



TITLE

Giovannoni Logistics Center Tentative Parcel Map and Design Permit Extension

RECOMMENDATION

Adopt a Resolution for a twelve-month extension to the Giovannoni Logistics Center Tentative Parcel Map and Design Permit from March 21, 2026, to March 21, 2027, APNs 057-130-034 and 057-130-036 (File no. PL25-0013)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

The Giovannoni Logistics Center consists of up to 2.4 million square feet of high-cube warehouse on 163 acres of a 208-acre project site in the General Industrial (GI) zoning district. Approximately 45 acres will remain open space for stormwater detention and wetlands preservation. The semi-rectangular project site is bounded by industrial development in the Green Island Business Park (west), the Napa Logistics Park and Devlin Rd (north), the Napa Branch Line (east), and Green Island Rd, a stone supply business, and a wine distribution warehouse (south). A location map is included as Attachment 2. The City Council approved a Design Permit and Tentative Parcel Map (TPM) on March 21, 2023. The Design Permit is included as Attachment 2, Exhibit A. The TPM is included as Attachment 2, Exhibit B.

On November 15, 2024, the Applicant filed an application for the extension of the project. On March 4, 2025, the Council approved the extension of the tentative parcel map and design permit for twelve months, which would expire on March 21, 2026.

On November 21, 2025, the Applicant filed an application for a second extension of the project. The applicant explained that legal matters have initially delayed the project, and more time is required to complete private improvements prior to recording the Final Map. The applicant's letter of justification is available as Attachment 3.

The Subdivision Ordinance (Municipal Code Chapter 18) states that a TPM will expire in two years if the Final Map is not completed and ready submitted for Recordation. The Municipal Code states that a Design Permit will expire in two years if the project does not commence construction.

However, in accordance with American Canyon Municipal Code (ACMC) Section 19.41.060, the Design Permit expiration date may be extended if the TPM is extended.

According to ACMC Section 18, the City Council may grant a twelve (12) month TPM extension up to three times. This would be the second request. Approval of the request would extend the TPM and Design Permit expiration date to March 21, 2027.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The Giovannoni TPM and Design Permit extension project required a developer deposit for review and processing, so there is no fiscal impact for staff time.

ENVIRONMENTAL REVIEW

The Tentative Parcel Map and Design Permit was contemplated in the Giovannoni Logistics Center EIR (SCH #2021010104), which was certified by the City Council in March 2023. The 12-month Parcel Map and Design Permit extension is substantially consistent with the certified EIR and approved project. In accordance with CEQA Section 15162, no further analysis is required when there is no substantial evidence of changed circumstances.

COMMUNICATION

Level 5: Development Project

Jan. 9, 2026 – Public Hearing Notice mailed to property owners and residents within 300 feet

Jan. 16, 2026 - Staff report published and GovDelivery notice of Public Hearing sent to email subscribers list (4,340 +/-)

Jan. 19, 2026 – GovDelivery Notice Reminder of City Council Public Hearing sent to email subscribers list (4,340 +/-)

Jan. 20, 2026 - City Council Public Hearing

ATTACHMENTS:

1. [Giovannoni TPM and DP Extension - Resolution](#)
2. [Giovannoni TPM and DP Extension - Location Map](#)
2. [Exhibit A. Giovannoni Design Permit Plans](#)
2. [Exhibit B Giovannoni Tentative Parcel Map Plans](#)
3. [Giovannoni TPM and DP Extension - Request Letter](#)
4. [Giovannoni Map and DP Extension - Public Hearing Notice](#)