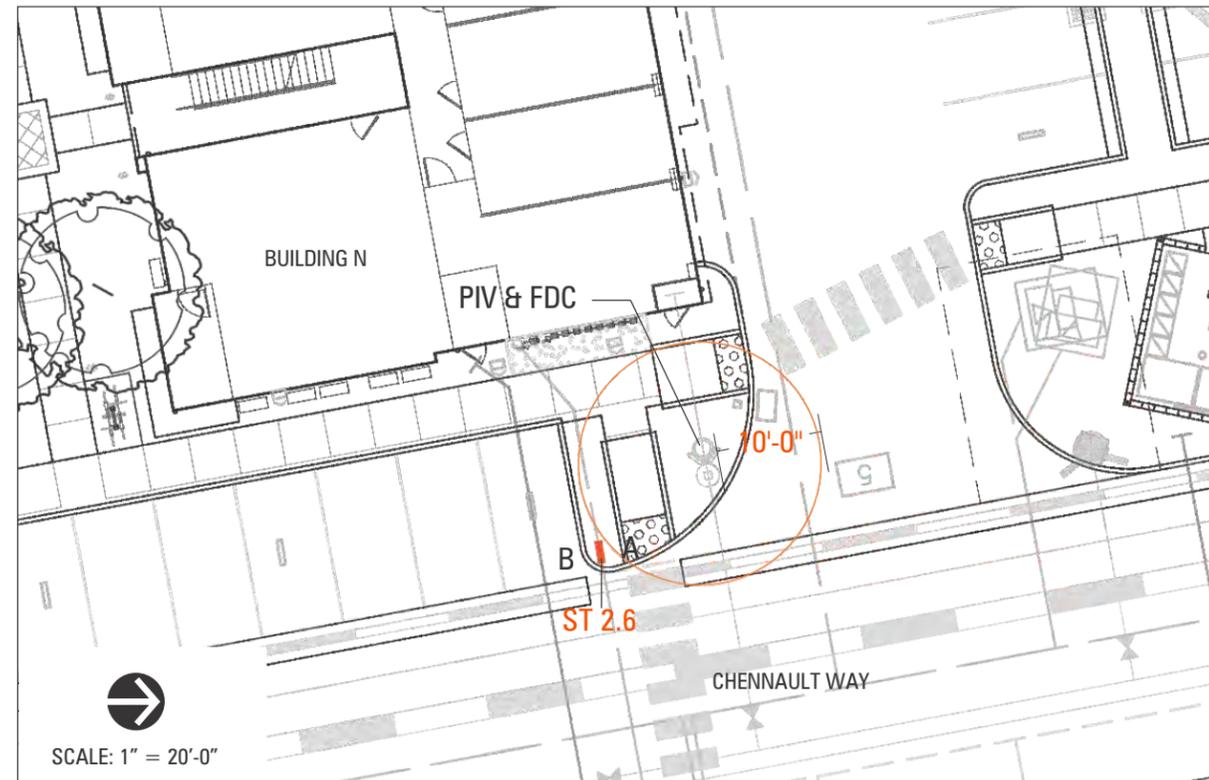
PARCEL B



ST 2.6  
SIDE A



ST 2.6  
SIDE B



PARCEL B



**VERTICAL**

VISUAL SOLUTIONS  
7036 220TH STREET SW  
MOUNTLAKE TERRACE, WA 98043  
425.361.1562  
VERTICALVS.COM

**CLIENT**

Jackson Square Properties

**PROJECT**

The Domaine at  
Napa Junction

**INFO**

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

**APPROVAL**

**VERTICAL**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CLIENT**

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

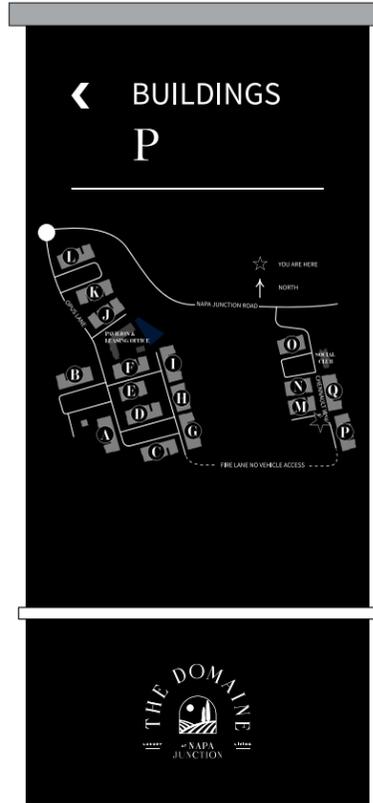
Date \_\_\_\_\_

Signature \_\_\_\_\_

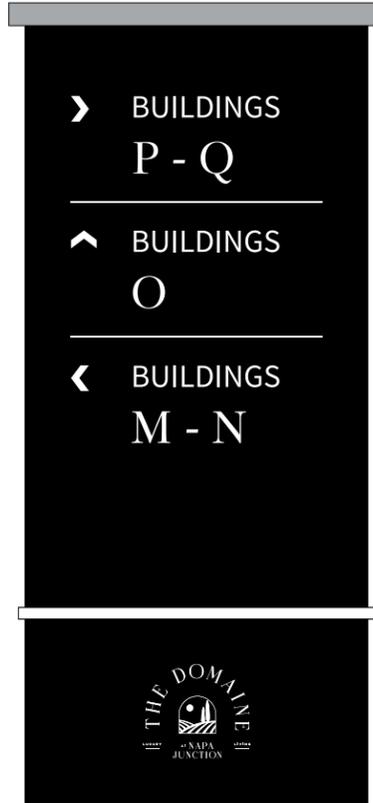
This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

