



REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
September 22, 2022
6:30 PM

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

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

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

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

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

Zoom Meeting Link: [Click here](#)
Webinar ID: 889 0083 6938 **Passcode:** 812021

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

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

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

6:30 P.M. REGULAR MEETING

CALL TO ORDER

PLEDGE

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

[Minutes of July 26, 2022](#)

Recommendation: Approve minutes of July 26, 2022

[Minutes of July 28, 2022](#)

Recommendation: Approve Minutes of July 28, 2022

PUBLIC HEARINGS

[Home2 Suites Major Modification to revise Condition 40 regarding overhead utilities and pole undergrounding](#)

Recommendation: Approve a Resolution of the Planning Commission of the City of American Canyon, California, approving a Major Modification to the Home2Suites Hotel Design Permit (PL19-0023) to substitute Condition 40 of Resolution 2020-02 with a new requirement to underground approximately 1,450 linear feet of overhead utilities consisting of undergrounding seven utility poles and installing two new riser poles along the east side of Highway 29 from S. Napa Junction Road to Antonina Avenue (File No. PL22-0007)

BUSINESS

[Conduct a workshop to discuss a potential carwash in the Broadway District Specific Plan](#)

Recommendation: Provide questions, comments, and feedback to consider during a prospective Carwash Conditional Use Permit in the Broadway District Specific Plan.

MANAGEMENT AND STAFF ORAL REPORTS

[Active Planning Projects](#)

Recommendation: Review Active Planning Projects List

COMMISSIONER ITEMS

ADJOURNMENT

CERTIFICATION

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

Nicolle Hall, Administrative Technician

CITY OF AMERICAN CANYON
SPECIAL PLANNING COMMISSION MEETING – LEMOS POINTE SITE VISIT

ACTION MINUTES
July 26, 2022

CALL TO ORDER

The meeting was called to order at 11:02 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited

ROLL CALL

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

Absent: Chair Crystal Mallare

PUBLIC COMMENT

Vice Chair Wong opened public comments. Written comments: None. Brodie Thurmon was called to speak. Vice Chair Wong closed public comments.

INFORMATION

Lemos Pointe Site Visit

Action: Vice Chair Wong called a recess at 11:00 a.m. Commissioners left City Hall visit the Lemos Point site. Commissioners returned to City at 12:40 p.m.

ADJOURNMENT

The meeting was adjourned at 12:44 p.m.

CERTIFICATION

Respectfully Submitted,

Nicolle Hall, Administrative Technician

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

ACTION MINUTES
July 28, 2022

6:30 P.M. REGULAR MEETING

CALL TO ORDER

The meeting was called to order at 6:31 p.m.

PLEDGE

The pledge of allegiance was recited.

MEETING ANNOUNCEMENT

Vice Chair Wong made the meeting announcement.

ROLL CALL

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

Absent: Chair Crystal Mallare

PUBLIC COMMENT

Vice Chair Wong opened public comment. Written Comments: None Beth Marcus was called to speak.

AGENDA CHANGES

There were no agenda changes.

PRESENTATIONS

1. Presentation - Local Roadway Safety Plan

Public Works Director Erica Ahmann Smithies introduced Kathryn Klienschmidt from GHD who shared a presentation. Commissioners discussed the item. Public Works Director Erica Ahmann Smithies provided additional information. Vice Chair Wong opened public comments. Written Comments: None Beth Marcus was called to speak; Chris James was called to speak; Karen Fritz was called to speak. Vice Chair Wong closed public comments. Commissioners further discussed the item.

Action: Received information and feedback on the City of American Canyon Local Roadway Safety Plan.

CONSENT CALENDAR

2. Minutes of June 23, 2022

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

PUBLIC HEARINGS

3. Home2 Suites Major Modification to revise Condition 40 regarding overhead utilities and pole undergrounding

Community Development Director Brent Cooper reported on the item. Vice Chair Wong opened public comments. Written Comments: None. Speakers: None. Vice Chair Wong closed public comments.

Action: Motion to continue the public hearing for the Major Modification to Condition 40 for the proposed Home2Suites Hotel Design Permit at 3701 Main St, APN 059-072-002 to August 25, 2022 (PL22-0007) made by Commissioner Altman, seconded by Commissioner Navarro and CARRIED by a roll call vote.

BUSINESS

4. Comprehensive General Plan Update CEQA Notice of Preparation (NOP)

Community Development Director Brent Cooper with Leo Mena from Rincon Associates provided a PowerPoint presentation. Vice Chair Wong opened public comments. Chris James was called to speak. David Schwarz, Assistant City Attorney and Leo Mena and Anna Choudhuri from Rincon Associates provided additional information. Commissioners discussed the item. Vice Chair Wong closed public comment.

Action: The Comprehensive General Plan Update CEQA Notice of Preparation (NOP) was received and filed.

MANAGEMENT AND STAFF ORAL REPORTS

5. Active Planning Projects

Community Development Director Brent Cooper reported on active planning projects including PG&E application for reduction in traffic impact fee, Oat Hill grading evaluations, the Hotel at the Ruins at Watson Ranch, the Residences at Napa Junction, Car Wash at Fabbri Statuary site, Napa Logistics proposed changes to mitigation measures will be going to City Council, Giovannoni Logistics Center EIR review comment period ended last week, Watson Ranch model homes, Lemos Pointe, Housing Element and General Plan, Paoli Watson Lane annexation. Director

Cooper noted that the Planning Commission will conduct regular meetings in a hybrid format beginning in August.

COMMISSIONER ITEMS

Commissioners reported on items of interest. Everyone wished Commissioner Altman a Happy Birthday.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

CERTIFICATION

Respectfully Submitted,

Nicolle Hall, Administrative Technician



TITLE

Home2 Suites Major Modification to revise Condition 40 regarding overhead utilities and pole undergrounding

RECOMMENDATION

Approve a Resolution of the Planning Commission of the City of American Canyon, California, approving a Major Modification to the Home2Suites Hotel Design Permit (PL19-0023) to substitute Condition 40 of Resolution 2020-02 with a new requirement to underground approximately 1,450 linear feet of overhead utilities consisting of undergrounding seven utility poles and installing two new riser poles along the east side of Highway 29 from S. Napa Junction Road to Antonina Avenue (File No. PL22-0007)

CONTACT

William He, AICP, Associate Planner

BACKGROUND & ANALYSIS

On January 23, 2020, the Planning Commission reviewed the Home2 Suites Design Permit and Minor Variation (File No. PL19-0023). The project consists of a new 4-story, 102-room Home2 Suites hotel with an outdoor pool on a 1.98-acre lot at 3701 Main St in the Downtown Core zoning district. The site information is available in Attachment 3.

The Planning Commission approval of the Home2Suites project is documented by Resolution 2020-02. Condition 40 requires all existing overhead utilities, both on-site and along project frontages, and all new utilities to serve the project, shall be placed underground.

On April 11, 2022, the applicant, Napa Valley Hospitality, applied for a Major Modification application to change Condition 40, which requires the applicant to underground approximately 250 linear feet of overhead utilities on two poles across the Highway 29 frontage. The applicant coordinated with PG&E over various overhead utility and pole undergrounding designs and suggests that their preferred design undergrounds the overhead utility lines but relocates the two poles closer to the north and south property boundaries and adds an additional riser pole to each of the relocated poles.

On June 23, 2022, the Planning Commission reviewed the Major Modification in a public hearing.

The Planning Commission made several comments regarding utility undergrounding. In the discussion, the planning commissioners expressed that they would like staff to research the possibility of a comprehensive utility undergrounding policy. The applicant was favorable to this idea. The Planning Commission continued the meeting until the next meeting on July 28, 2022, to allow staff to begin the research for a reasonable condition for the Home2 Suites Hotel and announce the idea of a comprehensive undergrounding policy to the City Council.

On July 18, 2022, staff contacted the applicant by phone and discussed the next steps for the utility undergrounding project. The applicant explained that they had been working on a different proposal and would need more time to determine the details regarding timing, scope, and methods of funding for undergrounding. The applicant requested an extension of the continuance until the next regular Planning Commission meeting of August 25, 2022.

On July 20, 2022, the Applicant provided staff with a preliminary plan that explained the scope of work for the undergrounding along Highway 29. The new plan proposed the undergrounding of seven utility poles, installing two new riser poles, and undergrounding approximately 1,450 linear feet of overhead utilities. Included within the new plan are the two utility poles on the Home2 Suites frontage and the 250 linear feet of utilities. Due to the new scope of work, staff required additional time to review. The meeting continuance was extended to September 22, 2022. The plan is shown in Attachment 2.

The details of the preliminary plan will be confirmed a Deferred Improvement Agreement (DIA). The DIA will explain the scope of work, the timing, and funding for the project. The scope of work will itemize the features outlined in the Applicant's preliminary exhibit. The timing will consist of milestones and anticipated deadlines set in place for design and construction. The funding and reimbursement details will be reviewed by the Public Works Department. The DIA will be reviewed and approved by the City Engineer, City Attorney, and the City Council.

