



## REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers  
4381 Broadway, Ste. 201, American Canyon  
**March 24, 2022**  
**6:30 PM**

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

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### AMENDED AGENDA

This agenda has been amended to add links to the [Minutes of February 24, 2022](#) and the [Active Planning Projects list](#).

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of American Canyon City Council, City Council and other public meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of the coronavirus. This meeting will be broadcast live to residents on Napa Valley TV at <http://www.cityofamericancanyon.org> and on YouTube at <https://www.youtube.com/user/CityofAmericanCanyon>.

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

**Verbal via Webinar:** 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, connect via Zoom and follow the instructions or by calling 408-638-0968. Please mute all audio devices and do not use the speakerphone to prevent echoing.

**Zoom Meeting Link:** [Click Here](#)  
**Webinar ID:** 819 5836 2076 **Passcode:** 963569

**Via email:** As part of our Virtual City Hall, we have established a central link for the Public Comments of all meetings. Please use the following link to submit your comment so it can be routed to the appropriate governing body and properly recorded into the meeting record. [Submit your public comment here](#). EMAILS WILL NOT BE READ ALOUD. Emails received will be posted online after the meeting. All comments become part of the permanent record.

The above-identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act and Executive Order N-29-20 and N-33-20. For more information, please call the City Clerk at (707) 647-5337 or email [cityclerk@cityofamericancanyon.org](mailto:cityclerk@cityofamericancanyon.org).

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

**AMERICANS WITH DISABILITIES ACT:** The City will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway,

Suite 201, American Canyon, CA 94503 or by email to [cityclerk@cityofamericancanyon.org](mailto:cityclerk@cityofamericancanyon.org). Include your name, address, phone number and brief description of the requested materials, as well as you 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 February 24, 2022**  
**Recommendation:** Approve the minutes of February 24, 2022

## PUBLIC HEARINGS

2. **Core Tree Care Yard Temporary Design Permit**  
**Recommendation:** 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)

## MANAGEMENT AND STAFF ORAL REPORTS

3. **Active Planning Projects**

**Recommendation:** Review Active Planning Projects list

## **COMMISSIONER ITEMS**

## **ADJOURNMENT**

## **CERTIFICATION**

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

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Nicolle Jones, Administrative Technician

**CITY OF AMERICAN CANYON  
PLANNING COMMISSION MEETING**

**ACTION MINUTES**  
*February 24, 2022*

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Consistent with the California Governor's Executive Order N-29-20 promoting social distancing, there will be no physical or in person meeting location available to the public. Instead, the meeting will be conducted by teleconference. The meeting will be accessible for all members of the public to attend and give public comment via the City's website, YouTube, and Cable TV Channel 28.

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

**CALL TO ORDER**

The meeting was called to order 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: None

**AGENDA CHANGES**

There were no agenda changes.

**CONSENT CALENDAR**

**1. Minutes of January 27, 2022**

**Action:** Approve the minutes of January 27, 2022

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

Ayes: Commissioners Goff, Navarro, Vice Chair Wong, Chair Mallare  
Nays: None  
Abstain: Commissioner Altman  
Absent: None

## **BUSINESS**

### **2. PG&E Substation Landscaping**

**Action:** Approve a landscaping plan for the PG&E Substation at 3331 Broadway St that is a condition of approval for the PG&E Regional Center (File Numbers PL21-0011 and PL21-0022).

Associate Planner William He provided a PowerPoint Presentation.

The applicant provided a presentation from PG&E.

Speakers on behalf of the applicant:

Boris Letuchy, PG&E

Richard Price, DGA

Kevin Proctor, Landscape Architect

The Commissioners discussed the item.

Chair Mallare opened the public hearing.

Written comments: None

Oral comments:

Chris James

Beth Marcus

Chair Mallare closed the public hearing.

Commissioners deliberated on the item.

Speakers:

Brent Cooper, Community Development Director

William Ross, City Attorney

Erica Ahmann Smithies, Public Works Director

**Action:** Motion to approve a landscaping plan for the PG&E substation at 3331 Broadway St. that is a condition of approval for the PG&E Regional Center (File Numbers PL21-0011 and PL21-0022) with the stipulation that, if possible, an extra tree is added behind the sign; made by Commissioner Navarro second by Commissioner Goff and CARRIED by a roll call vote.

Ayes: Commissioners Altman, Goff, Navarro, Vice Chair Wong, Chair Mallare  
Nays: None  
Abstain: None  
Absent: None

### **3. 6th Cycle Housing Element Update Presentation**

**Action:** Receive and file 6th Cycle Housing Element Update Presentation.

Community Development Director provided a PowerPoint Presentation

Commissioners discussed the item.

**Action:** The Planning Commission received and filed the 6<sup>th</sup> Cycle Housing Element

## **MANAGEMENT AND STAFF ORAL REPORTS**

### **4. Active Planning Projects**

**Action:** Review Active Planning Projects list

Community Development Director Brent Cooper reported on active planning projects including Un Poco Loco at the Napa Valley Casino, Fume Cannabis, Core Tree, Giovannoni Logistics Park, Hampton Inn Hotel, SDG Commerce 217, and North Bay Urgent Care at Napa Junction.

## **COMMISSIONER ITEMS**

Commissioners reported on items of interest.

**ADJOURNMENT**

The meeting was adjourned at 8:29 p.m.

**CERTIFICATION**

Respectfully Submitted,

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Nicolle Jones, Administrative Technician



**TITLE**

Core Tree Care Yard Temporary Design Permit

**RECOMMENDATION**

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)

**CONTACT**

William He, AICP, Associate Planner

**BACKGROUND & ANALYSIS**

Site Information

General Plan Designation	General Industrial (GI)
Zoning District	General Industrial (GI)
Site Size	3.88 acres
Present Use	Vacant Site
Surrounding Zoning and Uses	North: General Industrial (GI) / Vacant Site South: General Industrial (GI) / All Bay Lumber and Sutter Home Winery East: General Industrial (GI) / Vacant Site West: General Industrial (GI) / Wine Direct Warehouse
Access	Green Island Road

On August 21, 2022, Mark Stinson in the Public Works Department observed Core Tree Care was tracking dirt and mud onto Green Island Road at 352 Green Island Road. A location map is included as Attachment 3.

