



REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
May 26, 2022
6:30 PM

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

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

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

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

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

Zoom Meeting Link: [Click here](#)
Webinar ID: 849 7407 3077 Passcode: 877022

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

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

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

at least three calendar days before the meeting.

6:30 P.M. REGULAR MEETING

CALL TO ORDER

PLEDGE

MEETING ANNOUNCEMENT

Pursuant to AB 361 this meeting will be held entirely virtually. All methods available for public participation are detailed on the first page of the agenda.

ROLL CALL

PUBLIC COMMENT

*This time is reserved for members of the public to address the City Council/American Canyon Fire Protection District Board on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the City Council/American Canyon Fire Protection District Board. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the City Council/American Canyon Fire Protection District Board on items on the Agenda should comment via email prior to the start of the meeting, or to verbally comment on the item during the meeting, click the "raise your hand" button if joining by computer, or press *9 if joining by phone, when the item is called. The City Council/American Canyon Fire Protection District Board 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 City Council/American Canyon Fire Protection District Board does not respond to public comment at this time. Speakers are asked to please speak clearly, and provide their name. Any handouts for distribution to the City Council/American Canyon Fire Protection District Board must be emailed by 3:00 p.m. on meeting day.*

AGENDA CHANGES

CONSENT CALENDAR

1. **Minutes of March 24, 2022**
Recommendation: Approve the minutes of March 24, 2022

BUSINESS

2. **Fiscal Year 2022/23 Capital Improvement Program**
Recommendation:

Adopt a Resolution determining that the FY 2022/23 Capital Improvement Program (CIP) is consistent with the General Plan.

3. **Determination of General Plan Conformity For Property Exchange with Napa Valley Unified School District of the Community Center/American Canyon Middle School Gym Property and the Napa Junction Elementary School Site Property.**
Recommendation: Adopt a Resolution determining the that the proposed exchange of

property between the City of American Canyon (“City”) and the Napa Valley Unified School District (“NVUSD”) conforms with the City General Plan. The proposed exchange would involve the City transferring approximately 4.6 acres of the City’s ownership in the American Canyon Community Center/ACMS Gym Property in exchange for receiving the Nap Junction Elementary School site property from NVUSD. The property received from NVUSD would in turn be used for community and recreation purposes and to supplement vehicle access to the Oat Hill Residential Project and to implement Napa Junction Road as a minor and major collector in furtherance of the Circulation Element for the City General Plan.

MANAGEMENT AND STAFF ORAL REPORTS

4. [Active Planning Projects](#)

Recommendation: Review Active Planning Project List

COMMISSIONER ITEMS

ADJOURNMENT

CERTIFICATION

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

Nicolle Jones, Administrative Technician

**CITY OF AMERICAN CANYON
PLANNING COMMISSION MEETING**

ACTION MINUTES
March 24, 2022

6:30 P.M. REGULAR MEETING

CALL TO ORDER

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

PLEDGE

Chair Crystal Mallare led the Pledge of Allegiance.

MEETING ANNOUNCEMENT

Chair Crystal Mallare read the meeting announcement.

ROLL CALL

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

Absent: None

PUBLIC COMMENT

Chair Mallare opened public comment. Written comments: none Oral comments: Justin Hamilton Hole

Chair Mallare closed public comment.

AGENDA CHANGES

There were no agenda changes

CONSENT CALENDAR

1. Minutes of February 24, 2022

Action: Motion to approve the consent calendar made by Vice Chair Wong, seconded by Commissioner Navarro, and CARRIED by a roll call vote.

PUBLIC HEARINGS

2. Core Tree Care Yard Temporary Design Permit

Action: A Resolution of the Planning Commission of the City of American Canyon California, approving a 24-month Temporary Design Permit for development of a maintenance vehicle yard at 352 Green Island Road, APN 057-130-004 (File No. PL21-0025)

Associate Planner William He presented a PowerPoint Presentation.

Speakers on behalf of the applicant:

Ron DiFabio, property owner representative

Chris Hernandez, Core Tree - applicant

Chair Mallare opened the public hearing

Written comments: None

Oral comments: None

The commissioners deliberated on the item.

Speakers:

William He, Associate Planner

Brent Cooper, Community Development Director

William Ross, City Attorney

Chris Hernandez, Core Tree - applicant

Ron DiFabio, Property Owner Representative

Edison Bisnar, Engineer III Public Works

Action: Motion to approve Resolution 2022-01 of the Planning Commission of the City of American Canyon California, approving a 24-month Temporary Design Permit for development of a maintenance vehicle yard at 352 Green Island Road, APN 057-130-004 (File No. PL21-0025) made by Commissioner Goff, seconded by Chair Mallare and CARRIED by a roll call vote.

