



REGULAR CITY COUNCIL MEETING AGENDA

City Hall - Council Chambers
4381 Broadway St., Suite 201, American Canyon
May 7, 2024
6:30 PM

Mayor: Leon Garcia
Vice Mayor: David Oro
Councilmembers: Mariam Aboudamous, Mark Joseph, Pierre Washington

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.

PUBLIC PARTICIPATION

City Council and other public meetings will be conducted in person. This meeting is also available via Zoom, is broadcast live to residents on Napa Valley TV, on our [website](#) and on [YouTube](#).

Zoom Link: [Click here](#). **Webinar ID:** 862 3299 1024; **Passcode:** 12345. **Phone in to Zoom:** 408-638-0968

Oral comments, during the meeting: Oral comments can be made in person during Open and Closed Session or through Zoom in Open Session only. On Zoom use the "raise your hand" tool during any public comment period. To avoid confusion, hands raised outside of Public Comment periods will be lowered.

Written comments: Submit written comments by the [eComments link](#), located on the Meetings & Agendas page of our website. eComments are available to council members in real time. To allow for Council review of comments, eComments will close at 3:00 pm on the day of the meeting.

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

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

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

5:30 P.M. – CLOSED SESSION

The mayor will call the meeting to order and conduct roll call. Council will immediately convene into Closed Session after hearing any public comment on Closed Session items. At 6:30 p.m. the Council will reconvene into Open Session and then resume Closed Session at the end of the meeting to address outstanding items, if necessary.

CALL TO ORDER - CLOSED SESSION

ROLL CALL - CLOSED SESSION

PUBLIC COMMENTS - CLOSED SESSION ITEMS

This time is reserved for members of the public to address the City Council on Closed Session Items only. Comments must be made in person and are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. Comments for Items not on the Closed Session or Open Session agenda will be heard during the Open Session Public Comment period.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

5:30 P.M. CLOSED SESSION ITEMS

1. **Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):**
 - a. *City of American Canyon v. City of Vallejo, et al.* (Sacramento Superior Court Case No. 34-2022-00327471).
 - b. *City of American Canyon v. Leon Dale Schmidt* (Napa County Superior Court Cases No. 22CV001041 and 23PR00161).
 - c. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV000510) [Giovannoni Project]
 - d. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV001600) [Paoli/Watson Lane Annexation]
 - e. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 24CV000544)[Measure K]

2. **Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). Two (2) Matters.**

6:30 P.M. OPEN SESSION - REGULAR MEETING

CALL TO ORDER - COUNCIL TO RECONVENE IN OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

PROCLAMATIONS AND PRESENTATIONS

3. **Proclamation - May 6 - May 12, 2024 as National Nurses Week**
4. **Proclamation - May 2024 Older Americans Month**

5. [Proclamation - May 2024 as Asian American and Native Hawaiian/Pacific Islander Heritage Month](#)
6. [Proclamation - May 2024 as Mental Health Matters Month](#)
7. [Proclamation - May 2024 as Historic Preservation Month](#)
8. [Proclamation - May 2024 as National Building Safety Month](#)
9. [Presentation - CalGreen Building Code Tier 1 and 2](#)

PUBLIC COMMENTS - ITEMS NOT ON CLOSED SESSION OR OPEN SESSION AGENDA

This time is reserved for members of the public to address the City Council on items that are not on the Closed Session or Open Session agenda and are within the subject matter jurisdiction of the City Council. Comments are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. The City Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time.

AGENDA CHANGES

The Mayor and Council may change the order of the Agenda or request discussion of a Consent Item. A member of the Public may request discussion of a Consent Item by making that request during Public Comment.

CONSENT CALENDAR

10. [Minutes of April 16, 2024](#)
Recommendation: Approve the minutes of the Regular City Council meeting of April 16, 2024.
11. [Report Upon Return from Closed Session](#)
Recommendation: Approve the Report Upon Return from Closed Session for the Regular City Council meeting of April 16, 2024.
12. [Prohousing Incentive Program](#)
Recommendation: Adopt a Resolution authorizing application to and participation in the Prohousing Designation Program.
13. [Watson Ranch Highway 29 Sanitary Sewer Crossing Project](#)
Recommendation: Adopt a Resolution of the City of American Canyon authorizing the City Manager to enter into an agreement with RSA+ for the Highway 29 Sanitary Sewer Crossing Project for an amount of \$218,000.00.
14. [Quarterly Investment Report for City and Fire District for Fiscal Year 2023-24 Quarter 3](#)
Recommendation: Receive and file the City and Fire District's Treasurer's Report for the quarter ended March 31, 2024.

PUBLIC HEARINGS

There are no Public Hearing Items.

BUSINESS

15. **Contract Award for Benton Way Pavement Rehabilitation Project (TR22-0400)**

Recommendation: Take the following actions related to Benton Way Pavement Rehabilitation Project:

1. Adopt a Resolution amending the FY 2023-24 Capital Budget and increasing the Project Budget;
2. Awarding a construction contract to Ghilotti Construction Company in the amount of \$1,344,985.50; and
3. Authorizing the Public Works Director to approve and execute Contract Change Orders in an aggregate amount not to exceed the Project Budget in conjunction with the Benton Way Pavement Rehabilitation Project (TR22-0400).

16. **Engineer's Report for Citywide LLAD Fiscal Year 2024/25**

Recommendation: Adopt a Resolution initiating proceedings, preliminarily approving the Fiscal Year 2024/25 Annual Engineer's Report, declaring the intention to levy and collect annual assessments, and setting the Public Hearing for consideration of the American Canyon Landscaping and Lighting Assessment District assessments for FY2024/25 for May 21, 2024, at 6:30 p.m. in the Council Chambers.

17. **Traffic Calming Program**

Recommendation: Adopt a Resolution of the City Council of the City of American Canyon approving the 2024 City of American Canyon Traffic Calming Program Update.

18. **2024 Water Supply and Demand Update**

Recommendation: Receive and file a report on water supply and demand in the City of American Canyon Water Service Area.

MANAGEMENT AND STAFF ORAL REPORTS

MAYOR/COUNCIL COMMENTS AND COMMITTEE REPORTS

The Mayor and Council may comment on matters of public concern and announce matters of public interest; no collective council action will be taken.

1. Napa County Local Agency Formation Commission (Aboudamous)
2. Napa Valley Transportation Authority (Garcia/Joseph)
3. Napa Countywide Climate Action Committee (Garcia/Joseph)
4. Napa Valley Tourism Business Improvement District (Oro)

19. **City Council Committee Report - Councilmember Mark Joseph**

FUTURE AGENDA ITEMS

20. **Future Agenda Items of Note**

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, City Clerk for the City of American Canyon, do hereby declare that the foregoing agenda of the City Council was posted in compliance with the Brown Act prior to the meeting date.

Taresa Geilfuss, CMC, City Clerk

CITY OF AMERICAN CANYON PROCLAMATION



National Nurses Week May 6th to May 12th, 2024

WHEREAS, nurses are the heartbeat of healthcare, tirelessly dedicating their skills, compassion, and expertise to enhance the well-being of individuals and communities worldwide; and,

WHEREAS, throughout history, nurses have been at the forefront of providing comfort, care, and healing during times of crisis, demonstrating resilience, courage, and unwavering commitment to their patients; and,

WHEREAS, nurses serve as advocates, educators, and innovators, championing health equity, promoting preventative care, and advancing medical knowledge to improve health outcomes for all; and,

WHEREAS, the year 2024 marks a special milestone in recognizing the invaluable contributions of nurses, honoring their extraordinary contributions amidst unprecedented challenges, including the global COVID-19 pandemic; and,

WHEREAS, National Nurses Week provides an opportunity for individuals, organizations, and communities to express gratitude, appreciation, and support for nurses' dedication and sacrifices;

NOW, THEREFORE, I, Mayor Leon Garcia, on behalf of the City of American Canyon, do hereby proclaim May 6th to May 12th, 2024, as National Nurses Week. I urge all citizens to join me in honoring and celebrating the remarkable achievements and profound impact of nurses in shaping the future of healthcare.

