



REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
May 23, 2024
6:30 PM

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

Tonight's meeting is a limited public forum. American Canyon promotes respectful and responsible behavior among its meeting participants, whether they are present in person or remotely. Using offensive language or remarks that promote, foster, or perpetuate discrimination based on race, creed, color, age, religion, gender marital status, status regarding public assistance, national origin, physical or mental disability or sexual orientation/gender identification, as well as any other category protected by federal, state or local laws will not be tolerated. In the case of an occurrence, the speaker will be immediately disconnected from the microphone.

Planning Commission and other public meetings will be conducted in person at City Hall, 4381 Broadway, Suite 201, American Canyon, CA 94503. This meeting is also available via Zoom Teleconferencing as a convenience for public participation. This meeting will be broadcast live to residents on Napa Valley TV, on our website [here](#) and on YouTube [here](#). Should technical issues with Zoom occur, please select another viewing option.

PUBLIC PARTICIPATION

Oral comments, during the meeting: Oral comments can be made in person or via Zoom. To give your public comment via zoom, connect via the below Zoom link and use the "raise your hand" tool, or call into the zoom meeting at 408-638-0968 and press *9 to "raise your hand" when the item is called. To avoid confusion, all hands raised outside of Public Comment periods will be lowered.

Written comments, via eComments: Please submit written comments through the eComments link, located on the Meetings & Agendas page of our website [here](#). Comments will be available to Planning Commissioners in real time. To allow for review of comments, eComments will close at 3:00 pm on the day of the meeting. All comments received will be posted online and become part of the meeting record.

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

Webinar ID: 876 0659 2529 Passcode: 123456

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

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

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

6:30 P.M. REGULAR MEETING

CALL TO ORDER

PLEDGE

ROLL CALL

PUBLIC COMMENT

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

AGENDA CHANGES

CONSENT CALENDAR

1. [Minutes of April 25, 2024](#)
Recommendation: Approve the Minutes of April 15, 2024

BUSINESS

2. [Fiscal Year 2024/25 Capital Improvement Program](#)
Recommendation:

Adopt a Resolution determining that the FY 2024/25 Capital Improvement Program (CIP) is consistent with the General Plan.

MANAGEMENT AND STAFF ORAL REPORTS

3. [Active Planning Projects](#)
Recommendation: Review May 2024 Active Planning Projects

COMMISSIONER ITEMS

ADJOURNMENT

CERTIFICATION

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

Nicolle Hall, Administrative Technician

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

ACTION MINUTES
April 25, 2024

6:30 P.M. REGULAR MEETING

CALL TO ORDER

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

PLEDGE

Action: The Pledge of Allegiance was recited.

ROLL CALL

Present: Youth Commissioner DeAndre Lendsey, Commissioner Eric Altman, Commissioner Andrew Goff, Chair Brando Cruz, Commissioner Crystal Mallare

Absent: Vice Chair Davet Mohammed

Excused: None

PUBLIC COMMENT

Action: Chair Brando Cruz opened Public Comments.

Fran Lemos was called to speak; Justin Hamilton Hole was called to speak.

Chair Cruz closed Public Comments.

AGENDA CHANGES

There were no agenda changes.

CONSENT CALENDAR

1. Minutes of March 28, 2024

Action: Motion to approve the Minutes of March 28, 2024 made by Commissioner Andrew Goff seconded by Commissioner Eric Altman and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Commissioner Andrew Goff, Chair Brando Cruz

Nays: None

Abstain: Commissioner Crystal Mallare

Absent: Vice Chair Davet Mohammed

Excused: None

PUBLIC HEARINGS

2. Design Permit Ordinance Update

Action: Adopted Resolution 2024-08 of the Planning Commission of the City of American Canyon recommending the City Council of the City of American Canyon amend American Canyon Municipal Code Chapter 19.41 “Design Permits” consistent with State Law and Housing Element Implementation Program C.

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

Commissioners discussed the item.

Chair Brando Cruz opened the Public Hearing.

No public comment.

Chair Brando Cruz closed the public hearing.

Commissioners deliberated on the item.

Chair Cruz reopened the public hearing.