MANAGEMENT AND STAFF ORAL REPORTS

3. Active Planning Projects

Action: Review Active Planning Projects list

Community Development Director Brent Cooper reported on Active Planning Projects including a drive-thru coffee shop at the corner of Holcomb Lane & Hwy 29 across the street from Canyon Corners near General Plumbing, Napa Cove building permits and grading permits issued, Fume cannabis modification, PG&E Regional Center in Napa Logistic Park improvement plans approved, Watson Ranch Lot 10 rough

grading permit approved, Lemos Pointe, SDG 217 project appeal moved to August or September, General Plan Housing Element, Sunsquare project.

COMMISSIONER ITEMS

Commissioners reported on items of interest.

ADJOURNMENT

The meeting adjourned at 7:46 PM

CERTIFICATION

Respectfully Submitted,

Nicolle Jones, Administrative Technician



TITLE

Fiscal Year 2022/23 Capital Improvement Program

RECOMMENDATION

Adopt a Resolution determining that the FY 2022/23 Capital Improvement Program (CIP) is consistent with the General Plan.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

BACKGROUND & ANALYSIS

Sections 65401 and 65402 of the California Government Code require that the Capital Improvement Program (CIP) be consistent with (Section 65401) and be in conformance with the General Plan (Section 65402) where property is to be acquired implements the CIP. These sections also mandate that determination of consistency and, where applicable, conformance with a General Plan be made by the applicable planning agency. For the City of American Canyon, the designated planning agency is the City Planning Commission. The purpose of this Staff Report is to have the Planning Commission make that determination of consistency and conformity with the adopted General Plan.

Accordingly, the Planning Commission is tasked with reviewing the planned CIP for Fiscal Year 2022/2023 and making the the finding that the activities proposed for inclusion in the CIP are in conformance and consistent with the General Plan.

General Plan consistency and conformity can best be described as furthering the eventual achievement of the goals, policies, and infrastructure identified in the General Plan. For example, the construction of a roadway would be consistent with the General Plan if the roadway is depicted on the Circulation Element, identified in the goals and policies, or listed as an implementation program/activity.

Staff has reviewed the proposed FY 2022/2023 City capital projects and has evaluated the proposed improvements for consistency with the classifications contained in the General Plan. As shown in the Attachment 2, these activities are consistent and in conformity with the policies contained in the

General Plan.

Once the Planning Commission makes the finding that the 2022/2023 CIP is consistent with the General Plan, it will be brought to City Council for adoption along with anticipated expenditures and projects over a five-year period at a meeting in June 2022.

ANALYSIS

The City's 2022/2023 CIP consists of 34 projects in 6 divisions. 21 of the CIP projects are actively in progress, with approximately 13 new projects being added to Fiscal Year 2022/2023. Some of the projects involve real property to be acquired, as opposed to projects on existing City property, thus triggering the Section 65402 conformity finding. The fiscal impact of the CIP will be identified in the operating budget for fiscal Year 2022/2023 which will be heard at City Council later this year.

The determination of consistency and of conformity where applicable with the General Plan pursuant to Government Code Sections 65401 and 65402 is not considered a "project" under the California Environmental Quality Act (CEQA). Furthermore, actions implementing the adopted 1994 General Plan are consistent with the certified 1994 General Plan Environmental Impact Report (EIR). Specific projects proposed as part of the CIP will require their own CEQA determination at the time of project implementation.

ATTACHMENTS:

[PC Resolution CIP Program FY2022/23](#)
[Exhibit A \(CIP Program\).pdf](#)

RESOLUTION NO. 2022-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA,
DETERMINING THAT THE CITY OF AMERICAN CANYON FISCAL YEAR 2022/23 CAPITAL IMPROVEMENT
PROGRAM IS CONSISTENT AND IN COMFORMITY WITH THE CITY OF AMERICAN CANYON GENERAL
PLAN**

WHEREAS, California Government Code Sections 65401 and 65402 requires the Planning Commission to review the proposed Capital Improvement Program (CIP) each year for consistency and conformity with the adopted General Plan; and

WHEREAS, the list of City Capital Project Deliverables for Fiscal Year 2022/23 has been provided to the Planning Commission, attached Exhibit "A"; and

WHEREAS, the City has identified a number of capital improvement projects, including civic, parks, transportation, water, and wastewater improvements for implementation in Fiscal Year 2022/2023; and

WHEREAS, the City of American Canyon Planning Commission considered the list of Capital Project Deliverables for Fiscal Year 2022/23 at the regularly scheduled public meeting of May 26, 2022, at which time all those in attendance were given the opportunity to speak on the proposal; and

WHEREAS, the determination of consistency and conformity, where applicable, with the General Plan pursuant to Government Code Sections 65401 and 65402 is not considered a "project" under the California Environmental Quality Act (CEQA).