Dated: May 7, 2024

Leon Garcia, Mayor

CITY OF AMERICAN CANYON PROCLAMATION



MAY 2024 AS OLDER AMERICANS MONTH

WHEREAS, May is Older Americans Month, a time for us to recognize and honor American Canyon older adults and their immense influence on every facet of American society; and

WHEREAS, through their wealth of life experience and wisdom, older adults guide our younger generations and carry forward abundant cultural and historical knowledge; and

WHEREAS, older Americans improve our communities through intergenerational relationships, community services, civic engagement, and many other activities; and

WHEREAS, communities benefit when people of all ages, abilities, and backgrounds have the opportunity to participate and live independently; and

WHEREAS, our expanding elder population profoundly impacts every facet of our lives, redefining our ideas of work, retirement and leisure, altering our housing and living arrangements, challenging our healthcare systems, reshaping our economy, and altering social and public policy; and

WHEREAS, the opportunity and challenges that await us require our continued commitment to the goal of ensuring that our older Americans enjoy active, productive and healthy lives, and do so independently, safely, and with dignity; and

WHEREAS, American Canyon must ensure that older Americans have the resources and support needed to stay involved in their communities, reflecting our commitment to inclusivity and connectedness; and

WHEREAS, the City Council of the City of American Canyon wishes to express its appreciation for the past and continuing contributions of its older residents to the community and our nation, and recognize that older Americans are a vital and growing part of our city; and

NOW, THEREFORE, BE IT RESOLVED, that I, Leon Garcia, Mayor of the City of American Canyon, on behalf of the American Canyon City Council, do hereby proclaim May 2024, to be Older Americans Month. I urge every resident to recognize the contributions of our older citizens, help to create an inclusive society and join efforts to support older Americans' choices about how they age in their communities.

Dated: May 7, 2024

Leon Garcia, Mayor

CITY OF AMERICAN CANYON PROCLAMATION



May 2024 Asian American and Native Hawaiian/Pacific Islander Heritage Month

WHEREAS, Asian Americans and Pacific Islanders have enriched our nation's history with their contributions, achievements, and cultural heritage; and

WHEREAS, Asian American and Pacific Islander Heritage Month provides an opportunity for all citizens to learn about and celebrate the rich history, diverse cultures, and invaluable contributions of Asian Americans and Pacific Islanders to the United States; and

WHEREAS, throughout our history, Asian Americans and Pacific Islanders have made significant contributions to every aspect of our society, including science, technology, business, education, government, and the arts, enriching the fabric of our nation; and

WHEREAS, Asian American and Pacific Islander Heritage Month presents an opportunity to recognize the challenges and discrimination that Asian American and Pacific Islander communities have faced and continue to face, and to recommit ourselves to the ongoing work of building a more inclusive and equitable society; and

WHEREAS, our community is made stronger and more vibrant by our diversity, and we celebrate the myriad cultures, languages, traditions, and histories of Asian Americans and Pacific Islanders that contribute to the tapestry of our shared American identity;

NOW, THEREFORE, BE IT RESOLVED that I, Mayor Leon Garcia, do hereby proclaim May 2024 as Asian American and Native Hawaiian/Pacific Islander Heritage Month, and I urge all residents to join in celebrating the contributions of Asian Americans and Pacific Islanders to our community, our state, and our nation.

Date: May 7, 2024

Leon Garcia, Mayor

CITY OF AMERICAN CANYON PROCLAMATION



Mental Health Awareness Month May 2024

WHEREAS, each May we raise awareness about the importance of mental health and its impact on the well-being of the Napa County community, including children, adults, and families; and

WHEREAS, mental health challenges are one of the most common health conditions in California, affecting at least two in five adults and children, impacting both the person experiencing mental health challenges and those persons who care and love the person facing the challenges; and

WHEREAS, in Napa County 438 elementary school students, 839 middle school/junior high school students, and 3,785 high school students received universal mental health screening through Mental Health Student Services Act (MHSSA) funding administered by the Napa County Office of Education (NCOE) in partnership with Napa County, through our Health and Human Services Agency, from August 1, 2023 to January 31, 2024 for a total of 5,062 students; and

WHEREAS, Napa County Health & Human Services Agency's Behavioral Health Division served over 1,645 unique clients in Fiscal Year 2022-2023, ensuring those served received high-quality mental health services; and

WHEREAS, it is critical that we create a community in Napa County wherein everyone feels comfortable seeking support and prioritizing their mental health and well-being; and

WHEREAS, we encourage friends, relatives, neighbors, and all people in our community to learn the signs, support those who are struggling, and assist them in seeking services available.

NOW, THEREFORE, BE IT RESOLVED that I, Mayor Leon Garcia, on behalf of the City of American Canyon, do hereby proclaim the Month of May 2024 as Mental Health Awareness Month. We call upon all members of the community, private businesses, non-profit groups, clubs, and associations, to be allies for individuals with mental illness and to take action to strengthen the mental health of our community. Above all, let us collectively ensure that all children and adults experiencing mental health challenges are treated with the compassion, respect, and understanding they deserve.

Date: May 7, 2024

Leon Garcia, Mayor

CITY OF AMERICAN CANYON PROCLAMATION



HISTORIC PRESERVATION MONTH, MAY 2024

WHEREAS, the National Historic Preservation Act of 1966, coordinates and supports public and private efforts to identify, evaluate, and protect America's historic, cultural, and archaeological resources; and

WHEREAS, in 1973, May was designated "Preservation Month" to raise awareness of historic preservation, instill national and community pride, promote heritage tourism, and highlight the social, economic, and environmental benefits of historic preservation; and

WHEREAS, Napa County Landmarks, celebrating its 50th anniversary this year, promotes appreciation and preservation of historic buildings, sites, and districts through educational programs, public policy, and research; and

WHEREAS, Landmarks' efforts include public outreach for historic structures in American Canyon such as the cement silos and post-war subdivisions;

WHEREAS, Landmarks honors the dedication of individuals and groups throughout the year, celebrating outstanding efforts in restoration and adaptive reuse that exemplify best practices in historic preservation;

NOW, THEREFORE, I, Mayor Leon Garcia, on behalf of the City of American Canyon, do hereby proclaim May as Historic Preservation Month and call on our citizens to support Napa County Landmarks' efforts to preserve the rich history of Napa County.

Dated: May 7, 2024

Leon Garcia, Mayor

CITY OF AMERICAN CANYON

PROCLAMATION



NATIONAL BUILDING SAFETY MONTH 2024

WHEREAS, the City of American Canyon recognizes that our future depends on the growth and strength of safe homes, buildings, and infrastructure; and

WHEREAS, safe buildings ensure a high quality of life that protect us when disasters strike, and

WHEREAS, building safety depends on the devotion of many committed professionals in the public and private sectors, including Building Officials, Permit Technicians, Plan Check Engineers, Civil Engineers, Building Inspectors, Code Enforcement Officers, Planners, Fire Prevention Officials, Architects, Engineers, Builders, Tradespeople, Design Professionals, Laborers, Plumbers, and construction industry support staff and manufacturers; and

WHEREAS, working together with the International Code Council, a nonprofit that brings together “built environment experts” at all levels of government to create highest-quality building codes; and

WHEREAS, modern building codes provide comfortable, energy-efficient environments that safeguard people from natural hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes; and

WHEREAS, *National Building Safety Month* reminds everyone that our largely unknown building safety protectors assure that buildings essential to our prosperity are safe, sustainable, and affordable; and

WHEREAS, “Mission Possible,” the theme for Building Safety Month 2024, encourages us all to raise awareness about building safety on a personal, local, and global scale.

