



REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
November 16, 2023
6:30 PM

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

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

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

PUBLIC PARTICIPATION

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

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

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

Webinar ID: 847 8832 3786 **Passcode:** 442253

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

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

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

6:30 P.M. REGULAR MEETING

CALL TO ORDER

PLEDGE

ROLL CALL

PUBLIC COMMENT

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

AGENDA CHANGES

CONSENT CALENDAR

1. **Minutes of October 26, 2023**
Recommendation: Approve the minutes of October 26, 2023

PUBLIC HEARINGS

2. **Paintball Jungle Conditional Use Permit**
Recommendation: A Resolution of the Planning Commission of the City of American Canyon, California approving a Conditional Use Permit for continued operation of an outdoor paintball facility on fourteen acres at 2 Eucalyptus Drive in the Recreation and Open Space (REC) zoning district, APN 058-030-066 (File No. PL23-0018)

MANAGEMENT AND STAFF ORAL REPORTS

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

COMMISSIONER ITEMS

ADJOURNMENT

CERTIFICATION

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

Nicolle Hall, Administrative Technician

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

ACTION MINUTES
October 26, 2023

CALL TO ORDER

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

PRESENTATIONS

Director Brent Cooper introduced Youth Commissioner DeAndre Lendsey.

PLEDGE

The pledge of allegiance was recited.

6:30 P.M. REGULAR MEETING

ROLL CALL

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

Absent: Commissioner Eric Altman

Excused: None

PUBLIC COMMENT

Chair Mallare opened public comment.

Written Comment: None. Oral Comments: Beth Marcus was called to speak; Fran Lemos was called to speak.

Chair Mallare closed public comment.

AGENDA CHANGES

There were no agenda changes.

CONSENT CALENDAR

1. Minutes of August 24, 2023

Action: Motion to approve the Minutes of August 24, 2023, made by Commissioner Davet Mohammed, seconded by Commissioner Andrew Goff, and CARRIED by a roll call vote.

Ayes: Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz, Chair Crystal Mallare

Nays: None

Abstain: None

Absent: Eric Altman

Excused: None

PUBLIC HEARINGS

2. PG&E Monopole Design Permit

Chair Crystal Mallare recused herself from this item due to a conflict of interest and stepped out of the room at 6:39 PM. Vice-Chair Branco Cruz announced the item.

Senior Planner William He shared a PowerPoint presentation.

Speakers:

Boris Letuchy, PG&E

Mark Van Gorder, PG&E

Vice Chair Cruz opened the public hearing.

Written comments: None Oral Comments: Leon Garcia, attending as a private citizen was called to speak.

Vice Chair Cruz closed the public hearing.

Commissioner deliberated on the item.

Action: Motion to adopt Resolution Number 2023-16 of the Planning Commission of the City of American Canyon, California approving a Design Permit for development of a Private Non-Commercial 60-foot-tall monopole for PG&E's telecommunications at 500 Boone Drive, APN 057-360-002 (File No. PL23-0011) with the added condition that the pole be light grey in color made by Commissioner Andrew Goff, seconded by Commissioner Davet Mohammed, and CARRIED by roll call vote.

Ayes: Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz

Nays: None

Abstain: Crystal Mallare

Absent: Eric Altman

Excused:

3. Paoli/Watson Lane Annexation Project

Chair Mallare returned to the room at 6:55 p.m.

Community Development Director Brent Cooper shared a PowerPoint presentation.

Speakers:

Jesse Voremborg, Environmental Planner with Rincon Associates

At the request of City Attorney William Ross, Chair Mallare called a recess at 7:38 p.m.

Chair Mallare called the meeting back to order at 7:56 p.m.

Chair Mallare opened the public hearing.

Written Comments: Jeannette Goyetche, Yvonne Baginski, Leslie and Margaret Lawson, Frances Tinney, Center for Biological Diversity. Oral Comments: Al Norman was called to speak; Ladeena Ford was called to speak, Yvonne Baginski was called to speak; Charles Lemmon was called to speak; Terrance McGrath was called to speak.

Chair Mallare closed the public hearing.

City Attorney William Ross provided information related to environmental impact issues.

Speakers:

Community Development Director, Brent Cooper

Public Works Director Erica Ahmann Smithies

Commissioners deliberated on the item.

Chair Mallare reopened the public hearing.

Terrance McGrath was called to speak.

Chair Mallare closed the public hearing.

Action: Motion to adopt Resolution 2023-17 of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon (i) Certify the Paoli/Watson Lane Annexation Project Final Environmental Impact Report (SCH #2022090097), (ii) Adopt CEQA Findings of Fact, and (III) Adopt a Mitigation Monitoring and Reporting Program; approximately 83 acres located within the City of American Canyon Sphere of Influence in unincorporated Napa County and approximately 3-acres in the City of American Canyon east of

SR-29 made by Vice Chair Brando Cruz, seconded by Commissioner Andrew Goff and CARRIED by a roll call vote.

Ayes: Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz, Chair Crystal Mallare

Nays: None

Abstain: None

Absent: Eric Altman

Excused: None

Action: Motion to adopt Resolution 2023-18 of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon approve a General Plan Amendment for the Paoli/Watson Lane Annexation Project for land currently designated Agriculture to Industrial and Residential Estate, approximately 83 acres located within the City of American Canyon Sphere of Influence in unincorporated Napa County made by Commissioner Andrew Goff, seconded by Vice Chair Brando Cruz and CARRIED by a roll call vote.

Ayes: Andrew Goff, Vice Chair Brando Cruz, Chair Crystal Mallare

Nays: Davet Mohammed

Abstain: None

Absent: Eric Altman

Excused: None

Action: Motion to adopt Resolution 2023-19 of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon approve Pre-Zoning from Agriculture to Paoli Light Industrial, Paoli Commercial Overlay District, Residential Estate, and Railroad Right-of-Way for the Paoli/Watson Lane Annexation Project, approximately 83 acres, located within the City of American Canyon Sphere of Influence in unincorporated Napa County east of State Route (SR-29) and Paoli Loop Road; and an approximately 3-acre Rezoning within the City of American Canyon between SR-29 and Paoli Loop Road from Light Industrial to Paoli Light Industrial with a Paoli Commercial Overlay District; and the additional recommendation of American Canyon Municipal Code Section 19.10 (F) Special Development Requirements for the Residential Estate Zoning District on Watson Lane and Poli Loop Road. made by Commissioner Davet Mohammed, seconded by Commissioner Andrew Goff, and CARRIED by roll call vote.

Ayes: Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz, Crystal Mallare

Nays: None

Abstain: None

Absent: Eric Altman

Excused: None

MANAGEMENT AND STAFF ORAL REPORTS

4. Active Planning Projects

Action: Review Active Planning Projects

Community Development Director Brent Cooper provided an update on active projects including a Design Permit for the Napa River Ecology Center, Paintball Jungle, SDG 220 on Commerce Court, 5555 Broadway, Oat Hill, Watson Ranch, and Lemos Pointe.

COMMISSIONER ITEMS

Commissioners reported on items of interest.

ADJOURNMENT

The meeting adjourned at 8:46 p.m.

CERTIFICATION

Respectfully Submitted,

Nicolle Hall, Administrative Technician



TITLE

Paintball Jungle Conditional Use Permit

RECOMMENDATION

A Resolution of the Planning Commission of the City of American Canyon, California approving a Conditional Use Permit for continued operation of an outdoor paintball facility on fourteen acres at 2 Eucalyptus Drive in the Recreation and Open Space (REC) zoning district, APN 058-030-066 (File No. PL23-0018)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Recreation and Open Space (REC)
Zoning District	Recreation and Open Space (REC)
Site Size	14 acres (leased area) / 40 acres (parcel size)
Present Use	Outdoor paintball recreation facility
Surrounding Zoning and Uses	North: General Industrial (GI) / Wine warehouse South: Public (P) / Napa Junction Elementary School East: GI / Undeveloped Land West: REC / Wine warehouse
Access	Wetlands Edge Court

History: The Paintball Jungle site at 2 Eucalyptus Drive consists of a 14-acre lease area within the southern portion of a 40-acre parcel in the Recreation and Open Space (REC) Zoning District. According to the applicant, the Paintball Jungle has operated for more than 35 years with a focus on youth and family outings.

The Paintball Jungle operated in this general area with a Napa County Conditional Use Permit (CUP), but that permit subsequently expired many years before 2011 when the property was annexed into the City.

The proposed CUP would allow continued Paintball operation as defined by the current application. On January 3, 2023, the applicant submitted a Pre-application (File No. PL22-0036). Staff met with the applicant on-site and provided feedback on February 22, 2023. On August 22, 2023, the applicant submitted the Conditional Use Permit application (File No. PL23-0018).

Project Proposal: The CUP consists of an outdoor paintball recreation facility at 2 Eucalyptus Drive. The site is approximately 14 acres between two segments:

- Segment One is an approximately 1.4-acre area for parking, business operations, storage, and a picnic table area for groups to gather before and after games.
- Segment Two is an approximately 11.9-acre area for outdoor recreational paintball courts, including safety fencing, human-scale obstacles, triangular teepee structures, and barricades to enhance participant experience.

Paintball Jungle is open to the public every weekend from 8:30 AM to 4:00 PM, with an average daily attendance of 40 to 50, and peak daily attendance of 125 individuals. Weekday operations (Monday to Friday) require a reservation and are limited to a maximum of 5 times per month. The location map is available in Attachment 2. The project description with business operations plan is available in Attachment 3.

Business Operations

The Paintball Jungle business operates in accordance with specific Ground Rules and Safety Precautions. These include:

All attendees are required to sign an electronic liability waiver, and to follow safety procedures, including:

- Use of barrel plugs or barrel bags (provided with rental) in all non-game areas.
- Use of a full-face mask and goggles (provided with rental) while in game areas.
- No alcohol, drugs, or smoking.
- No physical contact with other players.
- No shooting allowed off the game areas .

Violation of rules by any patron is subject to immediate termination of game and possible ejection from premises. The current Ground Rules and Safety Precautions have been incorporated into conditions of approval for the Project.

Site Specific Issues:

Access Road: The project is accessed from Wetlands Edge Court at the southwest corner of the site. Bicycle/pedestrian access is provided via a Class 1 pathway off Commerce Ct and Wetlands Edge Court. There is no automotive access from Commerce Court to the north. A graphic of site access is

available in Attachment 4.

Fire and Public Safety Precautions: The game courts are played outdoors. To address potential fire risk, the Fire District requires installation of four fire extinguishers on site, which is added as a condition of approval.