NOW THEREFORE BE IT RESOLVED that the Planning Commission does hereby find that the proposed Capital Improvement Program (CIP) for Fiscal Year 2022/23 (Exhibit "A") is consistent with and in conformity with the adopted City of American Canyon General Plan.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission on May 26, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Crystal Mallare, Chair

ATTEST:

APPROVED AS TO FORM:

Nicolle Jones, Administrative Technician

William D. Ross, City Attorney

EXHIBIT:

A. EXHIBIT

**City of American Canyon
FY 2022-23 CAPITAL IMPROVEMENT PROGRAM**

Project Number	Project Description	General Plan Policy
1 CD19-0100	General Plan Update Project	1.0 Land Use Element: Ensure the General Plan is updated and maintained Goal 1S:
2 CF23-0100	City Hall Re-roof	1.0 Land Use Element: Accommodate public and institutional uses that serve the needs of the residents of American Canyon Goal 1J:
3 CF23-0200	189 Theresa Drive Demolition	2.0 Housing Element: Liveable Neighborhoods 2.4.1; Housing Maintenance and Rehabilitation 2.5.1
4 PR13-0200	Newell Open Space (Parking Lot/Trail Construction)	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.15-17.16
5 PR19-0100	Wetlands Edge Environmental Educational Enhancement Project	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.4.12, 7.8.8, 17.10.4, 17.30, 17.43
6 PR20-0300	North Slough Restoration, Reclamation & Recreation Access Project	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.4.12, 7.8.8, 17.10.4, 17.30, 17.43
7 PR21-0100	Playground Replacement Project	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20, 17.27
8 PR23-0100	Melvin Road Park Improvements	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.7.4, 7.8.8, 17.20, 17.27
9 PR23-0200	Melvin Tennis Court Improvements	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20
10 PR23-0300	Aquatic Facility Improvements	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 7.11.2, 17.13, 17.20, 17.27
11 PW20-0100	UtilityGIS Mapping	5.0 Utilities Element Policies, Implementation I 5.4, 5.24 and 5.26 (water and stormwater)
12 PW22-0100	Stormwater Master Plan	5.0 Utilities Element Policies, Implementation I 5.24 and 5.26

13 TR14-0100	Devlin Road Extension Segment H	1.0 Land Use Element: 1.3.1 and 4.0 Circulation Element Policies, Street Network 1.1-1.4, 1.6-1.12, & 1.20
14 TR16-0700	Green Island Rd Reconstruction/Widening	1.0 Land Use Element: 1.3.1 and 4.0 Circulation Element Policies, Street Network 1.1-1.4, 1.6-1.12, & 1.20
15 TR19-0400	Eucalyptus Sidewalk Gap Closure Project	4.0 Circulation Element Policies, Street Network 1.1, 1.5, 1.7-1.12, & 1.20 and 5.0 Utilities Element Policies: Storm Water Implementation I 5.24 and 5.26
16 TR21-0100	2021 Annual Pavement Management Project	4.0 Circulation Element Policies, Street Network 1.5, 1.7-1.12, & 1.20
17 TR22-0100	AC Road East Pavement Maintenance	4.0 Circulation Element Policies, Street Network 1.5, 1.7-1.12, & 1.20