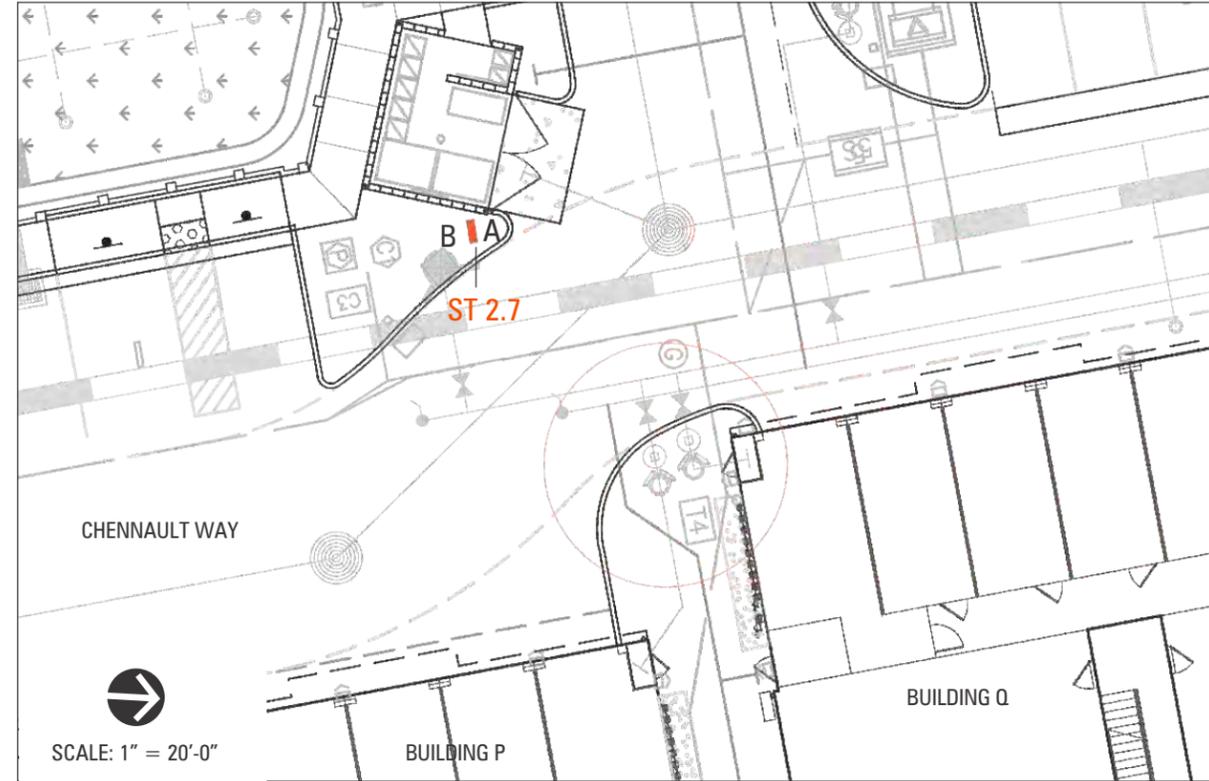
Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.



ST 2.7  
SIDE A



ST 2.7  
SIDE B



PARCEL B

**CLIENT**

Jackson Square Properties

**PROJECT**

The Domaine at  
Napa Junction

**INFO**

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

**APPROVAL**

**VERTICAL**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CLIENT**

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.



# VERTICAL

VISUAL SOLUTIONS  
7036 220TH STREET SW  
MOUNTLAKE TERRACE, WA 98043  
425.361.1562  
VERTICALVS.COM

## CLIENT

Jackson Square Properties

## PROJECT

The Domaine at  
Napa Junction

## INFO

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

## APPROVAL

### VERTICAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

### CLIENT

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.

**SHEET 13**

SIGN TYPE **3** | QUANTITY **1**

## DESCRIPTION

D/F PARCEL B ENTRY MONUMENT

## MATERIALS

- A** (QTY 2) 58" x 84" x 4" deep sign faces
  - 4" x 4" aluminum angle frame welded all sides
  - Painted Black with Satin Finish
- B** (QTY 1) 58" x 11" x 6" deep end cap cabinet
  - 1" x 1" sq tube frame welded all sides
  - 1/8" aluminum skin
  - Painted Black with Satin Finish
- C** Text and logo to be painted White
- D** 1/4" thick flat cut out aluminum address numbers
  - stud mounted
  - painted White with Satin finish
- E** 2" x 2" sq tube accent bar to wrap around sign face
  - painted White
- F** 3" x 18" x 108" pre-cast concrete cap (by others)

## COLORS & FINISHES

-  MP Black Satin
-  220-11 White

## INSTALLATION

concrete footing and cultured stone wall (by others)

sign faces mount to stone wall with angle brackets

external light fixtures (by others)

