



**City of American Canyon
Active Community Development Projects
May 2019**

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
1.	Napa Junction III Pad 6B (PL19-0010)	FPI-NJII, LLC	Single story 6,600 sqft multi-tenant commercial building	416 Napa Junction Road 1.0 acres	4/18/19 Application submitted 5/3/19 First Comments to applicant 5/23/19 Planning Commission meeting	William He
2.	Rotten Robbie Preapplication (PL19-0006)	Robinson Oil Company	Gas station with eight fueling stations, a 4,800 square feet convenience store, a car wash, and three truck-fueling positions.	3519 Broadway St 3.33 acres	3/28/19 Application submitted 4/10/19 Meeting with applicant 4/11/19 Comments to applicant 5/15/19 Preliminary resubmittal received	William He
3.	Am Can Assisted Living Conditional Use Permit (PL18-0029)	Gold Key Property LLC	Construct a new 76,268 SF, 70 unit, two story assisted living and memory care facility.	Southwest corner SR-29/Crawford Way 4.32 acres	12/20/18 Application submitted 1/18/19 First Comments to applicant 2/8/19 Additional questions received from applicant 3/8/19 Response to applicant's questions	William He
4.	Am Can Assisted Living lot Line Adjustment (PL18-0030)	Gold Key Property LLC	Lot Line Adjustment to adjust lot lines to coincide with assisted living Phase 1 and 2	Southwest corner SR-29/Crawford Way 4.32 acres	12/21/18 Application submitted 1/18/19 First comments to applicant 4/10/19 Second submittal 4/26/19 Second comments to applicant	William He
5.	Napa Valley Hospitality Preapplication (PL18-0015)	Napa Valley Hospitality	Investigate site access and parking feasibility issues.	3830 Broadway 1.98 acres	9/26/18 Application submitted 10/19/18 Comments to applicant 3/21/19 City Attorney completed road dedication research	William He

6.	Copart Conditional Use Permit (PL18-0019)	Copart, Inc.	Vehicle storage and administrative uses	1578 and 1660 Green Island Road 20.47 acres	8/29/18 Application submitted 9/28/18 First Comments to applicant 1/28/19 Application resubmittal 2/15/19 Reviewing resubmittal 3/5/19 Comments to applicant 4/17/19 6-week applicant check-in	Trisha Stevens
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Project Applications Under Review

No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
7.	Klamath Court Lot Line Adjustment (PL19-0005)	CDI LLC	Adjust the lot line between two industrial buildings off Klamath Court	105 and 115 Klamath Court 1.7 acres	3/18/19 Application submitted 4/17/19 First comments to applicant 5/3/19 Second applicant submittal 5/7/19 Second comments to applicant	William He

Major Building Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Village at Vintage Ranch (DV17-0011)	Improvement plans for 159 townhome project	NWC Silver Oak and American Canyon Drive	11.7 acres	4/19/17 Application submitted 9/1/17 Improvement plan permit issued	Paul Wade
2. Village at Vintage Ranch (BP17-0116 to BP17-0121, BP17-0209)	159 townhome rental project	NWC Silver Oak and American Canyon Drive	11.7 acres	4/6/17 Application submitted 5/2/17 Comments to applicant 5/17/17 Partial building resubmittal 6/27/17 Building permits to be redesigned to be consistent with changes in project architecture 10/19/17 Retaining wall permit issued (BP17-0140) 11/17/17 Clubhouse permit approved (BP17-0209) 12/19/17 7-Unit building permit approved (BP17-0116) 7/2/18 All remaining building permits issued Spring 2019 Anticipated first occupancies	Brent Cooper
3. Valley View Affordable Senior Housing Project (BP16-0435)	70 dwelling units and a 3,000 square foot clubhouse	1 Natalie Lane	3.755 acres	9/9/16 Application submitted 9/30/16 Comments to applicant 7/5/17 Building permits issued 1/31/19 Temporary Occupancy Permit issued. February 2019 First resident occupancies moved in. 5/23/19 Scheduling final occupancy inspections	Mike Mazur