City of American Canyon
FY 2022-23 CAPITAL IMPROVEMENT PROGRAM

Project Number	Project Description	General Plan Policy
18 TR22-0200	Wetlands Edge Court Extension	4.0 Circulation Element Policies, Street Network 1.5, 1.7-1.12, & 1.20
19 TR22-0300	2022 Annual Pavement Project	4.0 Circulation Element Policies, Street Network 1.5, 1.7-1.12, & 1.20
20 TR22-0400	ARPA1 Benton Way Enhanced Crosswalk	4.0 Circulation Element Policies, Street Network 1.1, 1.5, 1.7-1.12, & 1.20
21 TR22-0500	ARPA2 Class II Bikelanes and Crosswalk Improvements	4.0 Circulation Element Policies, Street Network 1.1, 1.5, 1.7-1.12, & 1.20
22 TR22-0600	ARPA3 Elliott Enhanced Crosswalk	4.0 Circulation Element Policies, Street Network 1.1, 1.5, 1.7-1.12, & 1.20
23 TR24-0200	ARPA4 Melvin Sidewalk and Storm Drainage Improvements	4.0 Circulation Element Policies: Street Network 1.5, 1.7-1.12, & 1.20 and 5.0 Utilities Element Policies: Storm Water Implementation I 5.24 and 5.26
24 TR23-0100	ARPA5 Knightsbridge Reconstruction & Water Main Improvements	4.0 Circulation Element Policies: Street Network 1.5, 1.7-1.12, & 1.20 and 5.0 Utilities Element Policies: Water Resources Implementation I.5.4
25 TR24-0300	ARPA6 Rancho Del Mar Paving and Utility Improvements	4.0 Circulation Element Policies: Street Network 1.5, 1.7-1.12, & 1.20, and 5.0 Utilities Element Policies: Implementation I.5.4 and 5.47 (water and wastewater)
26 TR16-0101	Newell Driveway	4.0 Circulation Element Policies, Street Network 1.21
27 TR16-1100	E. American Canyon Sidewalk	4.0 Circulation Element Policies, Street Network 1.1, 1.5, 1.7-1.12, & 1.20
28 WW16-0300	SCADA	5.0 Utilities Element Policies, Implementation I.5.4 and 5.47 (water and wastewater)
29 UA20-0100	Engie Energy Services Contract	1.0 Land Use Element, Conduct decisive near-term action to reduce greenhouse gas emissions in American Canyon Goal 1U.
30 WW20-0100	SS4 Broadway Sewer Rehab, Crawford to Donaldson	5.0 Utilities Element Policies, Maintenance 5.15.4 and Implementation 5.47 (wastewater)
31 WW21-0400	Sanitary Sewer Manhole Rehabilitation	5.0 Utilities Element Policies, Maintenance 5.15.4 and Implementation 5.47 (wastewater)
32 WW21-XXXX	UV Disinfection	5.0 Utilities Element Policies, Maintenance 5.15.4 and Implementation 5.47 (wastewater)
33 WW21-XXXX	Blower Replacement	5.0 Utilities Element Policies, Maintenance 5.15.4 and Implementation 5.47 (wastewater)

City of American Canyon
FY 2022-23 CAPITAL IMPROVEMENT PROGRAM

Project Number	Project Description	General Plan Policy
34 RW17-0100	Recycled Water Expansion	1.0 Land Use Element: 1.3.1 and 5.0 Utilities Element Policies, Implementation I 5.23



TITLE

Determination of General Plan Conformity For Property Exchange with Napa Valley Unified School District of the Community Center/American Canyon Middle School Gym Property and the Napa Junction Elementary School Site Property.

RECOMMENDATION

Adopt a Resolution determining the that the proposed exchange of property between the City of American Canyon ("City") and the Napa Valley Unified School District ("NVUSD") conforms with the City General Plan. The proposed exchange would involve the City transferring approximately 4.6 acres of the City's ownership in the American Canyon Community Center/ACMS Gym Property in exchange for receiving the Nap Junction Elementary School site property from NVUSD. The property received from NVUSD would in turn be used for community and recreation purposes and to supplement vehicle access to the Oat Hill Residential Project and to implement Napa Junction Road as a minor and major collector in furtherance of the Circulation Element for the City General Plan.

CONTACT

William He, AICP, Associate Planner

William D. Ross, City Attorney

BACKGROUND & ANALYSIS

City is the fee owner of 9.66 acres of real property (APN 058-040-026) known as the Community Center/American Canyon Middle School Gym/Track property ("Community Center/ACMS Gym Property"), which the City uses for community and recreation purposes. City is also the fee owner of 7.74 acres of real property (APN 058-040-024) known as the Community Park I and the fee owner of 2.23 acres of real property (APN 058-040-024) known as the Rio Del Mar Creek. ("Additional City Properties")

The Napa Unified School District ("District") is the fee owner of 6.57 acres of real property (APN 058-320-0015) which is the site of the (former) Napa Junction Elementary School ("Napa Junction Rd. Property").

The City is processing a Lot Line Adjustment whereby approximately 4.6 acres of APN 058-040-026, consisting of portions of the Community Center/ACMS Gym Property will be transferred the District

("Transferred ACMS Gym Property") in exchange for specific real property from the District. The City and NVUSD properties all have a General Plan Land Use Designation of "P" (Public Use).

