REGULAR PLANNING COMMISSION AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
September 24, 2026
6:30 PM

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

6:30 P.M. OPEN SESSION

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

This time is reserved for members of the public to address the Planning Commission on items not appearing on the agenda that are within their jurisdiction. Comments are limited to three (3) minutes per speaker. Pursuant to the Brown Act, the Commission is generally prohibited from discussing or taking action on items not listed on the agenda.

AGENDA CHANGES

The Planning Commission may change the order of the agenda or request discussion of an item on the Consent Calendar. Members of the public may request discussion of a Consent Calendar item during Public Comment.

CONSENT CALENDAR

1. **Minutes of July 30, 2026**
Recommendation: Approve the minutes of July 30, 2026.

PUBLIC HEARINGS

2. **Rural Neighborhood Home Occupation Standards**
Recommendation: A Resolution of the Planning Commission of the City of American Canyon recommending that the City Council amend American Canyon Municipal Code Chapter 19.29 Home Occupations to expressly include the Residential Estate and Rural Residential zoning districts in the modified Home Occupation standards for large-lot residential properties.

BUSINESS

There are no business items.

MANAGEMENT / STAFF ORAL REPORTS

3. **Active Planning Projects**
Recommendation: Review September 2026 Active Planning Projects

PLANNING COMMISSIONER COMMENTS

Planning Commissioners may provide brief comments on matters of public concern and announce matters of public interest. No action will be taken.

ADJOURNMENT

CERTIFICATION

I, Nicolle Hall, Deputy City Clerk for American Canyon, do hereby declare that the foregoing agenda was posted in compliance with the Brown Act prior to the meeting date.

_____

Nicolle Hall, Deputy City Clerk

PUBLIC PARTICIPATION

This meeting is a limited public forum. The City expects respectful conduct from all participants. Offensive language or discriminatory remarks based on any protected classification under federal, state, or local law will not be tolerated, and the speaker may be immediately disconnected.

Meetings are conducted in person and are also available via Zoom. Meetings are broadcast live on Napa Valley TV, the City's website, and YouTube.

Zoom Link: Click here. **Webinar ID:** 847 1017 1711. **Passcode:** 123456. **Phone-in:** (408) 638-0968

Oral Comments: In person or via Zoom. Use "Raise Your Hand" during public comment periods only.

Written Comments: Submit via eComments on the City's Meetings & Agendas webpage. eComments close at 3:00 p.m. on the day of the meeting.

Agenda Materials: Posted 72 hours in advance at www.americancanyon.gov.

ADA: Requests for accommodations or alternative formats must be submitted at least three calendar days in advance to the City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or cityclerk@americancanyon.gov.

Need Additional Assistance? Contact the City Clerk by phone at (707) 647-4369 or by email at cityclerk@americancanyon.gov.

CITY OF AMERICAN CANYON
SPECIAL PLANNING COMMISSION MEETING

ACTION MINUTES
July 30, 2026

6:30 P.M. OPEN SESSION

CALL TO ORDER
The meeting was called to order at 6:32 p.m.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was recited

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

PRESENTATIONS
There were no presentations.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA
Vice Chair Goss opened public comments. Written comments: None Oral comments: none. Vice Chair Goss closed public comments.

AGENDA CHANGES
There were no changes to the agenda.

CONSENT CALENDAR
1. Minutes of June 25, 2026
Action: Motion to approve the minutes of June 25, 2026, made by Commissioner Eric Altman, seconded by Commissioner Davet Mohammed, and CARRIED by roll call vote.

Yea: Commissioner Davet Mohammed, Commissioner Marilyn Abelon, Commissioner Eric Altman, Vice Chair Shelby Goss
Nay: None
Abstain: None
Absent: Chair Charles Plummer

PUBLIC HEARINGS

2. Accessory Dwelling Unit Ordinance Update

Vice Chair Goss opened the public hearing Written Comments: CalHDF Oral comments: None. Vice Chair Goss closed the public hearing.

Action: Motion to adopt Resolution 2026-04 of the Planning Commission recommending the City Council amend the American Canyon Municipal Code to update Chapter 19.39 "Accessory Dwelling Units" consistent with current State laws and Housing Element Implementation Measure C. made by Commissioner Eric Altman, seconded by Commissioner Marilyn Abelon, and CARRIED by roll call vote.

Yea: Commissioner Davet Mohammed, Commissioner Marilyn Abelon, Commissioner Eric Altman, Vice Chair Shelby Goss
Nay: None
Abstain: None
Absent: Chair Charles Plummer

3. Hess/Laird Territory Special Study Pre-Zoning

Vice Chair Goss opened the public hearing. Written comments: None Oral comments: none. Vice Chair Goss closed the public hearing.

Action: Motion to adopt Resolution 2026-05 recommending the City Council of the City of American Canyon approve Special Study Pre-Zoning for the Hess/Laird Territory consistent with the General Plan (American Canyon Municipal Code Chapter 19.50) made by Commissioner Marilyn Abelon, seconded by Commissioner Davet Mohammed, and CARRIED by roll call vote.

Yea: Commissioner Davet Mohammed, Commissioner Marilyn Abelon, Commissioner Eric Altman, Vice Chair Shelby Goss
Nay: None
Abstain: None
Absent: Chair Charles Plummer

4. Accessory Animal Husbandry and Livestock Keeping Regulations Zoning Code Amendment

Vice Chair Goss opened the public Hearing. Written comments: none. Oral comments LeAnn Tholcke was called to speak. Vice Chair Goss closed the public hearing.

Action: Motion to adopt Resolution 2026-06 of the Planning Commission of the City of American Canyon recommending the City Council amend American Canyon Municipal Code Sections 19.05.090, 19.05.100, 19.10.040, and 19.31.020 to remove the prohibition on swine, limit livestock keeping to the Residential Estate (RE) Zoning district and remove obsolete General Plan policy references. made by Commissioner Davet Mohammed, seconded by Commissioner Eric Altman, and CARRIED by roll call vote.