Staff contacted the Police Department during the pre-application and the CUP review. The Police Chief noted that the business is operated responsibly and expressed no concerns with the proposed CUP. The correspondence with Chief Greenberg is available in Attachment 5.

NVUSD: During the public review period, the Napa Valley Unified School District (NVUSD) submitted a comment that expressed concern with errant paintballs falling on the adjacent Napa Junction Elementary school site. The Napa Junction Elementary School is south of the project site and separated by a vacant easement area. The applicant and NVUSD representatives met on October 17, 2023 and reached agreement on several issues. Two physical changes that were agreed to include the following:

- Construct a taller barrier along the south side of the project property line to prevent errant paintballs from falling onto the school site.
- Install a sign that cautions players to not shoot towards the south. These instructions are included in the safety videos at the beginning of each session.

On October 30, 2023, staff received an email confirmation from Mike Pearson, NVUSD representative. The email states as follows:

On Oct 30, 2023, at 2:06 PM, Mike Pearson <mpearson@nvusd.org> wrote:

William,

I apologize for not responding sooner.

I want to concur that Noreen and I had a very good meeting with Bob and Karen on Tuesday, October 17, 2023.

The only addition I would add to the summary of points Bob and Karen shared was to include the District when there is communication between Paintball Jungle and Napa Junction to keep everyone involved and informed.

Respectfully,

Mike Pearson

Michael Pearson

Operational Services - Food Services, M/O, Trans, Facilities, School

Planning and Construction

Napa Valley Unified School District

Email correspondence related to NVUSD and applicant discussions is included in Attachment 6.

The applicant has subsequently installed the agreed-upon 5-foot fence extension. This improvement and several other unpermitted structures on-site require a building permit, which is included as a condition of approval.

Public Comment: The list below shows public outreach efforts conducted by staff. In the Pre-application review, staff informed the applicant to conduct their own public outreach efforts. On August 18, 2023, the applicant responded and indicated that they will not conduct public outreach activities given the applicant's long-standing presence on-site and because a vast majority of adjacent parcels are either publicly owned or large-scale commercial warehouses. However, on November 2, 2023, the applicant informed staff that they contacted neighboring Spirit Horse, ICC, and NVUSD. A copy of the applicant's response letter is included as Attachment 7.

August 28 – Project Posted on website

August 28 - Neighborhood letters sent within 300 feet.

August 29 – Project Information Announcement to GovDelivery Recipients (3,800+/-)

Sept 11 – Public Hearing Notice mailed to property owners within 500 feet

Sept 16 – Public Hearing Notice Published in the Vallejo Times Herald

Oct 31 – Public Hearing Notice mailed to property owners within 500 feet

Nov 4 – Public Hearing Notice Published in the Vallejo Times Herald

Nov 9 – Staff Report published on City Website and emailed to GovDelivery Recipients

Nov 15 - Project Public Hearing reminder emailed to GovDelivery Recipients

Throughout the public review period, Staff received one public comment on September 14, 2023. The 300-foot public notification mailing list (physical letters) is available at Attachment 8. The September 14, 2023 public comment and response is available in Attachment 9.

For the Commission's information, on September 19, 2023, the City Council approved an expansion to the public hearing notice to 500 feet and includes tenants (Ordinance 2023-08). The Paintball Jungle application was deemed complete and public hearing preparations setup in September, before the new ordinance was in effect. For this reason, this will likely be the last project subject to the 300-foot notification rules. All projects from this point forward will be notified consistent with the newly adopted ordinance.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The Paintball Jungle Conditional Use Permit application required a developer deposit for review and processing, so there is no fiscal impact for staff time.

ENVIRONMENTAL REVIEW

The proposed conditional use permit is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities, Class 3 (Section 15303) – New Construction or Conversion of Small Structures, and Class 4 (Section 15304) – Minor Alterations of Land.

ATTACHMENTS:

1. Paintball Jungle CUP - Resolution
 - 1.1 Exhibit A Site Plan and Grading Plan
 - 1.2 Exhibit B Confirmation of Conditions
2. Paintball Jungle - Location Map
3. Paintball Jungle - Project Description
4. Paintball Jungle - Access Map
5. Police Chief Review
6. Napa Junction Elementary School Meeting Recap
7. Public outreach efforts update
8. Public Notice and Mailing List
9. Public comment and response

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR CONTINUED OPERATION OF AN OUTDOOR PAINTBALL FACILITY ON FOURTEEN ACRES AT 2 EUCALYPTUS DRIVE IN THE RECREATION AND OUTDOOR SPACE (REC) ZONING DISTRICT, APN 058-030-066 (FILE NO. PL23-0018)

WHEREAS, on August 22, 2023, the Paintball Jungle, care of Robert Delia, filed a Conditional Use Permit application (File No. PL23-0018) for continued operation of an outdoor paintball recreation facility at 2 Eucalyptus Drive, APN 058-030-066; and

WHEREAS, the project site is located on a 14-acre site in the Recreation and Open Space (REC) zoning district; and

WHEREAS, the Paintball Jungle business operations hours is limited to the weekends from 8:30 AM to 4:00 PM with Private groups to groups of 15 or more by reservation 7 days per week; and

WHEREAS, Paintball Jungle operational rules have maintained a safe recreation environment for approximately 30 years; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on November 16, 2023 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal; and

WHEREAS, the Planning Commission considered all of the written and oral testimony presented at the public hearing in making its decision on November 16, 2023; and

NOW THEREFORE BE IT RESOLVED that the American Canyon Planning Commission hereby approves the Paintball Jungle Conditional Use Permit (File No. PL23-0018).

SECTION 1: CEQA FINDINGS

The proposed conditional use permit is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities, Class 3 (Section 15303) – New Construction or Conversion of Small Structures, and Class 4 (Section 15304) – Minor Alterations of Land.

SECTION 2: CONDITIONAL USE PERMIT FINDINGS

Approval of the Conditional Use Permit requires that all of the following findings be made, pursuant to American Canyon Municipal Code Section 19.42.020:

- A. The proposed use is consistent with the policies and programs of the general plan and any applicable master or specific plan.

The project is located in the Recreation and Open Space (REC) zoning district. An outdoor recreation and sports facility requires a conditional use permit in the REC zone. With the conditions of approval

identified in Section 3, the project complies with the policies and programs of the General Plan and American Canyon Municipal Code.

- B. The proposed use is consistent with the purpose(s) and standards of the applicable zoning district(s).
The project complies with the development standards identified in Table 19.15.030:

	<i>Required</i>	<i>Proposed</i>	<i>Compliance</i>
<i>Minimum area</i>	<i>10 acres</i>	<i>14 acres</i>	<i>Yes</i>
<i>Minimum site coverage</i>	<i>50%</i>	<i>10%</i>	<i>Yes</i>
<i>Maximum building height</i>	<i>35 ft</i>	<i>20 ft</i>	<i>Yes</i>
<i>Setbacks in nonresidential areas</i>	<i>35 ft</i>	<i><35 ft</i>	<i>Yes</i>
<i>Setbacks to local streets</i>	<i>15 ft</i>	<i>15 Ft</i>	<i>Yes</i>
<i>Interior boundary if adjacent to nonresidential uses: Side and Rear</i>	<i>35 ft / 35 ft</i>	<i>40 ft / 50+ ft</i>	<i>Yes</i>
<i>Building to Building setbacks</i>	<i>10 ft</i>	<i>10 ft</i>	<i>Yes</i>

- C. The proposed use complies with applicable policies of the Napa County Airport land use compatibility plan.

The project is located within Zone D of the Airport Land Use Compatibility Plan, and outdoor recreation facilities are permitted uses within the zone.

- D. The project site is physically suitable for the type and intensity of land use being proposed.

The site is suitable for the continued use of an outdoor paintball facility because the leased area is largely flat with a dense canopy of mature eucalyptus trees and accessible by Wetlands Edge Court. The operation provides parking and is encompassed by a 6' fence.

- E. The proposed use will not be a nuisance or materially detrimental to the general health, safety, and welfare of the public or to property and residents in the vicinity.

The site will not be a nuisance or materially detrimental to the general health and welfare of its neighbors because paintball patrons must comply with Ground Rules and Safety Precautions that include: All attendees are required to sign an electronic liability waiver, and to follow safety procedures, including:

- Use of barrel plugs or barrel bags (provided with rental) in all non-game areas*
- Use of a full-face mask and goggles (provided with rental) while in game areas*
- No alcohol, drugs, or smoking*
- No physical contact with other players*
- No shooting allowed off the game areas, or in a manner that allows paintballs to leave the site*

Violation of rules is subject to immediate termination of game and possible ejection from premises. Furthermore, hours of operation are limited to weekends from 8:30 am to 4:00 pm with a maximum attendance of 125 patrons. Weekday operations require a reservation and are limited to a maximum of 3 times per month, with a maximum of 100 patrons per weekday. The Ground Rules, Safety Precautions, hours of operation and patron limits are included in this resolution as a condition of approval.

- F. The site for the proposed use has adequate access, and meets parking and circulation standards and criteria.

Access is provided to the southwest corner of the site from Wetlands Edge Court. Bicycle/pedestrian access is also provided from a future Class I pathway off Wetlands Edge Court and on-street Class 2 bicycle lanes and sidewalks on Commerce Blvd. The site provides 41 parking spaces, which complies with the Parking Code requirement for game courts.

- G. There are adequate provisions for water and sanitary services, and other public utilities to ensure that the proposed use would not be detrimental to public health and safety.

The site is not connected to utilities due to its limited business hours. The use would not be detrimental to public health and safety because the operator provides two portable restrooms: a standard and an ADA restroom with handwashing stations. The site uses a portable electric generator for electricity.