With the DIA scheduled for completion at a later time, the revised condition 40 is proposed as follows:

Condition 40. The applicant shall modify all the existing and overhead electrical and telecommunications as depicted in Exhibit A. Because the work depicted in Exhibit A represents "oversizing" above and beyond what is ordinarily required to serve the project, the Applicant is eligible for a partial reimbursement of its costs pursuant to a Deferred Improvement Agreement.

Prior to the issuance of a Certificate of Use and Occupancy for the Home2Suites Hotel (BP19-0179), the scope, schedule, the cost of the work depicted in Exhibit A – as well as the amount of the reimbursement by the City to the Applicant - shall be memorialized in a Deferred Improvement Agreement approved by the City Council.

In the event the City and Applicant do not agree to a Deferred Improvement Agreement prior to

issuance of a Certificate of Use and Occupancy, the Applicant shall pay an in-lieu fee in the amount of \$175,000. This amount represents the ordinary cost for the undergrounding of utilities and the frontage improvements for the Project Frontage. The in-lieu fee must be paid prior to the issuance of the Certificate of Use and Occupancy.

The in-lieu fee of \$175,000 will be required if the DIA cannot be memorialized. The amount is formulated by the Public Works Director, who explained that the market rate for undergrounding at this time is approximately \$700 per linear feet, and the total amount of site frontage for the Home2 Suites site is 250 linear feet.

The Home2 Suites hotel was issued a building permit on August 9, 2022. If the Major Modification is approved, staff will work with the applicant on the draft DIA. According to the applicant, the hotel is expected to complete construction within a year. The undergrounding efforts are expected to be completed after the hotel's completion.

The Public Works Department has been developing a comprehensive solution to utility undergrounding in the Broadway District. Staff has begun research on undergrounding programs and efforts of other cities. Staff plans to provide the preliminary concepts and scheduling of the plan to the Planning Commission within 9 months. The update will likely coincide with the fiscal year Capital Improvement Program update that Planning Commission will review for General Plan consistency.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The Home2 Suites Major Modification 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. Home2 Suites MM - PC Resolution](#)
- [2. Home2 Suites MM - Exhibit A](#)
- [3. Home2 Suites Hotel Site Information](#)

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING A MAJOR MODIFICATION TO THE HOME2SUITES HOTEL DESIGN PERMIT (PL19-0023) TO SUBSTITUTE CONDITION 40 OF RESOLUTION 2020-02 WITH A NEW REQUIREMENT TO UNDERGROUND APPROXIMATELY 1,450 LINEAR FEET OF OVERHEAD UTILITIES CONSISTING OF UNDERGROUNDING SEVEN UTILITY POLES AND INSTALLING TWO NEW RISER POLES, ALONG THE EAST SIDE OF HIGHWAY 29 FROM S. NAPA JUNCTION ROAD TO ANTONINA AVENUE (FILE NO. PL22-0007)

WHEREAS, Policy 3-4 of the Broadway District Specific Plan (BDSP) requires existing overhead utility poles on-site and along the property frontage to be placed underground in conjunction with development of the site or as a deferred requirement subject to approval of the City Engineer; and

WHEREAS, on January 23, 2020, the Planning Commission approved a Design Permit and Minor Variation (File No. PL19-0023) for development of a 101-room Home2 Suites hotel at 3701 Main St (Resolution 2020-02); and

WHEREAS, consistent with BDSP Policy 3-4, the Planning Commission approved the Home2Suites hotel with Condition 40 of Resolution 2020-02 requiring two existing overhead utility poles and approximately 250 feet of overhead wires that connect them across the Project Frontage to be placed underground at the Applicant's expense; and

WHEREAS, on July 12, 2020, Napa Valley Hospitality, ("Applicant"), confirmed agreement to the Design Permit conditions of approval; and

WHEREAS, the Applicant coordinated with Pacific Gas & Electric (PG&E) regarding undergrounding the overhead utilities required by Condition 40; and

WHEREAS, the initial undergrounding design revealed that two homes on the west side of Highway 29 and a pole-mounted transformer service to an existing streetlight are connected to the existing overhead utilities; and

WHEREAS, the initial undergrounding alternative placed approximately 250 feet of the overhead utility lines across the project frontage underground but resulted in two poles remaining on the north and south limits of the project frontage; and

WHEREAS, on April 11, 2022, the Applicant submitted a Major Modification application (File No. PL22-0007) to modify Condition #40 to reflect the initial undergrounding alternative; and

WHEREAS, the City of American Canyon Planning Commission considered the initial alternative at a Public Hearing on June 23, 2022 and continued the Public Hearing to July 28, 2022 with staff direction staff to consider a more comprehensive solution to underground overhead utilities within the Broadway District Specific Plan because the initial alternative did not result in a net reduction of overhead utility poles across the Home2Suites frontage and prepare a substitute condition of approval that requires the applicant to pay a utility undergrounding in-lieu fee; and

WHEREAS, staff and the Applicant continued to discuss alternatives resulting in the Planning Commission continuing the July 28, 2022 Public Hearing to September 22, 2022; and

WHEREAS, subsequent to July 28, 2022, the Applicant proposed an alternative undergrounding effort that would result in a deferred improvement agreement that eliminates seven (7) overhead utility poles and associated overhead utility lines across and beyond the Home2Suites frontage; and

WHEREAS, in return for expediting undergrounding these overhead utility poles sooner than a City-sponsored undergrounding effort, a portion of the Applicant's cost to underground the utilities would be reimbursed pursuant to a Deferred Improvement Agreement; and

WHEREAS, a continued public hearing was held by the City of American Canyon Planning Commission on September 22, 2022, on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal; and

NOW THEREFORE BE IT RESOLVED that the American Canyon Planning Commission hereby makes the following CEQA findings and Major Modification permit findings set out in Sections 1 and 2 to approve Major Modification Permit PL22-0007 for the Project, subject to the conditions of approval set out in Section 3.

SECTION 1: CEQA FINDINGS

The proposed Major Modification 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 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: MAJOR MODIFICATION FINDINGS

Approval of the Major Modification Permit requires that all the following findings be made, pursuant to American Canyon Municipal Code Section 19.45.030:

A. The modification is in substantial conformity with the previously approved plan or permit, or if the change is substantive, that the revised project is equivalent to the original project design concept in terms of consistency with city design and development standards and policies.

The Home2 Suites hotel at 3701 Main St is located between Highway 29 and Main St. The site has approximately 250' of frontage on Highway 29. Condition #40 of Design Permit PL19-0023 states, "All existing overhead utilities, both on-site and along project frontages, and all new utilities to serve the project, shall be placed underground. Exceptions may be allowed for surface mounted transformers, pedestal mounted terminal boxes and meter cabinets." The condition is from the Broadway District Specific Plan (BDSP) Policy 3-4, which says, "Through the discretionary review process, a condition of approval will require existing overhead utility poles on-site and along the property frontage to be placed underground in conjunction with development of the site or as a deferred requirement subject to approval of the City Engineer."

The Applicant worked with PG&E for many months in developing a plan to underground the two utility poles on their western frontage. If the two existing poles were removed entirely, the length of the utility

underground would increase from 250 feet to approximately 720 feet which is a much larger utility underground effort that is required by Condition 40. This is because the northern pole services two residences across the highway and the southern pole services a transformer on Antonina. The result of this first proposal would include the addition of two riser poles.

In the current proposal, the applicant proposed the undergrounding of seven poles, add two riser poles, and underground approximately 1450 linear feet of overhead utility along Highway 29, from the southern boundary of Adobe Lumber to the northern boundary of the Double Tree Hotel. The undergrounding effort takes a more comprehensive approach to beautifying the corridor and takes advantage of economies of scale. The effort would be an “oversized” commitment to fulfilling Condition #40, and the Applicant will work with staff on a Deferred Improvement Agreement that identifies the scope of work, the schedule for construction, and the funding and reimbursement details. The modification reflects technical difficulties and costs associated with undergrounding overhead utilities.

B. The modification will not create impacts substantially different from those of the previously approved project.

The modification changes the timing and scope of the undergrounding requirement for the undergrounding of two utility poles and 250 linear feet of overhead wires to the undergrounding of seven utility poles, installing two riser poles, and the undergrounding of approximately 1450 linear feet of overhead utility. The amendment reflects an oversized commitment to fulfill the requirements for Condition 40.

C. The granting of the modification will not be materially detrimental to the public health, safety, or welfare, or to property or residents in the vicinity.

The modification will underground seven utility poles, add two new riser poles, and approximately 1450 linear feet of overhead utilities. There will be no detrimental impacts to the property and residents in the vicinity.

D. The proposed modification is consistent with the policies and exhibits contained in the general plan.

The modification represents a better understanding of the technical issues associated with undergrounding overhead utility lines. Although two poles at the project site frontage may be undergrounded later than the completion of the hotel, the modified condition will provide more undergrounding along Highway 29. The undergrounding effort will improve aesthetics compared to the overhead utilities today.

The Major Modification is approved subject to the conditions set out in the following section.