Beth Marcus was called to speak; Fran Lemos was called to speak; Justin Hamilton Hole was called to speak.

Chair Brando Cruz closed the Public Hearing.

Speakers: City Attorney William Ross

Commissioners deliberated on the item.

Action: Motion to adopt made by Commissioner Eric Altman, seconded by Commissioner Andrew Goff, and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Commissioner Andrew Goff, Commissioner Crystal Mallare, Chair Brando Cruz

Nays: None

Abstain: None

Absent: Vice Chair Davet Mohammed

Excused: None

BUSINESS

3. Prohousing Incentive Program Update

Community Development Director Brent Cooper reported on the item.

Commissioners discussed the item.

Chair Brando Cruz opened Public Comments.

Public Comments: None.

Chair Brando Cruz closed Public Comments.

Action: Received and filed Prohousing Incentive Program Update

MANAGEMENT AND STAFF ORAL REPORTS

4. Active Planning Projects

Community Development Director Brent Cooper reported on Active Projects included The Lodge apartments gated entry minor modification, Sun Square minor modification and first building permit submitted, Canyon Café design permit for proposed food truck in front of the existing café, SDG 220 conditional use permit environmental impact report, Home2Suites, the comprehensive General Plan Update.

Action: Reviewed March 2024 Active Planning Projects

COMMISSIONER ITEMS

Action: Commissioners reported on items of interest.

ADJOURNMENT

Action: The meeting adjourned at 7:30 p.m.

CERTIFICATION

Respectfully Submitted,

Nicolle Hall, Administrative Technician



TITLE

Fiscal Year 2024/25 Capital Improvement Program

RECOMMENDATION

Adopt a Resolution determining that the FY 2024/25 Capital Improvement Program (CIP) is consistent with the General Plan.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Ron Ranada, P.E., Senior Civil Engineer

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 2024/25 and making 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 2024/25 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 2024/25 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 2024.

ANALYSIS

The City's 2024/25 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 2024/25. 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 2024/25 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 General Plan are consistent with the certified 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.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

The CIP fiscal impact will be identified in the operating budget for fiscal Year 2024/2025 which will be heard at City Council later this year.

ENVIRONMENTAL REVIEW

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).

ATTACHMENTS:

[2. Exhibit A: FY24-25 CIP Project List](#)
[Resolution_No._2024-CIP](#)

**City of American Canyon
FY 2024-25 CAPITAL IMPROVEMENT PROGRAM**

Project Number		Project Title	General Plan Policy
CIVIC			
1	CF23-0100	City Hall Building Roof Improvement	1.0 Land Use Element: Accommodate public and institutional uses that serve the needs of the residents of American Canyon Goal 1J:
2	CF23-0300	Corp Yard Relocation and Facility Upgrade	1.0 Land Use Element: Accommodate public and institutional uses that serve the needs of the residents of American Canyon Goal 1J:
3	CF24-0100	EV Charging Stations	1.0 Land Use Element: Accommodate public and institutional uses that serve the needs of the residents of American Canyon Goal 1J:
4	CF25-0100	PD Parking Lot	1.0 Land Use Element: Accommodate public and institutional uses that serve the needs of the residents of American Canyon Goal 1J:
PARKS			
5	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
6	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
7	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
8	PR23-0200	Melvin Tennis Court Improvements	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20
9	PR23-0300	Aquatic Facility Improvement	7.0 Parks and Recreation Element: Parks and Trail Standards 7.8.8, 17.20
10	PR23-0400	Northampton Shade Canopy	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20, 17.27
11	PR23-0500	Northampton Park Restroom	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20
12	PR23-0600	Comm Park I Improvements	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20
13	PR23-0700	Silver Oak Restroom	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20
14	PR24-0100	Linwood Park Improvements	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20, 17.27
15	PR25-0400	Veterans Park Playground Replacement and Resurface	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20, 17.27
16	PR25-0600	Main Street Park Improvements	7.0 Parks and Recreation Element: Parks and Trail Standards 7.3.1, 7.8.8, 17.20, 17.27
TRANSPORTATION AND PUBLIC WORKS			
17	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
18	TR16-0703	Green Island Rd Rule 20A/B Utility Undergrounding	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
19	TR22-0400	Benton Way Rehabilitation	4.0 Circulation Element Policies, Street Network 1.1, 1.5, 1.7-1.12, & 1.20
20	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