NOW, THEREFORE, BE IT PROCLAIMED that the City of American Canyon joins the Nation in recognizing the Month of May 2024 as National Building Safety Month.

Dated: May 7, 2024

Leon Garcia, Mayor

**CITY OF AMERICAN CANYON
REGULAR CITY COUNCIL MEETING**

ACTION MINUTES

April 16, 2024

5:30 P.M. – CLOSED SESSION

CALL TO ORDER - CLOSED SESSION

The City Council meeting was called to order at 5:31 p.m.

ROLL CALL - CLOSED SESSION

Present: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Absent: None

Excused: None

Councilmember Mariam Aboudamous is participating in this meeting remotely under the provisions of AB2449.

PUBLIC COMMENTS - CLOSED SESSION ITEMS

Mayor Garcia called for public comments. Written comments: none. Oral comments: none. The public comments period was closed.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

5:30 P.M. CLOSED SESSION ITEMS

1. Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):

- a) City of American Canyon v. City of Vallejo, et al. (Sacramento Superior Court Case No. 34-2022-00327471).
- b) City of American Canyon v. Leon Dale Schmidt (Napa County Superior Court Cases No. 22CV001041 and 23PR00161).
- c) City of Vallejo v. City of American Canyon et al. (Napa County Superior Court Case No. 23CV000510) [Giovannoni Project]
- d) City of Vallejo v. City of American Canyon et al. (Napa County Superior Court Case No. 23CV001600) [Paoli/Watson Lane Annexation]
- e) City of Vallejo v. City of American Canyon et al. (Napa County Superior Court Case No. 24CV000544)[Measure K]

2. Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). Three (3) Matters.

6:30 P.M. OPEN SESSION - REGULAR MEETING

CALL TO ORDER - COUNCIL TO RECONVENE IN OPEN SESSION

The City Council meeting was called to order at 6:35 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - OPEN SESSION

Present: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Absent: None

Excused: None

Councilmember Mariam Aboudamous is participating in this meeting remotely under the provisions of AB2449.

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

A report on Closed Session and confirmation of reportable action was given by City Attorney William Ross.

PROCLAMATIONS AND PRESENTATIONS

3. Proclamation recognizing National Fair Housing Month

Mayor Garcia announced the proclamation recognizing National Fair Housing Month. It was received by Executive Director Pablo Zatarain, Fair Housing Napa Valley.

4. Proclamation recognizing April 22, 2024, as National Earth Day

Mayor Garcia announced the proclamation recognizing April 22, 2024, as National Earth Day. It was received by Executive Director Janelle Sellick, American Canyon Community & Parks Foundation with foundation board and staff members.

5. Proclamation recognizing April 21-27, 2024, as National Volunteer Week.

Mayor Garcia announced the proclamation recognizing April 21-27, 2024, as National Volunteer Week. It was received on behalf of all American Canyon Community Groups by 2023 Gateway Award Winner Clarence Mamaril, with former Gateway Award winners Beth Marcus, Joan Bennett and Fran Lemos.

6. Presentation - Rotary Club of Napa Spirit Horse Fundraiser

Council received a presentation on the Rotary Club of Napa Spirit Horse Fundraiser from Rotarian Dorothy Salmon.

PUBLIC COMMENTS - ITEMS NOT ON CLOSED SESSION OR OPEN SESSION AGENDA

Mayor Garcia called for public comments. Written comments: none. Oral comments: Joan Bennett was called to speak; Arvind Nischal was called to speak; Hugh Marquez was called to speak; Justin Hamilton Hole was called to speak. The public comments period was closed.

AGENDA CHANGES

There were no changes to the agenda.

CONSENT CALENDAR

Action: Motion to adopt CONSENT CALENDAR made by Vice Mayor David Oro, seconded by Councilmember Pierre Washington, and CARRIED by roll call vote.

Ayes: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Nays: None

Abstain: None

Absent: None

Excused: None

7. Minutes of April 2, 2024

Action: Approved the minutes of the Regular City Council meeting of April 2, 2024.

8. Report Upon Return from Closed Session

Action: Approved the Report Upon Return from Closed Session for the Regular City Council meeting of March 19, 2024.

9. 2024 Military Equipment Inventory and Equipment Use Policy

Action: Adopted Minute Order 2024-02 approving the 2024 Military Equipment Inventory and Equipment Use Policy.

10. Utility Rate Municipal Code Updates

Action: Waived final reading, read by title only, and adopted Ordinance 2024-05 by the City Council of the City of American Canyon amending City of American Canyon Municipal Code (ACMC) Chapter 13.06: "Water Rates and Connection Fees", Chapter 13.14 "Water Conservation Plan", and Chapter 14.04: "Wastewater Rates and Charges" to establish new potable water, recycled water and wastewater property related fees and charges.

11. Proposed Measure U

Action: Adopted Resolution 2024-28 approving the proposed Napa Valley Transportation Authority - Tax Agency's Measure U - Napa Valley Transportation Improvement Act, for the purpose of improving local streets and roads and investing in regional capital projects.

12. Amend Terms to Inter-Fund Loans made to the Recycled Water Enterprise from the Water and Sewer Enterprises

Action: Adopted Resolution 2024-29 amending the terms of the Inter-Fund Loans made to the Recycled Water Enterprise Fund by the Water and Sewer Enterprise Funds, setting the interest rate for these Inter-Fund Loans at 1% and extending the total term to thirty years from date of origination.

PUBLIC HEARINGS

13. Watson Ranch Lot 8 Subdivision

Council received a staff report and presentation on the Watson Ranch Lot 8 Subdivision from Senior Planner William He with Terry McGrath available for questions. Mayor Garcia opened the public hearing and called for public comments. Written comments: none. Oral comments: Beth Marcus was called to speak. Public comments and the public hearing were closed. Council members disclosed ex parte communications.

Action: Motion to adopt Resolution 2024-30 of the City Council of the City of American Canyon approving a Vesting Tentative Subdivision Map for Watson Ranch Lot 8 to create 25 single family home lots on 2.3 acres within the Watson Ranch Specific Plan Medium Density Residential-16 zoning district located north of Cartier Street, Assessor's Parcel Numbers 059-430-012 and 059-430-037 (File No. PL22-0024) made by Councilmember Mark Joseph, seconded by Councilmember Pierre Washington, and CARRIED by roll call vote.

Ayes: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Nays: None

Abstain: None

Absent: None

Excused: None

BUSINESS

14. Proposed Staffing FY 24/25 and Beyond

Council received a staff report and presentation on employee satisfaction surveys, organizational assessments and proposed staffing for Fiscal Year FY 24/25 and beyond from City Manager Jason Holley. Mayor Garcia called for public comments. Written comments: none. Oral comments: Hugh Marquez was called to speak. The public comments period was closed. This item requires no Council action.

Councilmember Mariam Aboudamous left the meeting at 8:00 p.m.

15. Law Enforcement Services Contract Amendment

Council received a staff and presentation on the Law Enforcement Services Contract Amendment report from Police Chief Rick Greenberg. Mayor Garcia called for public comments. Written comments: none. Oral comments: Beth Marcus was called to speak; Fran Lemos was called to speak; Brando Cruz was called to speak. The public comments period was closed.

Action: Motion to adopt Adopted Resolution 2024-31 approving Amendment 20 (Agreement 2024-53) to the Agreement No. 200005B (previously known as Agreement No. 3220) with the Napa County Sheriff's Office for Law Enforcement Services for the period of July 1, 2024, through June 30, 2027. made by Councilmember Pierre Washington, seconded by Vice Mayor David Oro, and CARRIED by roll call vote.