SECTION 3. CONDITIONS OF APPROVAL

General

1. The Major Modification Permit approval is granted to substitute Home2Suites Design Permit Resolution 2020-02 Condition #40 as follows:
 - a. Condition 40a. The applicant shall modify all the existing and overhead electrical and telecommunications as depicted in Exhibit A. Because the work depicted in Exhibit A represents “oversizing” above and beyond what is ordinarily required to serve the project,

the Applicant is eligible for a partial reimbursement of its costs pursuant to a Deferred Improvement Agreement.

Prior to the issuance of a Certificate of Use and Occupancy for the Home2Suites Hotel (BP19-0179), the scope, schedule, the cost of the work depicted in Exhibit A – as well as the amount of the reimbursement by the City to the Applicant - shall be memorialized in a Deferred Improvement Agreement approved by the City Council.

In the event the City and Applicant do not agree to a Deferred Improvement Agreement prior to issuance of a Certificate of Use and Occupancy, the Applicant shall pay an in-lieu fee in the amount of \$175,000. This amount represents the ordinary cost for the undergrounding of utilities and the frontage improvements for the Project Frontage. The in-lieu fee must be paid prior to the issuance of the Certificate of Use and Occupancy.

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 \$751. 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 October 3, 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. All remaining conditions of approval from Planning Commission Resolution 2020-02 remain in full force and effect.
7. Prior to the issuance of the Building Permit plans, the applicant shall provide construction plans for the undergrounding of the overhead wires and relocation of two utility poles plus two additional riser poles along the Highway 29 frontage. Prior to occupancy, the applicant shall obtain final inspection that confirms the undergrounding and relocated overhead utility poles.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission on September 22, 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. Home2 Suites Major Modification Plans
- B. Confirmation of Conditions of Approval



EXHIBIT B
Applicant Confirmation of Conditions of Approval
Home2 Suites Major Modification
(FILE NO. PL22-0007)

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 September 22, 2022.

Applicant's signature

Date

Applicant's name

Property Owner's signature

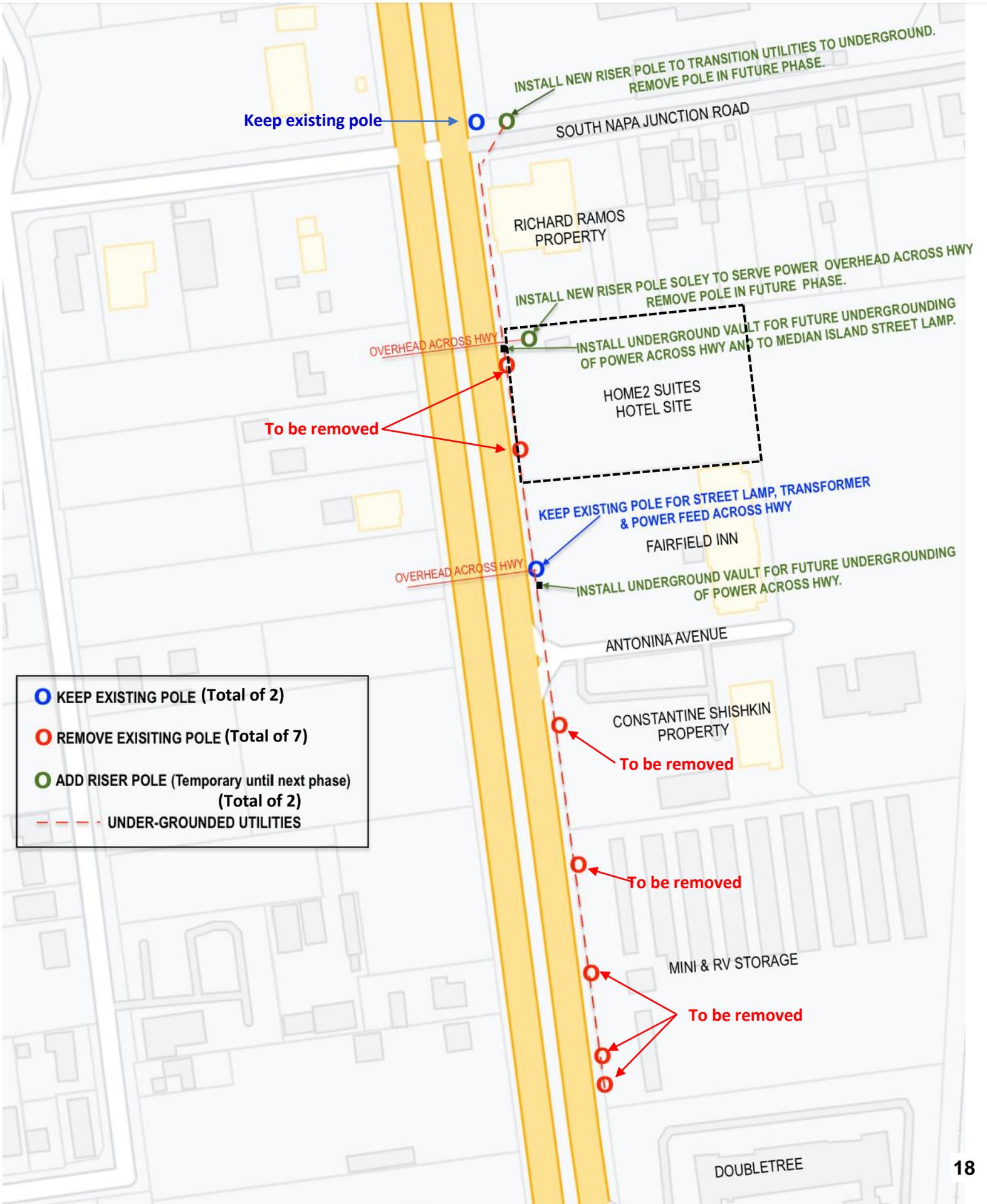
Date

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

Home2 Suites Major Mod – Exhibit A



- KEEP EXISTING POLE (Total of 2)
- REMOVE EXISITING POLE (Total of 7)
- ADD RISER POLE (Temporary until next phase) (Total of 2)
- - - UNDER-GROUNDED UTILITIES

Home2 Suites Hotel - Site Information

3701 Main Street

General Plan Designation	Downtown Core (DC)
Zoning District	Downtown Core (DC)
Site Size	1.98 acres
Present Use	Vacant site
Surrounding Zoning and Uses	<p>North: Downtown Core (DC) / AC Chamber of Commerce</p> <p>South: Downtown Core (DC) / Fairfield Inn hotel</p> <p>East: Downtown Core (DC) / Vacant Site</p> <p>West: Broadway Residential (BR) / Canyon Café</p>
Access	Main St



TITLE

Conduct a workshop to discuss a potential carwash in the Broadway District Specific Plan

RECOMMENDATION

Provide questions, comments, and feedback to consider during a prospective Carwash Conditional Use Permit in the Broadway District Specific Plan.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

Summary

Blackpoint Properties (“applicant”) is considering purchase of the Fabbri Statuary site at 3885 Broadway to construct a carwash. The applicant met staff in a Project Review Committee meeting on March 30, 2022 and submitted a Preapplication on April 18, 2022. Initially, the Preapplication included a drive-thru restaurant and carwash options. The applicant has since eliminated the drive-thru restaurant option and is now only considering a carwash. A site location map and street view of the property from Broadway is included as Attachment 1.

On May 5, 2022, the applicant was informed that due to current drought conditions a recycled water main would need to be extended to the carwash site and recycled water used for landscaping, toilet flushing, and carwash water.

On September 16, 2022, staff received proposed carwash site plan and building elevations. This information is included as Attachment 2.

The Fabbri Statuary site is located in the Broadway District Specific Plan (BDSP) at the southwest corner of Poco Way and Broadway. The BDSP Vision is to achieve a dynamic place where residents and visitors live, work, play, and actively participate in their community. The site has a zoning designation of Community Commercial. A carwash in this zoning district requires Planning Commission approval of a Conditional Use Permit.

A Conditional Use Permit requires special consideration of the Project effects on surrounding properties and the objectives of regulatory policies and ordinances (i.e.: the General Plan, Zoning

Code, Specific Plan) and that the use would be essential or desirable to the public convenience or welfare.

A carwash use is sensitive because on July 21, 2021 the Planning Commission and City Council conducted a workshop that focused on auto-oriented uses in the BDSP. At that workshop, carwash uses were listed but not specifically discussed.

On August 19, 2022, staff described the BDSP vision and auto-oriented use sensitivity with the applicant. An agreement was reached to use a workshop format to obtain early Planning Commission input on this potential use in the BDSP. At that time, the applicant indicated they will have additional information about the project for the Planning Commission to consider. An email from the applicant regarding this discussion is included as Attachment 3.

Because a Conditional Use Permit may only be approved if the Project is compatible with regulatory policies and surrounding neighborhood, and that the use would be essential or desirable to the public convenience or welfare, staff and the applicant are seeking early Planning Commission feedback such as questions and issues that will be evaluated during an anticipated carwash Conditional Use Permit application review.

The workshop is solely intended to provide Planning Commission feedback, questions and issues on a prospective carwash land use in the BDSP.

Carwash Preapplication

A copy of the applicant's April 18, 2022 questions submitted with the Preapplication is included as Attachment 4.