SECTION 3. CONDITIONS OF APPROVAL

General

1. The Conditional Use Permit approval is granted for the continued use of a 14-acre outdoor paintball recreation facility at 2 Eucalyptus Drive, APN 058-030-066. The leased area is divided into two segments. The 1.4-acre area utilized for parking, business operations, storage, and picnic table area for groups to gather. The 11.9-acre area utilized for outdoor recreational paintball courts, including safety fencing as well as human-scale obstacles, triangular tee pee structures, and barricades to enhance participant experience. The 14-acre site is within the Recreation and Open Space (REC) zoning district, shown on Exhibit A, which is on file in the Community Development Department, except as modified by conditions contained in this approval. Exhibit A includes the following:
 - a. Site Plan and Grading Plan prepared by RSA Plus, from Napa, CA, dated August 11, 2023.
2. As proposed by the applicant, the Paintball Jungle business shall operate in accordance with these Ground Rules, Safety Precautions, Hours of Operation, Occupancy Limits and Improvements:
 - a. Ground Rules and Safety Precautions include: All attendees are required to sign an electronic liability waiver, and to follow safety procedures, including:
 - Use of barrel plugs or barrel bags (provided with rental) in all non-game areas
 - Use of a full-face mask and goggles (provided with rental) while in game areas
 - No alcohol, drugs, or smoking
 - No physical contact with other players
 - No shooting allowed off the game areas
 - b. Violation of rules by any patron is subject to immediate termination of game and possible ejection from premises.
 - c. Hours of operation are limited to 8:30 am to 4:00 pm
 - d. Daily peak attendance is limited to a maximum of 125 patrons.
 - e. Weekday operations (Monday to Friday) require a reservation and are limited to a maximum of 5 times per month.
 - f. Two (2) portable restrooms provided on-site with hand washing stations.
 - g. Trash receptacles shall be provided throughout the site, with an existing trash collection area behind the sales/rental area.
 - h. No on-site food or drink sales.
 - i. A permeable, all-weather surface shall be provided throughout the parking area suitable for emergency vehicle use.

- j. ADA improvements include a proposed pathway, a concrete pad for parking and loading/unloading, accessible picnic table, and accessible portable restroom facility.
3. 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.

4. 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 \$774.
 5. This approval is also subject to return of the "Applicant Confirmation of Conditions of Approval" form signed by the property owner as incorporated in this Resolution as Exhibit C. 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 November 27, 2023.

6. 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.
7. The date upon which the approval is final shall be considered the day of the imposition of the fees, dedications, reservations and exactions required by these conditions approval for the purposes of protesting the imposition pursuant to California Government Code Section 66020.
8. Expiration of this Approval. If no construction permits have been issued and construction commenced within one year of the date upon which this approval is final, the approval shall become null and void and of no effect (see ACMC 19.42.030(A)). An extension of time may be granted by the Community Development Director upon the written request by a responsible party before the expiration of the one-year period, provided that the Director can make the findings that there have been no substantial changes in the approved plans, and that there has been no change of circumstances which would prevent any of the required findings of approval to be made.
9. All plans submitted for review and approval and all development shall be in substantial conformance with the approved exhibits, except where modified by a condition of approval. The Community Development Director or designee may approve minor changes to the project as approved by the Planning Commission on the plans submitted for the construction permits with a determination that the changes are in substantial compliance with the representation of the project as reviewed by the Planning Commission and City Council, that the proposed change will be in compliance with the required development standards, and the change will not materially affect adjacent private or public property.
10. Prior to obtaining a building permit, all parties working on the project must obtain a business license from the City.
11. Prior to issuance of each building permit, the applicant shall submit a Certificate of Compliance from the Napa Valley Unified School District (NVUSD). For more information contact NVUSD Developer Fees - developerfees@nvusd.org.
12. The Property Owner is responsible to remove any graffiti that occurs on the site within 24 hours.
13. The Property Owner is responsible to maintain the site free of all litter and debris and ensure that all facilities and grounds are properly maintained.
14. Applicant shall add signage on the Project side of the fence bordering the Napa Junction Elementary School, stating that shooting off the property is prohibited and will result in expulsion and/or legal action. The same message will be incorporated into the applicant's safety orientation video, which every participant must watch before playing.

Planning

15. The conditions of this Permit shall be printed on the first sheet of each plan set submitted for a building permit pursuant to this Conditional Use Permit, under the title "Conditional Permit Conditions". The second sheet may also be used if the first sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

Building and Safety

16. Within 30 days of the Conditional Use Permit approval, the applicant shall submit a Building Permit application for the platform structures, the sales office, and fences and barriers over 7 feet.

17. Within 60 days of the Building Permit Submittal, the applicant shall obtain final inspection for the Building Permit(s).

18. Prior to the final inspection, the applicant shall submit a letter of certification to the Building Official from the project architect, civil engineer, and landscape architect certifying that all improvements have been constructed in accordance with the approved building plans.

19. Construction and grading activities on the site shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday. Work between the hours of 6:00 pm and 7:00 am and work on weekends and holidays requires prior written approval from the Building Official. If weekends and holiday work is approved construction and grading activities on the site shall be limited to between 8:00 a.m. to 6:00 p.m. on Saturdays, and between 10:00 a.m. and 6:00 p.m. on Sundays and State and Federal holidays.

20. Deferred Submittals: Prior to issuance of a building permit, the applicant shall submit a request to the Chief Building Official for any proposed deferred submittals on a form provided by the Building and Safety Division. The Deferred Submittal request shall include a justification for each proposed deferred submittal. The Chief Building Official shall issue a determination on each proposed deferred submittal request.

Fire District General Comments

21. Within 30 days of the Conditional Use Permit approval, the applicant shall submit a plan that illustrates the location of four fire extinguishers on site. The extinguishers should be located approximately at the following spaces: at the check-in area, near the office area (picnic areas), and one for each of the two large game court area. Within 90 days of the Conditional Use Permit approval, complete installation of the four fire extinguishers.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 16th day of November, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Crystal Mallare, Chair

ATTEST:

APPROVED AS TO FORM:

Nicolle Hall, Administrative Technician

William D. Ross, City Attorney

EXHIBITS:

- A. Project Plans
- B. Applicant confirmation of Conditions of Approval



EXHIBIT B
Applicant Confirmation of Conditions of Approval
Paintball Jungle CUP
(FILE NO. PL23-0018)

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 November 16, 2023.

Applicant's signature

Date

Applicant's name

Property Owner's signature

Date

Property Owner's name

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



EXHIBIT B
Applicant Confirmation of Conditions of Approval
Paintball Jungle CUP
(FILE NO. PL23-0018)

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 November 16, 2023.

Applicant's signature

Date

Applicant's name

Property Owner's signature

Date

Property Owner's name

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

Paintball Jungle CUP – Location Map



	RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +	SERVING CALIFORNIA SINCE	1980	1515 FOURTH STREET NAPA, CALIFORNIA 94559 FAX 707 252.4966 OFFICE 707 252.3301
	HUGH LINN, PE, QSD, QSP PRINCIPAL + PRESIDENT	CHRISTOPHER TIBBITS, PE, LS PRINCIPAL + VICE PRESIDENT		
707 252.3301 RSAcivil.com	hLinn@RSAcivil.com	cTibbits@RSAcivil.com		RSACivil.com

Paintball Jungle – Conditional Use Permit

Attachment 3

APN 058-030-066

August 11, 2023

Project Description

For more than 35 years, applicants have operated the "Paintball Jungle" on an approximately 14-acre leased area at the southern edge of the 40-acre parcel, providing outdoor recreation opportunities to thousands of local residents and visitors, with a focus on youth/family outings and corporate/nonprofit team-building.

The park provides gear rentals and multiple game courts employing a range of experiences (target practice, speedball, team competition, etc.) to accommodate individuals and groups with a range of interests and abilities. With a superb safety record, applicant wishes to ensure continued operations well into the future, and requests City support for their application for a Conditional Use Permit.

The current General Plan land use designation for the parcel is Commercial Recreation, consistent with both the existing and planned use. The parcel is bordered to the north and west by warehouses and other industrial uses, to the southwest by City-owned land utilized by the Spirit Horse Riding Center, to the south by Napa Junction Elementary School, and to the east by land owned by the Napa-Vallejo Waste Management Authority. Access to the site is provided from the southwest corner of the site, with vehicle access from Wetlands Edge Court, and bicycle/pedestrian access also possible via a Class I pathway off of Commerce Blvd.

The leased area of the parcel is characterized as largely flat, with a dense canopy in the form of mature eucalyptus trees. The far northeast corner of the overall parcel slopes upward slightly, but is not within the area subject to this Use Permit application. No portion of the parcel is within any flood zone, and the project area is approximately 0.5 miles from the West Napa Fault.

The leased area can be roughly divided into two segments:

- An approximately 1.4-acre area that is utilized for employee and customer parking, business operations, storage, as well as a picnic table area for groups to gather before and after games.
- An approximately 11.9-acre area that is utilized for outdoor recreational paintball courts, including safety fencing as well as human-scale obstacles, triangular teepee structures, and barricades to enhance the participant experience.

Paintball Jungle operates open to the public every Saturday and Sunday from 8:30 AM to 4 PM, with average daily attendance of 40 to 50, and peak daily attendance of 125 individuals.

There are several existing structures on site, including a sales/rental and game cleanup area, both of which employ 4x4 post construction with corrugated roofs. While neither structure has fixed walls, the sales/rental structure employs mesh netting to provide shade and compliment the site aesthetic. Three (3) additional "jungle" structures are located within the main game play area. Two (2) portable restrooms are currently provided on-site. Trash receptacles are provided throughout the site, with an existing trash

collection area behind the sales/rental structure. There are no on-site food or drink sales. Attendees are encouraged to bring their own food and water.

Planned improvements include a permeable, all-weather surface throughout the parking area suitable for emergency vehicle use, creation of a permeable connecting the sales/rental structure, game cleanup structure, restrooms, and two (2) game courts. ADA improvements include the proposed pathway, a concrete pad for parking and loading/unloading, accessible picnic table, and accessible portable restroom facility.

See the associated Response to Comments letter addressing additional proposed improvements based on Pre-Application materials and a site visit on February 15, 2023.

Business Operations Plan:

Hours of Operation & Attendance

Paintball Jungle is open to the public on weekends from 8:30 AM to 4:00 PM.

Extended weekend and/or weekday use is subject to appointment, and generally requires a minimum of 10 participants. Weekday operations are sporadic, occurring approximately 2-3 times per month, with greater demand in the summer and less demand in the winter, as is typical of outdoor recreation activities.

Average daily attendance ranges from approximately 40 to more than 100 on summer weekend days. Peak attendance is generally no more than 60 total participants.

Ground Rules & Safety Precautions

All attendees are required to sign an electronic liability waiver, and to follow safety procedures, including:

- Use of barrel plugs or barrel bags (provided with rental) in all non-game areas
- Use of a full-face mask and goggles (provided with rental) while in game areas
- No alcohol, drugs, or smoking
- No physical contact with other players
- No shooting allowed off the game areas

Violation of rules is subject to immediate termination of game and possible ejection from premises.

Additionally, while Paintball Jungle does not provide food or beverage sales, they do work with a food truck which regularly parks along Wetlands Edge Court. Food vendors are independent operators, and are responsible for complying with all applicable permits and licenses.

Protocols for Weekday Events

Weekday use or reservation by private groups is available by prior reservation any day of the week. Typical weekday events are for corporate team-building clients or similar. Weekday group sizes range from a minimum of 15 to as many as 100, generally no more than twice per month (24-30 events per year).