The acquisition of the Napa Junction Rd. Property would be used for public community and recreation purposes and to continue vehicle access to implement, consistent with Government Code section 65103(b) of its General Plan, 2018 Circulation Element (Pps. 11, 13, designating Napa Junction Road as a minor and major collector) and to meet General Plan Land Use Element Goal 1A and Parks and Recreation Element Goal 7 to provide for a wide variety of land uses and supporting services to enrich the lives of the existing and future American Canyon residents. The Oat Hill Multifamily Residential Project also requires the Napa Junction Road Property.

The District desires fee ownership of the Transferred ACMS Gym Property to better manage and provide District educational activities, and to continue to allow members of the American Canyon Public to use the property for community purposes subject to District fee schedules.

To effectuate this, the City and District are negotiating a Property Exchange Agreement to exchange the Transferred ACMS Gym Property for the Napa Junction Rd. Property. Prior to approving the Property Exchange Agreement, California Government Code Section 65402 requires the Planning Commission to review the proposed exchange of public properties for conformity with the adopted General Plan; and

The Transferred ACMS Gym Property to be exchanged to the District will be unnecessary for the City as it will be gaining the Napa Junction Rd. Property from the District intended for community and recreation purposes and to continue vehicle access to implement, consistent with Government Code section 65103(b) its General Plan, 2018 Circulation Element (Pps. 11, 13), designating Napa Junction Road as a minor and major collector.

A necessary pre-condition for the transaction exchanging these properties to proceed is a finding that the proposed exchange is consistent with the City's General Plan.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The Recommended Action will have no impact on the General Fund.

ENVIRONMENTAL REVIEW

The determination of conformity with the General Plan pursuant to Government Code Section 65402 is not considered a "project" under the California Environmental Quality Act (CEQA).

ATTACHMENTS:

[PC Resolution City NVUSD Conformity Finding.pdf](#)

RESOLUTION NO. 2022-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON DETERMINING GENERAL PLAN CONFORMITY PURSUANT TO GOVERNMENT CODE SECTION 65402 FOR THE PROPOSED PROPERTY EXCHANGE OF THE COMMUNITY CENTER/AMERICAN CANYON MIDDLE SCHOOL GYM PROPERTY AND THE NAPA JUNCTION ELEMENTARY SCHOOL SITE PROPERTY

WHEREAS, City is the fee owner of 9.66 acres of real property (APN 058-040-026) known as the Community Center/American Canyon Middle School Gym/Track property ("Community Center/ACMS Gym Property"), which the City uses for community and recreation purposes, located in the City in Napa County, California; and

WHEREAS, the District is the fee owner of 6.57 acres of real property (APN 058-320-0015) which is the site of the (former) Napa Junction Elementary School ("Napa Junction Rd. Property"), located in the City in Napa County, California; and

WHEREAS, the City processing a Lot Line Adjustment whereby approximately 4.6 acres of APN 058-040-026 consisting of portions of the Community Center/ACMS Gym Property will be transferred the District ("Transferred ACMS Gym Property") in exchange for specific real property from the District; and

WHEREAS, all referenced properties have a General Plan Land Use Designation of "P" (Public Use); and

WHEREAS, the City desires to acquire the Napa Junction Rd. Property for public community and recreation purposes and to continue vehicle access to implement, consistent with Government Code section 65103(b) of its General Plan, 2018 Circulation Element (Pps. 11, 13, designating Napa Junction Road as a minor and major collector) and to meet General Plan Land Use Element Goal 1A and Parks and Recreation Element Goal 7 to provide for a wide variety of land uses and supporting services to enrich the lives of the existing and future American Canyon residents; and

WHEREAS, District desires fee ownership of the Transferred ACMS Gym Property to better manage and provide District educational activities, and to continue to allow members of the American Canyon Public to use the property for community purposes subject to District fee schedules; and

WHEREAS, the City and District are negotiating a Property Exchange Agreement to exchange the Transferred ACMS Gym Property for the Napa Junction Rd. Property; and

WHEREAS, California Government Code Section 65402 requires the Planning Commission to review the proposed exchange of public properties conformity with the adopted General Plan; and

WHEREAS, the Transferred ACMS Gym Property to be exchanged to the District will be unnecessary for the City as it will be gaining the Napa Junction Rd. Property from the District intended for community and recreation purposes and to continue vehicle access to implement, consistent with Government Code section 65103(b) its General Plan, 2018 Circulation Element (Pps. 11, 13), designating Napa Junction Road as a minor and major collector ; and