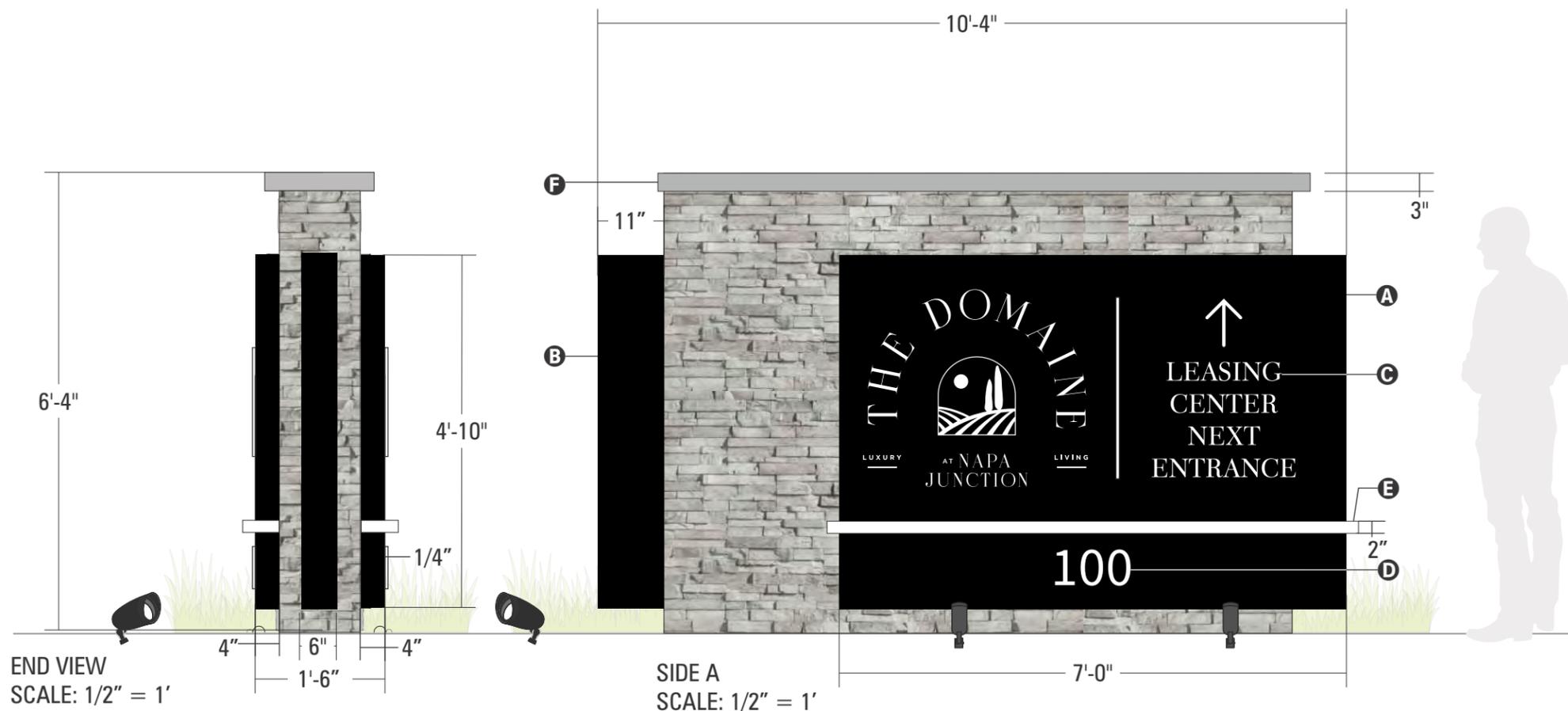
**SIGN AREA:** 33.83 sq ft per face

**SET BACK:** 6ft

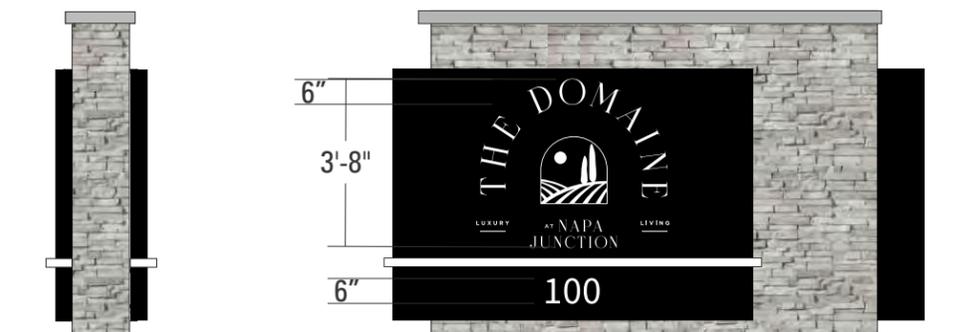
**LETTER HEIGHT:** 6"



TOP VIEW  
SCALE: 1/4" = 1'



SIDE A  
SCALE: 1/2" = 1'



END VIEW  
SCALE: 1/4" = 1'

SIDE B  
SCALE: 1/4" = 1'



**VERTICAL**

VISUAL SOLUTIONS  
7036 220TH STREET SW  
MOUNTLAKE TERRACE, WA 98043  
425.361.1562  
VERTICALVS.COM

**CLIENT**

Jackson Square Properties

**PROJECT**

The Domaine at  
Napa Junction

**INFO**

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

**APPROVAL**

**VERTICAL**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CLIENT**

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

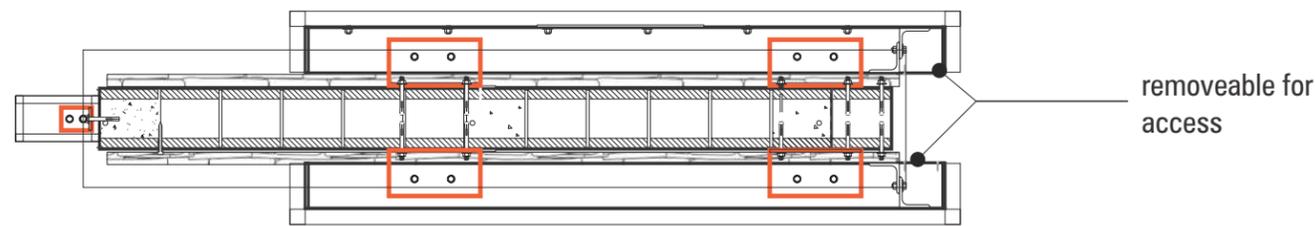
Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

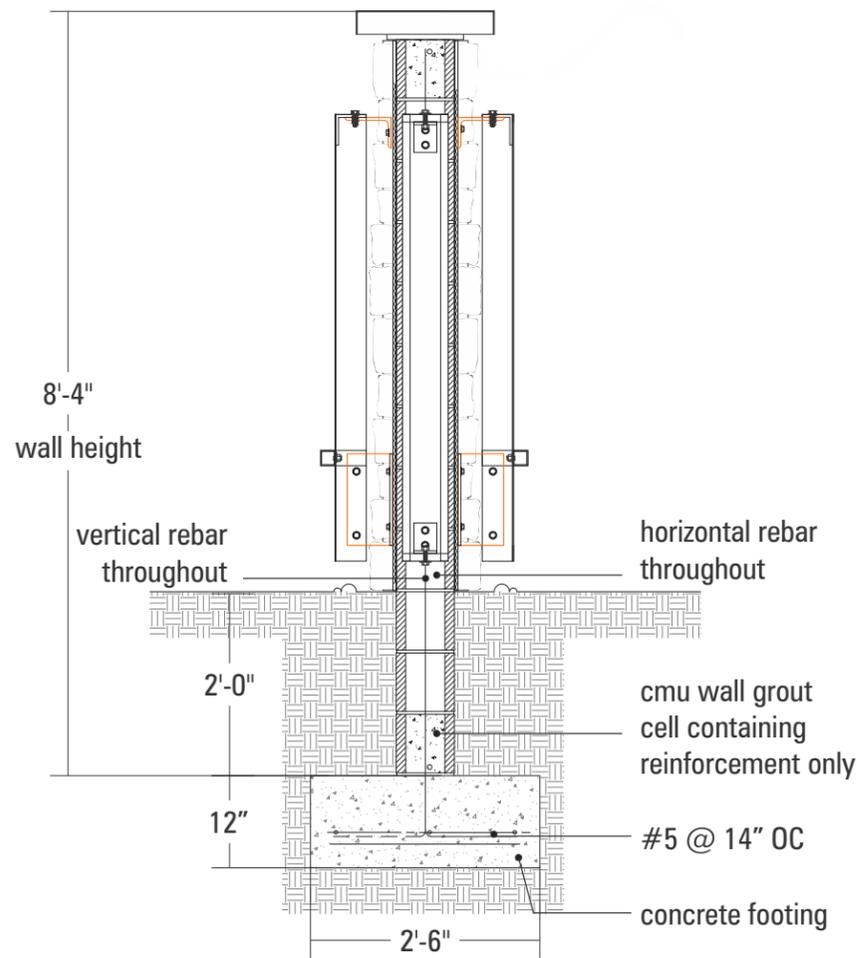
Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.