Project Site Photos:

The following photos were taken on October 21, 2022.



Fig 1 – Main Gate & Parking Area, looking East



Fig 2 – Sales/Rental Structure, looking NW



Fig 3 – Picnic Benches, looking East



Fig 4 – Parking & Restrooms, looking South



Fig 5 – Game Cleanup Area, looking SE



Fig 6 – Business Storage Containers, looking SE



Fig 7 – Compressed Air Storage, looking North



Fig 8 – Picnic Tables & Parking, looking West



Fig 9 - Fire Hydrant #1 – Looking NE



Fig 10 – Fire Hydrant #2 – Looking SE

Paintball Jungle CUP – Access



From: [Greenberg, Rick](#)
To: [William He](#)
Subject: RE: [External] Paintball Jungle CUP
Date: Wednesday, September 20, 2023 4:27:15 PM

No questions or concerns. Thanks again for including us in the process!

Respectfully,

Rick Greenberg
Chief of Police
American Canyon PD
(707) 551-0601

From: William He <whe@cityofamericancanyon.org>
Sent: Wednesday, September 20, 2023 3:29 PM
To: Greenberg, Rick <RICKY.GREENBERG@countyofnapa.org>
Cc: Brent Cooper <bcooper@cityofamericancanyon.org>
Subject: Paintball Jungle CUP

[External Email - Use Caution]

Hi Chief Greenberg,

I called your office but was unable to reach you, so I wanted to follow up with an e-mail. The folks at the Paintball Jungle submitted their Conditional Use Permit application last month and we are working on their staff report for the Planning Commission meeting of 9/28. Attached is their site plan and project description.

File Link: <https://cityofamericancanyon.sharefile.com/d-s763731967865439eb866e11d9d63c969>

Please let me know if you have any concerns or questions for their project. We plan to publish our staff report by Friday (9/22) at noon.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

From: Greenberg, Rick <RICKY.GREENBERG@countyofnapa.org>
Sent: Thursday, January 5, 2023 10:13 AM

To: William He <whe@cityofamericancanyon.org>
Cc: Brent Cooper <bcooper@cityofamericancanyon.org>
Subject: RE: [External] New Project - Paintball Jungle Pre-app

Thanks for including ACPD in the application. At this time no concerns, if anything looks to be quite the improvement from what is there now, especially with the improved emergency access.

Rick Greenberg
Chief of Police
American Canyon PD
(707) 551-0601

From: William He <whe@cityofamericancanyon.org>
Sent: Wednesday, January 4, 2023 4:14 PM
To: Greenberg, Rick <RICKY.GREENBERG@countyofnapa.org>
Cc: Brent Cooper <bcooper@cityofamericancanyon.org>
Subject: Fw: New Project - Paintball Jungle Pre-app

[External Email - Use Caution]

Hi Chief Greenberg,

Planning received a preliminary application for the Paintball Jungle on the west side of town. We discussed it today and it came to our attention that PD might have some questions for their operation. Can you please take a look at the plans and project description and let me know if you have any concerns for their project?

Link: <https://cityofamericancanyon.sharefile.com/d-sa7d735dca1684f07b89eb33302457a02>

Many thanks,

William He, AICP

Senior Planner, Community Development Department

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | whe@cityofamericancanyon.org

www.cityofamericancanyon.org

From: William He

Sent: Tuesday, January 3, 2023 12:23 PM

To: Project Review Committee <ProjectReviewCommittee@cityofamericancanyon.org>

Subject: New Project - Paintball Jungle Pre-app

Hello PRC,

We received a pre-application for the Paintball Jungle at 2 Eucalyptus Rd. See the files in the link below. Please review the files and provide me with your comments or questions by **Tuesday, January 17.**

Link: <https://cityofamericancanyon.sharefile.com/d-sa7d735dca1684f07b89eb33302457a02>

Kind regards,

William He, AICP

Senior Planner, Community Development Department

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | whe@cityofamericancanyon.org

www.cityofamericancanyon.org

From: [Paintball Jungle](#)
To: [Mike Pearson - External](#)
Cc: [William He](#); nmontgomery@nvusd.org; [Jeremy Sill](#); [Brent Cooper](#); [Jason Holley](#); [Joshua Anderson](#)
Subject: Re: [External] Napa Junction School Meeting Recap
Date: Monday, October 30, 2023 2:57:31 PM

Mike,

We will definitely be sure to do that.

Thank you,

Robert Delia
Karen Kazman
Paintball Jungle
(707) 552-2426

On Oct 30, 2023, at 2:06 PM, Mike Pearson <mpearson@nvusd.org> wrote:

William,

I apologize for not responding sooner.

I want to concur that Noreen and I had a very good meeting with Bob and Karen on Tuesday, October 17, 2023.

The only addition I would add to the summary of points Bob and Karen shared was to include the District when there is communication between Paintball Jungle and Napa Junction to keep everyone involved and informed.

Respectfully,

Mike Pearson

Michael Pearson
Operational Services - Food Services, M/O, Trans, Facilities, School
Planning and Construction
Napa Valley Unified School District

'Every person needs a place that is furnished with hope.' ~ Maya Angelou

'Preservation of one's own culture does not require contempt or disrespect for others cultures.' ~ Cesar Chavez

'Children grow into the intellectual life around them.' ~ Leo Vygotsky

On Tue, Oct 24, 2023 at 1:34 PM Paintball Jungle <info@paintballjungle.com> wrote:

Hi William,

The total height of the fence with netting is now 12'. We've attached pictures viewing it from the Paintball Jungle side and from the school side. We have additional signs on order

and will send you pictures as soon as we have these posted on the border fence, as requested by the school.

Yes, NVUSD was very appreciative of our addition of this netting. Also, I failed to mention that Mike started the meeting last week by expressing his appreciation about how cooperative we have been as neighbors from the start of the school's construction and ongoing. He also mentioned this again to Ms. Montgomery when he introduced us to her.

We will let you know when/if we hear from Ms. Montgomery regarding the school yard survey. Since it's now easy for her to directly communicate with us, we feel we can safely assume that no news is good news.

Yes, we are saving the date—Nov. 16. We'll see you there. Until then, please let us know if you have any further questions or concerns.

Thank you,

Bob and Karen

<2D0F3CAC-B48A-4888-AEF2-E2ED58157715_1_105_c.jpeg>

<FA56385F-4BDB-45E6-9715-71C714B3A5C8_1_105_c.jpeg>

On Oct 18, 2023, at 2:53 PM, William He
<whe@cityofamericancanyon.org> wrote:

Hi Bob and Karen,

Thank you for the update for the Paintball Jungle. I really appreciate your efforts in working with NVUSD.

For the 5' netting above the existing fence, please provide us some photos of the installation. With the existing fence, how tall is the total fence with netting? Is NVUSD agreeable with the location of the netting? Additionally, please provide us an update next week after Ms. Montgomery's school yard survey.

Lastly, because of the ongoing collaboration efforts with NVUSD, the Paintball Jungle item is scheduled to the November Planning Commission meeting. Due to the Thanksgiving holiday, the November meeting will be held on **November 16, 2023**. Please save the date.

Kind regards,

William He, AICP

Senior Planner, Community Development Department

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | whe@cityofamericancanyon.org

www.cityofamericancanyon.org

From: Paintball Jungle <info@paintballjungle.com>
Sent: Wednesday, October 18, 2023 10:00 AM
To: Mike Pearson - External <mpearson@nvusd.org>;
nmontgomery@nvusd.org; William He
<wh@cityofamericancanyon.org>; Jeremy Sill <jsill@rsacivil.com>;
Brent Cooper <bcooper@cityofamericancanyon.org>; Jason Holley
<jholley@cityofamericancanyon.org>
Subject: [External] Napa Junction School Meeting Recap

Hello Noreen and Mike,

Thank you for meeting with us yesterday and working with us to resolve the issue of paintballs inadvertently landing in the schoolyard.

Here are the points that we discussed:

- We have just completed the addition of 5 feet of height with heavy duty construction debris netting to our side of the fence line bordering the school yard.
- We will add signage along this fence line stating that shooting off the property is prohibited and will result in expulsion and/or legal action. (Same wording that we have on entrance sign.)
- We will add same message to our safety orientation video, which every participant must watch before playing.
- Noreen added that she would survey the schoolyard on Monday to see how effective the additional netting height is in mitigating the issue.
- Noreen also stated that the school incorporated a creative solution to this issue by awarding “good behavior bucks” to students for turning in any paintballs they find to the teachers.
- We agreed that we would stay in touch directly with Noreen and visa versa to work out anything that might come up going forward.

We look forward to our ongoing good neighbor relationship.

Respectfully,

Bob Delia
Karen Kazman
Paintball Jungle
(707) 552-2426

From: [Paintball Jungle](#)
To: [William He](#)
Subject: Re: [External] Public outreach efforts - paintball jungle
Date: Thursday, November 2, 2023 12:20:43 PM

Hi William,

We have been in touch with and have good relations with Charlotte at Spirit Horse since she started. She is well aware of us and we have helped each other whenever we can through the years.

We have also been in touch with the warehouse management since it was built, most recently on September 28, when we spoke to Nigel, the building manager, who told us that everything was fine.

You are already up-to-date on our communication with NVUSD.

These are our only immediate neighbors whose proximity to our business could affect them.

Thank you,

Bob and Karen

On Nov 2, 2023, at 12:00 PM, William He <whe@cityofamericancanyon.org> wrote:

Hi Bob and Karen,

I had a question for you regarding the Paintball Jungle public outreach efforts. In September, Patrick said you would consult with your neighbors and explain to them your business at the Paintball Jungle. Did you do that meeting? If so, can you please provide me with their feedback. If you have documentation, such as e-mails, flyers, or sign-in sheets, please send them to me. Please let me know the date and time as well, so I can add this to our staff report.

Kind regards,

William He, AICP

Senior Planner, Community Development Department

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | whe@cityofamericancanyon.org

www.cityofamericancanyon.org

CITY OF AMERICAN CANYON PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

On **Thursday, November 16, 2023**, at the hour of **6:30 p.m.**, at **4381 Broadway, Suite 201** (in the Council Chambers of the American Canyon City Hall), a public hearing will be held by the Planning Commission of the City of American Canyon to consider the following:

APPLICATION: Resolution to approve a Conditional Use Permit for continued operation of an outdoor paintball facility on 14 acres at 2 Eucalyptus Drive in the Recreation and Outdoor Space (REC) zoning district, APN 058-030-066 (File no. PL23-0018)

PROJECT DESCRIPTION: The Paintball Jungle Conditional Use Permit consists of an outdoor paintball facility on 14 acres at 2 Eucalyptus Drive. The site includes a 1.4-acre area for parking, business operations, and picnic tables, and a 11.9-acre area for outdoor paintball courts with safety fencing and human-scale obstacles. The operations are open to the public every weekend from 8:30 AM to 4:00 PM. Access to the site is provided from the SW corner of the site, with vehicle access from Wetlands Edge Court, and bicycle/pedestrian access also possible via Class I pathway off Commerce Blvd and Wetlands Edge Court.