A copy of the May 5, 2022 staff responses, including a requirement that a recycled water main would need to be extended to the carwash site and recycled water used for landscaping, toilet flushing, and carwash water is included as Attachment 5.

Following the May 5, 2022 letter, the applicant eliminated the drive-thru restaurant concept. As of writing this report, the applicant indicated they intend to submit a carwash Conditional Use Permit application in the next few days.

The workshop is solely intended to provide Planning Commission feedback, questions and issues on a prospective carwash land use in the BDSP.

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."

ENVIRONMENTAL REVIEW

Not applicable.

ATTACHMENTS:

1. Location and Street View
2. Carwash Site Plan and Building Elevations 9.16.2022
3. Carwash Workshop Email Confirmation 8.22.22
4. Carwash Narrative and Questions_04.18.2022
5. Pre-App - 1st Comments 05.05.2022

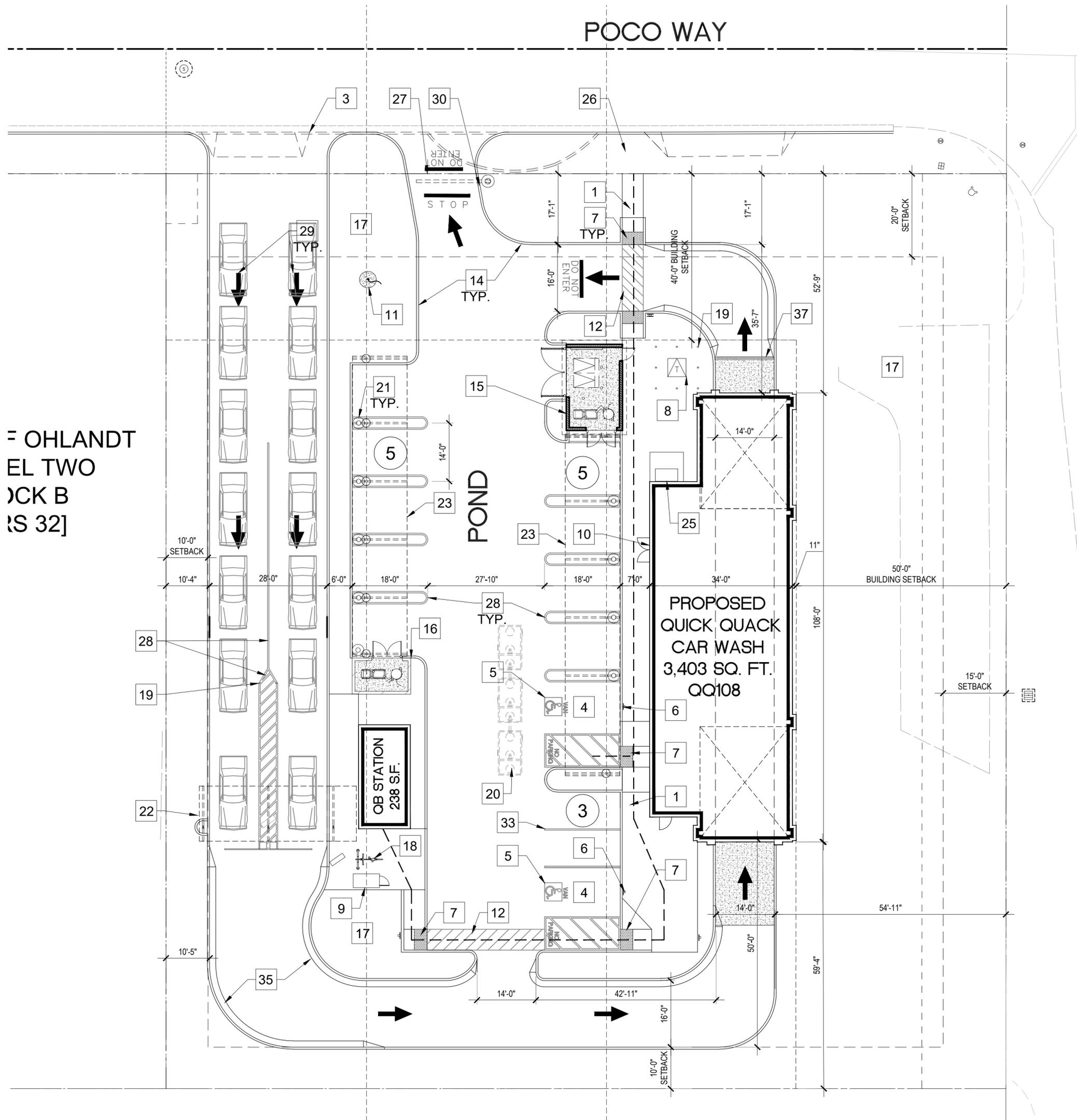
Proposed Carwash Location
3885 Broadway



3885 Broadway Street View
Looking southwest from Poco Way/Broadway



POCO WAY



OHLANDT
EL TWO
CK B
S 32]

NAPA VALLEY HWY (CA-29)



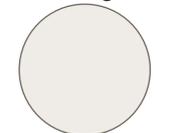


West Elevation

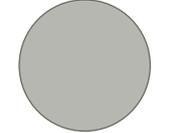


North Elevation

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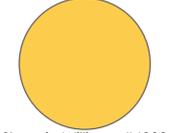
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"Snowbound"



Sherwin Williams #7658
"Gray Clouds"



Sherwin Williams
"Quick Quack Green"



Sherwin Williams #6902
"Decisive Yellow"



Sherwin Williams #7025
"Backdrop"



Basalite - Split Face CMU
#790 "Dark Gray"



Precision Face CMU Sill
Dark Gray



Boral Smooth Honed Face CMU
#225 "Light Gray"



Hardie Panel Vertical Siding
"Crisp White"



Quick Quack Carwash
Site# 25-137
Poco Way & Broadway
American Canyon, CA



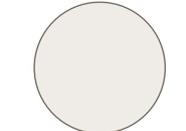


East Elevation

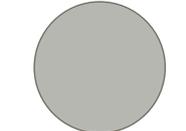


South Elevation

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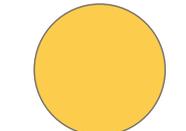
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"Snowbound"



Sherwin Williams #7658
"Gray Clouds"



Sherwin Williams
"Quick Quack Green"



Sherwin Williams #6902
"Decisive Yellow"



Sherwin Williams #7025
"Backdrop"



Basalite - Split Face CMU
#790 "Dark Gray"



Precision Face CMU Sill
Dark Gray



Boral Smooth Honed Face CMU
#225 "Light Gray"



Hardie Panel Vertical Siding
"Crisp White"



Quick Quack Carwash
Site# 25-137
Poco Way & Broadway
American Canyon, CA





South Elevation



West Elevation



North Elevation



East Elevation

Color Legend:



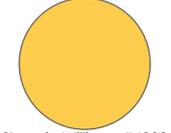
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"Snowbound"



Sherwin Williams #7658
"Gray Clouds"



Sherwin Williams
"Quick Quack Green"



Sherwin Williams #6902
"Decisive Yellow"



Sherwin Williams #7025
"Backdrop"



Basalite - Split Face CMU
#790 "Dark Gray"



Precision Face CMU Sill
Dark Gray



Boral Smooth Honed Face CMU
#225 "Light Gray"



Hardie Panel Vertical Siding
"Crisp White"



Quick Quack Carwash
Site# 25-137
Poco Way & Broadway
American Canyon, CA

Masonry



Basalite - Split Face CMU
#790 "Dark Gray"



Precision Face CMU Sill
Dark Gray



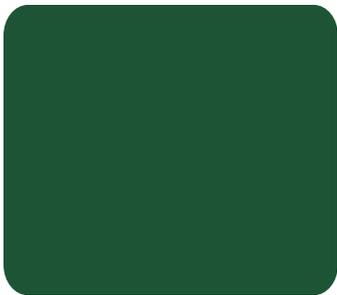
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#225 "Light Gray"

Wood



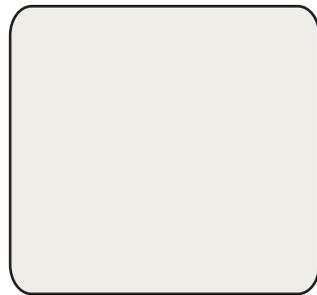
Hardie Panel Vertical Siding
"Crisp White"

Metal

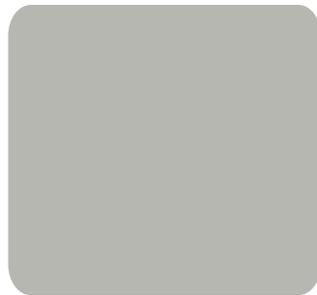


Sherwin Williams
"Quick Quack Green"

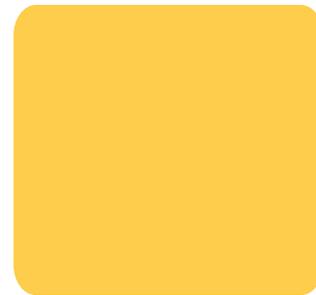
Paint



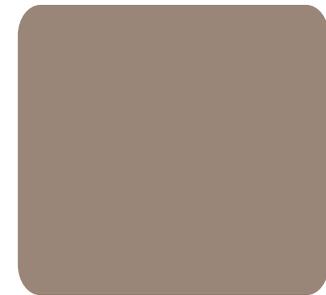
Sherwin Williams #7004
"Snowbound"



Sherwin Williams #7658
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Sherwin Williams #6902
"Decisive Yellow"



Sherwin Williams #7025
"Backdrop"



[Quick Quack Carwash](#)
Site# 25-137
Poco Way & Broadway
American Canyon, CA

From: clement@blackpoint.com
To: [Brent Cooper](#)
Cc: "[Vance Shannon](#)"; [William He](#)
Subject: [External] 3885 Broadway Car Wash
Date: Monday, August 22, 2022 12:35:49 PM

Hi Brent,

Good speaking with you on Friday.