Yea: Commissioner Davet Mohammed, Commissioner Marilyn Abelon, Commissioner Eric Altman, Vice Chair Shelby Goss
Nay: None
Abstain: None
Absent: Chair Charles Plummer

BUSINESS

5. Fiscal Year 2026/27 Capital Improvement Program

Vice Chair Goss called for public comments. Written comments: none Oral Comments: Debbie Runkey was called to speak. The public comment period was closed

Action: Motion to adopt Resolution 2026-07 determining that the City of American Canyon Fiscal Year 2026/27 Capital Improvement Program is consistent with and in conformity with the City of American Canyon General Plan. made by Commissioner Marilyn Abelon, seconded by Commissioner Eric Altman, and CARRIED by roll call vote.

Yea: Commissioner Davet Mohammed, Commissioner Marilyn Abelon, Commissioner Eric Altman, Vice Chair Shelby Goss
Nay: None
Abstain: None
Absent: Chair Charles Plummer

MANAGEMENT / STAFF ORAL REPORTS

6. Active Planning Projects

Community Development Director Brent Cooper reported on July Active Planning Projects.

PLANNING COMMISSIONER COMMENTS

Commissioners reported on items of community interest.

ADJOURNMENT

The meeting adjourned at 7:34 p.m.

CERTIFICATION

Respectfully Submitted,

_____

Nicolle Hall, Deputy City Clerk

TITLE

Rural Neighborhood Home Occupation Standards

RECOMMENDATION

A Resolution of the Planning Commission of the City of American Canyon recommending that the City Council amend American Canyon Municipal Code Chapter 19.29 Home Occupations to expressly include the Residential Estate and Rural Residential zoning districts in the modified Home Occupation standards for large-lot residential properties.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

The Home Occupation Ordinance (American Canyon Municipal Code Chapter 19.29) provides standards that are intended to ensure a Home-Based business is compatible with a suburban or master planned neighborhood. As homes in most American Canyon residential neighborhoods are 10-feet apart or less, home-based businesses are generally limited to indoor activities with restrictions on activities that may create noise, vibrations, or odors. Vehicles are mostly limited to the type that most people use for their personal transportation or weekend enjoyment.

American Canyon is also home to neighborhoods with larger lots. In transitional neighborhoods, such as off Green Island Road or Theresa Avenue and older neighborhoods, homes may have larger separation from other large lot homes, or a neighbor to less-sensitive higher density residential or commercial uses. In these larger lot neighborhoods, stricter standards that are needed in a suburban or master-planned neighborhood may not be necessary when neighboring homes are setback further apart or less-sensitive commercial uses are nearby.

ACMC Chapter 19.29 currently recognizes that larger lots and greater separation between dwellings may justify modified home occupation standards. However, the ordinance's reference to "rural residential" has created ambiguity whether it is referring to a zoning district i.e.: Rural Residential (RR) or a generic rural residential (i.e.: large lot with wide separation between homes).

The proposed amendment removes this ambiguity by expressly identifying large-lot zoning districts i.e.: the Residential Estate (RE) and Rural Residential (RR) zoning districts, while retaining flexibility

for similarly configured large-lot residential properties elsewhere in the city. The amendment clarification promotes transparency, consistency, and public understanding of the ordinance without changing the underlying policy framework. Listed below is the amended language in underline/strikethrough text followed by an explanation. A "clean" version of the ordinance amendments is included in the Resolution (Attachment 1). The entire Home Occupation Ordinance as currently adopted is included as Attachment 2.

Chapter 19.29 HOME OCCUPATIONS

19.29.010 Purpose.
(A) The purpose of this chapter is to establish standards for home occupations in order to achieve compatibility with other permitted uses, and with the residential character of the neighborhood in which they are located.

(B) In recognition of the unique rural nature of neighborhoods where larger lots and greater separation between dwellings may occur, and specifically in the Estate Residential (RE) and Rural Residential (RR) zoning districts ~~in the rural residential district, including larger lot sizes and greater separation between dwellings~~, modifications to some of these standards may be allowed, as noted in this chapter.

JUSTIFICATION:The amendment specifically identifies Estate Residential (RE) and Rural Residential (RR) zoning districts while recognizing that large lots that fit this description may occur elsewhere in the city where they can enjoy the same flexibility.

19.29.030 Home occupation standards.
(B) The above standards may be modified as follows for home occupations in neighborhoods where larger lots and greater separation between dwellings may occur, and specifically in the Estate Residential (RE) and Rural Residential (RR) zoning districts ~~the rural residential district~~ :

(1) Up to twenty-five percent of the rear yard may be used for outside storage of operable vehicles, equipment and materials associated with the home occupation.

(2) Vehicles and other wheeled equipment shall be stored on an all-weather surface such as asphalt, cement, crushed rock or on grass surfaces in rear yards.

(3) All vehicles, equipment and materials stored in the rear yard shall not be visible off-site. Where necessary, an opaque screen or enclosure (such as a wall, fence or evergreen landscaping) shall be provided to achieve compliance with the standard.

(4) Storage of vehicles in excess of one ton may be considered subject to review and approval by the community development director.

(C) The director may impose additional standards and restrictions on home occupations reasonably related to the protection of the health, safety and general welfare of persons or property in the neighborhood of the home occupation or the city.

JUSTIFICATION:The amendment specifically identifies Estate Residential (RE) and Rural Residential (RR) zoning districts while recognizing that large lots that fit this description may occur elsewhere in the city where they may require outdoor storage for their business. The larger lots accommodate the outdoor storage with standards that ensure neighborhood compatibility.

General Plan Consistency

The amendment is consistent with General Plan Policy LU-13.3, which directs the City to "continue to facilitate home occupation uses to enable residents to work from home while maintaining the quality and character of existing residential neighborhoods," and Policy LU-16.5, which encourages periodic updates to zoning standards to ensure that development regulations appropriately reflect the characteristics of individual zoning districts.