Ayes: Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Nays: None

Abstain: None

Absent: Councilmember Mariam Aboudamous

Excused: None

MANAGEMENT AND STAFF ORAL REPORTS

Council received oral updates from Parks & Recreation Director Alexandra Ikeda and Finance Director Juan Gomez.

MAYOR/COUNCIL COMMENTS AND COMMITTEE REPORTS

The mayor and council members provided oral reports and announced items of community interest.

FUTURE AGENDA ITEMS

16. Future Agenda Items of Note

Action: Motion to add to a future agenda, an item regarding Parks and Community Services Commissioner David Garcia-Arreola made by Vice Mayor David Oro, seconded by Councilmember Pierre Washington, and CARRIED by roll call vote.

Ayes: Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Nays: None

Abstain: None

Absent: Councilmember Mariam Aboudamous

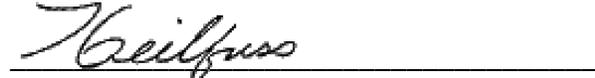
Excused: None

ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

CERTIFICATION

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "T Geilfuss", is written over a horizontal line.

Taresa Geilfuss, City Clerk

William D. Ross
David P. Schwarz
Kypros G. Hostetter
Christina M. Bellardo

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File No: 199/6

April 22, 2024

VIA E-MAIL

The Honorable Leon Garcia, Mayor
and Members of the City Council
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

Re: Report Upon Return from Closed Session; Regular City Council Closed Session Meeting of the American Canyon City Council of April 17, 2024

Dear Mayor Garcia and Members of the City Council:

This communication sets forth reportable action, if any, of the City Council (“Council”) of the City of American Canyon (“City”), consistent with provisions of the Ralph M. Brown Opening Meeting Act (Government Code Section 54950, *et seq.*) resulting from the Closed Session of the Regular City Council Closed Session Meeting of April 17, 2024, consistent with Government Code Section 54957.1.

At 5:31 p.m. Mayor Garcia convened the Council in Open Session to determine if there were any comments on the matters agendaized for Closed Session, and after concluding that there were none, adjourned to Closed Session at 5:31 p.m. Councilmember Aboudamous participated remotely consistent with the provisions of AB 2449.

There were two matters agendaized for City Closed Session consideration:

1. Conference with Legal Counsel – Existing Litigation
Authorized Pursuant to Government Code Section 54956.9(d)(1):
 - a. *City of American Canyon v. City of Vallejo, et al.* (Sacramento Superior Court Case No. 34-2022-00327471);
 - b. *City of American Canyon v. Leon Dale Schmidt*, (Napa County Superior Court Case No. 22CV001041 and 23PR00161);

- c. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV000510) [Giovannoni Project];
- d. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV001600) [Paoli/Watson Lane Annexation].
- e. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 24CV000544) [Measure K].

- 2. Conference with Legal Counsel – Anticipated Litigation
Authorized Pursuant to Government Code Section 54956.9(d)(2)
Three (3) Matters.

With respect to Closed Session Agenda Item No. 1.a., there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to Closed Session Agenda Item No. 1.b., there was no other reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to Closed Session Agenda Item No. 1.c. there was no other reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to Closed Session Agenda Item No. 1.d., there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to Closed Session Agenda Item No. 1.e., there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to the City of Vallejo (“Vallejo”) initiated matters of litigation, Closed Session Agenda Item No. 2.c.,d. and e., there was direction (4–0, with Councilmember Joseph conceding in the action upon arriving in the Closed Session) to pursue Public Records Act Requests and related litigation demands to determine how Vallejo authorized the initiation of each of the litigation matters, including whether there was an express delegation by the Vallejo City Council to the Vallejo City Attorney to exercise discretion in initiating pursuing the litigation

The Honorable Leon Garcia, Mayor
and Members of the City Council
April 22, 2024
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matters.

Also, requests were directed concerning the amount of Vallejo taxpayer funds expended for the referenced litigation, as well as the amount of money expended as reimbursement to the State of California for additional law enforcement services. Upon obtaining some or all of the information requested, the City Attorney and City Manager are directed to publicize the information in the most effective manner to make clear the motivation and amount of expenditures of Vallejo in the collective litigation. Except as indicated, there was no other reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2).

Your Council concluded the Closed Session at 6:18 p.m.

In Open Session, it was indicated that a written report upon return from Closed Session consistent with Government Code Section 54957.1, would be prepared concerning the matters agendaized for Closed Session.

This communication should be reviewed under the Consent portion of the Agenda of your next Regular or Special City Council Meeting.

Should you have questions concerning this Report, it may be taken off the Consent calendar when agendaized in the future, or our office may be contacted in the interim.

Very truly yours,



William D. Ross
City Attorney

WDR:jf

cc: Jason B. Holley, City Manager
Maria Ojeda, Assistant City Manager
Taresa Geilfuss, City Clerk
Cherri Walton, Deputy City Clerk



TITLE

Prohousing Incentive Program

RECOMMENDATION

Adopt a Resolution authorizing application to and participation in the Prohousing Designation Program.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

The State Department of Housing and Community Development (HCD) is helping to alleviate California's housing crisis through a "Prohousing Incentive Program" (PIP). Local communities that apply for, and achieve, a Prohousing Designation by HCD are rewarded with an impactful award grant in the form of funding to accelerate affordable housing production and preservation.

The PIP is funded by the *Building Homes and Jobs Trust Fund* with the goal of creating and conserving affordable housing. Established by Chapter 364, Statutes of 2017 (SB 2, Atkins), HCD will award PIP funds to eligible jurisdictions with Prohousing Designation. Additional bonus dollars will be made available based on a jurisdiction's Prohousing Designation Program application score. A list of jurisdictions that were awarded funds under the first round of awards is included as Attachment 2.

On January 23, 2024, HCD released the NOFA for the second round of the Prohousing Incentive Program (PIP Round 2). PIP Round 2 makes about \$9.5 million available for jurisdictions that receive a Prohousing Designation.

The application evaluates Prohousing Policies using the following four scoring categories:

1. Favorable Zoning and Land Use,
2. Acceleration of Housing Production Timeframes,
3. Reduction of Construction and Development Costs, and
4. Providing Financial Subsidies.

Applications must demonstrate that the City (1) has a certified Housing Element, (2), has adopted a

Resolution to authorize the Prohousing application, and (3) has enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories. A draft Resolution, the content of which is provided by the Prohousing Application, is included as Attachment 1.

A Prohousing Designation award would be a proud achievement for American Canyon. Among California's 480 local jurisdictions, only 47 have been designated Prohousing. A list of jurisdictions with this designation is included as Attachment 3. A draft copy of the application is included as Attachment 4.

On April 25, 2024, the Planning Commission conducted a workshop on the Prohousing Application. Council approval of the Resolution will lead to staff submitting the application to HCD prior to June 2024.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

A successful Prohousing Designation would qualify the City to receive funds for affordable housing. At this time, it is not possible to determine the amount of funds the City would potentially be entitled to receive.

ENVIRONMENTAL REVIEW

N/A

ATTACHMENTS:

- [1. Resolution Prohousing Authorization](#)
- [2. PIP-2023-Awardees](#)
- [3. Prohousing Designated Jurisdictions 4.19.24](#)
- [4. Draft Prohousing Application 2024.pdf](#)

RESOLUTION NO. 2024- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“Program Regulations”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the City of American Canyon (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155- 21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness’ “7 Principles for Addressing Encampments” (June 17, 2022, update).
4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the “Program Documents”).
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.

6. The City Manager of the City of American Canyon is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 7th day of May, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

The undersigned, Jason B. Holley, City Manager, of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE:

DATE:

NAME: Jason B. Holley TITLE: City Manager

Prohousing Incentive Pilot (PIP) Program Awardee List, NOFA issued 12/15/2022

This sheet contains a list of awardees and represents HCD's funding distribution methodology for PIP funds. For the competitive funding methodology, see PIP Guidelines Section 400. In the event of a Prohousing Designation Score tie (i.e. two or more applicants have the same score), funding priority is given to the jurisdiction with a smaller population size based on the Department of Finance's population estimates as of January 1, 2021. See §403(B).