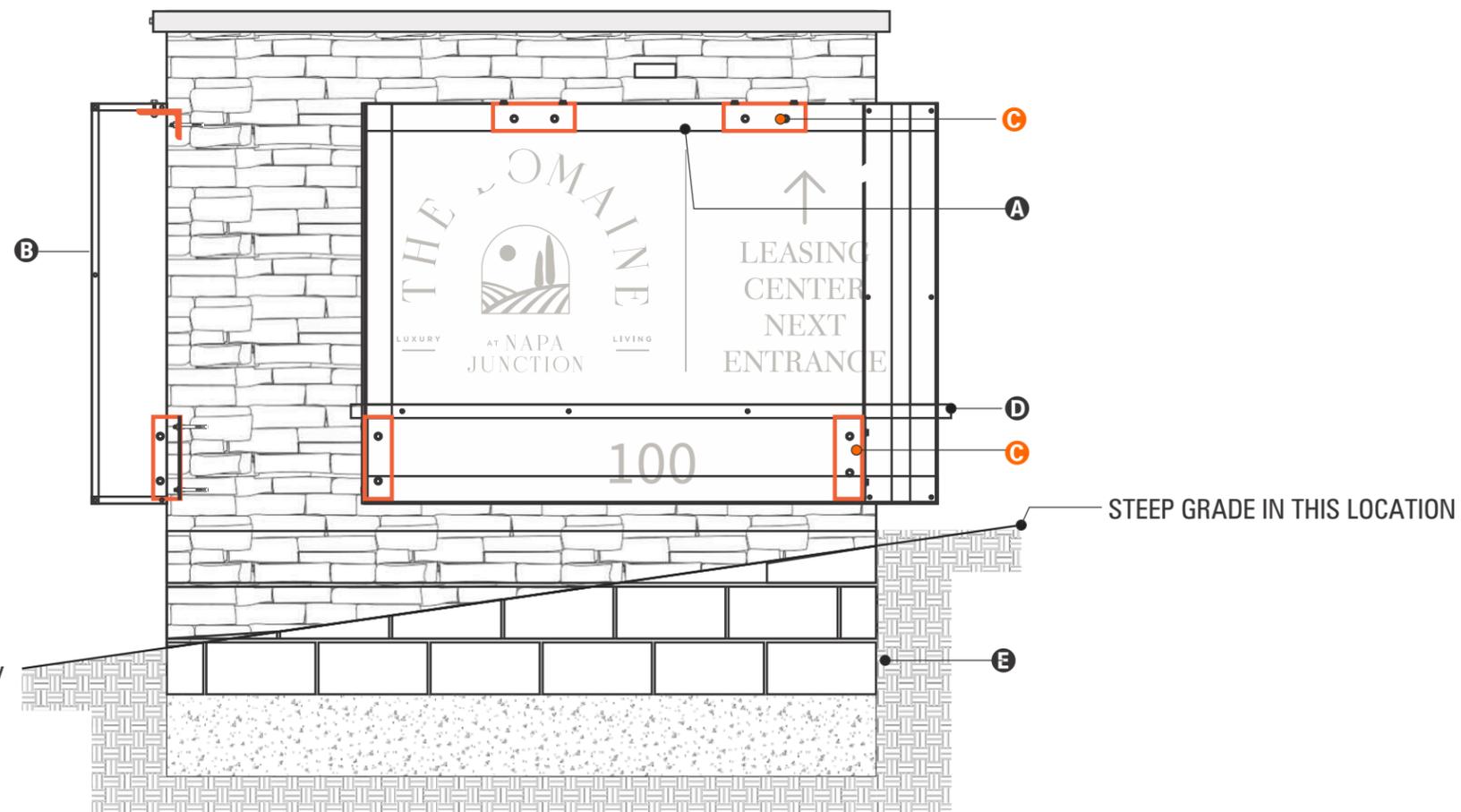
TOP VIEW  
SCALE: 1/2" = 1'

**INSTALL SPECIFICATIONS**

- A** 4" x 4" alum. angle frame sign faces welded on all sides
- B** side cabinet framed with 1" x 1" alum sq tube welded on all sides
- C** 4" x 6" offset alum. angle mounting brackets secured to cmu block wall with 3/8" exp. anchors
- D** SQ tube accent stud mounted to sign faces
- E** poured concrete footing with rebar and cmu block (by others)



END VIEW  
SCALE: 1/2" = 1'

