



**Entitlement Application**  
**City of American Canyon**  
 Community Development Department  
 4381 Broadway, Suite 201  
 American Canyon, CA 94503

**For Office Use Only:**  
 Date Received: 02-21-2014 By [Signature]  
 Case Numbers: PL14-0605  
 Approved: \_\_\_\_\_

**Before submitting your application, have you checked with:**

- Planning?     
  Building?     
  Public Works?     
  The Fire Department?

If you are applying for a Conditional Use Permit, Design Permit, subdivision of property, or a Zoning or General Plan amendment, you may request a Pre-Application meeting.

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**FEB 21 2014**

**City of American Canyon  
 Community Development**

**Type of Application:**

- |  |  |
|--|--|
| <input type="checkbox"/> Conditional Use Permit/Minor Use Permit   | <input checked="" type="checkbox"/> Tentative Parcel Map       |
| <input type="checkbox"/> Design Permit <input type="checkbox"/> P/C <input type="checkbox"/> Staff                                 | <input type="checkbox"/> Tentative Subdivision Map             |
| <input type="checkbox"/> Minor/Major Modification  | <input type="checkbox"/> General Plan Amendment                |
| <input type="checkbox"/> Minor Variation   | <input type="checkbox"/> Specific Plan Amendment               |
| <input type="checkbox"/> Variance  | <input type="checkbox"/> Zoning Ordinance/Zoning Map Amendment |
| <input type="checkbox"/> Sign Permit <input type="checkbox"/> P/C <input type="checkbox"/> Director <input type="checkbox"/> Staff | <input type="checkbox"/> Pre-Zoning/Rezoning                   |
| <input type="checkbox"/> Sign Program  | <input type="checkbox"/> Sign Compliance                       |
| <input type="checkbox"/> Temporary Use Permit  | <input type="checkbox"/> Temporary Trailer Permit              |
| <input type="checkbox"/> Conditional Fence Permit  | <input type="checkbox"/> Other _____                           |

**Project Information:**

Project name: Smith Property

Project address: 570 Napa Junction Road

APN(s): 059 - 030 - 005-SFAP & 059-030-006-SFAP

General Plan Land Use Designation: City-Town Center/ County AWOS Zoning: TC (City) / County - AW:AC

**Brief project description:** The applicant intends to divide the property to separate that portion within the City from that portion within the County along existing jurisdictional lines established by the 2010 annexation. (see attached)

**Applicant:** Pamela Smith  
 Mailing address 533 Soscol Avenue #100  
 City, state, zip Napa, CA 94559  
 Telephone no. \_\_\_\_\_  
 Fax number \_\_\_\_\_  
 E-mail \_\_\_\_\_

**Property Owner:** Pamela Smith  
 Mailing address 533 Soscol Avenue #100  
 City, state, zip Napa, CA 94559  
 Telephone no. \_\_\_\_\_  
 Fax number \_\_\_\_\_  
 E-mail \_\_\_\_\_

**Design Firm** \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Mailing address \_\_\_\_\_  
 City, state, zip \_\_\_\_\_  
 Telephone no. \_\_\_\_\_  
 Fax number \_\_\_\_\_  
 E-mail \_\_\_\_\_

**Engineer** Riechers Spence & Associates  
 Contact Christopher Tibbits  
 Mailing address 1515 Fourth Street  
 City, state, zip Napa, CA 94559  
 Telephone no. (707) 252-3301  
 Fax number (707) 252-4966  
 E-mail ctibbits@rsacivil.com

**Submittal Requirements:** see Application Submittal Requirements and Fee Schedule (separate)

**Owner & Applicant Acknowledgements and Notification**

I declare under penalty of perjury that I am the owner of said property. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application. I agree to pay all fees and recoverable costs for processing the application.

X Property Owner Signature(s) *Charles J. Smith* Date 2-19-2014  
Date \_\_\_\_\_

I declare under penalty of perjury that I have the written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application. I agree to pay all fees and recoverable costs due to the City for processing the application, whether it is approved, denied, or appealed.

✓ Applicant Signature(s) *Charles J. Smith* Date 2-19-2014  
Date \_\_\_\_\_

**Partnerships & Corporations**

In the case of a partnership, all general and limited partners shall be identified. In the case of a corporation, all shareholders owning 10% or more of the stock and all officers and directors shall be identified.

Name	Address	Signature

**Additional recipients of project correspondence**

If you desire project correspondence and notice of meetings to be sent to parties other than the Applicant and Property Owner, please list their names, address and telephone numbers below.

Name	Address	Telephone number

**Indemnification Agreement by Applicant**

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of American Canyon, its agents, officers, council members, employees, boards, and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental documents or negative declaration which relates to the approval.

This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, council members, employees, boards, and commissions.

If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of American Canyon shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorneys' fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to the above.

*Charles J. Smith*  
Applicant's printed name

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

2-19-2014  
Date

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City of American Canyon  
Community Development

City of American Canyon  
Entitlement Application – Tentative Parcel Map

APN 059-030-005-SFAP & 059-030-006-SFAP

Brief project description continued...