Final Awardees List, Including Geographic and Spillover and Residual Set-Aside Amounts

Jurisdiction	Award
City of El Cerrito	\$620,000.00
City of Emeryville	\$575,000.00
City of Fresno	\$2,064,891.45
City of Los Angeles	\$4,900,000.00
City of Needles	\$445,000.00
City of Oakland	\$2,390,000.00
City of Rancho Cordova	\$960,000.00
City of Redwood City	\$890,000.00
City of Riverside	\$2,440,000.00
City of Roseville	\$1,610,000.00
City of Sacramento	\$2,500,000.00
City of Salinas	\$1,650,000.00
City of San Diego	\$5,000,000.00
City of Stockton	\$2,370,000.00
City of Ukiah	\$455,000.00
City of West Sacramento	\$970,000.00
County of San Diego	\$2,400,000.00
County of Yuba	\$960,000.00

Funding Categories: Geographic Categories, Spillover, and Spillover Combined with Remaining Geographic Funds

Region	Total
Southern California	\$13,830,894.18
Bay Area	\$4,920,747.67
San Joaquin Valley	\$2,826,020.42
Sacramento Area	\$1,666,137.82
Central Coast	\$933,642.50
North State and Sierra Nevada	\$722,476.00
Total 25% Spillover Allocation	\$8,299,972.86
Total Spillover + remaining pots	\$9,013,196.53
Total NOFA Amount	\$33,199,891.45

Geographic Categories

Southern California \$13.8M		
PDP Score	Applicant	Award Amount
54	City of San Diego	\$5,000,000.00
44	City of Riverside	\$2,440,000.00
40	San Diego County	\$2,400,000.00
40	City of Los Angeles	\$3,990,894.18

Bay Area \$4.9M		
PDP Score	Applicant	Award Amount
59	City of Emeryville	\$575,000.00
39	City of Redwood City	\$890,000.00
39	City of Oakland	\$2,390,000.00
37	City of El Cerrito	\$620,000.00

San Joaquin Valley \$2.8M		
PDP Score	Applicant	Award Amount
37	City of Stockton	\$2,370,000.00
37	City of Fresno	\$456,020.42

Sacramento Area \$1.66M		
PDP Score	Applicant	Award Amount
64	City of Sacramento	\$1,666,137.82

Central Coast \$0.9M		
PDP Score	Applicant	Award Amount
58	City of Salinas	\$933,642.50

North State and Sierra Nevada \$0.7M		
PDP Score	Applicant	Award Amount
38	City of Ukiah	\$455,000.00

Residual Set-Aside (Spillover) and Remaining Geographic Category Funds

Jurisdiction	Region	PDP Score	\$ From Spillover	Final Award
City of Sacramento	Sacramento Area	64	\$833,862.18	\$2,500,000.00
City of Salinas	Central Coast	58	\$716,357.50	\$1,650,000.00
City of West Sacramento	Sacramento Area	47	\$970,000.00	\$970,000.00
Yuba County	Sacramento Area	46	\$960,000.00	\$960,000.00
City of Rancho Cordova	Sacramento Area	46	\$960,000.00	\$960,000.00
City of Roseville	Sacramento Area	46	\$1,610,000.00	\$1,610,000.00
City of Los Angeles	Southern California	40	\$909,105.82	\$4,900,000.00
City of Needles	Southern California	37	\$445,000.00	\$445,000.00
City of Fresno	San Joaquin Valley	37	\$1,608,871.03	\$2,064,891.45

Prohousing Designated Jurisdictions

As of April 19, 2024, the following jurisdictions have earned a Prohousing Designation:

- City of Berkeley
- City of Brea
- City of Citrus Heights
- City of Crescent City
- City of El Cerrito
- City of Emeryville
- City of Eureka
- City of Fairfield
- City of Fontana
- City of Fresno
- City of Healdsburg
- City of Long Beach
- City of Los Angeles
- County of Los Angeles
- City of Moreno Valley
- City of Mountain View
- City of Needles
- City of Oakland
- City of Petaluma
- City of Pinole
- County of Placer
- City of Rancho Cordova
- City of Rancho Cucamonga
- City of Redwood City
- City of Richmond
- City of Riverside
- City of Rohnert Park
- City of Roseville
- City of Sacramento
- County of Sacramento
- City of Salinas
- City of San Diego
- City of San Luis Obispo
- City of Santa Cruz
- City of Santa Monica
- City of Santa Rosa
- County of San Diego
- County of Sonoma
- City of South Lake Tahoe
- City of South San Francisco
- City of Stockton
- County of Tulare
- City of Ukiah
- City of West Hollywood
- City of West Sacramento
- Town of Windsor
- County of Yuba

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Melinda Grant, Undersecretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

2020 West El Camino, Suite 500
Sacramento, CA 95833

Website: <https://www.hcd.ca.gov/community-development/prohousing>

Email: ProhousingPolicies@hcd.ca.gov

January 2024

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

DRAFT

Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as Appendix 5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application Information

Applicant (Jurisdiction):	City of American Canyon
Applicant Mailing Address:	4381 Broadway, Suite 201
City:	American Canyon
ZIP Code:	94503
Website:	https://www.cityofamericancanyon.org/
Authorized Representative Name	Jason B. Holley
Authorized Representative Title:	City Manager
Phone:	707.647.4351
Email:	jholley@cityofamericancanyon.org
Contact Person Name:	Brent Cooper
Contact Person Title:	Community Development Director
Phone:	707.647.4335
Email:	bcooper@cityofamericancanyon.org
Proposed Total Score (Based on Appendix 3):	

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 2023-04), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: Brent Cooper, Community Development Director _____

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	4	Cecilia M. Aguiar-Curry
State Senate District	3	Bill Dodd

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Proposal
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Project Proposal
Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Project Proposal
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Formal Resolution for the PROHOUSING Designation Program

RESOLUTION NO. [INSERT RESOLUTION NUMBER]

**A RESOLUTION OF THE GOVERNING BODY OF
[INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO
AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the [INSERT THE NAME OF THE CITY OR COUNTY] (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction

that are consistent with the United States Interagency Council on Homelessness’ “7 Principles for Addressing Encampments” (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the “Program Documents”).
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.
6. **[INSERT THE TITLE OF THE APPLICANT’S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of _____, 2024, by the following vote:

AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant’s governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE:

DATE:

NAME:

TITLE:

Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Project Proposal Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points

Sample Project Proposal Scoring Sheet

Note: This is a Sample Project Proposal Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent	E	Certified Housing Element	https://portal.laserfiche.com/Portal/DocView.aspx?id=150755&repo=r-f53bdda4	3	1	2	5

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>with Government Code section 65583, subdivisions (a)(3) and (c)(1). The City's RHNA is 622 units. The approved and planned pipeline units equals 1,539 dwelling units which equals 250% over the RHNA allocation. In addition, the City has an additional entitlement with two specific plans for a remaining additional capacity for 1,247 dwelling units.</p>							
1G	<p>Zoning that that is designed to increase affordable housing for a range of types and for extremely low-income households. On April 2nd 2024, the Council approved second reading of an ordinance to:</p> <ol style="list-style-type: none"> Allow low barrier navigation centers as a permitted use in the Community Commercial (CC) zoning district in compliance with 	E	Zoning code	Electronic copy attached	2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>Government Code Section 65660 and 65668.</p> <p>2. Allow small residential care facilities as a permitted use in the Rural Residential Estate Hillside (RRH) zoning district in compliance with Government Code Section 65583.</p> <p>3. Allow manufactured housing subject only to the restrictions of single-family uses.</p> <p>4. Update Floor Area Ratio (FAR) standards in the Neighborhood Commercial (CN) and Community Commercial (CC) zoning districts to allow a minimum Floor Area Ratio (FAR) of 1.0 for projects with three to seven units or 1.25 for projects with eight to 10 units.</p>							