If the Planning Commission concurs with the proposed zoning ordinance amendment, it will advance to the City Council on September 15, 2026.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

The Planning Commission finds that the proposed Municipal Code amendments are exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). The amendment does not authorize new development, increase residential density, or change development intensity. The amendment only expands eligibility for existing home occupation provisions within large-lot residential zoning districts while retaining all existing performance and operational standards. Accordingly, it can be seen with certainty that the amendment will not have a significant effect on the environment.

The Planning Commission further finds that the proposed amendment is exempt under CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations) because it constitutes a minor change to land use regulations that does not result in any substantial change in land use, population density, or development intensity.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. PC Resolution Home Occupation Zoning
2. Home Occupation Ordinance

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON RECOMMENDING THAT THE CITY COUNCIL AMEND AMERICAN CANYON MUNICIPAL CODE CHAPTER 19.29 HOME OCCUPATIONS TO EXPRESSLY INCLUDE THE RESIDENTIAL ESTATE AND RURAL RESIDENTIAL ZONING DISTRICTS IN THE MODIFIED HOME OCCUPATION STANDARDS FOR LARGE-LOT RESIDENTIAL PROPERTIES

WHEREAS, the American Canyon Municipal Code (ACMC) Chapter 19.29 regulates home occupations; and

WHEREAS, ACMC Section 19.29.010(B) recognizes that that some residential neighborhoods with larger lots and greater separation between homes may be appropriate for modified home occupation standards; and

WHEREAS, ACMC Section 19.29.030(B) allows modified standards, including limited outdoor storage associated with a home occupation, when those standards are compatible with the health, safety, and welfare of the surrounding neighborhood and community; and

WHEREAS, the Residential Estate (RE) zoning district requires large residential lots and provides physical characteristics similar to those that support modified home occupation standards; and

WHEREAS, the proposed amendment would expressly identify the Residential Estate (RE) and Rural Residential (RR) zoning districts as qualifying for the modified standards in ACMC Chapter 19.29 while retaining discretion to allow lots in other zoning districts the same advantages when they exhibit larger lots and greater separation between homes; and

WHEREAS, General Plan Land Use Element Policy LU-13.3 states: "Continue to facilitate home occupation uses to enable residents to work from home while maintaining the quality and character of existing residential neighborhoods"; and

WHEREAS, General Plan Land Use Element Policy LU-16.5 states: "Periodically review the Zoning Ordinance to ensure zoning districts have appropriate allowed uses and development standards"; and

WHEREAS, the proposed amendment is consistent with the General Plan because it supports home-based businesses while preserving neighborhood character through existing operational standards; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on August 27, 2026, and provided all interested persons an opportunity to be heard regarding the proposed Municipal Code amendments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of American Canyon hereby recommends that the City Council approve amendments to the American Canyon Municipal Code as follows:

SECTION 1. Amendment to ACMC Section 19.29.010(B) – Purpose.

Amend the zoning districts that qualify for rural residential latitude in home occupation standards as follows:

In recognition of the unique rural nature of neighborhoods where larger lots and greater separation between dwellings may occur, and specifically in the Estate Residential (RE) and Rural Residential (RR) zoning districts, modifications to some of these standards may be allowed, as noted in this chapter.

SECTION 2. Amendment to 19.29.030(B) Home occupation standards.

Amend the zoning districts that qualify for rural residential home occupation outdoor storage as follows:

19.29.030 Home occupation standards.

(B) The above standards may be modified as follows for home occupations in neighborhoods where larger lots and greater separation between dwellings may occur, and specifically in the Estate Residential (RE) and Rural Residential (RR) zoning districts.

(1) Up to twenty-five percent of the rear yard may be used for outside storage of operable vehicles, equipment and materials associated with the home occupation.

(2) Vehicles and other wheeled equipment shall be stored on an all-weather surface such as asphalt, cement, crushed rock or on grass surfaces in rear yards.

(3) All vehicles, equipment and materials stored in the rear yard shall not be visible off-site. Where necessary, an opaque screen or enclosure (such as a wall, fence or evergreen landscaping) shall be provided to achieve compliance with the standard.

(4) Storage of vehicles in excess of one ton may be considered subject to review and approval by the community development director.

(C) The director may impose additional standards and restrictions on home occupations reasonably related to the protection of the health, safety and general welfare of persons or property in the neighborhood of the home occupation or the city.

SECTION 3. CEQA Findings The Planning Commission finds that the proposed Municipal Code amendments are exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). The amendment does not authorize new development, increase residential density, or change development intensity. The amendment only expands eligibility for existing home occupation provisions within large-lot residential zoning districts while retaining all existing performance and operational standards. Accordingly, it can be seen with certainty that the amendment will not have a significant effect on the environment.

The Planning Commission further finds that the proposed amendment is exempt under CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations) because it constitutes a minor change

to land use regulations that does not result in any substantial change in land use, population density, or development intensity.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of American Canyon held on the 27th day of August, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Charles Plummer, Chair

ATTEST:

_____

Nicolle Hall, CMC, Deputy City Clerk

APPROVED AS TO FORM:

_____

Matthew Summers, City Attorney

Chapter 19.29 HOME OCCUPATIONS

19.29.010 Purpose.

(A) The purpose of this chapter is to establish standards for home occupations in order to achieve compatibility with other permitted uses, and with the residential character of the neighborhood in which they are located.

(B) In recognition of the unique rural nature of neighborhoods in the rural residential district, including larger lot sizes and greater separation between dwellings, modifications to some of these standards may be allowed, as noted in this chapter.

(Ord. 2001-02 § 1, 2001.)