WHEREAS, the City of American Canyon Planning Commission considered the properties to be exchanged at the regularly scheduled public meeting of May 26, 2022, at which time all those in attendance were given the opportunity to speak on the proposal; and

WHEREAS, the determination of conformity with the General Plan pursuant to Government Code Section 65402 is not considered a "project" under the California Environmental Quality Act (CEQA); and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission does hereby find that the exchange of the Transferred ACMS Gym Property and Napa Junction Rd. Property is in conformity with the adopted City of American Canyon General Plan.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the Planning Commission held on the 26th day of May, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Crystal Mallare, Chair

ATTEST:

APPROVED AS TO FORM:

Nicolle Jones, Administrative Technician

William D. Ross, City Attorney



City of American Canyon
Active Community Development Projects
May 2022

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
1.	Hotel @ The Ruins (PL22-0012)	McGrath Properties American Canyon, LLC	A proposed hotel at the Watson Ranch Ruins & Gardens with up to 200 hotel rooms, conference facilities and event venues.	Southeast corner Rolling Hills/Rio Del Mar 19.8 acres	5/16/22 Application submitted	William He
2.	Residences at Napa Junction (PL22-0011)	American Canyon Ventures LLC	453 multi-family rental dwellings with associated parking and amenities.	1000 Reliant Way 15 acres	5/2/22 Application submitted	William He
3.	Carwash Preapplication (PL22-0010)	Blackpoint Properties	Preapplication to answer due diligence questions for a potential drive-thru fast food restaurant or carwash	3885 Broadway 1.01 acres	4/18/22 Application submitted 5/5/22 Comments to applicant	William He
4.	Drive-thru Coffee Shop Preapplication (PL22-0004)	Blackpoint Properties	Preapplication to answer due diligence questions for a potential drive-thru Coffee shop with an outdoor patio	3380 Broadway APN 059-080-004 0.46 acres	3/9/22 Application submitted 3/23/22 Comments to applicant	William He
5.	Home2Suites Major Modification (PL22-0007)	Napa Valley Hospitality, LLC	Proposal to modify underground overhead utility condition of approval	3701 Main Street 2 acres	3/29/22 Application submitted 5/11/22 Comments to applicant	William He
6.	Napa Cove Lot Line Adjustment (PL22-0003)	CRP Affordable Housing	Merge 3 parcels into one parcel for multifamily residential apartment purposes.	3805 Broadway 3.48 acres	3/2/22 Application submitted 4/25/22 Comments to applicant 4/27/22 Comments to applicant	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
7.	Napa Logistics Park Road improvement mitigation amendment (PL21-0033)	Orchard Partners	Revise the Napa Logistics Improvement Agreement to match "as-built" traffic impacts with roadway improvements	South of Napa Airport	11/15/21 Application submitted 1/18/22 Applicant preparing CEQA document	Brent Cooper
8.	Fume Cannabis CUP Modification (PL21-0029)	American Canyon Delivery LLC	Add a separate company to conduct the delivery component to the Fume CUP	180 Klamath Court	10/19/21 Application submitted 12/2/21 Comments to applicant 3/15/22 Applicant response to comments 5/1/22 Awaiting background check results	Brent Cooper
9.	Sunsquare Mixed Use Building (PL21-0020)	John Howland Architect	3-story mixed-use building with 20 apt units over a 9,820 SF office	425 Napa Junction Road	8/3/21 Application submitted 8/20/21 Comments to applicant 12/1/21 Applicant on 6 month hold	William He
10.	Giovannoni Logistics Center (PL20-0042, PL20-0043)	Buzz Oates Construction	Design Permit, Tentative Map and EIR for approximately 2.4 million sqft logistics center and Design Permit for two warehouses. Building A is 627,976 square feet; and Building B is 469,512 square feet	300 Green Island Road (Bldg A) 1200 Devlin Road (Bldg B) 70 acres	11/13/20 Application submitted 12/12/20 Comments to applicant 01/05/21 Application resubmitted 01/12/21 Notice of Preparation (NOP) published 2/3/21 NOP scoping meeting 5/20/22 Draft EIR Public review period starts	Brent Cooper
11.	SDG Commerce 217 Distribution Center (PL20-0008)	SDG Commerce 217, LLC	Conditional Use Permit for a new 217,000 sqft distribution warehouse.	1075 Commerce Court 10.39 acres	3/18/20 Application submitted 1/28/21 PC Review continued to 2/25 2/25/21 PC Approved 3/5/21 Appeal Received 7/20/21 City Council appeal continued 2/10/22 Council approved applicant 6-month continuation request to 9/7/22	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
12.	Element 7 Cannabis Business Permit (PL19-0008)	Element 7	Construct a 7,000 square foot building for Cannabis manufacturing, distribution and non-storefront retail (Delivery) business.	1300 Green Island Road	4/10/19 Application submitted 9/29/20 Application on Hold 9/20/21 Applicant confirmed Hold status	Brent Cooper
13.	Reesan Live, Inc. Cannabis Business Permit (PL19-0024)	Reesan Live, Inc.	Construct an 82,328 sqft 2-story warehouse for cannabis cultivation, manufacturing, distribution and nonstorefront retail delivery.	834 Green Island Road	8/16/19 Application submitted. 4/1/20 Project on Hold 9/20/21 Applicant confirmed Hold status	Brent Cooper