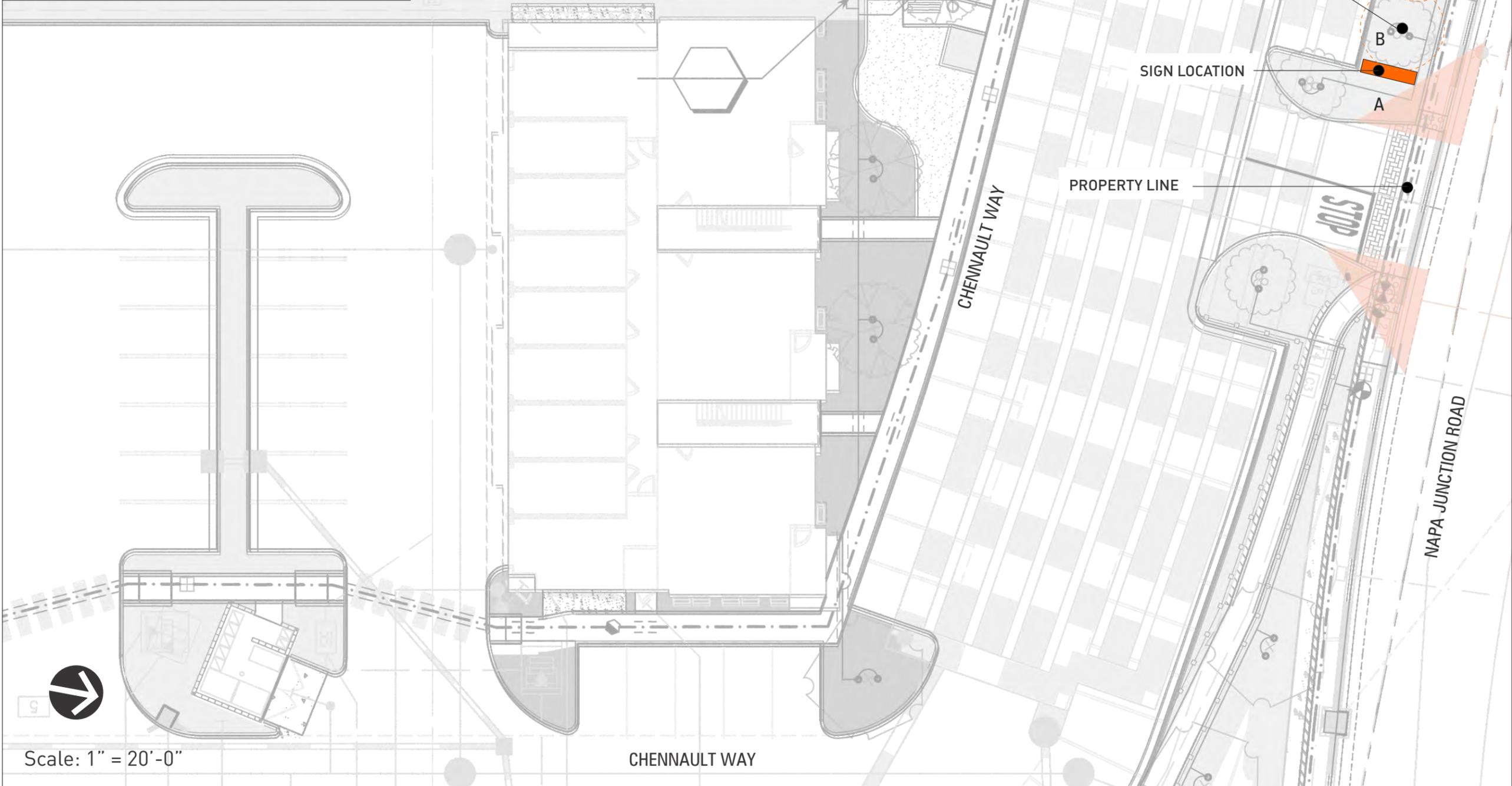


FRONT VIEW  
SCALE: 1/2" = 1'

# ST 4 Monument Sign PARCEL B

DIGALERT UTILITY LOCATING REQUIRED PRIOR TO BREAKING GROUND

## VICINITY MAP



**VERTICAL**

VISUAL SOLUTIONS  
7036 220TH STREET SW  
MOUNTLAKE TERRACE, WA 98043  
425.361.1562  
VERTICALVS.COM

### CLIENT

Jackson Square Properties

### PROJECT

The Domaine at  
Napa Junction

### INFO

INITIAL DATE: 8/13/24  
REV. DATE: 8/21/25  
REVISION #: 05  
DESIGNER: S. Terry  
PM: C. Flynn  
JOB #: 7176

### APPROVAL

**VERTICAL**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CLIENT**

- APPROVED
- APPROVED w/ COMMENTS
- RESUBMIT

Date \_\_\_\_\_

Signature \_\_\_\_\_

This drawing and all specifications are proprietary property of Vertical VS, Inc. Reproduction or duplication of these drawings without expressed written permission by Vertical VS, Inc is a violation of federal copyright laws.

THESE DRAWINGS MAY NOT BE SHARED WITH ANYONE OTHER THAN THE CLIENT AND REPRESENTATIVES OF VERTICAL VS, INC. The fabrication or construction of the products defined by these specifications by anyone other than Vertical VS, Inc or its authorized representatives is prohibited by law.

Disclaimer: Color matching is a highly variable process. Temperature, humidity, materials, equipment, and viewing methods all effect color output. Vertical VS, Inc. does not guarantee exact color accuracy. Vertical VS, Inc. strongly recommends that products be ordered at the same time to achieve the best color consistency within the order.

**SHEET 15**



**EXHIBIT B**  
**Applicant Confirmation of Conditions of Approval**  
**Domaine Sign Program**  
**(FILE NO. SP25-0001)**

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Sign Program Approval dated August 28, 2025.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's name

\_\_\_\_\_  
Property Owner's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's name

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

Domaine Sign Program – Location Map



**CITY OF AMERICAN CANYON PLANNING COMMISSION**

**NOTICE OF PUBLIC HEARING (2025-21)**

On **August 28, 2025**, at the hour of **6:30 p.m.**, at **4381 Broadway, Suite 201** (in the Council Chambers of the American Canyon City Hall), a public hearing will be held by the Planning Commission of the City of American Canyon to consider the following:

- APPLICATION:** Consider a Resolution to approve a Sign Program for 12 directional and monument signs for the Domaine Apartments at 100 Opus Ln and 100 Chennault Way, APNs 058-380-018 and 058-320-018 (File no. SP25-0001)
- PROJECT DESCRIPTION:** The Domaine Apartments Sign Program consists of 12 directional and monument signs for the Domaine Apartments (formerly known as Oat Hill Apts) at 100 Opus Ln and 100 Chennault Way. The signs range in size from 11 SF to 37 SF and are proposed on monuments that are 4'-7" to 7' in height. The monuments feature stone cladding on CMU blocks, complemented by wood and metal elements. The monument signs include spotlighting.
- ENVIRONMENTAL REVIEW:** The proposed Sign Program is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities and Class 3 (Section 15303) – New Construction or Conversion of Small Structures.
- PROJECT LOCATION:** 100 Opus Ln and 100 Chennault Way
- APPLICANT:** Jackson Square Properties, LLC, c/o Rudy Cabling

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

Written comments may be submitted to the Community Development Department at <https://www.americancanyon.gov/projectreview> or by mail at 4381 Broadway St, Suite 201, American Canyon, CA 94503, prior to the public hearing.