19.29.020 Definition.

As used in this chapter, a "home occupation" is an accessory use of a dwelling for employment and/or business purposes that is incidental to and subordinate to the use of the dwelling unit as a residence, and that is so located and conducted that the average neighbor, under normal circumstances, would not be aware of its existence. Large family child care homes are exempt from this definition.

(Ord. 2001-02 § 1, 2001; Ord. 2009-12 § 3, 2009.)

19.29.030 Home occupation standards.

(A) A home occupation shall comply with the following minimum standards:

(1) No person other than those persons who are residents of the premises shall be engaged in such occupations.

(2) The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent of the gross floor area of the dwelling unit shall be used in the conduct of the home occupation.

(3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.

(4) A home occupation may be conducted only within an enclosed building, whether the building constitutes part of the main building or in an accessory building.

(5) There shall be no sales in connection with such home occupation other than sales of merchandise produced on the premises or directly related to the services offered.

(6) No pedestrian or vehicular traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.

(7) No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable off the lot to the normal senses. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference upon any radio or television receivers off the premises, or cause fluctuations in line voltage off the premises. A home occupation shall not cause any adverse impacts such as offensive odors or excessive noise, lighting, or traffic that are incompatible with the residential area, or in violation with the provisions of any applicable laws or regulations.

(8) No vehicle over one ton carrying capacity may be used in conduct of a home occupation.

(9) Every home occupation shall fully comply with all city, county, state and federal codes, ordinances, rules and regulations.

(B) The above standards may be modified as follows for home occupations in the rural residential district:

(1) Up to twenty-five percent of the rear yard may be used for outside storage of operable vehicles, equipment and materials associated with the home occupation.

(2) Vehicles and other wheeled equipment shall be stored on an all-weather surface such as asphalt, cement, crushed rock or on grass surfaces in rear yards.

(3) All vehicles, equipment and materials stored in the rear yard shall not be visible off-site. Where necessary, an opaque screen or enclosure (such as a wall, fence or evergreen landscaping) shall be provided to achieve compliance with the standard.

(4) Storage of vehicles in excess of one ton may be considered subject to review and approval by the community development director.

(C) The director may impose additional standards and restrictions on home occupations reasonably related to the protection of the health, safety and general welfare of persons or property in the neighborhood of the home occupation or the city.

(Ord. 2001-02 § 1, 2001.)

19.29.040 Home occupation permits.

(A) Applicability. No person shall commence or carry on any home occupation within the city without first having obtained a home occupation permit.

(B) Application.

(1) An application for a home occupation permit shall be filed in writing with the community development department by the person who intends commencing or carrying on a home occupation. Where the applicant is not the owner of the property on which the home occupation is proposed to be

conducted, the application shall be accompanied by the written consent of the owner or his or her agent.

(2) The application shall be upon forms furnished by and in a manner prescribed by the community development director and shall be accompanied by any applicable filing fee established by resolution of the city council.

(C) Review and Approval.

(1) Within ten working days after the filing of an application for a home occupation permit, the community development director shall review the application and approve, conditionally-approve or deny the permit. The director may approve or conditionally-approve an application for a home occupation permit if he or she finds it consistent with the purpose and standards of this chapter.

(2) The director shall serve a notice of such action upon the applicant by mailing a copy of such notice to the applicant at the address appearing on the application.

(3) Any person aggrieved by the action of the director upon an application for a home occupation permit may appeal such an action by filing a written notice of appeal with the director within the ten days after the date of the mailing of such action. The director shall refer all appeals to the planning commission. The commission shall set the matter for hearing at the earliest available date. The applicant shall be given notice of the time and date set for such consideration.

(4) An appeal of a commission decision may be made by filing a notice of appeal with the city clerk. The notice shall comply with the requirements of Section 2.04.110 of the municipal code except that the notice of appeal shall be filed within ten days after the decision of the commission and appeal shall be subject to the procedures set forth in Chapter 2.04 of the municipal code.

(D) Suspension and Revocation.

(1) Any home occupation permit may be suspended or revoked when it is determined that the home occupation authorized by the permit has been or is being conducted:

(a) In violation of any city, county and/or state code, ordinance, rule or regulation;

(b) In a disorderly manner;

(c) To the detrimental of the general public; or

(d) In a different form than which the permit was issued.

(2) Any home occupation permit that has been issued shall not be revoked or suspended unless a hearing shall first have been held by the community development director. Written notice of the time and place of such hearing shall be served upon the permittee at least ten days prior to the date set forth for such hearing. The notice shall contain a brief statement of the grounds for revoking or suspending the permit. The notice shall be served by mailing, by registered mail, a copy of such notice to the permittee at the address appearing on the permit.

(3) Any person aggrieved by the action of the director upon an application for a home occupation permit may appeal an action by filing a written notice of appeal to the director within ten days after the date of mailing of the director's action on the suspension or revocation of the permit. Appeals shall be processed as set forth in subsection C of this section.

(E) Transferability. No home occupation permit shall be transferred or assigned, nor shall the permit authorize any person, other than the person named therein, to commence or carry on the home occupation for which the permit was issued.

(F) Existing County Home Occupation Permits. Those home occupations already operating under a home occupation permit previously issued by the county of Napa shall not be required to obtain a new home occupation permit from the city. Such a previously-issued home occupation permit shall remain in full force and effect until such time as it is suspended or revoked under the provisions of subsection D of this section or expires under provisions of this chapter.

(Ord. 2001-02 § 1, 2001.)

19.29.050 Business license required.

Every home occupation permittee shall obtain a business license. If the business license is not renewed annually, the home occupation permit shall automatically expire.

(Ord. 2001-02 § 1, 2001.)