ENVIRONMENTAL REVIEW: The proposed conditional use permit is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities, Class 3 (Section 15303) – New Construction or Conversion of Small Structures, and Class 4 (Section 15304) – Minor Alterations of Land.

PROJECT LOCATION: 2 Eucalyptus Drive, APN 058-030-066

APPLICANT: Paintball Jungle c/o Robert Delia

All interested persons are invited to attend the meeting and be heard on this matter. Copies of all documents that relate to the above-described project may be examined at the Community Development Department office prior to the hearing. The meeting will be conducted in person and by teleconference via a Zoom connection where the Planning Commission and staff will participate with both audio and video presence. The meeting will be accessible for all members of the public to attend via the City’s website, YouTube, and Cable TV Channel 28 and public comments enabled via email and phone.

Written comments may be submitted to Nicolle Hall at www.cityofamcan.org/ProjectReview or by mail at 4381 Broadway St, Suite 201, American Canyon, CA 94503, prior to the public hearing.

If you challenge the particular proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to the public hearing.

Public meetings/events sponsored or conducted by the City of American Canyon are held in accessible sites. Requests for accommodations may be made by calling (707) 647-4577 (voice) or 711 for the California Relay Service or by e-mailing cityclerk@cityofamericancanyon.org at least 72 hours in advance of the event. Copies of documents distributed at the meeting are available in alternative formats upon request.

Nicolle Hall, Administrative Technician

Date: November 3, 2023

Publication Date: November 4, 2023

058-030-059-000
[REDACTED]
300 HESS RD
AMERICAN CANYON, CA 94503

058-030-016-000
NAPA-VALLEJO WASTE
MANAGEMENT AUTHORITY
1195 3RD ST #101
NAPA, CA 94559

058-380-001-000
[REDACTED]
1009 SHASTA ST
VALLEJO, CA 94590

058-020-018-000
AMERICAN CANYON CITY OF
4381 BROADWAY ST
AMERICAN CANYON, CA 94503

058-030-058-000
[REDACTED]
2022 LONE OAK AVE
NAPA, CA 94558-4621

058-030-018-000
NAPA-VALLEJO WASTE
MANAGEMENT AUTHORITY
1195 3RD ST #101
NAPA, CA 94559

058-030-064-000
[REDACTED]
1009 SHASTA ST
VALLEJO, CA 94590

058-030-066-000
[REDACTED]
1009 SHASTA ST
VALLEJO, CA 94590

058-380-016-000
LEGEND NAPA VALLEY LLC
2300 BENNINGTON DR
VALLEJO, CA 94591

058-380-001-000
[REDACTED]
1009 SHASTA ST
VALLEJO, CA 94590

058-030-062-000
BROADSTONE HC CALIFORNIA LLC
800 CLINTON SQ
ROCHESTER, NY 14604

058-030-061-000
BLUFF DRIVE I LLC
1808 ASTON AVE #150
CARLSBAD, CA 92008

058-030-067-000
NAPA VALLEY UNIFIED SCHOOL
DISTRICT
2425 JEFFERSON ST
NAPA, CA 94558

058-030-060-000
CITY OF AMERICAN CANYON
4381 BROADWAY
AMERICAN CANYON, CA 94503

COUNTY ASSESSOR'S PARCEL MAP

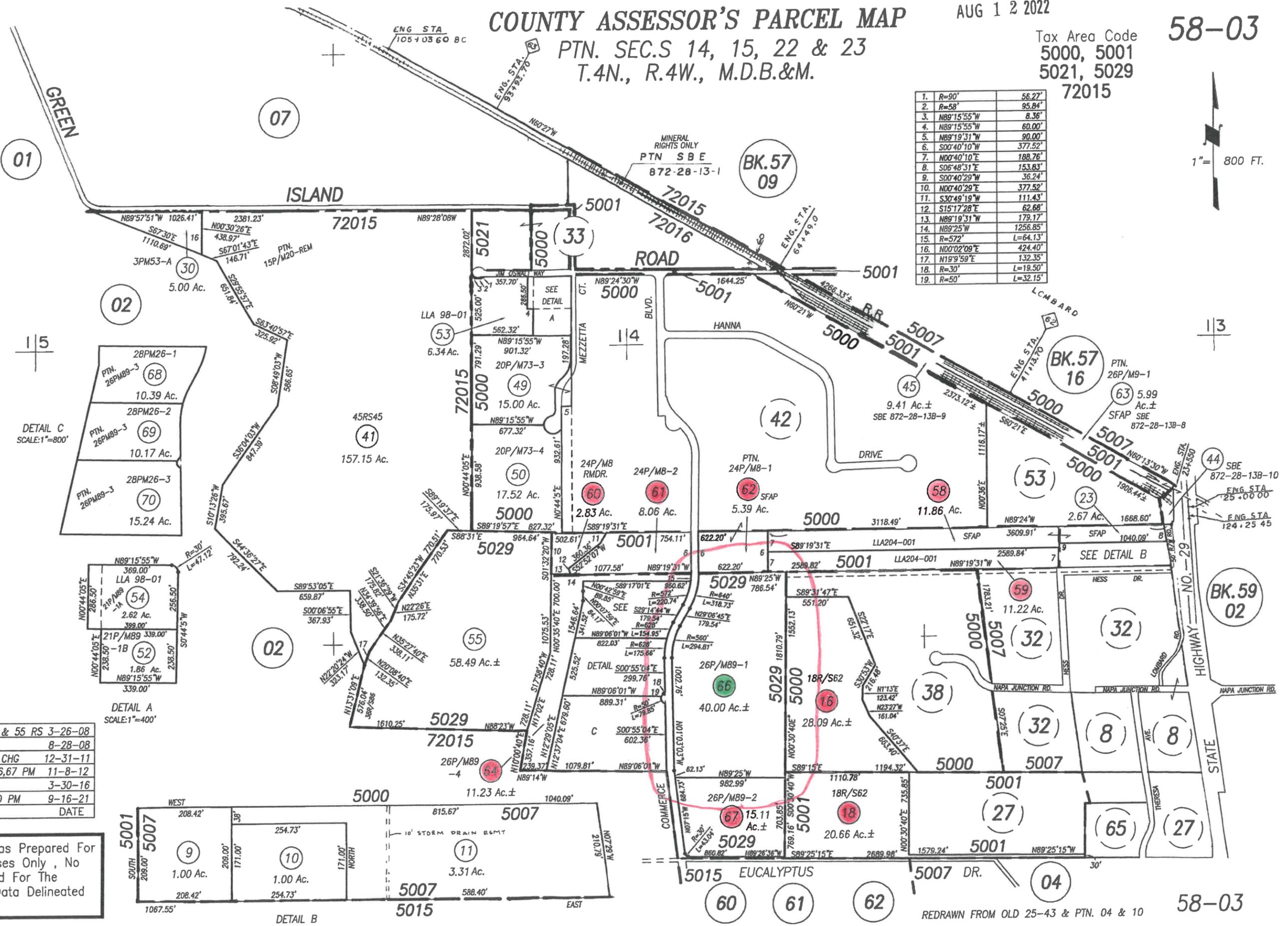
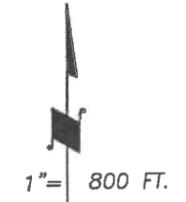
AUG 1 2 2022

58-03

PTN. SEC.S 14, 15, 22 & 23
T.4N., R.4W., M.D.B.&M.

Tax Area Code
5000, 5001
5021, 5029
72015

1.	R=90'	56.27'
2.	R=58'	95.84'
3.	N89°15'55"W	8.36'
4.	N89°15'55"W	60.00'
5.	N89°19'31"W	90.00'
6.	S00°40'10"W	377.52'
7.	N00°40'10"E	188.76'
8.	S06°48'31"E	153.83'
9.	S00°40'29"W	36.24'
10.	N00°40'29"E	377.52'
11.	S30°49'19"W	111.43'
12.	S15°17'28"E	62.68'
13.	N89°19'31"W	179.17'
14.	N89°25"W	1256.85'
15.	R=572'	L=64.13'
16.	N00°02'09"E	424.40'
17.	N19°9'59"E	132.35'
18.	R=30'	L=19.50'
19.	R=50'	L=32.15'



DETAIL C
SCALE: 1"=800'

DETAIL A
SCALE: 1"=400'

DETAIL B
SCALE: 1"=200'

PTN 030-41 & 55 RS 3-26-08	
030-63 PM	8-28-08
030-56 TRA CHG	12-31-11
030-64,65,66,67 PM	11-8-12
030-41 RS	3-30-16
030-68,69,70 PM	9-16-21
REVISION	DATE

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

REDRAWN FROM OLD 25-43 & PTN. 04 & 10

58-03

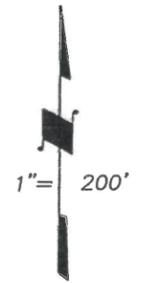
COUNTY ASSESSOR'S PARCEL MAP

PTN. SEC'S 13 & 14 T.4N., R.4W., M.D.B.&M.