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

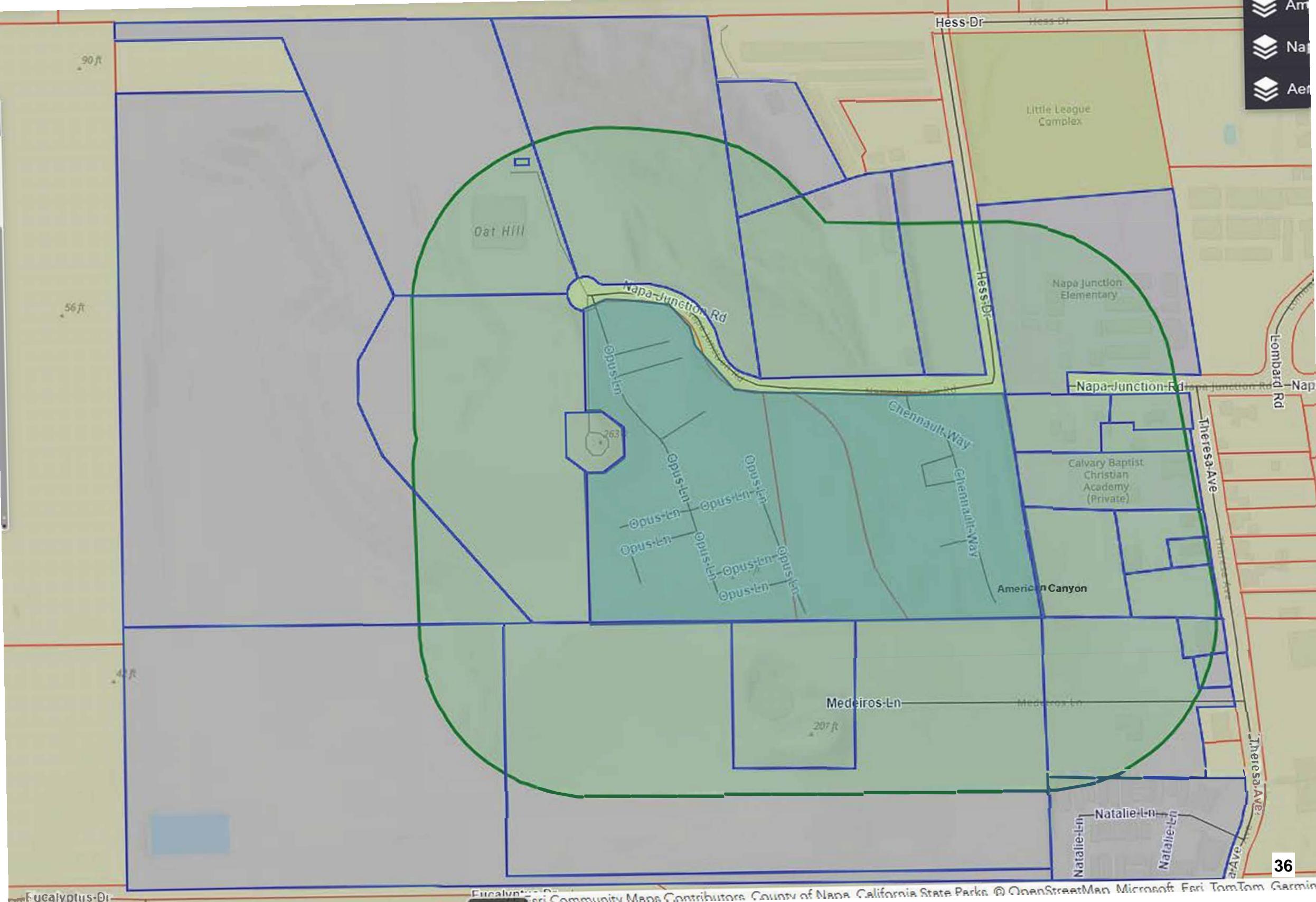
Public meetings/events sponsored or conducted by the City of American Canyon are held in accessible sites. Requests for accommodations may be made by calling (707) 647-4577 (voice) or 711 for the California Relay

Service or by e-mailing [cityclerk@americancanyon.gov](mailto:cityclerk@americancanyon.gov) at least 72 hours in advance of the event. Copies of documents distributed at the meeting are available in alternative formats upon request.

---

Nicolle Hall, Deputy City Clerk

**Date:** August 16, 2025



- Am
- Na
- Aer

90 ft

56 ft

42 ft

207 ft

Oat Hill

Little League Complex

Napa Junction Elementary

Calvary Baptist Christian Academy (Private)