City of American Canyon
Active Community Development Projects
September 2026

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
1.	Dutch Bros Pre-Application (PL-26-20)	Core States Group	Due diligence on a 986 quick-serve coffee kiosk with two drive-through lanes and 15 parking spaces	3460 Broadway	8/21/26 Application submitted 9/2/26 PRC meeting with Applicant 9/15/26 comments to applicant	William He
2.	Promontory WRSP Minor Amendment (PL-26-19)	330 Land Company	Amend the WRSP Figures 7.5 (Pedestrian and Bicycle Circulation) and 8.2 Water Infrastructure	APN 059-030-007	8/18/26 Application submitted 9/24/26 PC Meeting scheduled	Brent Cooper
3.	Green Island Logistics Center (formerly Giovannoni Logistics) Lot Line Adjustment (PL-26-18)	Buzz Oates	Adjust interior parcel line to provide a separate lot for Building B.	APNs 057-090-008, 057-130-034, and 057-130-036	8/6/26 Application Submitted 8/28/26 Comments to Applicant	William He Edison Bisnar
4.	Crawford Way Lot Merger (PL-26-17)	Crawford Holding Company, LLC	Merge 2 lots into one single 4.3-acre lot in the LSMU zone.	APNs 058-302-001 and 058-290-012	7/21/26 Application submitted 8/18/26 Comments to Applicant 8/19/26 Application submitted 9/8/26 Approved	William He Edison Bisnar
5.	Hess-Laird Pre-Zone (PL-26-16)	JAC Development	Pre-Zone the Hess-Laird Property to the Special Study Zone to make the project's zoning designation consistent with the City's Future Study Area land use designation	APNs 057-090-065 and 057-090-066	6/25/26 Application Submitted 7/30/26 PC Recommended Approval 9/1/26 CC Approved 1st Reading 9/15/26 2nd Reading scheduled	Brent Cooper

Project Applications Under Review

No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
6.	Green Island Logistics Center (formerly Giovannoni Logistics) Minor Mod (PL-26-15)	Buzz Oates	Revise Lot 2 from 3 buildings (503,050 SF) to 2 buildings (471, 332 SF).	APNs 057-090-008, 057-130-034, and 057-130-036	6/22/26 Application Submitted 7/20/26 Comments to Applicant 8/3/26 Application Submitted 8/14/26 Comments to Applicant 9/1/26 Application Submitted	William He
7.	Promontory Major Mod (PL-26-14)	330 Land Company	Modifications for various offsite infrastructure	APN 059-030-007	6/23/26 Application Submitted 7/27/26 Comments to Applicant 9/24/26 PC Meeting Scheduled	Brent Cooper William He
8.	Sun Square Major Modification (PL-26-11)	Max Konan	Modify the Sun Square Mixed Use Project to consist of 36 affordable units and 7900 SF of office space	425 Napa Junction Rd	5/12/26 Application Submitted 5/26/26 Comments to Applicant	William He
9.	Outfront Billboards Zone Change (PL24-0006)	Outfront Media	Zone Change and Development Agreement to convert existing double-sided billboard sign to LED displays.	4301 Broadway and 5747 Broadway	3/14/24 Application submitted 4/17/24 Comments to applicant 4/17/24 Application resubmitted 4/30/24 Comments to applicant 6/24/24 Application resubmitted 8/2/24 Comments to applicant 12/5/24 Application resubmitted 4/24/25 Reviewing resubmittal	Brent Cooper

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
1. Hampton Inn Site Demolition (BP-26-206)	Clear existing structures to make way for the new Hampton Inn hotel	3443 Broadway	2 Acres	4/7/26 Application submitted 5/7/26 Comments to applicant	Mike Leach
2. Canyon Estates Production Home (BP-26-197)	Danika 3,671 sqft 2-story floorplan.	321 Canyon Estates Drive	25,000 sqft	4/2/26 Application submitted 4/15/26 Comments to applicant 4/21/26 Application submitted 5/8/26 Comments to applicant 5/12/26 Application submitted 5/13/26 Comments to applicant	Ron Beehler
3. Canyon Estates Production Home (BP-26-196)	Dayton 3,955 sqft 2-story floorplan.	318 Canyon Estates Drive	28,627 sqft	4/2/26 Application submitted 4/16/26 Comments to applicant 4/17/26 Application submitted 4/21/26 Comments to applicant 4/24/26 Application submitted 5/8/26 Permit issued	Ron Beehler
4. Canyon Estates Model Home (BP-25-1303)	Robert 4,017 sqft -story floorplan.	100 Canyon Estates Drive	43,560 sqft	12/29/25 Application approved 1/23/26 Permit Issued	Ron Beehler
5. Canyon Estates Master Plans for Richmond American Homes (BP25-0279, -0280, -0281, -0282, -283, -0535, -0538, -0604, and -0605)	Master Plans for 9 designs of single-family homes at Canyon Estates	Canyon Estates Subdivision	35.1 acres	5/20/25 Application submitted 9/24/25 BP25-0281 Danika approved 10/3/25 BP25-0279 Paxton approved 10/3/25 BP25-0282 Ryder approved 10/7/25 BP25-0283 Robert approved 12/9/25 BP25-0280 Rocco approved 12/19/25 BP25-0535 Dayton approved 12/19/25 BP25-0538 Harmon approved 12/29/25 BP25-0604 Haddaway appvd 12/30/25 BP25-0605 Chesapeake appvd	Ron Beehler