I wanted to confirm in writing that our team will plan to attend an in-person Q&A with Planning Commission for their 09/22 meeting date.

We'll plan to coordinate with you on specifics mid-September.

Also, per our conversation, you were looking at reclaimed water requirement for, and extension to, new hotel near our site.

Please share any information on this.

Thank You,

Clement Balsler

Blackpoint Properties, LLC

1129 Industrial Avenue, Suite 205 | Petaluma, CA 94952

415.497.1431 | clement@blackpoint.com | www.blackpoint.com

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April 18, 2022

Re: 3885 Broadway Street, American Canyon, Project Narrative for Car Wash Preapplication

To The City of American Canyon Community Development Department,

Blackpoint Properties LLC is in contract to purchase subject property. Current use is Statuary Retail Sales. We are requesting Preapplication review and comments by the City of American Canyon regarding the following redevelopment activities:

- Project Narrative:
 - Demolish the existing retail sales building (+/-750 SF) and clear the site of all existing improvements.
 - Construct new +/- 4,000 SF Tunnel Car Wash with +/- 22 new parking spaces including 18 vacuum stations.
 - Upgrade utilities as needed for new development.
 - Construct new sitework per applicable codes including:
 - Landscape and drainage/ retention.
 - AC paving for circulation.
 - New Driveway at Western property line on Poco Way
 - New Driveway at Southern property line – right-in, right-out only.
 - Frontage improvements including C&G, Sidewalk, and landscaping.
 - Site plan shows 35' Landscape setback from building as well as 25' shoulder setback within CalTrans ROW – will this be sufficient for required City and CalTrans requirements?
 - Install monument sign at corner of Poco Way
- Questions for Community Development:
 - Will there be a particular design standard required per Broadway SP?
 - Are city utilities available in Poco Way to avoid disruption to HWY 29?
 - Water, Sewer, Stormwater
 - Undergrounding Electrical requirements on Poco Way? Potential issue with service to 12 Poco Way from existing power pole.
 - Will ROW Setbacks on HWY 29 be sufficient for required City and CalTrans improvements?
 - What are material and process requirements including studies, reports, drawings, etc. for a complete planning application?
 - Per updated Fault Line Mapping, subject site is outside recognized fault zones.
 - Do any City Departments see specific issues with approval of this redevelopment?

Sincerely,

Clement Balsler
 Blackpoint Properties
clement@blackpoint.com



Sent by Email to:
Clement Balser, clement@blackpoint.com
Remo Fabbri, fabbristatuarynapa@gmail.com

May 5, 2022

Clement Balser
Black Point Properties
1129 Industrial Ave – Suite 205
Petaluma, CA 94952

Subject: First Comments for 3885 Broadway Pre-application (PL22-0010), APN 058-353-004

Dear Clement Balser:

Staff completed the first review of the preliminary application for the redevelopment at 3885 Broadway St, submitted on April 18, 2022. The first proposal is for the development of a 3,200 SF drive-through restaurant with 37 parking spaces. The second proposal is for the development of a 4,000 SF tunnel car wash with 22 parking spaces and 18 vacuum stations.

The one-acre site is located in the Community Commercial (CC) zoning district in the Broadway District Specific Plan (BDSP) and accessible from Poco Way. In accordance with the Municipal Code, a drive-through restaurant and a car wash facility are permitted through a Conditional Use Permit (CUP). Staff prepared a list of screen check comments that answer your questions prior to the submittal of a CUP application. The comments are attached to this letter as attachment 1.

We look forward to working with you on this project. Should you have any questions, please contact me by e-mail at whe@cityofamericancanyon.org, or by phone at 707-647-4337.

Sincerely,

A handwritten signature in blue ink, appearing to read "W He".

William He, AICP
Associate Planner, Community Development Department

Attachments: 1. First screen check comments
2. BDSP MMRP

CC: Project Review Committee (electronically)
File



**3885 Broadway Redevelopment
Pre-application (File No. PL22-0010)
1st Screen check comments**

The following are staff comments on the applicant's preliminary application. Comments pertain to both the drive-through restaurant and carwash projects unless specified otherwise.

Staff observed these key issues from the application submittal:

1. The [Broadway District Specific Plan](#) would not permit drive thru lanes between the restaurant and Broadway (Highway 29). See Policy 3-1 regarding special site planning and architectural treatments for buildings located on corner lots.
2. The Napa Valley Transportation Authority SR-29 Multimodal Improvement Project Initiation Document (PID) and the Broadway District Specific Plan would not permit a new driveway onto Highway 29.
3. Recycled water is available within approximately 500 feet from the site. Due to the Stage 2 Drought conditions, this project would be required to extend the recycled water main to the site and use recycled water for landscaping, toilet flushing, and carwash water.

Applicant Questions for Drive-through Restaurant and Car Wash

1. Will there be a particular design standard required per Broadway SP?

The site is located in the Broadway District Specific Plan (BDSP) and subject to the BDSP design standards. For development standards see BDSP Table 2-13. For design standards, see BDSP policies listed below:

- a. *According to BDSP Policy 3-1, the applicant is required to provide an architectural narrative that explains how the structures on site achieve a Modern Farmhouse or Modern Industrial style. The properties on the west side of Highway 29 are constructed in a modern farmhouse style and a new hotel was recently approved in this same architectural style. Staff recommends the architecture of quick serve restaurant also reflect a modern farmhouse style.*
- b. *According to BDSP Policy 3-1, buildings located at the corner of a street are visually prominent. Architectural features in the front façade should be extended to the other elevations that are visible from open space areas and the public right-of-way. For the carwash option, ensure the northern elevation includes a wall to screen the carwash tunnel.*
- c. *According to BDSP Policy 3-2, Incorporate equipment and service items into the building design and/or landscape areas to minimize noise and visual impacts on pedestrian areas, streets, roof mounted mechanical equipment shall be screened with a parapet equal in height to the highest equipment facility. Ensure the structures comply with this standard.*
- d. *According to BDSP Policy 3-3, to the greatest extent possible, incorporate existing mature trees into the landscape plan of new developments. There appear to be 7 mature trees in the eastern setback facing Hwy 29. Incorporate them into the landscaping plan to the greatest extent possible.*
- e. *According to BDSP Policy 3-4, the applicant is required to underground overhead utility poles and wires on-site and along the property frontage. Underground the utility pole and the associated overhead wires in the Poco Way street frontage.*
- f. *According to BDSP Policy 2.1, all development shall exceed Title 24 energy standards by 15%. Ensure this project can achieve this standard.*

2. Are city utilities available in Poco Way to avoid disruption to HWY 29?
 - a. Water, Sewer, Stormwater
 - b. Undergrounding Electrical requirements on Poco Way? Potential issue with service to 12 Poco Way from existing power pole.

Yes. Water, and sewer are available but no storm drainage facility. Drainage from the site sheet flows to Poco Way and west through street gutter to a drainage structure at Cassayre Drive/Rio Del Mar intersection.

Recycled water is available within approximately 1,000 feet from the site. Due to the Stage 2 Drought conditions, this project would be required to extend the recycled water main to the site and use recycled water for landscaping, toilet flushing and carwash water.

For your information, Engineering Standard 4.02 requires new development to contain stormwater runoff in the post improvement condition to not exceed 90% of the preconstruction condition. Public Works Engineering Standards are available at [this link](#).

As discussed above, new developments are required to underground new and existing on-site and frontage overhead utilities.

3. Will ROW Setbacks on HWY 29 be sufficient for required City and CalTrans improvements?

See Public Works comment #15.

4. What are material and process requirements including studies, reports, drawings, etc. for a complete planning application?
 - a. *Per updated Fault Line Mapping, subject site is outside recognized fault zones. Please conduct your independent review of State Alquist-Piolo Fault Hazard Zone mapping information to confirm this conclusion.*
 - b. *The Zoning Code defines the drive-through restaurant as an “eating and drinking establishment”, which requires a Conditional Use Permit (CUP) when proposed adjacent to residential uses or zoning district.*
 - c. *The Zoning Code defines the carwash is a “vehicle wash” use, which also requires a CUP in the Community Commercial (CC) zone. Please see this guide to submittal requirements, [link here](#). Provide all the submittal items required.*

5. Do any City Departments see specific issues with approval of this redevelopment?

See additional comments below.