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Napa Cove Improvement Plans and Grading (DV22-0001)	Grading and Improvement plans for the Napa Cove Apartment project.	3787 Broadway	3.48 acres	1/18/22 Application submitted 2/4/22 First Plan check 3/21/22 Grading permit approved	Edison Bisnar
2. Napa Cove Building Permits (BP22-0017, 0018, 0019)	Building Permits for the Napa Cove Apartment Project	3787 Broadway	3.48 acres	1/19/22 Application submitted 2/1/22 First Plan check 3/21/22 Permits issued	Tom Trimberger
3. PG&E Regional Center Improvement Plans (DV21-0018)	Improvement plans for the PG&E Regional Center	500 Boone Drive	24.5 acres	10/19/21 Application submitted 12/01/21 First Plan Check 01/13/22 Second Plan Check 02/14/22 Third Plan Check	Edison Bisnar
4. Watson Ranch Lot 10 Rough grading and Subdivision Improvement Plans (DV21-0014, 0015)	Rough grading and site improvements for WRSP Lot 10	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	11/08/21 Application submitted 12/08/21 First Plan Check 01/03/22 Second Submittal 01/13/22 Second Plan Check 01/21/22 Third Submittal 1/24/22 Rough Grading Permit approved	Edison Bisnar
5. Watson Ranch Lot 10 Model Home Building Permits (BP21-0522, 0523)	Model Homes for Watson Ranch Lot 10	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	12/02/21 Application submitted 12/20/21 First Plan Check 02/10/22 Second Submittal	Tom Trimberger
6. Lemos Pointe Building Permit (BP21-0291 – BP21-0298)	186 modular affordable apartment units	Northwest corner Marcus Road/Rio Del Mar East	6.7 acres	6/28/21 Application submitted 11/23/21 Building Permits issued	Tom Trimberger
7. Lemos Pointe Grading Permit (DV21-0007)	Rough grading for the Lemos Point Apartment Project	Northwest corner Loop Road/Rio Del Mar	6.7 acres	6/9/21 Application submitted 8/9/21 Application approved.	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
8. Watson Ranch Lot 14/15 Grading and Improvement Plans (DV21-0012, 0013)	Rough grading and site improvements for WRSP Lot 14/15.	Northern terminus of Summerwood	11.97 acres	08/25/21 Application submitted 10/08/21 First Plan Check 10/29/21 Second Submittal 11/15/21 Rough Grading Permit approved 5/13/22 Improvement Plan approved	Edison Bisnar
9. Watson Ranch Lot 14/15 Model Home Building Permits (BP21-0513, 0514, 0515)	Model Homes for Watson Ranch Lot 14/15.	Northern terminus of Summerwood	11.97 acres	11/30/21 Application submitted 5/4/22 Permits approved	Tom Trimberger
10. Napa Junction III Building 6B North Bay Urgent Care (BP19-0495)	Construct a 6,000 sqft single story medical office building.	416 Napa Junction Road	1.06 acres	11/26/19 Application submitted 2/13/20 Awaiting completion of improvement plans 9/30/20 Permit approved 5/25/21 Permit issued 6/7/22 Ribbon cutting ceremony	William He
11. Napa Junction III Building 6B North Bay Urgent Care (DV20-0001)	Improvement plans for a 6,000 sqft single story medical office building.	416 Napa Junction Road	1.06 acres	2/18/20 Application submitted 3/10/20 Received revised stormwater plans 9/30/20 DV Plans approved. 5/25/21 Construction started 6/7/22 Ribbon cutting ceremony	Edison Bisnar
12. Fume Commercial Cannabis Will Serve (DV20-0014)	Extend reclaimed water line to supply irrigation demand of the project.	180 Klamath Court	1.37 acres	12/16/20 Will serve and wastewater study received 1/28/21 PC approved the CUP 3/26/21 Will Serve comments to the applicant.	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
13. Canyon Estates (DV18-0023)	Improvement plans, grading plans, potable water pump station plans and Final Map.	Northeast corner Silver Oak/ Newell Drive	35 acres	10/31/18 Applicant submitted 4/17/19 3 rd submittal received 5/22/19 Pump station submittal received 6/13/19 Grading and Improvement Plan Comments to applicant 7/14/20 Preconstruction meeting 3/19/21 Preconstruction meeting 3/22/21 Begin Construction	PW Engineering
14. Copart (DV20-0008)	Grading permit for an auto storage lot and office building Conditional Use Permit PL18-0019.	1587 and 1660 Green Island Road	20 acres	4/23/20 On-site private wastewater treatment system application submitted to the County 8/13/20 1 st Submittal received 10/1/20 1 st Plan Check returned 12/3/20 2 nd Submittal received 2/11/21 2 nd Plan Check returned	Edison Bisnar
15. Home2Suites Will Serve and Improvement Plan (DV19-0015)	Will serve application and improvement plans for a 102-room hotel.	3701 Main Street	2.0 acres	9/5/19 Will Serve Application submitted 5/25/20 Improvement Plan Application submitted 3/15/21 5th Submittal received. 6/10/21 DV approved. 7/9/21 Fee Reduction Request Received 8/19/21 Comments to applicant 9/16/21 and 10/7/21 Applicant submittal 4/5/22 Council review of fee reimbursement request	Edison Bisnar Brent Cooper