Major Building Permits , Improvement Plans and Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
4. Napa Junction III Pad B Retail building (BP18-0145)	A 6,402 square foot multi-tenant retail building	406 Napa Junction Road	1.0 acres	3/29/18 Application submitted 4/16/18 Comments to applicant 7/5/18 Permit approved 7/19/18 Permit issued	William He
5. Holy Family Church (DV18-0014, BP18-0364)	Construct 7,900 square foot church and site improvements and parking lot	200 Antonina Avenue	1.53 acres	7/19/18 Improvement plans submitted 8/9/18 BP submitted 12/17/18 BP issued 2/25/19 Improvement Plan issued	Nancy McWilliams William He
6. Rio del Mar Subdivision (DV18-0020)	4-lot residential subdivision	NEC Rio Del Mar/ Carolyn Drive	1.9 acres	10/11/18 Application submitted 11/10/18 Comments to applicant 5/1/19 Checked in with applicant	Nancy McWilliams
7. Rio del Mar Lot Line Adjustment (PL18-0028)	Lot Line Adjustment	NEC Rio Del Mar/ Carolyn Drive	1.9 acres	12/10/18 Application submitted 01/24/19 First Comments to applicant 05/03/19 Second applicant submittal	Paul Wade
8. Canyon Estates (DV18-0023)	Improvement plans	Northeast corner Silver Oak/ Newell Drive	35 acres	10/31/18 Applicant submitted 1/9/19 Meeting with applicant 2/5/19 Applicant request to extend the tentative map for 2 years 3/5/19 City Council approved tentative map extension request 4/17/19 3 rd submittal received	Nancy McWilliams
9. Canyon Estates Lot Line Adjustment (PL19-0011)	Lot Line adjustment to consolidate habitat area in Napa County	Northeast corner Silver Oak/ Newell Drive	35 acres	4/18/19 Lot line adjustment application submitted	William He
10. Pick-n-Pull (DV19-0004)	Grading permit for new customer parking lot and vehicle inventory yard	5759 Broadway	5759 Broadway 9.52 acres	2/21/19 Application submitted 3/8/19 Comments to applicant 5/6/19 Inquired status with applicant	Public Works

Major Building Permits , Improvement Plans and Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
11. Assisted Living Facility (DV18-0027)	Will Serve Application for an Assisted Living Facility	SWC Crawford/ SR-29	Southwest corner SR-29/Crawford Way 4.32 acres	12/20/18 Application submitted 4/29/19 Comments to Applicant	Nancy McWilliams
12. SDG 330 Warehouse (BP18-0494)	New 330,000 sqft warehouse shell	Commerce Court	15.24 acres	11/21/18 Application submitted 12/10/18 First comments to applicant 02/06/19 Second Applicant submittal 02/27/19 Second comments to applicant 04/12/19 Third Applicant submittal 04/30/19 Third comments to applicant	William He
13. SDG 330 Warehouse (DV18-0011)	New 330,000 sqft warehouse shell	Commerce Court	15.24 acres	06/21/18 Application submitted 11/20/18 Applicant submittal 01/08/19 Comments to applicant 02/06/19 Applicant submittal 03/18/19 Comments to applicant 04/10/19 Applicant submittal	Nancy McWilliams
14. Napa Logistics Building 4 (BP19-0176)	New 702,000 sqft warehouse shell	4 Boone Drive		05/02/19 Application submitted	William He

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
1. <u>Commercial Cannabis Ordinance</u>	Cannabis ordinance to implement Proposition 64	Citywide	N/A	11/15/16 City Council approved ordinance 10/18/16 Ordinance takes effect 1/7/19 Cannabis workshop 1/15/19 Cannabis permit application acceptance date 5/23/19 Awaiting DOJ authorization to conduct Live Scan applications 6/1/19 Application Period tentatively closes	Brent Cooper
2. <u>Broadway District Priority Development Area Specific Plan</u>	Prepare a specific plan in accordance with MTC guidelines and local input.	Properties east and west of State Highway 29	250 acres	3/7/17 CC workshop 4/5/17 Notice of Preparation (NOP) released for 30-day review 4/20/17 NOP public meeting 12/13/17 Planning Commission EIR presentation 2/9/18 EIR Extended Public review period ended 4/25/19 Planning Commission review 5/23/19 Planning Commission review General Plan Amendments 6/4/19 Tentative City Council review 6/5/19 Napa County ALUC 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 11/1/17 Commenced meeting residents 3/1/18 Preparing draft rezoning 6/1/18 Preparing Preannexation agreement and Property Tax Sharing Agreement 11/7/18 Met with Applicant's representative 3/19/19 City Council approved Preannexation agreement with Cecil Paoli 4/25/19 Drafting EIR Request for Proposals	Brent Cooper
4. Rental Inclusionary Ordinance (PL19-0004)	Reinstate inclusionary rental apartment project requirements	Citywide	N/A	3/28/19 Planning Commission review 4/16/19 City Council workshop	Brent Cooper

Major Regional Projects					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Replacement Napa Junction Elementary School	Coordination with the Napa Valley Unified School District on the new elementary school design.	Northeast corner Wetlands Edge/ Eucalyptus Drive	10 acres	Coordinating school site plan with the future Clarke Ranch park.	Jason Holley
2. NVTA Bicycle Master Plan	Update to the 2012 County-wide Bicycle Master Plan	Countywide	N/A	NVTA currently working with Rincon Assoc. on the CEQA document for the plan. They should have it prepared for public review by June. Adoption scheduled for September.	Brent Cooper