Staff saw that the trucks were similar to PG&E work trucks, therefore on September 8, 2022, staff contacted the PG&E Representative, Mark Van Gorder, and informed him that the project would require a design permit and business license prior to operation. Mr. Van Gorder connected staff to the project manager of Core Tree Care to provide instructions on the design permit application

process. A copy of the correspondence is included as Attachment 4.

On September 21, 2022, Core Tree Care submitted a Design Permit application to use 3.88-acres of the 4.81-acre site to store vehicles used to maintain vegetation within PG&E utility easements. 352 Green Island Road is located in the General Industrial (GI) Zoning District. The existing use meets the definition of a Maintenance and Service Facility, under Public and Quasi-Public use classes. Maintenance and Service facilities require an Administrative Design Permit.

The site plan modifications include a parking lot for 101 maintenance vehicles and 46 employee vehicles. The site will provide temporary restrooms and storage for supporting equipment. The parking lot is setback from Green Island Road and encompassed by a chain-link fence. Because the site will not include parking lot lights, the business will operate weekdays from one hour before sunrise to one hour after sunset. A copy of the site plan is included as Attachment 2.

On February 10, 2022, Core Tree Care amended its application to a 24-month Temporary Design Permit. According to the request, the applicant would cease operation at the site and the Design Permit would expire in 24 months. The temporary nature of the 24-month Temporary Design Permit means that at midnight on March 24, 2024, the applicant shall have ceased operations by removing all employees, any materials, equipment, litter, and vehicles from the site. The property shall be secured from trespass.

The applicant also offered to fuel their fleet at City fueling stations. This requirement is reflected in Condition 14 of the draft Resolution. Staff has not reviewed a temporary design permit application for some time. Because of the unique situation, staff brought the application to the Planning Commission for review. A copy of the Core Tree Care amendment request is included as Attachment 5.

Due to the temporary nature of the application, the applicant requests reduced development standards. The following standards are proposed to be reduced:

- Landscaping – According to the American Canyon Municipal Code (ACMC) Sections 19.22.040 and 19.21.030(K), the 20-foot front yard setback and the employee parking lot is required to be landscaped for a permanent site. The applicant proposes no landscaping.
- Employee Restrooms – According to ACMC Section 14.12.160, restrooms are required to be located in a permanent structure and connected to the City water and wastewater system. In lieu of a permanent employee restroom, the applicant proposes employee porta-potties.
- Parking Lot Lights – The applicant proposes no nighttime lighting by limiting operations from one hour before sunrise to one hour after sunset.
- Truck Operation and Parking Lot Area – According to ACMC Section 19.21.030(G), parking spaces and maneuvering areas shall be paved and permanently maintained with “all weather” surfacing. In lieu of an “all weather” asphalt or concrete surface, the applicant would stabilize the ground with asphalt chips.

To ensure water quality is maintained and dirt and mud is not tracked onto Green Island Road, the applicant will contact a local company to prepare a Storm Water Pollution Prevention Plan (SWPPP) and a State Licensed QSD to monitor the property once the Design Permit is approved. A copy of the Resolution is available in Attachment 1.

If the applicant desires to remain on the site longer than 24 months, the applicant shall submit a Major Modification application to request a longer term. The Major Modification would require Planning Commission review. The scope of the review would depend on the proposed Design Permit term extension. The applicant is encouraged to submit the Major Modification application at least three (3) months prior to the expiration of the Design Permit because there is no authorization for the business to continue beyond the 24-month approval period.

#### *General Plan Consistency*

Approval of a temporary Design Permit to facilitate utility line easement maintenance is consistent with the General Plan as follows:

Public Services and Facilities Element Goal 6A: Maintain a high level of fire protection and emergency services to City/District businesses and residences.

Maintaining overhead electric utility line easements by removing overgrown vegetation will reduce the potential for high wind events that could spark wildfires.

Utilities Element Goal 5D: Maintain the quality of surface and subsurface water resources within the City of American Canyon and its Planning Area.

The implementation of stormwater and sediment control measures will ensure the quality of surface and subsurface water resources.

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

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

### **FISCAL IMPACT**

The Core Tree Care Design Permit application required a developer's deposit for review and processing, so there is no fiscal impact for staff's time.

### **ENVIRONMENTAL REVIEW**

15304 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 4 exemption of minor alterations to land of Section 15304 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

### **ATTACHMENTS:**

[1. Core Tree Care - PC Resolution](#)

2. Exhibit A - Core Tree Yard Site Plan
3. Core Tree Location Map
4. Correspondence
5. Core Tree Care Letter 02-09-22

**RESOLUTION NO. 2022-XX**

**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)**

**WHEREAS**, on September 8, 2022, Core Tree Care was informed that their business activities at 352 Green Island Road requires a Design Permit approval; and

**WHEREAS**, on September 21, 2021, Core Tree Care, filed a Design Permit application (File No. PL21-0025) for development of a maintenance vehicle yard in a 3.88-acre site at 352 Green Island Road in the General Industrial (GI) zoning district, APN 057-130-004; and

**WHEREAS**, the project will consist of 101 parking spaces for maintenance vehicles and 46 parking spaces for employees, and encompassed by a chain-link fence; and

**WHEREAS**, on February 9, 2022, Core Tree Care amended their Design Permit application to limit the term to twenty-four (24) months and a requested a reduction in certain development and engineering standards that include:

- Landscaping – The applicant proposes no landscaping.
- Employee Restrooms – In lieu of a permanent employee restroom, the applicant proposes employee porta-potties.
- Parking Lot Lights – The applicant proposes no nighttime lighting by limiting operations from one hour before sunrise to one hour after sunset.
- Truck Operation and Parking Lot Area – In lieu of an “all weather” asphalt or concrete surface, the applicant would stabilize the ground with asphalt chips; and

**WHEREAS**, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on March 24, 2022 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal; and

**WHEREAS**, the Planning Commission considered all of the written and oral testimony presented at the public hearing in making its decision on March 24, 2022; and

**NOW THEREFORE BE IT RESOLVED** that the American Canyon Planning Commission hereby makes the following CEQA findings and Design Permit findings set out in Sections 1 and 2 to approve Temporary Design Permit PL21-0025 for the Project, subject to the conditions of approval set out in Section 3.

**SECTION 1: CEQA FINDINGS**

The proposed Temporary Design Permit is exempt from CEQA under Minor Alterations to Land, Class 4 (Section 15304). This exemption is appropriate because the proposed use consists of minor private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. The project site includes grading on land with less than 10 percent and does not

affect any waterways, wetlands, or officially designated scenic areas. The project is not located in any officially mapped areas of severe geologic hazard.