American Canyon

Medeiros Ln

Natalie Ln

Natalie Ln

Napa Junction Rd

Hess Dr

Hess Dr

Hess Dr

Napa Junction Rd

Lombard Rd

Napa Junction Rd

Theresa Ave

Theresa Ave

36

058082012000  
133 THERESA AVE  
AMERICAN CANYON CA 94503

058082010000  
PO BOX 68  
CONCORD CA 94522

058320015000  
4381 BROADWAY ST STE 201  
AMERICAN CANYON CA 94503

058380006000  
C/O ACCOUNTS PAYABLE  
4381 BROADWAY  
AMERICAN CANYON CA 94503

058380007000  
2300 BENNINGTON DR  
VALLEJO CA 94591

058320002000  
397 TROON DR  
NAPA CA 94558

058082001000  
285 NAPA JUNCTION RD  
AMERICAN CANYON CA 94503

058082007000  
139 THERESA AVE  
AMERICAN CANYON CA 94503

058082013000  
139 THERESA AVE  
AMERICAN CANYON CA 94503

058270010000  
11 MEDEIROS LN  
AMERICAN CANYON CA 94503

058082002000  
4381 BROADWAY STE 201  
AMERICAN CANYON CA 94503

058380016000  
2300 BENNINGTON DR  
VALLEJO CA 94591

058270013000  
11 MEDEIROS LN  
AMERICAN CANYON CA 94503

058320003000  
397 TROON DR  
NAPA CA 94558

058270014000  
11 MEDEIROS LN  
AMERICAN CANYON CA 94503

058270001000  
C/O ACCOUNTS PAYABLE  
4381 BROADWAY  
AMERICAN CANYON CA 94503

058380014000  
2300 BENNINGTON DR  
VALLEJO CA 94591

058082009000  
117 THERESA AVE  
AMERICAN CANYON CA 94503

058082003000  
117 THERESA AVE  
AMERICAN CANYON CA 94503

058270002000  
97 THERESA AVE  
AMERICAN CANYON CA 94503

058380017000  
3423 BROADWAY STE#D-5  
AMERICAN CANYON CA 94503

058320004000  
4484 HESS DR  
AMERICAN CANYON CA 94503

058650001000  
1835 ALCATRAZ AVE  
BERKELEY CA 94703

058030018000  
C/O COUNTY OF NAPA ENVIRO...  
1195 THIRD ST RM 101  
NAPA CA 94559

058030016000  
C/O COUNTY OF NAPA ENVIRO...  
1195 THIRD ST RM 101  
NAPA CA 94559

Current Resident  
4501 Hess Dr  
American Canyon  
CA  
94503

Current Resident  
100 Opus Ln  
American Canyon  
CA  
94503

Current Resident  
4505 Hess Dr  
American Canyon  
CA  
94503

Current Resident  
4484 Hess Dr  
American Canyon  
CA  
94503

Current Resident  
117 Theresa Ave  
American Canyon  
CA  
94503

Current Resident  
100 Hess Dr  
American Canyon  
CA  
94503

Current Resident  
111 Napa Junction Rd  
American Canyon  
CA  
94503

Current Resident  
189 Theresa Ave  
American Canyon  
CA  
94503

Current Resident  
139 Theresa Ave  
American Canyon  
CA  
94503

Current Resident  
801 Opus Ln  
American Canyon  
CA  
94503

Current Resident  
1412 Natalie Ln  
American Canyon  
CA  
94503

Current Resident  
97 Theresa Ave  
American Canyon  
CA  
94503

Current Resident  
100 Napa Junction Rd  
American Canyon  
CA  
94503

Current Resident  
301 Opus Ln  
American Canyon  
CA  
94503

Current Resident  
1410 Natalie Ln  
American Canyon  
CA  
94503

Current Resident  
300 Opus Ln  
American Canyon  
CA  
94503

Current Resident  
11 Medeiros Ln  
American Canyon  
CA  
94503

Current Resident  
4503 Hess Dr  
American Canyon  
CA  
94503

Current Resident  
113 Theresa Ave  
American Canyon  
CA  
94503

Current Resident  
285 Napa Junction Rd  
American Canyon  
CA  
94503

Current Resident  
133 Theresa Ave  
American Canyon  
CA  
94503

Current Resident  
4984 Hess Dr  
American Canyon  
CA  
94503



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

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
1.	Oat Hill Apts Monument Signs (SP25-0001)	Jackson Square	12 monument and directional signs for the Oat Hill / Domaine Apts.	100 Opus Ln and 100 Chennault Way	3/10/25 Application Submitted 3/25/25 Comments to applicant 4/23/25 Application resubmitted 5/9/25 Comments to applicant 8/28/25 PC Hearing	William He
2.	Crawford Way Multifamily Residential Subdivision Map (PL25-0010)	Yeh Area Group	A 100-unit condominium tentative subdivision map	Northwest corner Crawford Way/SR-29  4.276 acres	5/29/25 Application submitted 6/17/25 Comments to Applicant 7/14/25 Application resubmitted 8/28/25 PC Hearing	William He
3.	Napa Airport Corporate Center Development Agreement Extension (PL25-0008)	G3 Enterprises	Extend the NACC Development Agreement by 10 years from September 3, 2025 to September 3, 2035.	Southeast corner Devlin Road/S. Kelly Road 30.27 acres	3/6/25 Application submitted 4/24/25 PC Hearing 5/12/25 Project Modified by Applicant 5/22/25 PC approved 7/15/25 CC approved first reading 8/5/25 CC approved final reading	William He / Brent Cooper
4.	Hampton Inn Hotel Lot Line Adjustment (PL25-0007)	American Canyon Lodging LP	Merge a parcel located off Donaldson Way into the Hampton Inn hotel property.	3439 Broadway 2.67 acres	3/3/25 Application submitted 3/27/25 Comments to Applicant 7/25/25 Contacted Applicant and asked for status update	William He / Edison Bisnar
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 1/29/25 Application resubmitted for Lots 1-6 2/3/25 Lots 1-6 approved 7/2/25 Meeting with Applicant 8/19/25 Meeting with Applicant	Brent Cooper

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
5.	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 4/24/25 Reviewing resubmittal	Brent Cooper
6.	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
7.	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
8.	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 10/15/24 Application resubmitted 11/15/24 Comments to applicant 5/2/25 Application resubmitted 8/5/25 Application approved	William He

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
1. NVRG Perimeter Fence (BP25-0446)	Perimeter fence around the NVRG.	100 Ruins Court	N/A	8/7/25 Application submitted	Ron Beehler
2. Napa River Ecological Center Tenant Improvements (BP25-0445)	Building modifications to the former Corp Yard building for the Napa River Ecological Center.	205 Wetlands Edge	N/A	8/7/25 Application submitted	Ron Beehler
3. NVRG Open Air Trellis (BP25-0432)	Site improvements for a 220,000 square foot wine warehouse.	100 Ruins Court	N/A	8/5/25 Application submitted	Ron Beehler
4. Neighborhood Market at Canyon Corners (BP25-0403)	Convert 2,626 square feet of the former Goodwill store into a neighborhood grocery store.	110 W American Canyon Road	N/A	7/21/25 Application submitted	Ron Beehler
5. SDG 220 Warehouse Improvement Plan (DV25-0004)	Site improvements for a 220,000 square foot wine warehouse.	1055 Commerce Court	10.17 acres	6/17/25 Application submitted	Edison Bisnar
6. SDG 220 Warehouse Building Permit (BP25-0331)	Building Permit for a 220,000 square foot wine warehouse.	1055 Commerce Court	10.17 acres	6/16/25 Application submitted 7/22/25 Comments to Applicant	Ron Beehler
7. Watson Ranch Lot 7 Building Permits (BP25-0192 to BP25-0197)	Master Plans for 136 single-family lot subdivision	Watson Ranch Lot 7	12.86 acres	4/16/25 1 <sup>st</sup> Submittal received 4/30/25 Comments to Applicant 6/6/25 2nd Submittal received 6/17/25 Comments to Applicant 7/8/25 3rd Submittal received 7/14/25 Comments to Applicant	Ron Beehler
8. 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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
9. Canyon Estates Master Plans for Richmond American Homes (BP25-0279, -0280, -0281, -0282, and -283)	Master Plans for 6 designs of single-family homes at Canyon Estates	Canyon Estates Subdivision	35.1 acres	5/20/25 Application submitted 6/5/25 Comments to Applicant 8/11/25 Application resubmitted	Ron Beehler
10. 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 <sup>st</sup> submittal received 11/22/25 1 <sup>st</sup> RG comments returned 11/25/24 1 <sup>st</sup> FM PC comments returned 12/05/24 1 <sup>st</sup> PC comments returned 12/6/24 2 <sup>nd</sup> RG submittal received 12/20/24 2 <sup>nd</sup> FM submittal received 12/31/24 2 <sup>nd</sup> RG PC comments returned 1/9/25 2 <sup>nd</sup> FM PC comments returned 1/14/25 2 <sup>nd</sup> IP submittal received 2/3/25 3 <sup>rd</sup> RG submittal received 2/6/25 2 <sup>nd</sup> IP PC comments returned 7/24/25 Improvement Plans Approved 8/4/25 Commenced Construction	Edison Bisnar
11. 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 5/20/25 Council approved fee deferral 8/11/25 Application resubmitted	Ron Beehler
12. 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 <sup>nd</sup> PC Comments returned 11/11/24 3 <sup>rd</sup> Submittal received 11/25/24 3 <sup>rd</sup> PC Comments returned 3/11/25 4 <sup>th</sup> Submittal received 5/29/25 Improvement Plans Approved	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
13. 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 10/16/24 Applicant placed the project on hold (Market Conditions)	Edison Bisnar
14. 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 <sup>st</sup> Submittal Received 3/16/24 1 <sup>st</sup> PC Comments returned 4/3/24 2 <sup>nd</sup> Submittal Received 4/29/24 2 <sup>nd</sup> PC Comments Returned 5/31/24 3 <sup>rd</sup> Submittal Received 6/24/24 3 <sup>rd</sup> PC Comments Returned 8/6/24 4 <sup>th</sup> Submittal Received 9/11/24 4 <sup>th</sup> PC comments returned 10/23/24 5 <sup>th</sup> Submittal received 11/4/24 5 <sup>th</sup> PC comments returned	Edison Bisnar
15. 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
16. 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. 1/25/25 Construction complete.	Edison Bisnar