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
6. Crawford Townhomes Master Plan Review (BP-25-669)	Master Plan review of townhouse building	SWC Crawford/ SR-29	N/A	11/24/25 Application submitted 9/2/26 Comments to Applicant	Mike Leach
7. Crawford Townhomes Improvement Plans (DV26-0002)	Site Improvements for 100-Units of townhomes	SWC Crawford/ SR-29	4.3 acres	4/13/26 1st Submittal Received 7/9/26 Comments to Applicant	Edison Bisnar
8. Crawford Townhomes Final Map (DV26-0002)	Final Map for 100-Units of townhomes	SWC Crawford/ SR-29	4.3 acres	7/6/26 Application Submitted	Edison Bisnar
9. NVRG Perimeter Fence (BP25-0446)	Perimeter fence around the NVRG.	100 Ruins Court	N/A	8/7/25 Application submitted 8/29/25 Comments returned	Mike Leach
10. Napa River Ecological Center Tenant Improvements (BP-25-815)	Building modifications to the former Corp Yard building for the Napa River Ecological Center.	205 Wetlands Edge	N/A	8/7/25 Application submitted 8/22/25 Comments returned 11/5/25 Building Division approved 5/6/26 Groundbreaking ceremony	Mike Leach
11. NVRG Open Air Trellis (BP-25-814)	Site improvements for a 220,000 square foot wine warehouse.	100 Ruins Court	N/A	8/5/25 Application submitted 8/21/25 Comments returned 9/30/25 Permit Issued	Mike Leach
12. Neighborhood Market at Canyon Corners (BP-25-799)	Convert 2,626 square feet of the former Goodwill store into a neighborhood grocery store.	110 W American Canyon Road	N/A	7/21/25 Application submitted 3/25/26 Permit Issued. 9/4/26 Permit complete	Mike Leach
13. SDG 220 Warehouse Improvement Plan (DV25-0004)	Site improvements for a 220,000 square foot wine warehouse.	1055 Commerce Court	10.17 acres	6/17/25 1st Submittal Received 8/14/25 1st PC Comments to Applicant	Edison Bisnar
14. SDG 220 Warehouse Building Permit (BP-25-789)	Building Permit for a 220,000 square foot wine warehouse.	1055 Commerce Court	10.17 acres	6/16/25 Application submitted 7/22/25 Comments to Applicant	Ron Beehler
15. Watson Ranch Lot 7 Building Permits (BP25-0192 to BP25-0197)	Master Plans for 136 single-family lot subdivision	Watson Ranch Lot 7	12.86 acres	4/16/25 1st Submittal received 9/5/25 Master plans approved 2/13/26 Homes under construction	Ron Beehler

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
16. Watson Ranch Lot 7 (DV24-0013)	Improvement Plans for 136 single-family lot subdivision	Watson Ranch Lot 7	12.86 acres	9/19/24 1st submittal received 12/05/24 1st PC comments returned 1/14/25 2nd IP submittal received 2/6/25 2nd IP PC comments returned 7/24/25 Improvement Plans Approved 8/4/25 Commenced Construction	Edison Bisnar
17. Hampton Inn Improvement Plans (DV23-0002)	Site improvements for a 3-story, 112 room Hampton Inn Hotel.	3443 Broadway	2.52 acres	1/24/23 Application submitted 3/17/23 Comments to applicant 9/21/23 Water Supply Report approved 12/12/23 Staff contacted applicant for a project status update 2/13/24 1st Submittal Received 3/16/24 1st PC Comments returned 4/3/24 2nd Submittal Received 4/29/24 2nd PC Comments Returned 5/31/24 3rd Submittal Received 6/24/24 3rd PC Comments Returned 8/6/24 4th Submittal Received 9/11/24 4th PC comments returned 10/23/24 5th Submittal received 11/4/24 5th PC comments returned	Edison Bisnar
18. Hampton Inn (BP24-0124/ BP-24-22)	Development of a 3-story 112-room Hampton Inn Hotel.	3443 Broadway	2.52 acres	3/5/24 Application submitted 4/2/24 Comments to applicant 9/19/24 Application resubmitted 10/11/24 Comments to applicant 5/20/25 Council approved fee deferral 8/11/25 Application resubmitted 8/27/25 Comments to applicant 3/23/26 Application resubmitted 5/6/26 Comments to applicant 7/22/26 Meeting with applicant	Ron Beehler

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
19. Sun Square Mixed Use Buildings Phase I (BP24-0131)	New 5,781 sqft mixed-use building	425 Napa Junction Rd	1.0 acre	3/11/24 Application submitted 4/10/24 Comments to applicant 8/23/24 Application resubmitted 9/10/24 Comments to applicant 11/12/25 Application resubmitted 12/18/25 Comments to applicant	Ron Beehler
20. Sun Square Improvement Plans (DV23-0013)	Site Improvement for Sun Square	425 Napa Junction Road	1.0 acre	3/29/24 1st submittal received 4/12/24 1st PC comments returned 6/7/24 2nd submittal received 6/21/24 2nd PC comments returned 12/18/24 3rd submittal received 1/2/25 3rd PC comments returned	Edison Bisnar
21. Napa Junction Mini Storage (DV24-0008)	540-unit mini storage facility	4484 Hess Drive	5.84 acres	6/7/24 1st Submittal received 5/29/25 Improvement Plans Approved, construction begins.	Edison Bisnar
22. Napa Junction Mini Storage (BP-26-36)	540-unit mini storage facility	4484 Hess Drive	5.84 acres	3/30/26 Met with manufacturer who will redesign the plans to meet shear strength and foundation changes. 4/22/26 Comments to applicant 4/23/26 Application submitted 5/4/26 Permit Issued	Ron Beehler
23. Giovannoni Mass Grading (DV24-0009)	Mass Grading for the Giovannoni Logistics Center	Green Island Road	70.2 acres	6/17/24 1st submittal received 7/22/24 1st PC comments returned 8/14/24 2nd submittal received 8/26/24 2nd PC comments returned 9/13/24 3rd submittal received 10/16/24 Applicant placed the project on hold (Market Conditions)	Edison Bisnar