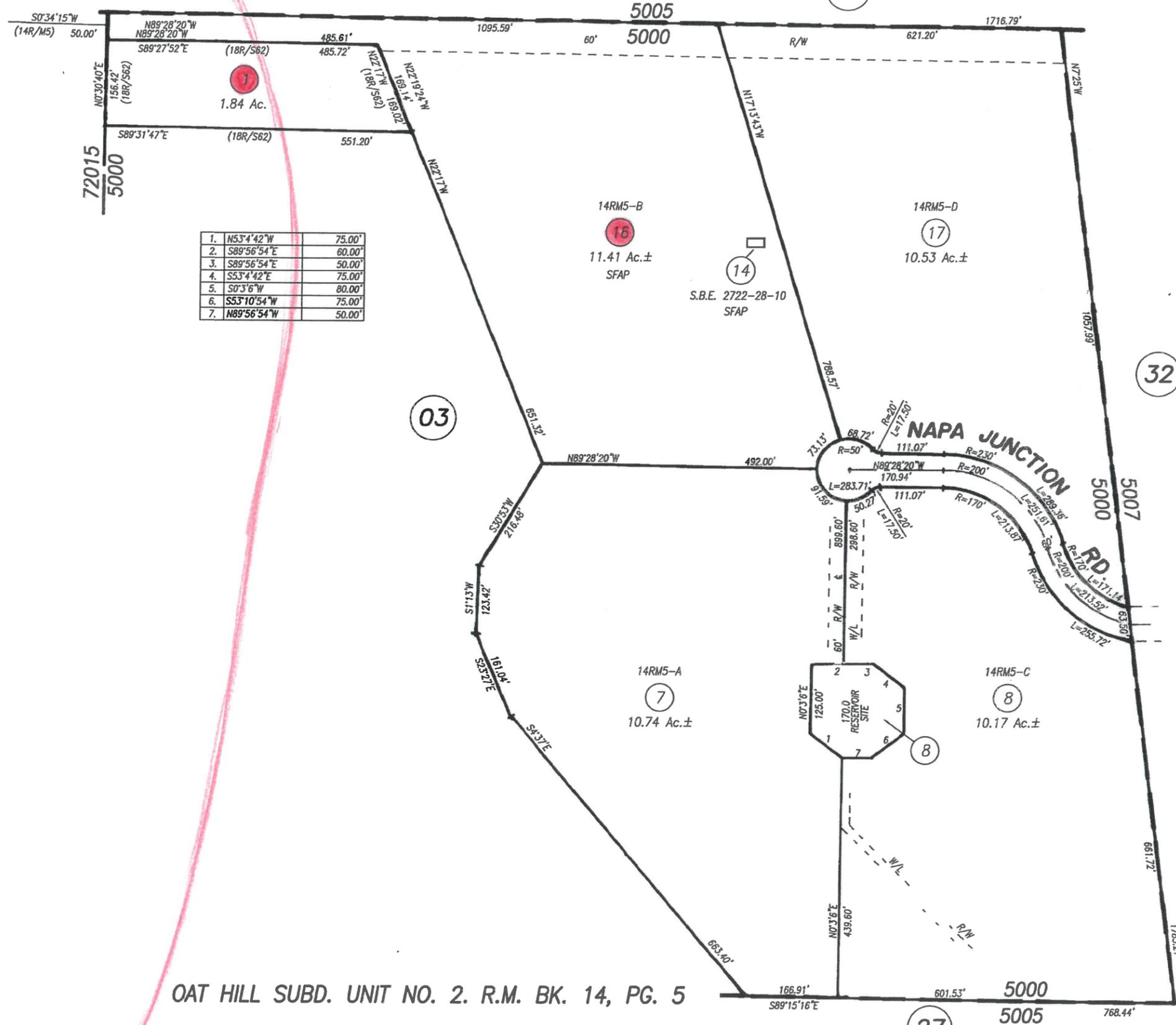
JUL 06 2016 58-38

Tax Area Code
5000

58-03



THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.



NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

	10-26-89
	6-18-92
	5-8-95
	6-15-95
	380-016,017 MGR 12-31-15
REVISION	DATE

1984

OAT HILL SUBD. UNIT NO. 2. R.M. BK. 14, PG. 5



Paintball Jungle Conditional Use Permit

Date* 09/14/2023

Name* Olson

Company

Email* [Redacted]

Phone Number* [Redacted]

- Please check all that apply*
- I own a home in American Canyon
 - I rent a home in American Canyon
 - I own a business in American Canyon
 - I work in American Canyon
 - None of the above

Address* Street Address

[Redacted]

Address Line 2

City

American canyon

State / Province / Region

Calif

Postal / Zip Code

94503

Country

Napa

Comments* If comments are being provided through the upload of a document, please indicate so.
Out of 25,000 ppl in AC do we really need a place that pretend war by

File Upload

William He

From: Paintball Jungle <info@paintballjungle.com>
Sent: Friday, October 13, 2023 2:33 PM
To: [REDACTED]
Cc: William He; Brent Cooper; Jeremy Sill
Subject: [External] Response to public comment

Hello Mr. Olson,

Thank you for giving us the opportunity to inform you about the true nature of the sport of paintball and the way we run the Paintball Jungle.

We appreciate your concerns as we, too, are pacifists, and the last thing we would want to do would be to glorify war. Be assured that paintball has no association with war. It is simply a high-tech game of tag, in which players use air-powered markers to tag their opponents with water-soluble colorful paintballs. The gelatin-encapsulated ball breaks on contact, marking the opponent with a splat of color. The fill colors that we use are yellow, pink, blue, and orange. (Never red.) Within the context of this game of tag or elimination, we also play various other scenarios such as capture-the-flag, center flag, or attack and defend at a fort structure.

We pride ourselves in providing a safe and positive environment where people of all ages and walks of life can play together and enjoy this thrilling and fun-filled outdoor adventure sport.

Thank you again for your interest.

Respectfully,

Karen Kazman and Robert Delia
Paintball Jungle
[REDACTED]

From: [Mike Pearson](#)
To: [William He](#)
Cc: [Patrick Band](#); [Jason Holley](#); [Brent Cooper](#); [Erica Ahmann Smithies](#); [Nicolle Hall](#)
Subject: Re: FW: [External] Public Information: Paintball Jungle CUP (File PL23-0018)
Date: Thursday, September 21, 2023 1:20:44 PM

William,

Thank you for your email.

The main concern from the District is the number of barrel plugs from Paintball Jungle that continue to be found on the Napa Junction ES campus. If there is any possibility of shifting the recreational area further north and/or east on the property rather than be parallel to the District property I know the District and School Site personnel would be appreciative.

Respectfully,

Mike Pearson

Michael Pearson
Operational Services - Food Services, M/O, Trans, Facilities, School Planning and Construction
Napa Valley Unified School District

'Every person needs a place that is furnished with hope.' ~ Maya Angelou

'Preservation of one's own culture does not require contempt or disrespect for others cultures.' ~ Cesar Chavez

'Children grow into the intellectual life around them.' ~ Leo Vygotsky

On Wed, Sep 20, 2023 at 3:28 PM William He <whe@cityofamericancanyon.org> wrote:

Hi Mike,

We are planning to take the Paintball Jungle CUP project to the Planning Commission hearing of 9/28/23. Besides the site access, I wanted to check in with NVUSD to see if you had any additional concerns or questions. I've attached their project files in the link below. We plan to publish our staff report by Friday (9/22) at noon.

Link: <https://cityofamericancanyon.sharefile.com/d-s763731967865439eb866e11d9d63c969>

Kind regards,

William He, AICP

Senior Planner, Community Development Department

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | whe@cityofamericancanyon.org

www.cityofamericancanyon.org

From: Mike Pearson <mpearson@nvusd.org>

Sent: Tuesday, August 29, 2023 1:39 PM

To: William He <whe@cityofamericancanyon.org>

Cc: Patrick Band <PBand@rsacivil.com>; Jason Holley <jholley@cityofamericancanyon.org>; Brent Cooper <bcooper@cityofamericancanyon.org>; Erica Ahmann Smithies <esmithies@cityofamericancanyon.org>; Nicolle Hall <nhall@cityofamericancanyon.org>

Subject: Re: FW: [External] Public Information: Paintball Jungle CUP (File PL23-0018)

Thank you.

Mike Pearson

Michael Pearson

Operational Services - Food Services, M/O, Trans, Facilities, School Planning and Construction

Napa Valley Unified School District

'Every person needs a place that is furnished with hope.' ~ Maya Angelou

'Preservation of one's own culture does not require contempt or disrespect for others cultures.' ~ Cesar Chavez

'Children grow into the intellectual life around them.' ~ Leo Vygotsky

On Tue, Aug 29, 2023 at 1:01 PM William He <whe@cityofamericancanyon.org> wrote:

Hi Mike,

We made a mistake in the notification. Access to the Paintball Jungle site is provided from the southwest corner of the site, with vehicle access from Wetlands Edge Court, and bicycle/ pedestrian access also possible via a Class I pathway off of Commerce Blvd. We will be making an update to the electronic notification.

Kind regards,

William He, AICP

Senior Planner, Community Development Department

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | whe@cityofamericancanyon.org

www.cityofamericancanyon.org

From: Jason Holley <jholley@cityofamericancanyon.org>

Sent: Tuesday, August 29, 2023 11:50 AM

To: Mike Pearson - External <mpearson@nvusd.org>

Cc: Brent Cooper <bcooper@cityofamericancanyon.org>

Subject: RE: [External] Public Information: Paintball Jungle CUP (File PL23-0018)

Hi Mike.

Brent Cooper (cc'd) is the best person to answer you questions.

Thanks.

-Jason

From: Mike Pearson <mpearson@nvusd.org>

Sent: Monday, August 28, 2023 12:15 PM

To: Jason Holley <jholley@cityofamericancanyon.org>

Subject: Fwd: [External] Public Information: Paintball Jungle CUP (File PL23-0018)

Jason,

In reviewing this notification I noticed the reference that Paintball Jungle entrance will be from Commerce Ct. Does this mean that the entrance to Paintball Jungle past Napa Junction ES will no longer be used?