**City of American Canyon
FY 2024-25 CAPITAL IMPROVEMENT PROGRAM**

Project Number		Project Title	General Plan Policy
21	TR23-0200	South Kelly Road - Highway 29 Intersection	4.0 Circulation Element Policies: Street Network 1.5, 1.7-1.12, & 1.20
22	TR23-0300	American Canyon Road Guardrail Project	4.0 Circulation Element Policies: Street Network 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	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)
25	TR25-0100	Rancho Del Mar Phase II	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		Citywide Pavement Rejuvenation Project	4.0 Circulation Element Policies, Street Network 1.1, 1.5, 1.7-1.12, & 1.20
WATER			
27	WA23-0100	Water Treatment Plan Shop	5.0 Utilities Element Policies, Implementation I.5.4
28	WA23-0200	Water Treatment Plant Filter Media Repl & Underdrain Repair	5.0 Utilities Element Policies, Implementation 5.7.2
29	WA25-0200	Zone 5 Water Pump Station	5.0 Utilities Element Policies, Implementation 5.7.2
WASTEWATER			
30	WW16-0300	SCADA	5.0 Utilities Element Policies, Implementation I.5.4 and 5.47 (water and wastewater)
31	WW20-0100	SS4 Broadway Sewer Rehab, Crawford to Donaldson	5.0 Utilities Element Policies, Maintenance 5.15.4 and Implementation 5.47 (wastewater)
32	WW24-0100	Andrew Road Sewer Repair	5.0 Utilities Element Policies, Maintenance 5.15.4 and Implementation 5.47 (wastewater)
33	WW25-0100	Cartegena Manhole Rehabilitation	5.0 Utilities Element Policies, Maintenance 5.15.4 and Implementation 5.47 (wastewater)
RECYCLED WATER			
34	RW23-0100	Recycled Water Fill Stations	1.0 Land Use Element: 1.3.1 and 5.0 Utilities Element Policies, Implementation I 5.23

RESOLUTION NO. 2024-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA,
DETERMINING THAT THE CITY OF AMERICAN CANYON FISCAL YEAR 2024/25 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 2024/25 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 2024/2025; and

WHEREAS, the City of American Canyon Planning Commission considered the list of Capital Project Deliverables for Fiscal Year 2024/25 at the regularly scheduled public meeting of May 23, 2024, 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 2024/25 (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 23, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Brando Cruz, Chair

ATTEST:

APPROVED AS TO FORM:

Nicolle Hall, Administrative Technician

William D. Ross, City Attorney

EXHIBIT:

A. EXHIBIT



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

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
1.	Watson Ranch Harvest Minor Modification 2024 (PL24-0011)	DR Horton	Addition of Plan 1891 to existing 3 types of plans in Harvest Subdivision.	100 Cartier St	5/14/24 Application Submitted	William He
2.	Oat Hill Apts Parcel B Architecture Minor Modification (PL24-0010)	Russell Square	Modify the apartment exterior elevations from batten board cement siding to stucco, substitute roofing materials, and slightly modify exterior color schemes.	Opus Lane	5/1/24 Application submitted	William He
3.	Oat Hill Apts Parcel A Architecture Minor Modification (PL24-0009)	Russell Square	Modify the apartment exterior elevations from batten board cement siding to stucco, substitute roofing materials, and slightly modify exterior color schemes.	Chennault Way	5/1/24 Application submitted	William He
4.	Napa Airport Commerce Center Pre-Application (PL24-0008)	G3 Enterprises	Annual Development Agreement Review	SEC Devlin/S Kelly Road	5/2/24 Application submitted 5/17/24 CC Scheduled	Brent Cooper
5.	Outfront Billboards Zone Change (PL24-0006)	Outfront Media	Zone Change and Development Agreement to permit existing double-sided billboard sign to LED displays	Citywide	3/14/24 Application submitted 4/17/24 Comments to applicant 4/17/24 Application resubmitted 5/1/24 Comments to applicant	Brent Cooper