This division is consistent with the Sphere of Influence of the City of American Canyon as well as the General Plans of both the City and Napa County. The project does not include any further division of the land or consider any development or change to the use of the property.



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City of American Canyon  
Community Development

DEVELOPER DEPOSIT PROJECT SET UP FORM

APPLICANT INFORMATION  
(PLEASE PRINT)

APPLICANT NAME: Pamela Smith  
ADDRESS: 533 Soscol Ave # 100, Napa, CA 94559  
PHONE: 707-255-9592 E-MAIL: pamela@vps.com  
CONTACT PERSON: Pamela Smith

BILLING INFORMATION  
(PLEASE PRINT)

BILLING PARTY: Reichers Spence & Associates  
ADDRESS: 1515 Fourth Street, Napa, CA 94559  
PHONE: 707-252-3301 E-MAIL: etibbits@rsa-civil.com  
CONTACT PERSON: Chris Tibbits

As an authorized representative of the applicant, I hereby consent by my signature below, that I understand the following:

The service of processing an application for development of property in the City of American Canyon is of primary benefit to the applicant. The cost of processing an application is charged according to the hours spent by staff in reviewing and analyzing the project including checking plans, writing staff reports, preparing environmental analyses, notifying and responding to the public and attending public hearings. The applicant receiving the benefit from the service shall pay the cost of these services. Total cost varies according to the size of the project and the complexity of the issues involved. At the City's sole discretion, a consultant may process the application. Pursuant to City Council Resolution 2008-79 for development applications, the applicant will pay all costs for consultant services inclusive of any applicable "in-house" administrative costs. Project specific expenditures such as City Attorney services, postage for mailing public notices, advertising, etc. have been excluded from the hourly rates. These project specific expenditures will be billed "at cost" on a project by project basis to the applicant.

The deposit creates an open account to which processing time is charged. Processing charges will automatically be drawn against the deposit funds until the minimum balance is remaining. All service charges will be invoiced to the applicant on a monthly basis. Accompanying the invoice will be a statement, which will include a description of services rendered during the billing period. Payment is due within 15 days of the invoice. If payment is not received within 7 working days after the invoice due date, all development activities will be suspended until payment is received.

At the conclusion of the discretionary process, after full payment of all invoices is received, any remaining deposit amounts will be refunded to the applicant.

DATE: 2/20/2014 SIGNATURE: Charlynn M Tibbits, VP, RSA

COMMUNITY DEVELOPMENT USE ONLY

(CHECK)  NEW PROJECT DEPOSIT \$ 1225.00

MINIMUM INITIAL DEPOSIT MET? (CHECK)  YES  
 NO

MINIMUM DEPOSIT AMOUNT \$ 1225.-

DEPOSIT WAIVED - EXPLAIN:

\_\_\_\_\_  
\_\_\_\_\_

- ADDITIONAL DEPOSIT (EXISTING PROJECT)
- CASH BOND \$ \_\_\_\_\_
- REOPEN OLD PROJECT

CITY STAFF: AVRIL ROCKWOOD

PROJECT # PL14-0005

RECEIPT # \_\_\_\_\_

PROJECT NAME: SMITH PROPERTY TPM

RELATED PROJECTS:  
\_\_\_\_\_  
\_\_\_\_\_

DATE: 02.24.2014



RECEIVED

FEB 25 2014

City of American Canyon  
Community Development

**DEVELOPER DEPOSIT PROJECT SET UP FORM**  
*APPLICANT INFORMATION*  
*(PLEASE PRINT)*

APPLICANT NAME: Pamela Smith  
ADDRESS: 533 Soscol Ave # 100 Napa, CA 94559  
PHONE: 707-255-9582 E-MAIL: pamela@vpspm.com  
CONTACT PERSON: Pamela Smith

*BILLING INFORMATION*  
*(PLEASE PRINT)*

BILLING PARTY: Riechers Spence & Associates  
ADDRESS: 1515 Fourth Street, Napa, CA 94559  
PHONE: 707-252-3301 E-MAIL: ctibbits@rsa.civil.com  
CONTACT PERSON: Chris Tibbits

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DATE: 2/21/2014 SIGNATURE: Christopher M. Tibbits V.P. RSA

**COMMUNITY DEVELOPMENT USE ONLY**

(CHECK)

NEW PROJECT DEPOSIT \$ \_\_\_\_\_

MINIMUM INITIAL DEPOSIT MET? (CHECK) \_\_\_ YES  
\_\_\_ NO

MINIMUM DEPOSIT AMOUNT \$ \_\_\_\_\_

DEPOSIT WAIVED - EXPLAIN:  
\_\_\_\_\_  
\_\_\_\_\_

ADDITIONAL DEPOSIT (EXISTING PROJECT)

CASH BOND \$ \_\_\_\_\_

REOPEN OLD PROJECT

CITY STAFF: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT # \_\_\_\_\_

RECEIPT # \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

RELATED PROJECTS:  
\_\_\_\_\_  
\_\_\_\_\_