## **SECTION 2: TEMPORARY DESIGN PERMIT FINDINGS**

Approval of the Temporary Design Permit requires that all the following findings be made, pursuant to American Canyon Municipal Code Section 19.41.050:

A. The project complies with all applicable provisions of the Zoning Ordinance and any applicable approvals granted for the project by any decision-making authority.

*The proposed maintenance vehicle yard complies with the height and bulk regulations that apply to the project site.*

B. The project and its design comply with any applicable design guidelines.

*The project is proposed for 24 months of operation. The applicant requests reduced development and engineering standards for parking lot lights, parking lot landscaping, and the use of portable restrooms instead of permanent facilities. The applicant will only operate from one hour before sunrise and one hour after sunset and maintain clean portable restrooms.*

C. The project and its design comply with all applicable general plan policies.

*The Core Tree Care maintenance yard is a permitted use in the General Industrial zoning district. The site is setback from Green Island Road and the parking stalls comply with the setback standards. There are no permanent structures on the site.*

*The proposed business activity to maintain overhead electric utility lines by removing overgrown vegetation is consistent with the General Plan Public Services and Facilities Element Goal 6A to maintain a high level of fire protection and emergency services to City/District businesses and residences. The implementation of stormwater and sediment control measures will comply with General Plan Utilities Element Goal 5D to maintain the quality of surface and subsurface water resources within the City of American Canyon and its Planning Area.*

D. The project complies with applicable policies and development standards of the Napa County Airport Land Use compatibility plan.

*The site is located in the Zone D of the Airport Land Use Compatibility Plan which features overhead aircraft noise disturbance. The project is a use similar to a parking lot which is not sensitive to overhead aircraft noise. Therefore, the project is compatible with Napa County Airport Land Use compatibility plan.*

E. The project's quality and character are compatible with the surrounding area, unless physically deteriorated or blighted, and will not be materially detrimental to existing development.

*The site consists of a parking area for maintenance vehicles. The site setting is behind a berm and setback approximately 300 feet from Green Island Road. Therefore, visual impacts from the public right-of-way are mitigated sufficiently for the proposed 24-month temporary period.*

F. The proposed design is compatible with existing development in the area in terms of scale, height, bulk, proportion, materials, cohesiveness, color, and the preservation of privacy.

*The proposed use is a temporary maintenance vehicle yard. The property to the west is an industrial wine warehouse at 350 Green Island Road. To the south is a lumber yard and wine warehouse. The site setting is behind a berm and setback approximately 300 feet from Green Island Road. Therefore, the project will have few, if any visibility from the properties south of Green Island Road. The temporary operation, located toward the rear of the property at 352 Green Island Road will not be particularly visible from the 350 Green Island Road warehouse entrance.*

G. The design improves the community's appearance by avoiding both excessive variety and monotonous repetition.

*The site is located behind a berm and setback approximately 300 feet from the public right-of-way, so the site is not easily visible to cars and pedestrians on Green Island Road. The site is industrial in nature and avoids excessive variety and monotonous repetition.*

H. The proposed design promotes a harmonious transition in terms of scale and character between areas of different general plan land use designations and zoning districts.

*The project consists of a temporary maintenance vehicle yard that is set back approximately 300 feet from the public right-of-way. The minimal visibility of the site from a public vantage point on Green Island Road results in a less-than-significant visual impact considering the temporary use is proposed for 24 months.*

I. The proposed design provides for adequate and safe on-site vehicular and pedestrian circulation.

*The site has an entry from Green Island Road. The maintenance vehicle yard consists of 101 maintenance vehicle parking stalls, which are 40' x 10', and 46 employee vehicle stalls, which are 9' x 20'. The maintenance vehicle stalls are placed in clusters of 28 stalls (2 x 14), separated by 35' of clearance. The employee parking stalls are located on the east side of the site, in a single file. The maintenance vehicle stalls and the employee vehicle stalls are separated by a main path that is 40' wide. There are no permanent structures on the site. The site provides for adequate circulation.*

All the required findings to approve the Design Permit for the Project are made, so the Design Permit is approved subject to the conditions set out in the following section.

### **SECTION 3. CONDITIONS OF APPROVAL**

#### **General**

1. The Temporary Design Permit approval is granted for the development of a maintenance vehicle yard in a 3.88-acre site at 352 Green Island Road in the General Industrial zoning district, which shall be substantially as shown on Exhibit A, which is on file in the Community Development Department, except as modified by conditions contained in this approval. Exhibit A includes the following:
  - a. Site Plan prepared by Foulk Civil Engineering from Fairfield, CA, dated December 3, 2021, showing topography, parking, and storm water quality control plans.
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.

In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the applicant's project is successful, and an award of attorneys' fees is granted against the City, the applicant shall be responsible to timely pay the full amount of such an award.

3. 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 \$724. 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 April 4, 2022.
4. This approval shall not be effective until the applicant and property owner execute and return the "Applicant Confirmation of Conditions of Approval" form to the Community Development Department.
5. 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.

6. 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.
7. 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 of circumstances which would prevent any of the required findings of approval to be made.

### **Planning**

8. This Temporary Design Permit is limited to operation of the maintenance vehicle yard for twenty-four (24) months which expires March 24, 2024.
9. Due to the temporary nature of the Design Permit, the applicant will not provide lighting. For this reason, the daily on-site operations shall be limited to one hour before sunrise to one hour after sunset only.
10. In accordance with this 24-month Temporary Design Permit, at midnight on March 24, 2024, the applicant shall have ceased operations by removing all employees, any materials, equipment, litter, and vehicles from the site. The property shall be secured from trespass.
11. If the applicant desires to remain on the site past March 24, 2024, the applicant shall submit a Major Modification application to request a longer term. The Major Modification would require Planning Commission review. The scope of the review would depend on the proposed Design Permit term extension. The applicant is encouraged to submit the Major Modification application at least three (3) months prior to the expiration of the Design Permit because there is no authorization for the business to continue beyond the 24-month approval period.
12. Prior to resuming operation, the applicant shall obtain a Grading Permit for site improvements.
13. The conditions of this Design Permit shall be printed on the first sheet of each electronic plan set submitted for a Grading Permit pursuant to this Temporary Design Permit, under the title 'Design Permit Conditions'. The second sheet may also be used if the first sheet is not of sufficient size to list all the conditions.