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>5. Remove the conditional use permit requirement for large farm employee housing in the Community Commercial CC zoning district.</p> <p>6. Update the Accessory Dwelling Unit Ordinance (American Canyon Municipal Code (ACMC) Chapter 19.39) consistent with an October 4, 2023 State of California Department of Housing and Community Development (HCD) letter.</p>							
1H	Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial). Residential uses up to 20 du/acre are allowed in the Community Commercial zoning district and Neighborhood	E	Zoning code Broadway District Specific Plan	Zoning Ordinance https://law.cityofamericacanyon.org/us/ca/cities/american-canyon/code/19.11.020 Broadway District Specific Plan	1	6	1	2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>Commercial zoning district.</p> <p>Residential uses up to 35 du/acre are allowed in the Broadway District Business Park, Local Serving Mixed Use, and Downtown Core zoning districts.</p>			https://portal.laserfiche.com/Portal/DocView.aspx?id=65293&repo=r-f53bdda4				
11	<p>Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.</p> <p>Watson Ranch Specific Plan High Density Zoning has no density limit.</p>	E	Specific Plan	<p>Watson Ranch Specific Plan</p> https://portal.laserfiche.com/Portal/DocView.aspx?id=60611&repo=r-f53bdda4	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1K	<p>Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).</p> <p>Zoning Code Chapter 19.28 requires Rental projects subject to the provisions of this chapter shall provide a number of inclusionary units equal to at least five percent of applicable project units (per this chapter) at prices or rents affordable to very low-income households, five percent affordable to low-income households, and five percent to moderate income households.</p>	E	Zoning Code Chapter 19.28	<p>Inclusionary Housing Ordinance https://law.cityofamericanyon.org/us/ca/cities/american-canyon/code/19.28</p>	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	Ownership projects subject to the provisions of this chapter shall provide a number of inclusionary units equal to at least ten percent of applicable project units (per this chapter) at prices or rents affordable to lower-income households.							
1L	Other zoning and land use actions that measurably support the Acceleration of Housing Production. Since 2020, the City implemented an on-line application submittal and processing system.	E		Virtual City Hall On-Line Application	1			1
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing. The Design Permit application has been used to identify the	P	Zoning Code	Design Permit Application https://law.cityofamericancanyon.org/us/ca/cities/american-canyon/code/19.41	3			3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>project's compliance with zoning code and other adopted objective standards. The city's record of application review shows that there has not been any subjective judgment in deciding whether or how the project should be carried out.</p> <p>Housing Element Implementation Measure C specifically identified the need to revise the Design Permit application to remove subjective language.</p>							
2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Broadway District Specific Plan Program EIR Watson Ranch Program EIR	Broadway District Specific Plan Program EIR: https://portal.laserfiche.com/Portal/DocView.aspx?id=114163&repo=r-f53bdda4 Watson Ranch Program EIR: https://app.laserfiche.com/la	2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
				serfiche/DocView.aspx?reporterId=747284181&id=75242				
2C	<p>The City has a documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).</p> <p>Projects include: Napa Cove Affordable Apartment Project was consistent with the Broadway District Specific Plan EIR and</p>	E	Resolution		2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>Categorically Exempt from CEQA.</p> <p>Lemos Pointe Apartments, Artisan Single Family, Harvest Single Family, Promontory Single Family and ADU, NV Ruins & Gardens Condominiums were all deemed consistent with the Watson Ranch Program EIR.</p>							
2G	<p>Consolidated permit processes that minimize the levels of review and approval required for projects.</p> <p>The City uses Program EIRs for residential projects and Negative Declarations for multi-phased projects (i.e.: GPA/Zone Change, Design Permit, Subdivision). Examples include Broadway District Specific Plan PEIR, Watson Ranch PEIR, and Oat Hill Residential Negative Declaration</p>	E	Program EIR, Negative Declaration	Electronic copy attached	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1			1
2K	Establishment of a standardized application form for all entitlement applications.	E	Application Form	Entitlement Application form: https://portal.laserfiche.com/f0791/forms/planningentitlement	1			1
2L	Documented practice of publicly posting status updates on project approvals on the internet. All proposed, approved, and projects under construction are identified on our website.	E	Project Status Posting Webpage	Status Posting Webpage: https://www.cityofamerica.com/government/community-development/development-projects	1			1
2N	Other actions that quantifiably decrease production timeframes. The City has a completely on-line development application and building permit processing system.	E	Zoning code	Online Planning Entitlement Webpage: https://portal.laserfiche.com/f0791/forms/planningentitlement	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	In addition, the City has a standing weekly "Project Review Committee" meeting of all agency staff (Planning, Fire, Public Works, Police, Weights and Measures, School District, Water and Sewer Agency, Building & Safety) to meet with applicants, discuss projects, maintain timeframes, and resolve issues related to development and housing.			<p>Permit Processing Portal Webpage: https://www.cityofamericanca.org/government/virtual-city-hall/building-construction-virtual-services</p> <p>Sample Project Review Committee Meeting Agenda Electronic copy attached</p>				
3B	<p>Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.</p> <p>The City is a member of the Napa Sonoma ADU Center and has authorized pre-</p>	E	Membership in Napa Sonoma ADU Center.	<p>Napa Sonoma ADU Center Website: https://napasonomaadu.org/</p>	2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	approved ADU design packages							
4B	Local housing trust funds. The City adopted an affordable housing nexus fee assessed on new non-residential development and on residential development when the applicant demonstrates that on-site inclusionary is infeasible.	E	Resolution	https://portal.laserfiche.com/Portal/DocView.aspx?id=41635&repo=r-f53bdda4	2			2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households. In partnership with the city of Napa, American Canyon allocated (SB 2) Permanent Local Housing Allocation (PLHA) program funds for technical assistance and below market rate forgivable/deferred financing to create ADU	E	Resolution	Website Resolution https://portal.laserfiche.com/Portal/DocView.aspx?id=69505&repo=r-f53bdda4	2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	or a Junior ADU (JADU)s							
4M	Other actions that leverage financial resources for housing The City consistently obtains grants for low income home repairs and first time homebuyers. The City has a longstanding contract with the City of Napa to provide Housing Assistance and Grant Administration Services.	E	Interagency Contract		1			1
TOTAL					28		3	31

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Additional Information and Supporting Documentation

DRAFT



TITLE

Watson Ranch Highway 29 Sanitary Sewer Crossing Project

RECOMMENDATION

Adopt a Resolution of the City of American Canyon authorizing the City Manager to enter into an agreement with RSA+ for the Highway 29 Sanitary Sewer Crossing Project for an amount of \$218,000.00.

CONTACT

Erica Ahmann Smithies, P.E. Public Works Director/City Engineer
Edison Bisnar, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

On October 4, 2018, the Planning Commission approved the 251.78 Acres Large Lot Vesting Tentative Map (PC Resolution 2018-23) for the development of approximately 309-acre Watson Ranch Specific Plan (WRSP) site with a mixed-use community including a mixed-use town center, 1253 residential units, parks, roads and supporting water, wastewater, recycled water and storm drainage infrastructure both on-site and off-site.

The approved the Watson Ranch Public Offsite Utility Extension Plans include new storm drainage, sanitary sewer, domestic water and recycled water that will connect Watson Ranch to existing public infrastructures. The new offsite utilities are installed within the existing Public Utility Easement.

To date, the improvements associated with the offsite utilities are complete, with the exception of the Highway 29 sanitary sewer crossing (Attachment 1, Exhibit A).