Planning

6. The project is an infill development located within the Community Commercial (CC) zoning district. Public outreach is necessary to ensure the nearby property owners get adequate notice and an opportunity to ask questions about the project early in the review process. Prior to the CUP application submittal, please contact nearby property owners within 300’ of the project site and solicit their input on the project. Provide a copy of the outreach materials and results to staff

when the application is submitted. Document your efforts and the questions and comments received by the community into a public outreach report.

7. The project is subject to the California Environmental Quality Act (CEQA). Attached is an Environmental evaluation form that identifies each of the mitigation measures from the Broadway District Specific Plan (BDSP) Program environmental impact report (PEIR), see Attachment 2. When submitting the discretionary application, provide a report prepared by a registered environmental consultant with CEQA expertise that evaluates the project's impacts in the context of the BDSP PEIR.
8. Provide a stacking and queuing study that determines the drive-through length to ensure queued vehicles do not stack onto the public right-of-way and facilitate safe and efficient access to the parking lot and pedestrian access through the site. The stacking and queueing study shall be based upon a comparison of three similar size stores with the same brand.
9. For your information, Pole signs are not permitted in the City. The non-conforming "Fabbri Statuary" pole sign would be required to be removed prior to issuance of the building permit.
10. Provide a typical parking stall dimension for each type of parking stall.
11. In accordance to APMC Section 19.21.050, provide a minimum of 3 bicycle parking spaces for the 37 vehicle parking spaces for the drive-through restaurant. Provide a minimum of 2 bicycle parking spaces for the 22 vehicle parking spaces for the carwash.
12. For the drive-through restaurant, the site plan shows two drive-through lanes. Explain how the vehicles in the outer lane will receive their menu orders.

Public Works

13. The Napa Valley Transit Authority (NVTA), in partnership with the City and Caltrans, is completing the SR-29 Multimodal Improvement Project Initiation Document (PID). The PID and the Broadway District Specific Plan demonstrates that traffic flow is hindered by driveways and roadways that ingress and egress from Broadway because traffic movements disrupt roadway operations and complicate safety and design elements, such as Class I and IV facilities, transit stops and transit passenger amenities. Whenever possible, NVTA suggests the City minimize additional driveway/roadway access to the highway. For this reason, the entry onto Highway 29 is not permitted. Please revise the site plan to limit entry only from Poco Way.
14. Submit a Traffic Study that identifies the net new trips generated by the project and evaluates the operation of the Poco Way driveway and Level of Service impacts to the Poco Way/Broadway intersection.
15. The Site Layout shall include Highway 29 frontage improvements including a 12 feet wide multi-use path. Highway 29 frontage improvements plan shall be detailed with dimensions showing the existing lanes, edge of pavement and location of the property/right-of-way lines. The existing

right-of-way shall be per recorded document. Work within Caltrans Right-of-Way requires an encroachment permit issued by Caltrans.

16. Submit a current Preliminary Title Report prepared within three months of application submittal.
17. Submit a preliminary geotechnical report prepared by a registered geotechnical engineer.
18. Submit a preliminary hydrology and hydraulic study prepared in accordance with City Standards to support the sizing of stormwater collection system and stormwater detention facility.
19. Submit a preliminary Stormwater Control Plan (report) prepared in accordance with the current BASMAA Post-Construction Manual, [link here](#).
20. Submit preliminary civil improvement plans prepared by a registered civil engineer. The preliminary plans shall include topographic survey showing all existing features within the property, preliminary grading/drainage plan, preliminary stormwater control plan and preliminary utility plan. Property boundary shall be per record documents.
21. Submit Will Serve Letter Application for water and sewer service. Application shall include potable and recycled water demand calculation and sewer generation calculation. The application is available at [this link](#).
22. Per Municipal Code Section 13.10.010, any commercial project is required to use recycled water for irrigation, toilet flushing, and car washing activity.
23. Placement and size of trash enclosure shall be per City Standards, [link here](#).
24. Preliminary plan set shall include Fire Truck Turning template using the City's ladder truck and Garbage Truck Turning template using Recology's garbage truck. The ladder truck template is available at this link, [link here](#).
25. For the drive-through restaurant, a Grease interceptor would be required.
26. The carwash would be limited to using recycled water.
27. For the carwash, an oil/water separator would be required.

Fire District

28. Fire hydrants required within 150 feet of all portions of the building.
29. Fire sprinklers are required for any new building.

**Mitigation Monitoring and Reporting Program
for the
Broadway District Specific Plan
Environmental Impact Report
City of American Canyon, Napa County, California
State Clearinghouse No. 2017042025**

Prepared for:



City of American Canyon

4381 Broadway Street, Suite 201
American Canyon, CA 94503
707.647.4335

Contact: Brent Cooper, AICP, Community Development Director

Prepared by:

FirstCarbon Solutions

1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
925.357.2562

Contact: Jason Brandman, Project Director
Grant Gruber, Project Manager

Report Date: April 10, 2019

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Table 1: Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 3.2—Air Quality/Greenhouse Gas Emissions					
<p>MM AIR-2: Prior to issuance of the first construction permit for projects that occur pursuant to the Specific Plan, the applicant shall submit construction plans to the City of American Canyon with the following notes on them. The dust abatement measures described in the notes shall be implemented during construction.</p> <p>During construction activities, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads and surfaces shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks shall be paved as soon as possible. • Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes (beyond the 5 minute limit required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 	Site inspection; notes on construction plans	Prior to issuance of the first construction permit for projects that occur pursuant to the Specific Plan	City of American Canyon		

Table 1 (cont.): Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator. A publicly visible sign shall be posted with a name and telephone number of the person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District’s phone number shall also be visible to ensure compliance with applicable regulations. 					
<p>MM AIR-3: Prior to issuance of the first construction permit for development projects that occur pursuant to the Specific Plan, the applicant shall provide documentation to the City of American Canyon demonstrating that all off-road by diesel equipment proposed for use is powered with Tier 3 or cleaner engines.</p>	Submittal of documentation	Prior to issuance of the first construction permit for development projects that occur pursuant to the Specific Plan	City of American Canyon		
<p>MM AIR-4a: Prior to issuance of building permits for any sensitive receptor use (residential areas, elementary school, daycare centers, etc.) that would be developed pursuant to the Specific Plan, the applicant shall complete either of the following two options:</p> <ol style="list-style-type: none"> Prepare and submit a toxic air contaminant risk screening assessment to the City of American Canyon that demonstrates the potential risk from roadways, rail, and stationary sources would not exceed the Bay Area Air Quality Management District’s (BAAQMD’s) cumulative risk threshold for toxic air contaminant impacts. Prepare and submit a Health Risk Analysis to the City of American Canyon, consistent with BAAQMD’s recommended methodology, that demonstrates the potential risk from roadways, rail, and stationary sources would not exceed the 	Approval of assessment	Prior to issuance of building permits for any sensitive receptor use (residential areas, elementary school, daycare centers, etc.)	City of American Canyon		

Table 1 (cont.): Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
BAAQMD’s cumulative risk threshold for toxic air contaminant impacts. If mitigation is required to reduce a potentially significant risk to less than the cumulative risk threshold, that mitigation shall be clearly identified and the associated risk reduction quantified. The mitigation must be incorporated into the project and implemented.					
<p>MM AIR-4b: Prior to issuance of building permits for any potential source of toxic air contaminants that would be developed pursuant to the Specific Plan, the applicant shall complete either of the following two options:</p> <ol style="list-style-type: none"> 1. Prepare and submit a toxic air contaminant risk screening assessment to the City of American Canyon that demonstrates the proposed development would not expose sensitive receptors to levels of risk that exceed the BAAQMD’s project level and cumulative risk threshold for toxic air contaminant impacts. 2. Prepare and submit a Health Risk Analysis to the City of American Canyon consistent with BAAQMD’s recommended methodology, which demonstrates the proposed development would not expose sensitive receptors to levels of risk that would exceed the BAAQMD’s project level and cumulative risk threshold for toxic air contaminant impacts. If mitigation is required to reduce a potentially significant risk to less than the cumulative risk threshold, that mitigation shall be clearly identified and the associated risk reduction quantified. The mitigation must be incorporated into the project and implemented. 	Approval of assessment	Prior to issuance of building permits for any potential source of toxic air contaminants	City of American Canyon		