### **City Attorney Conditions of Approval**

14. During the 24-month operation period, the applicant shall conduct all vehicle fueling in fueling stations within the City Limits.

### **Public Works Conditions of Approval**

15. Prior to issuance of a grading permit submit a copy of the Notice of Intent and Wastewater Discharge Identification Number (WDID#) for coverage under the State Water Resources Control Board General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ).

16. Site shall implement Good Housekeeping Best Management Practices (BMP's) consistent with the California Stormwater Quality Association (CASQA) Manual such as covered material and supply storage, covered trash bin, properly secured sanitary facility, etc. BMP's shall be monitored and maintained to the satisfaction of the Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), and the City Engineer.
17. Vehicle and equipment maintenance, such as oil change and vehicle/equipment washing are not permitted on site.
18. Hazardous materials, such as fuel and chemicals, shall not be stored, disposed of or released onto the ground, the underlying groundwater or any surface water. Totally enclosed containment shall be provided for all trash. All hazardous waste shall be disposed to a permitted hazardous waste collection facility.
19. Stockpile of wood bark and chippings are not allowed on site.
20. Parking is limited to within the fenced area of the property. Parking is also not allowed along the slopes of the existing berm on-site.
21. Submit Site Plan showing all required Improvements for approval. All improvements shall be in place prior to resuming operations.
22. An Encroachment Permit is required for work within the public right of way.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Planning Commission on March 24, 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**

**EXHIBITS:**

- A. Core Tree Care Temporary Design Permit Plans
- B. Confirmation of Conditions of Approval



**EXHIBIT B**  
**Applicant Confirmation of Conditions of Approval**  
**Core Tree Care Temporary Design Permit**  
**(FILE NO. PL21-0025)**

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Planning Commission Resolution dated March 24, 2022.

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

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

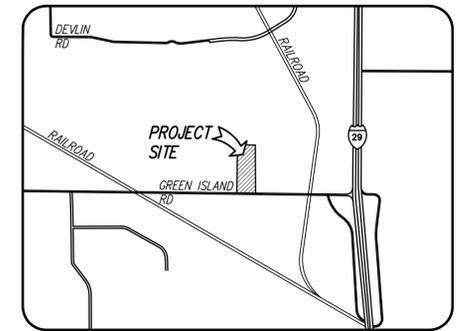
This approval shall not be effective until the applicant and property owner execute and return the "Applicant Confirmation of Conditions of Approval" form to the Community Development Department.

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

APN 057-030-035  
WINE DIRECT WAREHOUSE

APN 057-130-034  
VACANT

APN 057-130-036  
VACANT



**VICINITY MAP**  
NOT TO SCALE

**SITE INFORMATION**

352 GREEN ISLAND ROAD  
NAPA, CA 94559  
ASSESSOR'S PARCEL NUMBER: 057-130-004  
PARCEL 2 BOOK 5, PARCEL MAPS, PAGE 89  
PARCEL AREA: 4.81± AC  
SITE AREA: 3.88± AC  
EMPLOYEE PARKING SPACES: 46 EACH  
TRUCK/CHIPPER PARKING SPACES: 101 EACH

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE BOUNDARY LINES AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 46 OF PAGE 24, NAPA COUNTY RECORDS.

**BENCHMARK**

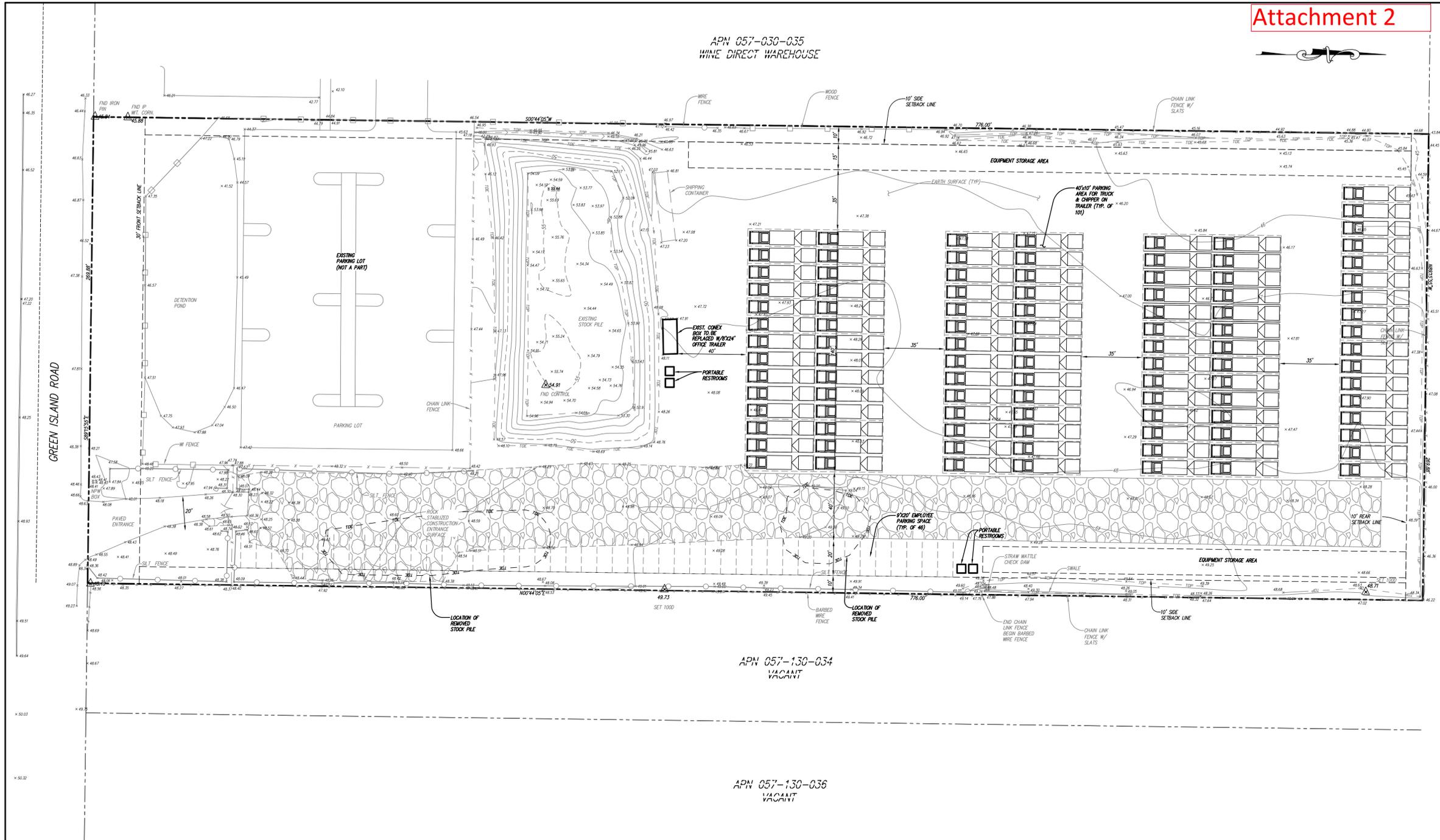
NAPA COUNTY BENCHMARK 420 ELEVATION=41.59 NAVD88