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
17. Watson Ranch Lot 8 Building Permits (BP25-0312, -0313, and -0314)	Master Plans for 25 single-family lot subdivision	Watson Ranch Lot 8	2.3 acres	6/6/25 1 <sup>st</sup> Submittal received 6/23/25 Comments to Applicant 7/17/25 2 <sup>nd</sup> Submittal received 7/23/25 Comments to Applicant 7/25/25 3 <sup>rd</sup> Submittal received 8/4/25 Comments to Applicant	Ron Beehler
18. 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
19. 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
20. 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 <sup>rd</sup> submittal received 1/2/25 3 <sup>rd</sup> PC comments returned	Edison Bisnar
21. 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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
22. 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 <sup>st</sup> Submittal Received 8/23/22 1 <sup>st</sup> PC Comments Returned 1/3/23 2 <sup>nd</sup> Submittal Received 2/9/23 2 <sup>nd</sup> PC Comments Returned 6/14/24 3 <sup>rd</sup> Submittal Received 7/12/24 3 <sup>rd</sup> PC Comments Returned 11/6/24 4 <sup>th</sup> Submittal Received 12/20/25 1 <sup>st</sup> submittal for Rough Grading only received 1/16/25 Rough Grading only 1 <sup>st</sup> PC comments returned	Edison Bisnar
23. 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
24. 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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
25. 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
26. 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
27. 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 11/15/24 Application resubmitted 11/22/24 Permit Approved	Ron Beehler
28. 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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
29. 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
30. 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
31. 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 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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
32. 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
33. 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
34. 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
35. 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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
36. 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
37. Promontory Subdivision 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
38. 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
39. 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 10/17/24 Grading work in progress	Edison Bisnar

<b>Major City-Initiated Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff</b>
1. 2025 California Building Code Update (PL25-0011)	Update Municipal Code Chapter 16 – Building and Construction Codes to include the 2025 California Building Code Update.	Citywide	N/A	8/19/25 Project Initiated	Ron Beehler/ Brent Cooper
2. OpenGov Building and Planning Project Management System	Transition Building and Planning Division Service Project Management from Trakit to OpenGov On-Line Software.	Citywide	N/A	7/16/24 City Council approved OpenGov Contract 4/1/25 Code Enforcement Module Launched on City Website 7/15/25 Planning Permitting Module Launched on City Website 9/2/25 Anticipated Public Works Permitting Module Launch on City Website 10/1/25 Anticipated Building Module Launch on City Website 10/1/25 Anticipated Fire Permitting Module Launch on City Website	Nicolle Hall & Julianne Geilfuss
3. Housing Element Implementation	Accomplish Housing Element Implementation Goals for 2025	Citywide	N/A	2/21/25 Approved Extension for Sun Square MU Design Permit 4/1/25 ADU progress check 4/17/25 Public Works CIP Program Update to Planning Commission 4/30/25 Meeting with housing developer (Crawford Way) 5/14/25 Meeting with housing developer (Crawford Way) 5/20/25 HACN annual report 5/20/25 FHNV annual report 5/20/25 Napa Sonoma ADU annual report 5/22/25 Crawford Way Multifamily Design Permit approved 6/3/25 FHNV contract renewed 6/3/25 Homeownership Super NOFA	William He

				(HOSN) passes threshold 6/11/25 MMITS public outreach pt.1 7/1/25 ADU progress check 7/2/25 Housing Meeting with Developers (Canyon Estates) 7/9/25 MMITS public outreach pt.2 8/13/25 MMITS public outreach pt.3 8/20/25 Housing Meeting with developers (Canyon Estates)	
4. Citizens Academy	Provide CD support to the Citywide Citizens Academy Training.	Citywide	N/A	10/15/25 CD Day	CD Department

<b>Major City-Initiated Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff</b>
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 <sup>nd</sup> Reading appvd 2/10/25 Legal defense process 8/15/25 Submitted LAFCO application	City Manager

<b>Major Regional Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
1. <a href="#">Napa Valley Transportation Authority Countywide Active Transportation Plan</a>	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 6/25 Online survey closed. View results <a href="#">HERE</a>	Patrick Band (NVTA)
2. <a href="#">Regional Climate Action and Adaptation Plan (RCAAP)</a>	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	<a href="#">Climate Action Committee 2025 Meeting Calendar</a> (9:30 AM on the 4th Friday of each month) <a href="#">Meeting Minutes and Agendas</a> 6/25 Reviewed Admin Draft RCAAP 8/25 <a href="#">Public Review Draft RCAAP</a> 8/21/25 <a href="#">RCAAP Public Meeting</a>	Melissa Lamattina Mark Joseph
3. <a href="#">Napa Valley Transportation Authority Highway 29 PID Study</a>	Project Initiation Document (PID) for Highway 29 through American Canyon	American Canyon	N/A	10/4/21 NVTA and American Canyon workshop 2/16/22 NVTA Board of Directors voted to remove the six-lane option from future study. 1/16/24 City approved Cooperative Agreement 04-2957 with Caltrans and NVTA for Project Approval and Environmental Document phase 5/3/25 Community Workshop	Danielle Schmitz (NVTA)