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
16. Home2Suites Building Permit (BP19-0499)	Building permit for 102 room hotel.	3701 Main Street	2.0 acres	12/3/19 Application submitted 12/19/19 Comments to applicant 3/9/20 Checked in with applicant 4/15/20 Building resubmittal 5/1/20 Comments to applicant 07/16/20 Building resubmittal 07/24/20 Comments to applicant 09/17/20 Building resubmittal 09/25/21 Comments to applicant 02/01/21 Waiting fire sprinkler plan submittal. 5/1/22 Applicant clearing conditions of approval	Interwest
17. Circle K and Fuel station Improvement Plans (DV20-0003)	STEM, LLC	Improvement plans for a new Circle K fuel station and convenience store.	112 Lombard 2.25 acres	4/13/20 Application submitted 10/4/21 Grading permit approved	Edison Bisnar
18. Circle K Fuel Station Building Permit (BP20-0457, BP20-0458)	STEM, LLC	New Circle K fuel station and convenience store.	112 Lombard 2.25 acres	10/14/20 Application submitted 10/25/21 Convenience store building permit issued 10/26/21 Gas Station canopy building permit issued	Interwest
19. PG&E Regional Center Improvement Plans (DV21-0018)	Turner Construction	Improvement plans for the PG&E Regional Center	500 Boone 11.96 acres	10/19/21 Application submitted	Edison Bisnar
20. Single Family Home Improvement Plans (DV21-0019)	Hoi Wong	Improvement plan for a new single-family home.	219 Rio Del Mar	11/17/21 Application submitted 5/12/22 2 nd Plan Check comments	Edison Bisnar

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
1. Comprehensive General Plan Update	Review and update to bring the General Plan into conformance with current State standards and community values	Citywide	N/A	7/1/19 Drafting a Request for Proposal (RFP) 1/13/22 Consultant is preparing a modified scope to prepare a 2-stage update with a “fast-track” technical update 4/19/22 City Council NOP review (continued) 6/7/22 City Council NOP review	Brent Cooper
2. 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.	City Attorney

Major Regional Projects					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Napa Valley Transportation Authority 2045 Countywide Transportation Plan	Update the 2015 NVTA Countywide Plan with new mobility priorities for the next 25 years.	Napa County	N/A	8/19 Project Kick-off 9/19 – 01/20 Public Input 01/21 Drafting the Plan	Alberto Esqueda (NVTA)
2. Regional Working Group on Climate Change	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	Most recent meeting: 2/26/21 Regular ongoing meetings continue.	Brent Cooper
3. Napa Valley Transportation Authority Highway 29 PID Study	Project Initiation Document (PID) for Highway 29 through American Canyon	American Canyon	N/A	10/4/21 NVTA and American Canyon workshop 2/16/22 NVTA Board of Directors voted to remove the six-lane option from future study.	Kate Miller