**LEGEND**

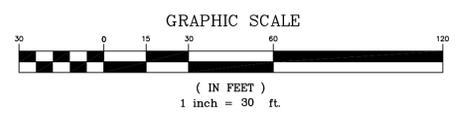
- RANDOM CONTROL FOR SURVEY
- EXISTING CONTOURS
- EXISTING TREE (SIZE NOTED)
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING BARBED WIRE FENCE
- EXISTING SILT FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING FENCE AS NOTED
- EXISTING WIRE FENCE
- EXISTING SWALE
- EXISTING TOP OF SLOPE
- EXISTING TOE OF SLOPE
- PARKING SPACE LIMITS
- EXISTING EROSION CONTROL ROCK DRIVEWAY SURFACE

**ABBREVIATIONS**

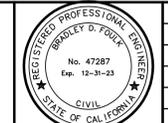
- 1000 NAUL
- AC ASPHALT CONCRETE
- CONC CONCRETE
- CORN CORNER
- DBL DOUBLE
- DI DRAINAGE INLET
- DL DRIFLINE
- EX EXISTING
- FL FLOWLINE
- FNC FENCE
- FND FOUND
- GB GRADE BREAK
- H&N HUB & NAIL
- IP IRON PIPE
- HDPE BLACK POLY PIPE
- ICV IRRIGATION CONTROL VALVE
- RBAR REBAR
- T TREE
- TOP TOP OF SLOPE
- TOE TOE OF SLOPE
- TRPL TRIPLE
- TYP TYPICAL
- WI WROUGHT IRON
- WT WITNESS
- WM WATER METER
- WS WATER SERVICE



DESIGNED BY: BDF  
DRAFTED BY: NRF  
CHECKED BY: BDF  
ISSUE DATE: 12/03/21



**FCE** FOULK CIVIL ENGINEERING, INC.  
Civil Engineering Land Surveying Planning  
4777 Mangels Boulevard, Fairfield, CA 94534  
(707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com



REV.	DATE	DESCRIPTION	BY	APPROVED

PROJECT: **352 GREEN ISLAND ROAD  
AMERICAN CANYON  
NAPA COUNTY, CA**

SHEET TITLE: **CORE TREE CARE YARD SITE PLAN**

SCALE: 1"=30'    DWG: 21-038    JOB NO: 21-038    XREF: 21-038-TOPO

SHEET  
**1**  
OF 1



**William He**

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**From:** chris coretreecare.com <chris@coretreecare.com>  
**Sent:** Tuesday, September 21, 2021 10:38 AM  
**To:** Brent Cooper; diane coretreecare.com  
**Cc:** Jason Holley; Nicolle Jones; William He; 'Van Gorder, Mark'; Bill Ross - External; Tiffany Ford  
**Subject:** Re: [External] PG&E project at Green Island Rd

Brent,

The application has been submitted.

Thanks,



Chris Hernandez  
Operations Supervisor  
559-473-9538  
chris@coretreecare.com

---

**From:** Brent Cooper <bcooper@cityofamericancanyon.org>  
**Sent:** Thursday, September 16, 2021 1:00 PM  
**To:** chris coretreecare.com <chris@coretreecare.com>; diane coretreecare.com <diane@coretreecare.com>  
**Cc:** Jason Holley <jholley@cityofamericancanyon.org>; Nicolle Jones <njones@cityofamericancanyon.org>; William He <whe@cityofamericancanyon.org>; 'Van Gorder, Mark' <MKV5@pge.com>; Bill Ross - External <wross@lawross.com>; Tiffany Ford <tford@cityofamericancanyon.org>  
**Subject:** RE: [External] PG&E project at Green Island Rd

Hello Chris and Diane,

I am checking on the status of the Core Tree Care Design Permit application submittal. I don't believe it has been received yet.

Do you have any questions that need answering before submitting the application? I am copying the City Attorney and Code Enforcement Officer as an unpermitted use is subject to code enforcement.

Look forward to hearing from you soon.

Sincerely,

**Brent Cooper, AICP**  
**Community Development Director**  
City of American Canyon | Broadway Street, Suite 201 | American Canyon, CA 94503  
(707) 647-4335

---

**From:** Brent Cooper  
**Sent:** Monday, September 13, 2021 1:10 PM  
**To:** 'Van Gorder, Mark' <MKV5@pge.com>  
**Cc:** Jason Holley <jholley@cityofamericancanyon.org>; Nicolle Jones <njones@cityofamericancanyon.org>; William He <whe@cityofamericancanyon.org>; 'chris@coretreecare.com' <chris@coretreecare.com>; 'diane@coretreecare.com' <diane@coretreecare.com>  
**Subject:** RE: [External] PG&E project at Green Island Rd

Hello Mark,

Thank you for the update on Core Tree Care's Design Permit application. I verified that they have applied for a business license - thank you Diane and Chris!

Please add the pending business license number 06617 to the Design Permit application and you should be able to submit the application.

Sincerely,

Brent Cooper, AICP  
Community Development Director  
City of American Canyon | Broadway Street, Suite 201 | American Canyon, CA 94503  
(707) 647-4335

-----Original Message-----

From: Van Gorder, Mark <MKV5@pge.com>  
Sent: Monday, September 13, 2021 11:22 AM  
To: William He <whe@cityofamericancanyon.org>  
Cc: Brent Cooper <bcooper@cityofamericancanyon.org>; Jason Holley <jholley@cityofamericancanyon.org>; Nicolle Jones <njones@cityofamericancanyon.org>  
Subject: RE: [External] PG&E project at Green Island Rd

Hello William.