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
24. Napa Valley Ruins and Gardens Building Retrofit (BP-23-1)	Buildings 2, 3, 4, 5, 7 Level 1 and 2 retrofit at NVRG.	SWC corner Rio Del Mar East/ Rolling Hills Dr.	29 acres	1/4/23 Application submitted 1/20/23 Comments to applicant 9/28/23 Status outreach to applicant 5/15/26 Email to Calin Smith (applicant)	Ron Beehler
25. Watson Ranch Lot 8 Building Permits (BP25-0312, -0313, and -0314)	Master Plans for 25 single-family lot subdivision	Watson Ranch Lot 8	2.3 acres	6/6/25 1st Submittal received 8/20/25 Master Plans approved	Ron Beehler
26. Watson Ranch Lot 8 Model Homes at Lots 2 and 3 (BP-25-1127)	Model homes for Watson Ranch Lot 8	86 and 92 Cartier St	0.17 acres	9/2/25 Application Submitted 9/16/25 Permit Issued	Ron Beehler
27. Two-story Four-plex (BP23-0628)	New 5,344 sqft two-story four-plex apartment	6 Donaldson Way	0.3 acres	8/24/23 Application submitted 4/17/26 Comments to applicant 6/12/26 Application submitted 6/24/26 Comments to applicant	Ron Beehler
28. Oat Hill Domaine Offsite Improvement (DV23-0008)	Napa Junction Road, domestic water, recycled water, sanitary sewer and public water pump station improvements.	Along Napa Junction Rd, north of Oat Hill Apts frontage	N/A	3/6/24 Improvement Plans approved 3/12/24 Offsite Construction at Napa Junction commenced 4/11/24 Recycled Water main installation at Lombard to Hess Drive north commenced. 8/14/24 Recycled Water main installation completed. 07/02/24 Public Water Pump Station coordination. Design in progress 9/19/24 Offsite Improvements construction in progress.	Edison Bisnar

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
29. Napa Valley Ruins and Gardens Grading and Improvement Plans	Site Improvements for the NVRG and Amphitheater	Southwest corner Rio Del Mar East/Rolling Hills Drive	29 acres	7/18/22 1st Submittal Received 1/22/26 Plans Approved. Construction commenced.	Edison Bisnar
30. 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 11/22/24 Permit Approved	Ron Beehler
31. 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 11/18/24 Permit Approved	Ron Beehler
32. Oat Hill Domaine Parcel A Improvement Plan (DV22-0006)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10 acres	12/8/22 Application submitted 12/20/23 Improvement Plans approved 7/22/24 Mass grading in progress 11/1/24 Installation of underground utilities in progress, Buildings under construction	Edison Bisnar
33. Oat Hill Domaine Parcel B Improvement Plan (DV22-0007)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10.8 acres	12/8/22 Application submitted 8/15/23 Improvement Plans approved 7/22/24 Building construction in progress 1/30/26 Parcel B Improvements completed	Edison Bisnar

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
34. Oat Hill Domaine Parcel B Clubhouse Building Permit (BP22-0734/BP-22-111)	Clubhouse building on Parcel B (Lower Parcel)	100 Chennault Way	N/A	12/15/22 Application submitted 1/29/24 Comments to applicant 2/12/24 Application resubmitted 11/15/24 Application resubmitted 11/22/24 Permit Approved 1/22/26 TCO issued 5/12/26 C/O Issued	Ron Beehler
35. Oat Hill Domaine Parcel B Apartment Building Permit	85 apartments: Permit Numbers BP-23-871, 872, 876, 870, and 875	99, 200, 300, 400, and 500 Chennault Way	7.2 acres	5/12/26 C/O Issued	Mike Leach
36. 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 12/5/24 Permit Issued	Ron Beehler
37. Oat Hill Domaine Offsite Improvement (DV23-0008)	Napa Junction Road, domestic water, recycled water, sanitary sewer and public water pump station improvements.	Along Napa Junction Rd, north of Oat Hill Apts frontage	N/A	Under Construction	Edison Bisnar
38. 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 11/19/24 Permit Issued	Ron Beehler
39. 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 11/20/24 Permit Issued	Ron Beehler
40. 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 7/15/24 Application resubmitted 7/31/24 Comments to applicant	Ron Beehler

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
41. Promontory Subdivision Rough Grading (DV23-0018)	Mass Grading for 216 single-family lots with 54 junior ADU subdivision	Watson Ranch Newell Property	23 acres	9/13/23 1st submittal received 12/8/23 1st PC comments returned 4/18/24 2nd submittal received 6/9/24 2nd PC comments returned 8/6/24 3rd submittal received 9/5/24 3rd PC comments returned	Edison Bisnar
42. Promontory Subdivision Improvement Plan (DV23-0018)	Improvement Plans for 216 single-family lots with 54 junior ADU subdivision	Watson Ranch Newell Property	23 acres	11/3/23 1st submittal received 1/11/24 1st PC comments returned 5/3/24 2nd submittal received 6/20/24 2nd PC comments returned 8/16/24 3rd submittal received 9/11/24 3rd PC comments returned, IP placed on hold.	Edison Bisnar
43. Napa Junction Solar (DV23-0024)	Improvement Plans for 3 MW solar utility facility with RV and boat storage.	5381 Broadway	6.68 Acres	12/11/23 1st submittal received 6/5/24 Grading Permit approved 9/4/24 Improvement Plans Approved 9/16/24 Contractor mobilized for grading 10/17/24 Grading work in progress	Edison Bisnar