Project Applications Under Review

No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
6.	The Lodge Apartments Gated Entry Minor Modification (PL24-0005)	The Lodge Apartments	Install automatic vehicular gates at the Eucalyptus Drive entrance and secondary entrance off Main Street Park.	5500 Eucalyptus Drive	2/13/24 Application submitted 3/15/24 Comments to applicant 5/3/24 Application approved	William He
7.	Sun Square Site Plan Minor Modification (PL24-0003)	A Bright Future, Inc.	Modify site plan to reduce 1 parking space, revise landscaping plan, and widen sidewalk along front setback.	425 Napa Junction Road	1/29/24 Application submitted 2/28/24 Comments to applicant 4/11/24 Application resubmitted 5/8/24 Comments to applicant	William He
8.	Canyon Café Food Truck Design Permit (PL23-0020)	Michael Lara	Park a Stationary Food Truck at the front of Canyon Café restaurant with operating hours: Mon - Sun, 7am - 11pm	3845 Broadway 0.63 acres	10/2/23 Application submitted 10/12/23 Comments to applicant 4/12/24 Application resubmitted 5/3/24 Comments to applicant	William He
9.	SDG 220 Conditional Use Permit (PL23-0017)	SDG Commerce 220, LLC	Conditional Use Permit for a 220,000 square foot wine warehouse.	1055 Commerce Court 10.17 acres	8/3/23 Application submitted 8/30/23 Comments to applicant 10/6/23 Application resubmitted 10/27/23 EIR 30-day NOP Comment period begins 11/7/23 Comments to applicant 11/17/23 EIR NOP Scoping Meeting 11/27/23 EIR NOP Comment Period ends 1/12/24 Preparing an administrative draft EIR 4/15/24 Comments on ADEIR 5/10/24 ADEIR resubmitted	William He
10.	Crown Hill Minor Modification (PL23-0012)	Crown Hill Stone Supply, LLC	Construct a 4,800 square foot storage building.	650 Green Island Road 5.88 acres	5/22/23 Application submitted 6/13/23 Comments to applicant 1/29/24 Staff checked in with the applicant on project status	William He

Project Applications Under Review

No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
11.	Crawford Way Multifamily Residential (PL23-0003)	Yeh Area Group	A 100-unit Townhome style apartment homes with sixteen 3-story buildings including a mix of 68 two-bedroom and 32 three-bedroom units.	Northwest corner Crawford Way/SR-29 4.276 acres	1/25/23 Application submitted 2/27/23 Comments to applicant 7/19/23 Application resubmitted 8/16/23 Comments to applicant 12/12/23 Staff checked in with the applicant on project status. 1/25/24 Applicant resubmitted 2/23/24 Comments to applicant	William He
12.	Ibarra Terminal Conditional Use Permit (PL22-0032)	Ibarra Trucking	Convert an existing residential site into a trucking office with equipment and vehicle storage.	1190 Green Island Road 1.56 acres	12/6/22 Application submitted 12/16/22 Comments to applicant 12/12/23 Staff checked in with applicant on project status	William He
13.	Watson Ranch Lot 8 Subdivision (PL22-0024)	American Canyon I, LLC	Development of 25 single-family residential lots in a 2.17-acre site in Watson Ranch	North of Watson Ranch Lot 10 (Harvest) Subdivision 2.17 acres	9/16/22 Application submitted 9/23/22 Comments to applicant 6/5/23 Applicant placed project on hold 3/6/24 Application resubmitted 3/28/24 PC Approved 4/16/24 CC Approved	William He
14.	Giovannoni Logistics Center Development Agreement (PL22-0018)	Buzz Oates Construction	Proposed Development Agreement to extend the term of proposed entitlements	East and West of Devlin Road, north of Green Island Road 200 acres	8/1/22 Application submitted 9/1/22 Application on hold pending entitlement approvals	Brent Cooper
15.	Residences at Napa Junction (PL22-0011)	American Canyon Ventures LLC	453 multi-family rental dwellings with associated parking and amenities.	1000 Reliant Way 15 acres	5/2/22 Application submitted 6/1/22 Comments to applicant 7/22/22 Application resubmitted 8/19/22 Comments to applicant 1/11/23 Application resubmitted 2/9/23 Comments to applicant 7/11/23 30-Day NOP Completed 8/11/23 Admin Draft EIR Preparation 1/29/24 Staff checked in with the applicant on project status	William He