The Watson Ranch developer (American Canyon I, LLC or AC-1) have requested American Canyon complete Highway 29 sanitary sewer crossing in conjunction with one of its ongoing Capital Improvement Program (CIP) Projects; specifically the "SS4 Hwy 29 Sewer Main Replacement".

In response, City staff requested proposals for engineering services. Staff selected RSA+ (Napa, CA) for the design. RSA+ provided a proposal to complete the engineering design, obtain Caltrans Encroachment Permit and construction support for the Highway 29 sanitary sewer crossing in the amount of \$218,000.00 (Attachment 1, Exhibit B).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

AC-1 will reimburse American Canyon for the cost of designing the Highway 29 sanitary sewer crossing. A determination as to who (AC-1 or City) will complete the improvements has not yet been made - although it will likely be the City in conjunction with a future reimbursement agreement at time of award of a construction project.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act, the Final Environmental Impact Report for the Watson Ranch was presented at a noticed public hearing held on October 4, 2018. The Planning Commission adopted Resolution 2018-19 recommending that the City Council adopt the Mitigation Monitoring and Reporting Program.

ATTACHMENTS:

1. [Resolution - RSA](#)
2. [Exhibit A - Map](#)
3. [Exhibit B - Proposal](#)

RESOLUTION NO. 2024 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH RSA+ FOR THE HIGHWAY 29 SANITARY SEWER CROSSING PROJECT FOR AN AMOUNT OF \$218,000.00

WHEREAS, on October 4, 2018, The Planning Commission approved the 251.78 Acres Large Lot Vesting Tentative Map (PC Resolution 2018-23) for the development of approximately 309-acre Watson Ranch Specific Plan (WRSP) site with a mixed-use community including a mixed-use town center, 1253 residential units, parks, roads and supporting water, wastewater, recycled water and storm drainage infrastructure both on-site and off-site; and

WHEREAS, on May 5, 2021, The City of American Canyon Public Works Department approved the Watson Ranch Offsite Utility Extension Plans. The approved plans show new storm drainage, sanitary sewer, domestic water and recycled water that will connect Watson Ranch to existing public infrastructures. The new offsite utilities are installed within the existing Public Utility Easement; and

WHEREAS, on April 22, 2022, the project engineer, submitted a letter certifying the improvements and grading associated with the offsite utility extension project have been constructed in substantial conformance with the approved plans and any subsequent revisions, with the exception of the Highway 29 sanitary sewer crossing. The sanitary sewer crossing was put on hold (Exhibit A); and

WHEREAS, on March 28, 2023, the Watson Ranch developer, AC1, requested the City of American Canyon, to include the Watson Ranch Highway 29 sanitary sewer crossing in its Capital Improvement Projects. AC-1 will reimburse the City of American Canyon for the cost of the construction of Highway 29 sanitary sewer crossing project; and

WHEREAS, on January 24, 2024, City staff sent a Request for Proposal to three on-call professional engineering service providers. Staff received two proposals and selected RSA+ for their detailed scope of work and project schedule. RSA+ provided a proposal to complete the engineering design, obtain Caltrans Encroachment Permit and construction support for the Highway 29 sanitary sewer crossing for an amount of \$218,000.00 (Exhibit B). Budget for Task 7 of the agreement will be determined when the consultants are identified and proposals are obtained.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby authorizes the City Manager to enter into an agreement with RSA+ for the Highway 29 Sanitary Sewer Crossing Project (DV24-0004) for an amount of \$218,000.00.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 7th day of May 2024, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

Attachments:

Resolution

Exhibit A: Highway 29 Sanitary Sewer Crossing

Exhibit B: RSA+ Proposal

	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 <hr/> hLinn@RSAcivil.com		CHRISTOPHER TIBBITS, PE, LS PRINCIPAL + VICE PRESIDENT <hr/> cTibbits@RSAcivil.com		
707 252.3301 RSAcivil.com					

#4124435.0 – 05
Rev2

PROPOSAL FOR HWY 29 SANITARY SEWER MAIN CROSSING

Agreement entered into at Napa, California, made this 25th day of April 2024, by and between:

CONSULTANT:

RSA+
1515 Fourth Street
Napa, CA 94559

CLIENT:

City of American Canyon,
Public Works Department
Attn: Edison Bisnar
4381 Broadway, Suite 201
American Canyon, CA 94503
(707) 647-4588
Ebisnar@cityofamericancanyon.org

CLIENT AND CONSULTANT AGREE AS FOLLOWS:

Client intends to design, permit, and construct a new 15” Sanitary Sewer in a 30” casing across Caltrans Right of Way. The crossing will be bore and jacked at a location approximately 200 feet south of South Napa Junction in the City of American Canyon.

A. Consultant agrees to perform the following scope of services:

1. **Topographic Survey and Record Boundary.** RSA+ will prepare a topographic survey of the crossing area. The topographic mapping will be prepared in AutoCAD format and will have contours at an interval of one foot and will be drawn at 1”=20’. RSA+ will acquire record documents of the Caltrans right of way and recorded utility easements within 50’ of the proposed crossing. The record documents will be utilized to provide a Record Boundary necessary to complete the design and permitting of the crossing. The datum will be NAD 83 state plane coordinate system and NAVD 88 vertical datum. No boundary will be provided aside from the record information.

2. **Utility Potholing Coordination.** RSA+ will arrange to pothole existing utilities within the vicinity of the crossing area. This information will be required as part of the plan review process and will help determine where conflicts may occur with any utility services and structures. RSA+ will mark out the locations of the potholing, notify Underground Service Alert (USA) for the marking out of public utilities, observe the excavation, collect the data, and incorporate the information into the construction drawings. This task will require the services of a qualified and licensed contractor to complete the potholing and implement traffic control. For budgeting purposes, we have assumed that eight (8) separate potholes are

required. RSA+ will provide supplemental survey as necessary to locate the potholes and utility depths.

3. **Civil Design Development Plans and Specifications.** Utilizing the current CBG Civil Engineers proposed alignment and elevations (transformed from NGVD 29 to NAVD88), the topographic survey, and utility potholing RSA+ will prepare construction and permit drawings for the directional bore and sewer crossing. RSA+ will deliver drawings in three (3) deliverable phases: 50%, 75%, and 100% completion stages. Specifications will be provided in two (2) phases, at the 75% and 100% deliverable stages. The plans and specifications will follow the Caltrans design guidelines and include estimates necessary for bonding in accordance with the Caltrans encroachment permit requirements.
4. **Caltrans Permit Preparation and Processing.** An Encroachment Permit will be required to enter the highway for the surveying and potholing necessary to complete Tasks 1 and 2. A final encroachment will also be required to obtain approval for construction work within the Caltrans Right-of-Way. RSA+ will prepare the encroachment permits required to design and complete the crossing. In addition, RSA+ will respond to up to three (3) rounds of comments from Caltrans personnel to process the permit. We have included two (2) meetings with Caltrans staff and utility agencies to review the plans and facilitate approval.
5. **Construction Phase Engineering Services.** RSA+ will provide engineering support services during bidding and construction of improvements for the project. This work will be on “as needed/on-call” basis and will include the following:
 - a. Periodic site observation/visits.
 - b. Review and Response to Contractors Submittals and RFI’s.
 - c. Assistance with reviewing Change Orders.
 - d. Other construction related work as requested.
 - e. Assistance with final punch list preparation.
 - f. Record Drawings and Final Letter as required by the City of American Canyon.Budget assumes a three (3) month construction duration. RSA+ will provide a contract addendum if additional construction phase services are required.
6. **Construction Staking Services.** RSA+ will provide the following staking services:
 - a. Establish control for construction and monitoring.
 - b. Topographic mapping with pothole locations and elevations.
 - c. Control points for bore and jack beginning and ending points.