Major City-Initiated Projects					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff**
1. General Plan	General Plan update and maintenance/reporting	Citywide	N/A	11/18/25 City Council review approved 2/26/26 Planning Commission General Plan and Housing Element Annual Review 3/17/25 City Council General Plan and Housing Element Annual Review 3/30/26 Sent to Governor's Office of Land Use and Climate Innovation (LCI) and HCD 4/1/26 Accepted by LCI and HCD	Brent Cooper/ William He
2. OpenGov Building and Planning Project Management System	Transition Building and Planning Division Service Project Management from Trakit to OpenGov On-Line Software.	Citywide	N/A	7/16/24 City Council approved OpenGov Contract 2/3/26 City Council OpenGov Management Report 4/1/26 Ongoing internal meetings to manage the transition.	Nicolle Hall & Julieanne Geilfuss
3. Citizens Academy	Provide CD support to the Citywide Citizens Academy Training.	Citywide	N/A	3/13/26 ACHS 10/7/26 New Class	CD Department
4. Density Bonus and Inclusionary Ordinance Update	Comply with current State law	Citywide	N/A	4/23/26 Planning Commission review 9/1/26 City Council Approved 1st Reading 9/15/26 2nd Reading scheduled	Brent Cooper
5. Accessory Dwelling Unit Update	Comply with current State law	Citywide	N/A	6/25/26 Planning Commission review 9/1/26 City Council Approved 1st Reading 9/15/26 2nd Reading scheduled	Brent Cooper
6. Subregional Shoreline Adaptation Plan	Prepare a Shoreline Adaptation Plan Guidelines (RSAP) that identifies rising sea level adaptation efforts in American Canyon	Citywide	N/A	September 2025 – Preparing a grant application to fund the study 9/25/25 Planning Commission presentation. 11/15/25 Grant application submitted April 2026 Grant award	Norm Woods

Major City-Initiated Projects					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff**
7. Housing Element Implementation	Accomplish Housing Element Implementation Goals for 2026	Citywide	N/A	4/1/26 Housing Report for 2025 accepted by HCD and LCI 5/12/26 Domaine Parcel B receives C/O 5/13/26 ADU Workshop at City Hall 6/2/26 HACN provided annual report to CC about housing services 6/10/26 MMITS 2026 Day 1 7/8/26 MMITS 2026 Day 2 8/12/26 MMITS 2026 Day 3 9/1/26 Affordable Housing Ordinances 9/9/26 MMITS 2026 Day 4	William He
8. 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 8/15/25 Submitted LAFCO application 4/21/26 Council approved an Urban Limit Line and Regional Housing Needs Allocation Agreement; Paoli-Watson Lane and Hess-Laird Property Tax Sharing Agreement. 10/5/26 LAFCO SOI Amendment hearing scheduled	City Manager
9. Agriculture Accessory Use Ordinance Amendment	Amend American Canyon Municipal Code to allow swine, limit livestock keeping to the Residential Estate (RE) Zoning district, and remove obsolete General Plan policy references.	Citywide	N/A	7/30/26 PC Recommend Approve 9/1/26 CC Approved 1st Reading 9/15/26 2nd Reading scheduled	City Manager
10. Urban Water Management Plan	2025 Urban Water Management Plan (UWMP) for the American Canyon Service Area	American Canyon Water Service Area	10.9 square miles	4/20/26 Begin reviewing draft UWMP 8/18/26 Provided update to City Council	Dominic Patrick / Willliam He

11. Napa Olympia Mobilodge Rent Stabilization Matter	Administer the Rent Stabilization Ordinance to a proposed rent increase	244 American Canyon Road		5/29/26 Rent increase notice 6/24/26 City opens rent review case 9/1/26 Budget amendment approved	Brent Cooper Matt Summers
12. Broadway District Specific Plan (BDSP) Streamline Development Review	Explore alternatives to facilitate quality development needed by the Community in the BDSP	BDSP	200 acres	7/23/26 Joint CC and PC workshop	Brent Cooper
13. Rural Neighborhood Home Occupation Ordinance	Clarify home occupation standards for rural neighborhoods (i.e.: large lots)	Citywide	N/A	9/24/26 PC Scheduled	Brent Cooper

Major Regional Projects					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
1. Napa Valley Transportation Authority Countywide Active Transportation Plan	Create a plan to connect a network of regional bicycle and pedestrian facilities to make Napa County a safer and more accessible community.	Napa County	N/A	10/2-24 Project Kick-off 01/25 Draft Toolbook 01/25 Public Input begins 6/25 Online survey closed. View results HERE 3/26 Tentative NVTA Board Approval 5/28/26 PC adopted recommendation to approve GPA to incorporate ATP	Patrick Band (NVTA)
2. Regional Climate Action and Adaptation Plan (RCAAP)	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	Climate Action Committee 2025 Meeting Calendar (9:30 AM on the 4th Friday of each month) Meeting Minutes and Agendas 6/25 Reviewed Admin Draft RCAAP 8/25 Public Review Draft RCAAP 8/21/25 RCAAP Public Meeting 9/16/25 Joint City Council/OSATS Review 7/6/26 Anticipated Publishing of Initial Study	Melissa Lamattina/ Mark Joseph
3. Napa Valley Transportation Authority Highway 29 PID Study	Project Initiation Document (PID) for Highway 29 through American Canyon	American Canyon	N/A	10/4/21 NVTA and American Canyon workshop 2/16/22 NVTA Board of Directors voted to remove the six-lane option from future study. 1/16/24 City approved Cooperative Agreement 04-2957 with Caltrans and NVTA for Project Approval and Environmental Document phase 5/3/25 Community Workshop 9/15/26 City Council scheduled to consider funding assistance	Danielle Schmitz (NVTA)

4. Napa County Baseline Data Report	Napa County Baseline Data Report (BDR) for Community and Public Health	Countywide	789 square miles	10/26/25 Review admin draft of NC BDR 11/6/25 Staff focus group meeting 1/2/26 Review public draft of NC BDR 1/20/26 Review of public draft staff comments 3/20/26 Public draft published, LINK HERE	Christina Adamson (Napa County) / William He
5. 2025 Sonoma and Napa County Activity Based Traffic Model	The Napa Valley Transportation Authority (NVTA) and Solano Transportation Authority (STA) are working on developing an update to their activity based traffic model from 2015 to 2025	Napa and Solano Counties	N/A	12/3/25 TAC meeting #1 1/20/26 NVTA presentation to Planning Commission 1/29/26 TAC meeting #2 3/25/26 TAC meeting #3 5/27/26 TAC meeting #4 7/22/26 TAC meeting #5	Addrell Coleman (NVTA) / William He