Mike

Michael Pearson

Operational Services - Food Services, M/O, Trans, Facilities, School Planning and Construction

Napa Valley Unified School District

'Every person needs a place that is furnished with hope.' ~ Maya Angelou

'Preservation of one's own culture does not require contempt or disrespect for others cultures.' ~ Cesar Chavez

'Children grow into the intellectual life around them.' ~ Leo Vygotsky

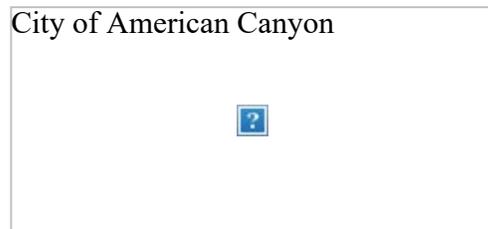
----- Forwarded message -----

From: **City of American Canyon** <AC@public.govdelivery.com>

Date: Mon, Aug 28, 2023 at 11:48 AM

Subject: Public Information: Paintball Jungle CUP (File PL23-0018)

To: <mpearson@nvusd.org>



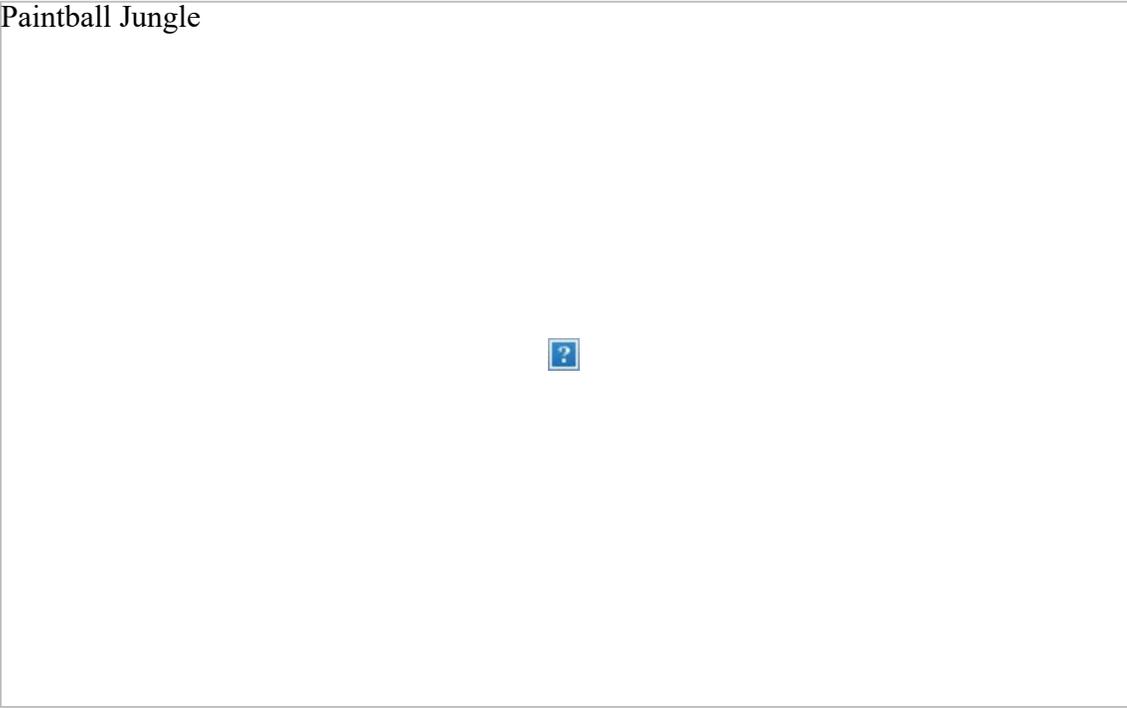
Public Information

Paintball Jungle CUP (File No. PL23-0018)

at 2 Eucalyptus Drive

This notice is to inform you early in the development review process that a Conditional

Use Permit application has been filed for a paintball court at 2 Eucalyptus Drive in the Recreation and Open Space (REC) Zone. The site consists of a 1.4-acre operations area and an 11.9-acre are for outdoor recreation. The operations area consists of customer parking, business operations, and a picnic table area to gather before and after games. The outdoor recreation area consists of main paintball courts, which includes human-scale obstacles, triangular teepee structures, and barricades to enhance participant experience. The site is open to the public every Saturday and Sunday from 8:30 AM to 4:00 PM. Access will be from Commerce Court. You can view the site from Google Maps click [here](#). Shown below is a photo of the site



This project requires a conditional use permit (CUP) approval from the Planning Commission. No hearing date is set at this time. Additional information that describes the Paintball Jungle CUP and technical information is available [here](#).

To sign up for the latest information, public hearing notices, and future Planning Commission agendas, please click [here](#).

Stay Connected with City of American Canyon, California:



SUBSCRIBER SERVICES:
[Manage Subscriptions](#) | [Unsubscribe All](#) | [Help](#)

This email was sent to mpearson@nvusd.org using GovDelivery Communications Cloud, on behalf of: City of American Canyon, California · 4381 Broadway Street, Suite 201 · American Canyon, CA 94503

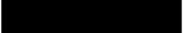


From: [Paintball Jungle](#)
To: [Marie McMurray](#)
Cc: [William He](#)
Subject: Re: [External] Meeting
Date: Friday, October 6, 2023 10:08:41 AM

Good morning Marie,

Yes, that time works for us. We will be there.

Thank you,

Bob Delia
Karen Kazman
Paintball Jungle
707-552-2426, office
, Bob's mobile
, Karen's mobile

Sent from my iPhone

On Oct 6, 2023, at 9:18 AM, Marie McMurray <memcmurray@nvusd.org> wrote:

Good Morning Bob and Karen,

Mike and Noreen are available on Tuesday, 10/17, 9:30-10:00am. Would that time frame work for you to meet at Napa Junction?

Marie

	<p>Marie McMurray Executive Assistant Napa Valley Unified School District Operational Services</p> <hr/> <p>Phone: 707-253-6281 Web: www.nvusd.org Email: memcmurray@nvusd.org</p>
---	---

On Thu, Oct 5, 2023 at 1:13 PM Mike Pearson <mpearson@nvusd.org> wrote:
Bob and Karen,

It is my understanding that you have attempted to reach out to speak with Noreen Montgomery twice this week.

As I shared in the email I sent to you on Thursday, September 28 please wait to speak with Noreen Montgomery until Marie McMurray and Nancy Fischer contact you to set

up a meeting that I need to attend.

Respectfully,

Mike Pearson

Michael Pearson
Operational Services - Food Services, M/O, Trans, Facilities, School
Planning and Construction
Napa Valley Unified School District

'Every person needs a place that is furnished with hope.' ~ Maya Angelou

'Preservation of one's own culture does not require contempt or disrespect for others cultures.' ~ Cesar Chavez

'Children grow into the intellectual life around them.' ~ Leo Vygotsky

On Thu, Sep 28, 2023 at 7:33 PM Mike Pearson <mpearson@nvusd.org>
wrote:

Bob and Karen,

Thank you for reaching out to Noreen Montgomery, principal at Napa Junction ES, to set up a meeting with her.

I would like to be included but I cannot make the meeting scheduled for next Monday, October 2.

I will have my assistant, Marie McMurray, reach out to you and Nancy Fischer to set up a time for all of us to meet.

Respectfully,

Mike Pearson

Michael Pearson
Operational Services - Food Services, M/O, Trans, Facilities, School
Planning and Construction
Napa Valley Unified School District

'Every person needs a place that is furnished with hope.' ~ Maya Angelou

'Preservation of one's own culture does not require contempt or disrespect for others cultures.' ~ Cesar Chavez

'Children grow into the intellectual life around them.' ~ Leo Vygotsky



**City of American Canyon
Active Community Development Projects
November 2023**

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
1.	SDG Commerce 217 Distribution Center Minor Modification (PL23-0022)	SDG Commerce 217, LLC	Revision to conduct additional wine production activities at the new 217,000 sqft distribution warehouse.	1075 Commerce Court 10.39 acres	11/7/23 Application submitted	William He
2.	Chicken Guy Restaurant Major Modification (PL23-0021)	Chandi Hospitality	A request to delete Condition 23 requiring overhead utilities to be placed underground.	200 American Canyon Road 1.03 acres	11/1/23 Application submitted	William He
3.	Canyon Café Food Truck Design Permit (PL23-0020)	Michael Lara	Park a Stationary Food Truck at the front of Canyon Café restaurant with operating hours: Mon - Sun, 7am - 11pm	3845 Broadway 0.63 acres	10/2/23 Application submitted	William He
4.	Napa River Ecology Center Design Permit (PL23-0019)	American Canyon Community & Parks Foundation	Repurpose the City Corporation Yard for indoor and outdoor conservation, environmental science, nature art, and wellness programs.	205 Wetlands Edge Road 3 acres	9/11/23 Application submitted 10/4/23 Comments to applicant 11/1/23 OSATS Input 11/3/23 Application resubmitted 12/21/23 Tentative PC Review	William He
5.	Paintball Jungle Conditional Use Permit (PL23-0018)	Robert Delia	Paintball gear rentals and game courts for a range of experiences (target practice, speedball, team competition, etc.) for individuals and groups.	2 Eucalyptus Drive 13.3 acres	8/22/23 Application submitted 11/16/23 PC Review scheduled	William He
6.	SDG 220 Conditional Use Permit (PL23-0017)	SDG Commerce 220, LLC	Conditional Use Permit for a 220,000 square foot wine warehouse.	1055 Commerce Court 10.17 acres	8/3/23 Application submitted 8/30/23 Comments to applicant 10/6/23 Application resubmitted 11/7/23 Comments to applicant	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
7.	Crown Hill Minor Modification (PL23-0012)	Crown Hill Stone Supply, LLC	Construct a 4,800 square foot storage building.	650 Green Island Road 5.88 acres	5/22/23 Application submitted 6/13/23 Comments to applicant	William He
8.	PG&E Regional Center Monopole Design Permit (PL23-0011)	Pacific Gas and Electric	Construct a Private Non-Commercial 60' tall monopole for PG&E's telecommunications.	500 Boone Drive N/A	4/12/23 Application submitted 4/21/23 Comments to applicant 7/12/23 Application resubmitted 10/26/23 PC Approved	William He
9.	Lemos Pointe Apartments Emergency Generator (PL23-0010)	Pacific West Communities, Inc.	Minor Modification for a 200 KW emergency generator.	Northwest corner Rio Del Mar/Loop Road 6.77 acres	4/7/23 Application submitted 4/25/23 Comments to applicant 5/1/23 Revised application submitted 6/2/23 Comments to applicant 8/8/23 Application approved 9/1/23 Applicant reconsidering project scope	William He
10.	5555 Broadway Sign Program (PL23-0005)	Intersection	Design Permit for exterior building and parking lot maintenance and color scheme.	5555 Broadway 7.04 acres	3/8/23 Application submitted 4/6/23 Comments to applicant 6/28/23 Application resubmitted 10/20/23 Application approved	William He
11.	5555 Broadway Design Permit (PL23-0006)	Intersection	Sign Program for Monument and tenant sign update.	5555 Broadway 7.04 acres	3/8/23 Application submitted 4/6/23 Comments to applicant 6/27/23 Application resubmitted 8/1/23 Applicant withdrew Conditional Use Permit outdoor storage scope 10/20/23 Application approved	William He
12.	Crawford Way Multifamily Residential (PL23-0003)	Yeh Area Group	A 100-unit Townhome style apartment homes with sixteen 3-story buildings including a mix of 68 two-bedroom and 32 three-bedroom units.	Northwest corner Crawford Way/SR-29 4.276 acres	1/25/23 Application submitted 2/27/23 Comments to applicant 7/19/23 Application resubmitted 8/16/23 Comments to applicant	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
13.	Ibarra Terminal Conditional Use Permit (PL22-0032)	Ibarra Trucking	Convert an existing residential site into a trucking office with equipment and vehicle storage.	1190 Green Island Road 1.56 acres	12/6/22 Application submitted 12/16/22 Comments to applicant	William He
14.	Napa Junction Mini-Storage Design Permit (PL22-0031)	RH Hess Development	Redevelop and industrial site into a mini-warehouse project.	4484 Hess Drive 8.41 acres	11/10/22 Application submitted 11/16/22 Applicant placed project on Hold 9/5/23 Application resubmitted 9/29/23 Comments to applicant	William He
15.	Watson Ranch Lot 8 Subdivision (PL22-0024)	American Canyon I, LLC	Development of 25 single-family residential lots in a 2.17-acre site in Watson Ranch	North of Watson Ranch Lot 10 (Harvest) Subdivision 2.17 acres	9/16/22 Application submitted 9/23/22 Comments to applicant 6/5/23 Applicant placed project on hold	William He
16.	Watson Ranch Specific Plan Amendment (PL22-0023)	American Canyon I, LLC	Refinement to the Watson Ranch Specific Plan	North of Vintage Ranch 309 acres	8/26/22 Application submitted 11/16/22 Comments to applicant 12/2/22 Applicant response 12/6/22 Comments to applicant 4/17/23 Application resubmitted 5/25/23 PC Review Completed 8/15/23 CC Approved First Reading 9/5/23 CC Approved Second Reading 10/5/23 Specific Plan Effective Date	Brent Cooper
17.	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