Table 1 (cont.): Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 3.3—Biological Resources					
MM BIO-1a: Prior to development activities within undeveloped properties within the Specific Plan area, the applicant shall retain a qualified biologist to conduct a reconnaissance-level biological assessment. The assessment shall evaluate the potential presence of special-status plant and wildlife species, sensitive natural communities, jurisdictional features, and wildlife and fish movement. If the reconnaissance-level biological assessment determines that protocol-level surveys or pre-construction surveys are warranted, these studies shall be completed prior to construction. Additionally, any required mitigation (e.g., protective buffers, passive relocation, restoration, etc.) shall be completed at the appropriate time. This mitigation measure shall not apply to sites that are entirely or mostly hardscaped or disturbed.	Approval of study	Prior to development activities within undeveloped properties within the Specific Plan area	City of American Canyon		
MM BIO-1b: Prior to tree removal activities that occur during the nesting season (February 1 and August 31), the applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey no more than 14 days prior to vegetation removal. If the biologist observes nesting birds to be present, a minimum 250-foot protective buffer shall be established around the nest until the young have fledged. This mitigation measure shall not apply to tree removal activities that occur outside the nesting season (September 1 to January 31).	Site inspection; notes on construction plans	Prior to tree removal activities that occur during the nesting season (February 1 and August 31)	City of American Canyon		
MM BIO-2: Prior to development activities within undeveloped properties that contain blue line drainages or wetland features within the Specific Plan area, the applicant shall retain a qualified biologist to conduct a jurisdictional assessment (or other applicable evaluation). The assessment shall determine if the resource falls under the jurisdiction of a federal or state resource agency (e.g., United States Army Corps of Engineers,	Approval of assessment	Prior to development activities within undeveloped properties that contain blue line drainages or wetland features within the	City of American Canyon		

Table 1 (cont.): Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
California Department of Fish and Wildlife, San Francisco Bay Regional Water Quality Control Board). If the assessment is affirmative, the applicant shall obtain the requisite permits from the appropriate resource agencies and implement applicable mitigation measures for impacts to such features (avoidance, restoration, payment of fees to an off-site mitigation bank, etc.). If the assessment is negative, no further action is required.		Specific Plan area			
Section 3.4—Cultural Resources					
MM CUL-1: If prehistoric or historic-period archaeological resources are encountered during ground disturbing activities associated with new development that occurs pursuant to the Specific Plan, all construction activities within 100 feet of the find shall halt and the City of American Canyon shall be notified. Prehistoric archaeological materials might include obsidian and chert flakedstone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. A Secretary of the Interior-qualified archaeologist shall inspect the findings within 24 hours of discovery. If it is determined that the project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open	Site inspection; notes on construction plans	During construction activities	City of American Canyon		

Table 1 (cont.): Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan in consultation with the City of American Canyon. Treatment of unique archaeological resources shall follow the applicable requirements of PRC Section 21083.2. Treatment for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the Project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals.					
MM CUL-3: If potential fossils are discovered during project implementation, all earthwork or other types of ground disturbance within 100 feet of the find shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find. The paleontologist shall report his/her findings to the City of American Canyon. Based on the scientific value or uniqueness of the find, the paleontologist shall either record the find and recommend that the City of American Canyon allow work to continue, or recommend salvage and recovery of the fossil. The paleontologist shall, if required, propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations will be consistent with Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If required, treatment for fossil remains shall	Site inspection; notes on construction plans	During construction activities	City of American Canyon		

Table 1 (cont.): Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and, if required, shall also include preparation of a report for publication describing the finds.					
MM CUL-4: In the event of discovery or recognition of any human remains during construction activities, such activities within 100 feet of the find shall cease until the Napa County Coroner has been contacted to determine that no investigation of the cause of death is required. The Native American Heritage Commission (NAHC) shall be contacted within 24 hours if it is determined that the remains are Native American. The NAHC will then identify the person or persons it believes to be the most likely descendant from the deceased Native American (PRC Section 5097.98), who in turn would make recommendations to the City of American Canyon for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines Section 15064.5(d)).	Site inspection; notes on construction plans	During construction activities	City of American Canyon		
Section 3.5—Geology, Soils and Seismicity					
MM GEO-1a: Prior to issuance of building permits for development projects that occur pursuant to the Specific Plan that are located within an Alquist-Priolo Special Study Zone, the City of American Canyon shall verify that the applicant has commissioned a fault investigation. The fault investigation shall be prepared by a licensed geologist or geotechnical engineer and determine the precise location of the West Napa Fault in relation to the proposed project. All recommended fault setbacks set forth in the fault investigation shall be shown on project plans.	Approval of plans	Prior to issuance of building permits for development projects that occur pursuant to the Specific Plan that are located within an Alquist-Priolo Special Study Zone	City of American Canyon		

Table 1 (cont.): Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM GEO-1b: Prior to issuance of building permits for development projects that occur pursuant to the Specific Plan, the City of American Canyon shall verify that the applicant has commissioned a design-level geotechnical report. The report shall be prepared by a licensed geologist or geotechnical engineer and determine whether the geologic conditions of the site in question are suitable for development. All recommendations for grading, soil engineering, and construction shall be incorporated into the project plans.</p>	Approval of report	Prior to issuance of building permits for development projects that occur pursuant to the Specific Plan	City of American Canyon		
<p>Section 3.7—Hydrology and Water Quality</p>					
<p>MM HYD-1a: Prior to issuance of grading permits for development projects that occur pursuant to the Specific Plan, the City of American Canyon shall verify that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site best management practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs are installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements</p>	Approval of plan	Prior to issuance of grading permits for development projects that occur pursuant to the Specific Plan	City of American Canyon		

Table 1 (cont.): Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook—Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual.					
<p>MM HYD-1b: Prior to issuance of building permits for development projects that occur pursuant to the Specific Plan, the project applicant shall prepare a Stormwater Control Plan that includes post-construction stormwater controls in the site design to satisfy requirements of the Phase II Small MS4 Permit. This shall include a review of the final Stormwater Control Plan by the City of American Canyon to ensure that the required controls are in place.</p> <p>Provision E.12.h of the MS4 Permit requires that an operation and maintenance program be implemented for post-construction stormwater management features. Responsible parties and funding for long-term maintenance of all BMPs must be specified. This plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the MS4 Permit. Reports documenting inspections and any remedial action conducted shall be submitted regularly to the City for review and approval.</p>	Approval of plan	Prior to issuance of building permits for development projects that occur pursuant to the Specific Plan	City of American Canyon		
Section 3.9—Noise					
<p>MM NOI-1: Prior to issuance of building permits of noise-sensitive land uses within the 65 dBA L_{dn} roadway noise contours shown in Exhibit 3.9 4 or within the 65 dBA L_{dn} roadway noise contours specified in Table 3.9 15 (within 350 feet of the centerline of Broadway Street or 127 feet of the centerline of American Canyon Road), the applicant shall retain an acoustical engineer to conduct a detailed acoustical analysis. The detailed acoustical analysis shall confirm the roadway noise levels impacting the sensitive receptors, and if necessary, shall identify</p>		Prior to issuance of building permits of noise-sensitive land uses within 350 feet of the centerline of Broadway Street or 127 feet of the centerline of American Canyon	City of American Canyon		

Table 1 (cont.): Broadway District Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
mitigation measures to reduce interior noise levels at the sensitive land uses to within City noise standards.		Road			
MM NOI-2a: Prior to issuance of grading permits, if construction activities will (1) pile drive within 150 feet or (2) utilize mobile construction equipment within 20 feet of any existing structure with sensitive receptors, the applicant shall retain an acoustical engineer to conduct a vibration analysis for potential impacts from construction-related vibration impacts to the existing structure(s) with sensitive receptors. The vibration analysis shall determine the vibration levels created by construction activities at the existing structure(s) with sensitive receptors and, if necessary, develop mitigation to reduce the vibration levels to within the Caltrans threshold of 0.25 inch per second PPV.	Approval of vibration analysis	Prior to issuance of grading permits	City of American Canyon		
MM NOI-2b: Prior to issuance of building permits, if new vibration-sensitive land uses are located within 30 feet of a truck route or 80 feet of a rail line, the applicant shall retain an acoustical engineer to conduct a vibration analysis for potential impacts from vibration generated by trucks or trains to the vibration-sensitive land uses. The vibration analysis shall determine the vibration levels impacting the proposed structure(s) with sensitive receptors, and if necessary develop mitigation to reduce the vibration levels to within the Caltrans threshold of 0.04 inch per second PPV.	Approval of vibration analysis	Prior to issuance of building permits	City of American Canyon		