I forwarded the link you provided (thank you) to CORE Tree Care main contact working for PG&E: Chris Hernandez, Operations Supervisor 559-473-9538 chris@coretreecare.com and Diane Collup, Compliance Manager 951-471-8333 diane@coretreecare.com .

Update from Chris and Diane (9/10): "We are waiting to receive our business license from American Canyon. We need that to complete the Planning Entitlement Application. "

Please let me know if this does not align with your understanding of the required actions or expectations and I can follow up with CORE Tree Care.

Thank you.

Mark Van Gorder  
Mark van Gorder | Senior Government Relations and Public Affairs Pacific Gas and Electric Company  
415-521-0487 Cell | mark.vangorder@pge.com

-----Original Message-----

From: William He <whe@cityofamericancanyon.org>

Sent: Wednesday, September 8, 2021 11:31 AM

To: Van Gorder, Mark <MKV5@pge.com>

Cc: Brent Cooper <bcooper@cityofamericancanyon.org>; Jason Holley <jholley@cityofamericancanyon.org>; Nicolle Jones <njones@cityofamericancanyon.org>

Subject: PG&E project at Green Island Rd

\*\*\*\*\*CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.\*\*\*\*\*

Hi Mark,

Brent informed me about the PG&E project proposed at Green Island Rd. The project will require an administrative design permit. To begin, please submit an entitlement application through our Virtual City Hall website, link here: [https://urldefense.proofpoint.com/v2/url?u=https-3A\\_\\_nam10.safelinks.protection.outlook.com\\_-3Furl-3Dhttps-253A-252F-252Fbit.ly-252F3c8mrg9-26amp-3Bdata-3D04-257C01-257CMKV5-2540pge.com-257C298bbb18477c4401147c08d972f6d314-257C44ae661aece641aabc967c2c85a08941-257C0-257C0-257C637667226697706144-257CUnknown-257CTWFpbGZsb3d8eyJWljoic4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6k1haWwiLCJXVCi6Mn0-253D-257C1000-26amp-3Bsdata-3DyBsg5ec51Hv9jwxNkiA75HuEQmuLRj4z0qeAqpW0q50-253D-26amp-3Breserved-3D0-3F&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpnVfiiMM&r=IE\\_kWVnKZiSE2CT2o\\_U-c\\_2EK0u\\_1ivLT\\_9My3sGj-Y&m=ctEWRyd\\_p31L6ALoNe9pu1didKfeEwjK67qip0athOY&s=UG8lrf0-aiRVnRvRMK\\_dKsU30iXCbPo4ylmOdIGZvc&e=.](https://urldefense.proofpoint.com/v2/url?u=https-3A__nam10.safelinks.protection.outlook.com_-3Furl-3Dhttps-253A-252F-252Fbit.ly-252F3c8mrg9-26amp-3Bdata-3D04-257C01-257CMKV5-2540pge.com-257C298bbb18477c4401147c08d972f6d314-257C44ae661aece641aabc967c2c85a08941-257C0-257C0-257C637667226697706144-257CUnknown-257CTWFpbGZsb3d8eyJWljoic4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6k1haWwiLCJXVCi6Mn0-253D-257C1000-26amp-3Bsdata-3DyBsg5ec51Hv9jwxNkiA75HuEQmuLRj4z0qeAqpW0q50-253D-26amp-3Breserved-3D0-3F&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=IE_kWVnKZiSE2CT2o_U-c_2EK0u_1ivLT_9My3sGj-Y&m=ctEWRyd_p31L6ALoNe9pu1didKfeEwjK67qip0athOY&s=UG8lrf0-aiRVnRvRMK_dKsU30iXCbPo4ylmOdIGZvc&e=.) Select "Planning Applications" and then "Entitlement Applications" to get started. Once you complete the application a staff member will contact you for an initial deposit of \$1200.

Kind regards,

William He, AICP

Associate Planner, Community Development Department City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | [whe@cityofamericancanyon.org](mailto:whe@cityofamericancanyon.org)