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Sun Square Wing A Building (BP24-0131)	A 5,781 square foot 2-story building with 5 apartments and office space.	425 Napa Junction Road	1.0 acre	3/8/24 Application submitted 3/25/24 Comments to applicant	Joshua Anderson
2. Hampton Inn Building Permit (BP24-0124)	Construction permits for a new 3-story, 106 room Hampton Inn Hotel.	3443 Broadway	2.52 acres	3/5/24 Application submitted 4/2/24 Comments to applicant	Joshua Anderson
3. Hampton Inn Improvement Plans (DV23-0002)	Site improvements for a 3-story, 106 room Hampton Inn Hotel.	3443 Broadway	2.52 acres	1/24/23 Application submitted 3/17/23 Comments to applicant 9/21/23 Water Supply Report approved 2/13/24 Application resubmitted 3/16/24 Comments to applicant 4/3/24 Application resubmitted 4/29/24 Comments to applicant	Edison Bisnar
4. Chicken Guy Improvement Plan (DV23-0015)	Chandi Hospitality	New 2,818 sqft restaurant	200 American Canyon Road 1.03 acres	8/16/23 Application submitted 9/5/23 Plans submitted 3/6/24 Improvement Plan Approved	Edison Bisnar
5. Chicken Guy Building Permit (BP23-0616)	Chandi Hospitality	New 2,818 sqft restaurant	200 American Canyon Road 1.03 acres	8/15/23 Application submitted 9/5/23 Comments to applicant 11/1/23 Plans submitted 11/15/23 Comments to applicant 3/7/24 Permit Issued	Joshua Anderson
6. Napa Valley Ruins and Gardens Building Retrofit (BP23-0010)	Level 1 and level 2 retrofit of Buildings 2, 3, 4, 5, 7 at the American Canyon Ruins.	Southwest corner Rio Del Mar East/Rolling Hills Drive	29 acres	1/4/23 Application submitted 1/20/23 Comments to applicant 9/28/23 Status outreach to applicant	Joshua Anderson
7. Oat Hill Domaine Mass Grading (DV22-0004)	Mass grading for Parcel A and B	Western terminus Napa Junction Road	20.8 acres	4/21/22 Application submitted 10/20/22 Grading Permit Approved	Edison Bisnar

8. Oat Hill Domaine Residential Building Plan Check (BP22-0733)	Plan check for the 15-Unit Apartment Building (Bldg 100)	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted 12/12/23 Resubmittal received 12/19/23 Master Plans Approved	Joshua Anderson
9. 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	Joshua Anderson
10. Oat Hill Domaine Parcel B Building Permit BP23-0842	Construction permit for an 18-Unit Apartment Building (Bldg 200)	400 Chennault Way	N/A	3/15/24 Permit Issued	Joshua Anderson
11. Oat Hill Domaine Parcel A Improvement Plan (DV22-0005)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10 acres	12/8/22 Application submitted 1/5/23 Comments to applicant 12/20/23 Improvement Plans approved	Edison Bisnar
12. Oat Hill Domaine Parcel B Improvement Plan (DV22-0007)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10.8 acres	12/8/22 Application submitted 1/5/23 Comments to applicant 8/15/23 Improvement Plans approved	Edison Bisnar
13. Oat Hill Domaine Parcel B Clubhouse Building Permit (BP22-0734)	Clubhouse building on Parcel B (Lower Parcel)	100 Chennault Way	N/A	12/15/22 Application submitted 8/15/23 Improvement Plan DV22-0007 approved 1/29/24 Response to Building comments outstanding 2/26/24 Permit Issued	Joshua Anderson
14. 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 submitted 1/5/24 Comments to applicant	Joshua Anderson