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
18.	Residences at Napa Junction (PL22-0011)	American Canyon Ventures LLC	453 multi-family rental dwellings with associated parking and amenities.	1000 Reliant Way 15 acres	5/2/22 Application submitted 6/1/22 Comments to applicant 7/22/22 Application resubmitted 8/19/22 Comments to applicant 1/11/23 Application resubmitted 2/9/23 Comments to applicant 7/11/23 30-Day NOP Completed 8/11/23 Admin Draft EIR Preparation	William He

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Hampton Inn Improvement Plans (DV23-0002)	Site improvements for a 3-story, 106 room Hampton Inn Hotel.	3443 Broadway	2.52 acres	1/24/23 Application submitted 3/17/23 Comments to applicant	Edison Bisnar
2. Napa Valley Ruins and Gardens Building Retrofit (BP23-0010)	Level 1 and level 2 retrofit of Buildings 2, 3, 4, 5, 7 at the American Canyon Ruins.	Southwest corner Rio Del Mar East/Rolling Hills Drive	29 acres	1/4/23 Application submitted 1/20/23 Comments to applicant 9/28/23 Status outreach to applicant	Joshua Anderson
3. Oat Hill Domaine Mass Grading (DV22-0004)	Mass grading for Parcel A and B	Western terminus Napa Junction Road	20.8 acres	10/20/22 Grading Permit Approved	Edison Bisnar
4. Oat Hill Domaine Residential Building Plan Check (BP22-0733)	Plan check for the 15-Unit Apartment Building	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted	Joshua Anderson
5. Oat Hill Domaine Residential Building Plan Check (BP22-0736)	Plan check for the 18-Unit Apartment Building	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted	Joshua Anderson
6. Oat Hill Domaine Residential Building Plan Check (BP22-0733)	Plan check for the 15-Unit Apartment Building	Western terminus Napa Junction Road	N/A	12/15/22 Application submitted 2/8/23 Comments to applicant 4/28/23 Permit resubmitted	Joshua Anderson
7. Oat Hill Domaine Parcel A Improvement Plan (DV22-0006)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10 acres	12/8/22 Application submitted 1/5/23 Comments to applicant	Edison Bisnar
8. Oat Hill Domaine Parcel B Improvement Plan (DV22-0007)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10.8 acres	12/8/22 Application submitted 1/5/23 Comments to applicant	Edison Bisnar
9. Oat Hill Domaine Parcel B Clubhouse Building Permit (BP22-0734)	Clubhouse building on Parcel B (Lower Parcel)	100 Chennault Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0007 approval and conditions of approval satisfied	Joshua Anderson

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
10. Oat Hill Domaine Parcel A Maintenance Building Permit (BP22-0737)	Maintenance building on Parcel A (Upper Parcel)	801 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied	Joshua Anderson
11. Oat Hill Domaine Parcel A Pool Building Permit (BP22-0739)	Pool building on Parcel A (Upper Parcel)	301 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied	Joshua Anderson
12. Oat Hill Domaine Parcel A Clubhouse Building Permit (BP22-0740)	Clubhouse building on Parcel A (Upper Parcel)	300 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied	Joshua Anderson
13. SDG 217 Warehouse Building Permit (BP22-0436)	Building Permit for a 217,294 sqft warehouse	1075 Commerce Ct	10.38 acres	8/18/22 Application submitted 4/10/23 Permit issued	Joshua Anderson
14. 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
15. Napa Cove Building Permits (BP22-0017, 0018, 0019)	Building Permits for the Napa Cove Apartment Project	3787 Broadway	3.48 acres	1/19/22 Application submitted 2/1/22 First Plan check 3/21/22 Permits issued	Joshua Anderson
16. PG&E Regional Center Improvement Plans (DV21-0018)	Improvement plans for the PG&E Regional Center	500 Boone Drive	24.5 acres	10/19/21 Application submitted 12/01/21 First Plan Check 01/13/22 Second Plan Check 02/14/22 Third Plan Check 02/22/22 Improvement Plans Approved	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
17. Watson Ranch Lot 10 Harvest Rough grading and Subdivision Improvement Plans (DV21-0014, 0015)	Rough grading and site improvements for WRSP Lot 10 Harvest	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	11/08/21 Application submitted 12/08/21 First Plan Check 01/03/22 Second Submittal 01/13/22 Second Plan Check 01/21/22 Third Submittal 1/24/22 Rough Grading Permit approved	Edison Bisnar
18. Watson Ranch Lot 10 Harvest Model Home Building Permits (BP21-0522, 0523)	Harvest Model Homes for Watson Ranch Lot 10	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	12/02/21 Application submitted 12/20/21 First Plan Check 02/10/22 Second Submittal 2/18/22 Second Plan Check 4/5/22 Applicant Submittal 4/7/22 Permit approved 9/2/22 Deferred Submittal 9/7/22 Permit approved	Joshua Anderson
19. Lemos Pointe Building Permit (BP21-0291 – BP21-0298)	186 modular affordable apartment units	Northwest corner Marcus Road/Rio Del Mar East	6.7 acres	6/28/21 Application submitted 11/23/21 Building Permits issued	Joshua Anderson
20. 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
21. Watson Ranch Lot 14/15 (Artisan) Model Home Building Permits (BP21-0513, 0514, 0515)	Model Homes for Watson Ranch Lot 14/15.	Northern terminus of Summerwood	11.97 acres	11/30/21 Application submitted 5/4/22 Permits approved 9/1/22 Permits issued 5/30/23 15 homes finalized	Joshua Anderson
22. 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

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
23. 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
24. 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 11/10/22 Civil Improvements 95% complete 9/1/23 On-site civil improvements and off-site water and recycled water complete. Newell Drive improvements 95% complete.	Edison Bisnar
25. Copart (DV20-0008)	Grading permit for an auto storage lot and office building Conditional Use Permit PL18-0019.	1587 and 1660 Green Island Road	20 acres	4/23/20 On-site private wastewater treatment system application submitted to the County 5/12/22 Grading Permit approved 11/10/22 Civil Improvements are 75% complete	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
26. Home2Suites Will Serve and Improvement Plan (DV19-0015)	Will serve application and improvement plans for a 102-room hotel.	3701 Main Street	2.0 acres	9/5/19 Will Serve Application submitted 5/25/20 Improvement Plan Application submitted 6/10/21 Improvement Plan approved 4/5/22 Council approved fee reimbursement request 8/10/22 2 nd Change Plan Approved	Edison Bisnar
27. PG&E Regional Center Improvement Plans (DV21-0018)	Turner Construction	Improvement plans for the PG&E Regional Center	500 Boone 24.5 acres	10/19/21 Application submitted 2/23/22 Improvement Plans approved	Edison Bisnar
28. Single Family Home Improvement Plans (DV21-0019)	Hoi Wong	Improvement plan for a new single-family home.	219 Rio Del Mar 0.66 acres	11/17/21 Application submitted 5/12/22 Second Plan Check comments 9/23/22 Applicant explained project is on Hold	Edison Bisnar
29. Chicken Guy Improvement Plan (DV23-0015)	Chandi Hospitality	New 2,818 sqft restaurant	200 American Canyon Road 1.03 acres	8/16/23 Application submitted 9/5/23 Plans submitted	Edison Bisnar
30. Chicken Guy Building Permit (BP23-0616)	Chandi Hospitality	New 2,818 sqft restaurant	200 American Canyon Road 1.03 acres	8/15/23 Application submitted 9/5/23 Comments to applicant 11/1/23 Plans submitted	Joshua Anderson

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
1. Accessory Dwelling Unit Ordinance update	Amendments to the ADU Ordinance that respond to comments from HCD	Citywide	N/A	10/4/23 Comment letter from HCD	Brent Cooper
2. Comprehensive General Plan Update	Review and update to bring the General Plan into conformance with current State standards and community values	Citywide	N/A	7/1/19 Drafting a Request for Proposal (RFP) 1/13/22 Modified “fast-track” technical update scope approved 6/7/22 City Council NOP approved 9/1/22 Administrative draft elements reviewed by staff 3/15/23 Administrative draft EIR received. 9/19/23 CC Land Use Map Review	Brent Cooper

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
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 3/14/23 45-Day EIR Review period begins. Ends on 4/28/23. 4/27/23 PC EIR Workshop 5/1/23 Preparing Response to Comments 10/26/23 PC Hearing 11/7/23 CC EIR, GPA, ZC First Reading approved	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: 6/30/23	Leon Garcia Mark Joseph
3. Napa Valley Transportation Authority Highway 29 PID Study	Project Initiation Document (PID) for Highway 29 through American Canyon	American Canyon	N/A	10/4/21 NVTA and American Canyon workshop 2/16/22 NVTA Board of Directors voted to remove the six-lane option from future study. 1/12/23 NVTA conducting environmental review over the next 1-2 years	Danielle Schmitz (NVTA)
4. Napa County Airport Land Use Compatibility Plan Update	Napa County Airport Land Use Compatibility Plan Update and associated CEQA documentation	Napa County Airport Compatibility Zones	N/A	January 2021 Board of Supervisors initiated Airport Land Use Compatibility Plan update 12/13/22 County selects aviation consultant Mead and Hunt 2/1/23 First working group meeting 4/12/23 Second meeting 6/22/23 Third meeting 11/16/23 Fourth meeting	Brent Cooper