[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_\\_nam10.safelinks.protection.outlook.com\\_-3Furl-3Dhttps-253A-252F-252Furldefense.proofpoint.com-252Fv2-252Furl-253Fu-253Dhttps-2D3A-5F-5Fprotect-2D2Dus.mimecast.com-5Fs-5FCnvRCAD9GgF98NE5TGmutS-2D3Fdomain-2D3Dcityofamericancanyon.org-2526d-253DDwMGaQ-2526c-253DeuGZstcaTDllvimEN8b7jXrwqOf-2Dv5A-5FCdpnVfiiMM-2526r-253DIE-5FkWWnKZiSE2CT2o-5FU-2Dc-5F2EK0u-5F1ivLT-5F9My3sGj-2DY-2526m-253DFWkaSlaWQ3iHjjsVVk9J1XKO2ruDJgssHh0zn-5Frsx4-2526s-253DWd-5FId9mtWti8s6l0rGrFhyx6crw5zHIQ2xFcjHEpLTI-2526e-253D-26amp-3Bdata-3D04-257C01-257CMKV5-2540pge.com-257C298bbb18477c4401147c08d972f6d314-257C44ae661aece641aabc967c2c85a08941-257C0-257C0-257C637667226697716104-257CUnknown-257CTWFpbGZsb3d8eyJWljoic4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6k1haWwiLCJXVCi6Mn0-253D-257C1000-26amp-3Bsdata-3Dk6MxpxOUi-252BE8b3RUAh71esyaDF80UXjB3cwdr4II-252BnY-253D-26amp-3Breserved-3D0&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpnVfiiMM&r=IE\\_kWVnKZiSE2CT2o\\_U-](https://urldefense.proofpoint.com/v2/url?u=https-3A__nam10.safelinks.protection.outlook.com_-3Furl-3Dhttp-253A-252F-252Fwww.cityofamericancanyon.org-252F-26amp-3Bdata-3D04-257C01-257CMKV5-2540pge.com-257C298bbb18477c4401147c08d972f6d314-257C44ae661aece641aabc967c2c85a08941-257C0-257C0-257C637667226697706144-257CUnknown-257CTWFpbGZsb3d8eyJWljoic4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6k1haWwiLCJXVCi6Mn0-253D-257C1000-26amp-3Bsdata-3DXKdvzv0BIYwqUfBaqRxc-252FQZfvH0V3eKX-252BjnN4Yav0YA-253D-26amp-3Breserved-3D0&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=IE_kWVnKZiSE2CT2o_U-c_2EK0u_1ivLT_9My3sGj-Y&m=ctEWRyd_p31L6ALoNe9pu1didKfeEwjK67qip0athOY&s=M1KHBhmi2uxDok1HOAKptqSnt0wNT9AS6Ur8mxeFFj4&e=<https://urldefense.proofpoint.com/v2/url?u=https-3A__nam10.safelinks.protection.outlook.com_-3Furl-3Dhttps-253A-252F-252Furldefense.proofpoint.com-252Fv2-252Furl-253Fu-253Dhttps-2D3A-5F-5Fprotect-2D2Dus.mimecast.com-5Fs-5FCnvRCAD9GgF98NE5TGmutS-2D3Fdomain-2D3Dcityofamericancanyon.org-2526d-253DDwMGaQ-2526c-253DeuGZstcaTDllvimEN8b7jXrwqOf-2Dv5A-5FCdpnVfiiMM-2526r-253DIE-5FkWWnKZiSE2CT2o-5FU-2Dc-5F2EK0u-5F1ivLT-5F9My3sGj-2DY-2526m-253DFWkaSlaWQ3iHjjsVVk9J1XKO2ruDJgssHh0zn-5Frsx4-2526s-253DWd-5FId9mtWti8s6l0rGrFhyx6crw5zHIQ2xFcjHEpLTI-2526e-253D-26amp-3Bdata-3D04-257C01-257CMKV5-2540pge.com-257C298bbb18477c4401147c08d972f6d314-257C44ae661aece641aabc967c2c85a08941-257C0-257C0-257C637667226697716104-257CUnknown-257CTWFpbGZsb3d8eyJWljoic4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6k1haWwiLCJXVCi6Mn0-253D-257C1000-26amp-3Bsdata-3Dk6MxpxOUi-252BE8b3RUAh71esyaDF80UXjB3cwdr4II-252BnY-253D-26amp-3Breserved-3D0&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=IE_kWVnKZiSE2CT2o_U-)

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### Coronavirus (COVID-19) Update - City Offices Closed, Staff Still At Work

As a result of the COVID-19 Pandemic, all American Canyon City offices are closed to the public. By modifying services, using social distancing, and offering assistance and service over the phone, we can do our part to minimize COVID-19 exposure to City staff and the public. Paperwork can be sent by mail to 4381 Broadway, Suite 201, American Canyon, CA 94503. For more information on COVID-19 and for Virtual City Hall, visit:

[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_\\_nam10.safelinks.protection.outlook.com\\_-3Furl-3Dhttps-253A-252F-252Fwww.cityofamericancanyon.org-252F-26amp-3Bdata-3D04-257C01-257CMKV5-2540pge.com-257C298bbb18477c4401147c08d972f6d314-257C44ae661aece641aabc967c2c85a08941-257C0-257C0-257C637667226697716104-257CUnknown-257CTWFpbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6k1haWwiLCJXVCi6Mn0-253D-257C1000-26amp-3Bsdata-3DdvE46eQ0eufSPOqwzjdFsqFNLaPPE6Z4KoDZA7v7dp4-253D-26amp-3Breserved-3D0&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=IE\\_kWVnKZiSE2CT2o\\_U-c\\_2EK0u\\_1ivLT\\_9My3sGj-Y&m=ctEWRyd\\_p31L6ALoNe9pu1didKfeEwjK67qip0athOY&s=pCMMPc6c4ssCwZ7OsGqbfHT1VTXAF9UaAaWZyEbVBXE&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A__nam10.safelinks.protection.outlook.com_-3Furl-3Dhttps-253A-252F-252Fwww.cityofamericancanyon.org-252F-26amp-3Bdata-3D04-257C01-257CMKV5-2540pge.com-257C298bbb18477c4401147c08d972f6d314-257C44ae661aece641aabc967c2c85a08941-257C0-257C0-257C637667226697716104-257CUnknown-257CTWFpbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6k1haWwiLCJXVCi6Mn0-253D-257C1000-26amp-3Bsdata-3DdvE46eQ0eufSPOqwzjdFsqFNLaPPE6Z4KoDZA7v7dp4-253D-26amp-3Breserved-3D0&d=DwIFAw&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=IE_kWVnKZiSE2CT2o_U-c_2EK0u_1ivLT_9My3sGj-Y&m=ctEWRyd_p31L6ALoNe9pu1didKfeEwjK67qip0athOY&s=pCMMPc6c4ssCwZ7OsGqbfHT1VTXAF9UaAaWZyEbVBXE&e=)

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CONFIDENTIALITY NOTICE: This email is sent from an official account administered by the City of American Canyon. The information transmitted by this email is intended only for the person or entity to which it is addressed, and may contain proprietary, confidential and/or privileged material. If you are not the intended recipient of this message or received this in error, please contact the sender and delete the email and attachments from your computer.



February 9, 2022

City of American Canyon  
Attention: Brent Cooper

Mr. Cooper,

Core Tree Care would like to request that the city issue a 2-year Administrative Design Permit, for the property located at 352 Green Island Rd., American Canyon, CA. Should we be approved, we would be willing to make the following improvements to the property:

- The existing asphalt entry will be widened to the recommendation of the city for access to the property.
- We propose adding landscaping improvements to the front of property (bushes and/or shrubs) to soften the entrance approach from the street.
- On the inside of the property, we plan on adding more asphalt chips for ground stabilization. We have already laid down a good amount of rock right inside of the gate along with rumble strips at the entrance.
- We are no longer requesting an office trailer at this location.
- Any above new work will be installed within 30 days of issuance of the permit.
- I have contacted a local company concerning the Storm Water Pollution Prevention Plan (SWPPP) that will be needed, and they can get it done quickly once we know the status of the permit.
- We have already made SWPPP improvements to the property per the recommendation of Erica Smithies, Public Works Director.
- We have a State Licensed QSD lined up to monitor the property once approved.
- Core Tree Care would be willing to offer a Letter of Credit to the city for \$100,000.

Sincerely,

A handwritten signature in black ink, appearing to read "John Hernandez", written in a cursive style.