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

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
1.	Watson Ranch Specific Plan Amendment (PL22-0023)	American Canyon I, LLC	Refinement to the Watson Ranch Specific Plan	North of Vintage Ranch	8/26/22 Application submitted	Brent Cooper
2.	Napa Junction Solar Farm and RV Parking (PL22-0022)	RH Hess Development	A preapplication to evaluate access issues to a minor utility solar farm with RV parking.	5381 Broadway 2.4 acres	8/25/22 Application submitted 9/14/22 Project Review Committee discussion with applicant	William He
3.	Chicken Guy Restaurant (PL22-0021)	Chandi Hospitality	A Design Permit for a 2,818 sqft quick serve drive-thru restaurant	200 American Canyon Road 1.03 acres	8/22/22 Application submitted	William He
4.	5555 Broadway building Preapplication (PL22-0020)	Intersection	A Preapplication to evaluate building improvements and outdoor uses at the rear of the site.	5555 Broadway 7.04 acres	8/12/22 Application submitted 8/31/22 Project Review Committee discussion with applicant 9/7/22 Comments to applicant	William He
5.	Napa Airport Commerce Center Development Agreement (PL22-0019)	Panattoni	Annual review of the Napa Airport Commerce Center Development Agreement	Southeast corner Devlin Road/S. Kelly Road	8/1/22 Application submitted 9/6/22 City Council approved	Brent Cooper
6.	Giovannoni Logistics Center Development Agreement (PL22-0018)	Buzz Oates Construction	Proposed Development Agreement to extend the term of proposed entitlements	East and West of Devlin Road, north of Green Island Road 200 acres	8/1/22 Application submitted 9/1/22 Application on hold pending entitlement approvals	Brent Cooper
7.	Watson Ranch Lot Line Adjustment (PL22-0017)	American Canyon I, LLC	Reconfiguration between Lots 19 and Adjusted Lot C.	Marcus Road 13.6 acres	6/30/22 Application submitted 7/20/22 Comments to applicant 8/11/22 Application approved	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
8.	PG&E Regional Center Traffic Impact Fee Revision (PL22-0024)	Corporate Real Estate Strategy & Services	A proposed reduction in traffic impact fees based on a change to the project operations.	500 Boone Drive	7/15/22 Application submitted	William He
9.	Sunstone Tattoo Shop (PL22-0014)	Daniel Velasco	Revise allowable services to include body piercing	3433 Broadway, Suite B	6/1/22 Application submitted 6/28/22 Application placed on hold	William He
10.	Hotel @ The Ruins (PL22-0012)	McGrath Properties American Canyon, LLC	A proposed hotel at the Watson Ranch Ruins & Gardens with up to 200 hotel rooms, conference facilities and event venues.	Southeast corner Rolling Hills/Rio Del Mar 19.8 acres	5/16/22 Application submitted 6/13/22 Comments to applicant	William He
11.	Residences at Napa Junction (PL22-0011)	American Canyon Ventures LLC	453 multi-family rental dwellings with associated parking and amenities.	1000 Reliant Way 15 acres	5/2/22 Application submitted 6/1/22 Comments to applicant	William He
12.	Carwash Preapplication (PL22-0010)	Blackpoint Properties	Preapplication to answer due diligence questions for a potential drive-thru fast food restaurant or carwash	3885 Broadway 1.01 acres	4/18/22 Application submitted 5/5/22 Comments to applicant 7/19/22 Applicant preparing studies and design for a carwash CUP 9/22/22 PC Workshop on carwash use in BDSP	William He
13.	Home2Suites Major Modification (PL22-0007)	Napa Valley Hospitality, LLC	Proposal to modify underground overhead utility condition of approval	3701 Main Street 2 acres	3/29/22 Application submitted 5/11/22 Comments to applicant 6/23/22 PC Continued Item to 7/28/22 7/20/22 Applicant reviewing potential substitute undergrounding conditions. 9/22/22 PC Review	William He
14.	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 5/26/22 Application resubmittal 8/2/22 CC approved	Erica Ahmann Smithies

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
15.	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
16.	Giovannoni Logistics Center (PL20-0042, PL20-0043)	Buzz Oates Construction	Design Permit, Tentative Map and EIR for approximately 2.4 million sqft logistics center and Design Permit for two warehouses. Building A is 627,976 square feet; and Building B is 469,512 square feet	300 Green Island Road (Bldg A) 1200 Devlin Road (Bldg B) 70 acres	11/13/20 Application submitted 12/12/20 Comments to applicant 01/05/21 Application resubmitted 01/12/21 Notice of Preparation (NOP) published 2/3/21 NOP scoping meeting 5/20/22 Draft EIR Public review period starts 7/20/22 EIR Public review period ended. Preparing responses to comments	Brent Cooper
17.	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 8/2/22 Appeal withdrawn	William He
18.	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
19.	Reesan Live, Inc. Cannabis Business Permit (PL19-0024)	Reesan Live, Inc.	Construct an 82,328 sqft 2-story warehouse for cannabis cultivation, manufacturing, distribution and nonstorefront retail delivery.	834 Green Island Road	8/16/19 Application submitted. 4/1/20 Project on Hold 9/20/21 Applicant confirmed Hold status	Brent Cooper

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
1. SDG 217 Warehouse Building Permit (BP22-0436)	Building Permit for a 217,294 sqft warehouse	1075 Commerce Ct	10.38 acres	8/18/22 Application submitted 9/15/22 First Plan check	Tom Trimberger
2. Napa Cove Improvement Plans and Grading (DV22-0001)	Grading and Improvement plans for the Napa Cove Apartment project.	3787 Broadway	3.48 acres	1/18/22 Application submitted 2/4/22 First Plan check 3/21/22 Grading permit approved	Edison Bisnar
3. 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
4. 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
5. Watson Ranch Lot 10 Rough grading and Subdivision Improvement Plans (DV21-0014, 0015)	Rough grading and site improvements for WRSP Lot 10	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	11/08/21 Application submitted 12/08/21 First Plan Check 01/03/22 Second Submittal 01/13/22 Second Plan Check 01/21/22 Third Submittal 1/24/22 Rough Grading Permit approved	Edison Bisnar
6. 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
7. Lemos Pointe Building Permit (BP21-0291 – BP21-0298)	186 modular affordable apartment units	Northwest corner Marcus Road/Rio Del Mar East	6.7 acres	6/28/21 Application submitted 11/23/21 Building Permits issued	Tom Trimberger
8. Lemos Pointe Grading Permit (DV21-0007)	Rough grading for the Lemos Point Apartment Project	Northwest corner Loop Road/Rio Del Mar	6.7 acres	6/9/21 Application submitted 8/9/21 Application approved.	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
9. Watson Ranch Lot 14/15 (Artisan) Grading and Improvement Plans (DV21-0012, 0013)	Rough grading and site improvements for WRSP Lot 14/15.	Northern terminus of Summerwood	11.97 acres	08/25/21 Application submitted 10/08/21 First Plan Check 10/29/21 Second Submittal 11/15/21 Rough Grading Permit approved 5/13/22 Improvement Plan approved	Edison Bisnar
10. Watson Ranch Lot 14/15 (Artisan) Model Home Building Permits (BP21-0513, 0514, 0515)	Model Homes for Watson Ranch Lot 14/15.	Northern terminus of Summerwood	11.97 acres	11/30/21 Application submitted 5/4/22 Permits approved 0/1/22 Remaining fee payment requested	Tom Trimberger
11. Napa Junction III Building 6B North Bay Urgent Care (BP19-0495)	Construct a 6,000 sqft single story medical office building.	416 Napa Junction Road	1.06 acres	11/26/19 Application submitted 2/13/20 Awaiting completion of improvement plans 9/30/20 Permit approved 5/25/21 Permit issued 6/27/22 Final construction documents submitted	William He
12. Fume Commercial Cannabis Will Serve (DV20-0014)	Extend reclaimed water line to supply irrigation demand of the project.	180 Klamath Court	1.37 acres	12/16/20 Will serve and wastewater study received 1/28/21 PC approved the CUP 3/26/21 Will Serve comments to the applicant.	Edison Bisnar

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

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
16. Home2Suites Building Permit (BP19-0499)	Building permit for 102 room hotel.	3701 Main Street	2.0 acres	12/3/19 Application submitted 8/9/22 BP Issued	Interwest
17. Circle K and Fuel station Improvement Plans (DV20-0003)	STEM, LLC	Improvement plans for a new Circle K fuel station and convenience store.	112 Lombard 2.25 acres	4/13/20 Application submitted 10/4/21 Grading permit approved	Edison Bisnar
18. Circle K Fuel Station Building Permit (BP20-0457, BP20-0458)	STEM, LLC	New Circle K fuel station and convenience store.	112 Lombard 2.25 acres	10/14/20 Application submitted 10/25/21 Convenience store building permit issued 10/26/21 Gas Station canopy building permit issued	Interwest
19. PG&E Regional Center Improvement Plans (DV21-0018)	Turner Construction	Improvement plans for the PG&E Regional Center	500 Boone 11.96 acres	10/19/21 Application submitted	Edison Bisnar
20. Single Family Home Improvement Plans (DV21-0019)	Hoi Wong	Improvement plan for a new single-family home.	219 Rio Del Mar	11/17/21 Application submitted 5/12/22 2 nd Plan Check comments	Edison Bisnar

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
1. Comprehensive General Plan Update	Review and update to bring the General Plan into conformance with current State standards and community values	Citywide	N/A	7/1/19 Drafting a Request for Proposal (RFP) 1/13/22 Modified “fast-track” technical update scope approved 6/7/22 City Council NOP approved 9/1/22 Administrative draft elements reviewed by staff	Brent Cooper
2. 6 th Cycle Housing Element Update	Consistent with State Law, update the City’s Housing Policies for an 8-year period 2023 - 2031	Citywide	N/A	9/1/20 Reviewing administrative draft documents 10/18/22 Joint CC/PC workshop scheduled	Brent Cooper
3. Paoli/Watson Lane Annexation (PL19-0003)	General Plan Amendment, rezoning, and annexation of the Paoli/Watson Lane Property.	Southeast of Paoli Loop/SR-29	80 acres	9/5/17 City Council authorization to proceed 5/28/20 City received a Property Owner notice of intent to circulate a petition to annex the Paoli Loop/Watson Lane Property. 5/16/22 Annexation efforts returned to City initiated. Consultant preparing CEQA scope documents. 9/7/22 NOP Comment period begins 9/21/22 NOP Workshop scheduled	City Manager

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