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
15. 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 submitted 1/5/24 Comments to applicant	Joshua Anderson
16. Oat Hill Domaine Parcel A Clubhouse Building Permit (BP22-0740)	Clubhouse building on Parcel A (Upper Parcel)	300 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied 1/9/24 Resubmittal received 1/16/24 Comments to applicant	Joshua Anderson
17. SDG 217 Warehouse Building Permit (BP22-0436)	Building Permit for a 217,294 sqft warehouse	1075 Commerce Ct	10.38 acres	8/18/22 Application submitted 4/10/23 Permit issued	Joshua Anderson
18. 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
19. Napa Cove Building Permits (BP22-0017, 0018, 0019)	Building Permits for the Napa Cove Apartment Project	3787 Broadway	3.48 acres	1/19/22 Application submitted 2/1/22 First Plan check 3/21/22 Permits issued	Joshua Anderson
20. PG&E Regional Center Improvement Plans (DV21-0018)	Improvement plans for the PG&E Regional Center	500 Boone Drive	24.5 acres	10/19/21 Application submitted 12/01/21 First Plan Check 01/13/22 Second Plan Check 02/14/22 Third Plan Check 02/22/22 Improvement Plans Approved	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
21. Watson Ranch Lot 10 Harvest Model Home Building Permits (BP21- 0522, 0523)	Harvest Model Homes for Watson Ranch Lot 10	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	12/02/21 Application submitted 12/20/21 First Plan Check 4/7/22 Permit approved 12/31/23 51 homes finalized	Joshua Anderson
22. Lemos Pointe Building Permit (BP21-0291 – BP21- 0298)	186 modular affordable apartment units	Northwest corner Marcus Road/Rio Del Mar East	6.7 acres	6/28/21 Application submitted 11/23/21 Building Permits issued	Joshua Anderson
23. 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
24. Watson Ranch Lot 14/15 (Artisan) Model Home Building Permits (BP21-0513, 0514, 0515)	Model Homes for Watson Ranch Lot 14/15.	Northern terminus of Summerwood	11.97 acres	11/30/21 Application submitted 5/4/22 Permits approved 9/1/22 Permits issued 12/31/23 71 homes finalized	Joshua Anderson
25. Home2Suites Building Permit (BP19-0499)	Building permit for 102 room hotel.	3701 Main Street	2.0 acres	12/3/19 Application submitted 8/9/22 BP Issued	Interwest
26. 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
27. Amazon vehicle chargers (BP23-0155)	Install 416 Level 2 and 3 fleet vehicle chargers and associated electrical.	300 Boone Drive	58 acres	3/6/23 Application submitted 3/29/24 Application approved	Joshua Anderson

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
28. 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 Submittal received 4/3/24 Comments to applicant	Joshua Anderson
29. 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 and off-site water and recycled water complete. Newell Drive improvements 95% complete.	Edison Bisnar
30. Copart (DV20-0008)	Grading permit for an auto storage lot and office building Conditional Use Permit PL18-0019.	1587 and 1660 Green Island Road	20 acres	4/23/20 On-site private wastewater treatment system application submitted to the County 5/12/22 Grading Permit approved 4/18/24 Civil Improvements are 90% complete	Edison Bisnar
31. Copart (BP22-0022)	Remodel an existing building into the Copart office.	1587 and 1660 Green Island Road	20 acres	1/20/22 Application Submitted 7/24/23 Permit issued	
32. 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 8/10/22 2nd Change Plan Approved 4/18/24 Main Street is 50% complete. Onsite construction in progress.	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
33. Single Family Home Improvement Plans (DV21-0019)	Hoi Wong	Improvement plan for a new single-family home.	219 Rio Del Mar 0.66 acres	11/17/21 Application submitted 5/12/22 Second Plan Check comments 9/23/22 Applicant explained project is on Hold	Edison Bisnar
34. PG&E Regional Center (BP21-0557, BP21-0558, and BP21-0559)	Development of an operations, logistics, and fleet building for a PG&E regional center.	500 Boone Dr	24.5 acres	1/3/22 Applications submitted 8/11/22 Building permits issued 2/15/24 TCO application received 2/27/24 TCO application approved 4/19/24 Certificates of Occupancy issued	Joshua Anderson
35. Watson Ranch Lot 10 Harvest Rough grading and Subdivision Improvement Plans (DV21-0014, 0015)	Rough grading and site improvements for WRSP Lot 10 Harvest	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	11/08/21 Application submitted 12/08/21 First Plan Check 01/03/22 Second Submittal 01/13/22 Second Plan Check 01/21/22 Third Submittal 1/24/22 Rough Grading Permit approved	Edison Bisnar