John Hernandez  
President

Cc: Bill Ross



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

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
1.	Rio Del Mar Lot Line Adjustment (PL22-0005)	Hoi Wong and Jency James	Merge 2 single family lots into one lot.	219 Rio Del Mar 0.44 acres	3/11/22 Application submitted	William He
2.	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	William He
3.	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	William He
4.	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
5.	Fume Cannabis CUP Modification (PL21-0029)	American Canyon Delivery LLC	Add a separate company to conduct the delivery component to the Fume CUP	180 Klamath Court	10/19/21 Application submitted 12/2/21 Comments to applicant 3/15/22 Applicant response to comments	Brent Cooper
6.	Core Tree Care Administrative Design Permit (PL21-0025)	Core Tree Care	Contractor for PG&E to process vegetation cleared from PG&E powerline easements for a 2-Year term (Amended 2/9/22).	352 Green Island Road 4.8 acres	9/21/21 Application submitted 9/24/21 Comments to applicant 2/9/22 Applicant requested a 2-Year Limit on the application. 3/24/22 Planning Commission review	William He

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
7.	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
8.	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 3/10/21 Comments to applicant 9/17/21 Meeting with applicant. 12/17/21 Admin Draft EIR received 1/31/22 Comments on Admin Draft EIR to applicant	Brent Cooper
9.	7-11 Gas Station Conditional Use Permit (PL20-0035)	Best American Canyon Partners	Proposed 7-11 gas station	218 American Canyon Road	10/13/20 Application submitted. 11/11/20 Comments to applicant. Project on hold due to Fuel Station 10-month, 15-day moratorium 1/18/22 Urgency Ordinance extended 12 months to 1/18/23	William He
10.	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 8/17/21 City Council tabled item to 12/7/21 City Council continued hearing 90 days to 3/7/22 2/10/22 Council approved applicant 6-month continuation request to 9/7/22	William He

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
11.	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
12.	Reesan Live, Inc. Cannabis Business Permit (PL19-0024)	Reesan Live, Inc.	Construct an 82,328 sqft 2-story warehouse for cannabis cultivation, manufacturing, distribution and nonstorefront retail delivery.	834 Green Island Road	8/16/19 Application submitted. 4/1/20 Project on Hold 9/20/21 Applicant confirmed Hold status	Brent Cooper

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
1. 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	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	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 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
7. 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 11/11/21 Second Plan Check 12/10/21 Third Submittal 01/05/22 Third Plan Check 01/17/22 Fourth Submittal 01/26/22 Fourth Plan Check 01/27/22 Fifth Submittal	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>
8. 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 12/15/21 First Plan Check 01/06/22 Second Submittal 02/10/22 Second Plan Check	Tom Trimmerger
9. 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 April 2022 Estimate Completion	William He
10. 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 April 2022 Estimate Completion	Edison Bisnar
11. 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
12. Canyon Estates (DV18-0023)	Improvement plans, grading plans, potable water pump station plans and Final Map.	Northeast corner Silver Oak/ Newell Drive	35 acres	10/31/18 Applicant submitted 4/17/19 3 <sup>rd</sup> submittal received 5/22/19 Pump station submittal received 6/13/19 Grading and Improvement Plan Comments to applicant 7/14/20 Preconstruction meeting 3/19/21 Preconstruction meeting 3/22/21 Begin Construction	PW Engineering

<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>
13. Copart (DV20-0008)	Grading permit for an auto storage lot and office building Conditional Use Permit PL18-0019.	1587 and 1660 Green Island Road	20 acres	4/23/20 On-site private wastewater treatment system application submitted to the County 8/13/20 1 <sup>st</sup> Submittal received 10/1/20 1 <sup>st</sup> Plan Check returned 12/3/20 2 <sup>nd</sup> Submittal received 2/11/21 2 <sup>nd</sup> Plan Check returned	Edison Bisnar
14. 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
15. Home2Suites Building Permit (BP19-0499)	Building permit for 102 room hotel.	3701 Main Street	2.0 acres	12/3/19 Application submitted 12/19/19 Comments to applicant 3/9/20 Checked in with applicant 4/15/20 Building resubmittal 5/1/20 Comments to applicant 07/16/20 Building resubmittal 07/24/20 Comments to applicant 09/17/20 Building resubmittal 09/25/21 Comments to applicant 02/01/21 Waiting fire sprinkler plan submittal.	Interwest

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
16. 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
17. 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
18. Watson Ranch Lot 14/15 Improvement Plans (DV21-0013)	American Canyon I, LLC	Improvement plans for a 98-unit single family subdivision	11.96 acres	8/2/21 Application submitted 2/2/22 Improvement Plan approved	Edison Bisnar
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	Edison Bisnar
21. Watson Ranch Lot 10 Improvement Plans (DV21-0015)	American Canyon I, LLC	Improvement plans for a 219-unit single family subdivision	25.24 acres	8/2/21 Application submitted	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. Fuel Station zoning code amendment (PL21-0028)	Amend the zoning code to prohibit fossil-fuel stations in American Canyon and modify nonconforming standards for existing fuel stations.	Citywide	N/A	10/7/21 Project initiated 10/28/21 Planning Commission hearing 12/16/21 Planning Commission approved 1/18/22 Council first reading approved 2/1/22 Second reading approved 3/3/22 Ordinance effective date	Brent Cooper
2. Fuel Station Urgency Ordinance (PL21-0005)	Potential moratorium on new fuel stations in American Canyon	Citywide	N/A	2/2/21 City Council workshop 2/16/21 City Council hearing continued to 3/2/21 3/2/21 City Council approved 45-day urgency ordinance 4/6/21 10 month, 15-day urgency ordinance approved 1/18/22 12-month urgency ordinance approved.	Brent Cooper
3. Comprehensive General Plan Update	Review and update to bring the General Plan into conformance with current State standards and community values	Citywide	N/A	7/1/19 Drafting a Request for Proposal (RFP) 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 review	Brent Cooper
4. Paoli/Watson Lane Annexation (PL19-0003)	General Plan Amendment, rezoning, and annexation of the Paoli/Watson Lane Property.	Southeast of Paoli Loop/SR-29	80 acres	9/5/17 City Council authorization to proceed 5/28/20 City received a Property Owner notice of intent to circulate a petition to annex the Paoli Loop/Watson Lane Property.	City Attorney

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