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
1. Design Permit Ordinance Update (PL24-0007)	Revise the Design Permit application process to remove subjective criteria.	Citywide	N/A	4/25/24 PC Approved 5/21/24 CC Scheduled	Brent Cooper
2. Prohousing Designation	Identify adopted Prohousing policies to qualify for certification as Prohousing by State HCD.	Citywide	N/A	4/25/24 PC presentation 5/7/24 CC Approved	Brent Cooper
3. Accessory Dwelling Unit Ordinance update and Housing Element Implementation	Amendments to the ADU Ordinance that respond to comments from HCD	Citywide	N/A	10/4/23 Comment letter from HCD 1/10/24 Drafting updates. 2/22/24 PC Hearing date 3/19/24 City Council First Reading 4/2/24 City Council Final Reading 5/2/24 Ordinance Effective	Brent Cooper
4. Density Bonus Ordinance Update	Amendments to the Density Bonus Ordinance and Municipal Code updates to implement the Housing Element	Citywide	N/A	1/10/24 Drafting updates.	Brent Cooper
5. Comprehensive General Plan Update	Review and update to bring the General Plan into conformance with current State standards and community values	Citywide	N/A	7/1/19 Drafting a Request for Proposal (RFP) 1/13/22 Modified "fast-track" technical update scope approved 6/7/22 City Council NOP approved 9/1/22 Administrative draft elements reviewed by staff 3/15/23 Administrative draft EIR received. 9/19/23 CC Land Use Map Review	Brent Cooper

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
6. Paoli/Watson Lane Annexation (PL19-0003)	General Plan Amendment, rezoning, and annexation of the Paoli/Watson Lane Property.	Southeast of Paoli Loop/SR-29	80 acres	9/5/17 City Council authorization to proceed 5/28/20 City received a Property Owner notice of intent to circulate a petition to annex the Paoli Loop/Watson Lane Property. 5/16/22 Annexation efforts returned to City initiated. Consultant preparing CEQA scope documents. 9/7/22 NOP Comment period begins 9/21/22 NOP Workshop 3/14/23 45-Day EIR Review period begins. Ends on 4/28/23. 4/27/23 PC EIR Workshop 5/1/23 Preparing Response to Comments 10/26/23 PC Hearing 11/7/23 CC EIR, GPA, ZC First Reading approved 11/14/23 ALUC Application submitted 2/2/24 ALUC Application approved 2/20/24 Prezoning 2 nd Reading approved	City Manager

Major Regional Projects					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Regional Working Group on Climate Change	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	1/16/24 City approved a General Fund appropriation for City’s share to prepare a Regional climate Action and Adaptation Plan (RCAAP)	Leon Garcia Mark Joseph
2. Napa Valley Transportation Authority Highway 29 PID Study	Project Initiation Document (PID) for Highway 29 through American Canyon	American Canyon	N/A	10/4/21 NVTA and American Canyon workshop 2/16/22 NVTA Board of Directors voted to remove the six-lane option from future study. 1/16/24 City approved Cooperative Agreement 04-2957 with Caltrans and NVTA for Project Approval and Environmental Document phase	Danielle Schmitz (NVTA)
3. Napa County Airport Land Use Compatibility Plan Update	Napa County Airport Land Use Compatibility Plan Update and associated CEQA documentation	Napa County Airport Compatibility Zones	N/A	January 2021 Board of Supervisors initiated Airport Land Use Compatibility Plan update 12/13/22 County selects aviation consultant Mead and Hunt 2/1/23 First working group meeting 4/12/23 Second meeting 6/22/23 Third meeting 11/16/23 Fourth meeting 12/14/23 City comments to Napa County	Brent Cooper