- d. Monitoring of site for settlement (3 visits).
 - e. As-built survey.
7. **Supplemental Consultant Studies, Exploration Work, and Testing.** In order to prepare the plans and process an encroachment permit, RSA+ anticipates that the following supplemental studies, explorations, and testing may be required:
- a. Geotechnical Report for Boring Stability, including test borings.
 - b. Potholing Contractor for Task 2, including traffic control and traffic control plans.
 - c. Contaminants Soil Sampling along the shoulder.
 - d. Other studies as determined in conditions of the encroachment permit application.
- B. Not included in this scope of services:
- 1. Traffic Control Plans. RSA+ assumes that the boring pits will be outside of travel way. The potholing contractor will provide a proposal for boring specific traffic control plans under Task 7.
 - 2. Design to Relocate Existing Utilities in Conflict. The design budget assumes that the alignment will allow construction without relocating other existing utilities.
 - 3. Construction Easements and Right-of-Way Acquisition Support. The scope assumes that the existing utility easements and right of way are adequate for the jacking and receiving pits and that no additional area is required to complete the work.
 - 4. Environmental permitting, processing, and mitigation monitoring and reporting is not required. The environmental clearance has been completed under the Broadway Area Specific Plan.
 - 5. Bidding support. If this service is requested, RSA+ will provide a contract addendum to cover this additional scope.
 - 6. Unofficial findings, conclusions, and engineering recommendations. All of RSA+'s formal findings, conclusions, and recommendations will be provided in plans and written reports that are signed and stamped by a registered civil engineer. Client will indemnify and hold Consultant harmless for any use of written or non-written findings, conclusions, or recommendations that are not provided in a signed and stamped format.
 - 7. Boundary Survey. The boundary will be shown from record data.
 - 8. Schedule Extensions, Program Changes, and Out of Process Site Layout Revisions. The estimated fee for each phase of work is based on the schedule provided and an

orderly development of the plans. If the schedule, project program, or project layout changes due to factors outside of RSA+'s control in a manner that requires additional design services, the budget limits for each phase will be increased via a contract addendum.

- 9. Joint trench, electric, gas, CATV or telephone design.
 - 10. Payment of County, City, Title Company or other agency fees.
 - 11. Construction inspection services.
 - 12. Landscape and architectural design services. RSA+ will provide Landscape services through Studio 1515 if requested by Client.
 - 13. Wetlands Delineation and/or Archaeological Investigation.
 - 14. Night Construction Staking. The staking budget includes construction staking during regular business hours. If night work is required, RSA+ will adjust the budget according to the prevailing wage rate of pay for a shift differential.
- C. All reimbursable expenses will be charged for in addition to the contract price in accordance with the attached Fee Schedule.
 - D. This Proposal and the attached Fee Schedule shall become part of the Engineer/Client Agreement when said document is signed by both parties.
 - E. This Proposal is subject to acceptance by May 30, 2024, or is void thereafter at the option of the Consultant.
 - F. Client agrees to compensate Consultant on a "Time & Materials" (T&M) fee basis, in accordance with the attached Fee Schedule.

Task 1.....	Topographic Survey and Record Boundary.....	(T&M).....	\$10,000*
Task 2.....	Utility Potholing Coordination.....	(T&M).....	\$8,000*
Task 3.....	Civil Design Development Plans and Specifications.....	(T&M).....	\$48,000*
Task 4.....	Caltrans Permit Preparation and Processing.....	(T&M).....	\$35,000*
Task 5.....	Construction Phase Engineering Services.....	(T&M).....	\$9,000*
Task 6.....	Construction Staking Services.....	(T&M).....	\$28,000*
Task 7.....	Supplemental Studies, Exploration Work, & Testing.....	(T&M).....	\$80,000*‡

* Estimate of fee for this task. Actual fee will be based on required effort to complete task. Budgeted fee will not be exceeded without client's prior written approval.

‡ RSA+ expects that the required subconsultants will include but not be limited to: general engineering contractor to complete potholing, geotechnical engineer to

determine stability of the material for drilling, and appropriate testing as necessary to acquire Caltrans Encroachment Permit.

- G. Client has read and understands all the "Standard Provisions of Agreement between Client and Consultant" attached hereto and incorporated by reference, and agrees all Provisions of Agreement are a part of this Agreement and are binding on Client and Consultant.
- H. Client and Consultant agree that the late payment charge provided for in the Standard Provisions of Agreement shall be computed at a periodic rate of 1.50%, which is an annual percentage rate of 18%.
- I. Unless specifically included as an item of work, it shall be Client's sole responsibility to track expiration dates of development approvals such as Tentative Maps, Use Permits, etc., and to make appropriate applications, if necessary, for time extensions, etc.
- J. If the project includes more than one (1) acre, it is the responsibility of Client to make sure that construction does not commence prior to filing a Notice of Intent (NOI) with the Regional Water Quality Control Board.
- K. It is specifically understood that the improvement plans prepared under this Agreement have been prepared with the intent the firm of RSA+, will be performing the construction staking for the complete project. If, however, another firm should be employed to use these plans for the purpose of construction staking, notice is hereby given that the firm of RSA+, will not assume any responsibility for errors or omissions, if any, which might occur and which could have been avoided, corrected or mitigated if RSA+, had performed the staking work.
- L. Client agrees to indemnify Consultant from any additional costs resulting from work commencing prior to obtaining all required permits.

RSA+

City of American Canyon

DocuSigned by:

4/26/2024
By: Hugh Linn, PE Date
Principal + President
RCE 52509

By: _____ Date

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ENGINEERING FEE SCHEDULE WITH PREVAILING WAGE RATES

1. Listed herein are prices for the engineering services frequently performed by RSA+. Prices for services not listed will be given upon request.
2. Materials and expenses (subcontracts, fees, meals, travel expenses, etc.) are invoiced at cost plus 15%. Printing and plotting costs (for up to 50 sheets) will be billed per schedule below.
 - a. CADD plot \$10.00 per plot
 - b. Large-format copies, B&W \$ 4.00 per sheet
 - c. Small-format copies, B&W \$ 0.15 per page
 - d. Small-format copies, Color \$ 0.75 per page
3. Invoices will be submitted as agreed and are due upon receipt. Unpaid bills will be considered past due after 30 days from invoice date and will be subject to a late payment charge at the rate of 1½ percent per month, subject to a minimum charge of \$15.00 per month.
4. A monthly fee of \$200.00 will be charged for special handling or processing not conforming to RSA+'s standard invoicing format. Special handling includes the preparation of bank vouchers, lien releases, and invoicing with non-RSA+ standard task organizations.
5. A 3% convenience fee will be charged for each credit card transaction processed.
6. This Fee Schedule is applicable until December 31, 2024, and is limited to that date in any contract of which it is a part. Fees are subject to change January 1, 2025.
7. Travel time is charged at standard billing rates.
8. Tasks involved with or requiring overtime, Code Violation Resolution, Stormwater Exceedance Compliance Assistance, Depositions, Hearings or Court Appearances are charged at 1.5 times at standard billing rates.

PREVAILING WAGE PERSONNEL RATES

Administrative Coordinator	\$100 per hour	Licensed Land Surveyor	\$220 per hour
Assistant Engineer	\$170 per hour	Principal	\$250 per hour
Associate Principal	\$245 per hour	Project Engineer	\$195 per hour
Design Engineer	\$180 per hour	Project Manager	\$230 per hour
Draftsperson	\$135 per hour	Prevailing Wage Survey Crew (2 Man)	\$365 per hour
Engineering Aide	\$100 per hour	Prevailing Wage QSP Stormwater Sampling Technician	\$185 per hour
Engineering / Survey Technician	\$160 per hour	Prevailing Wage Additional Field Personnel	\$155 per hour
Lead Engineer	\$200 per hour		

Expires 12/31/2024

ATTACHMENT 2: FIRM PROJECT EXPERIENCE

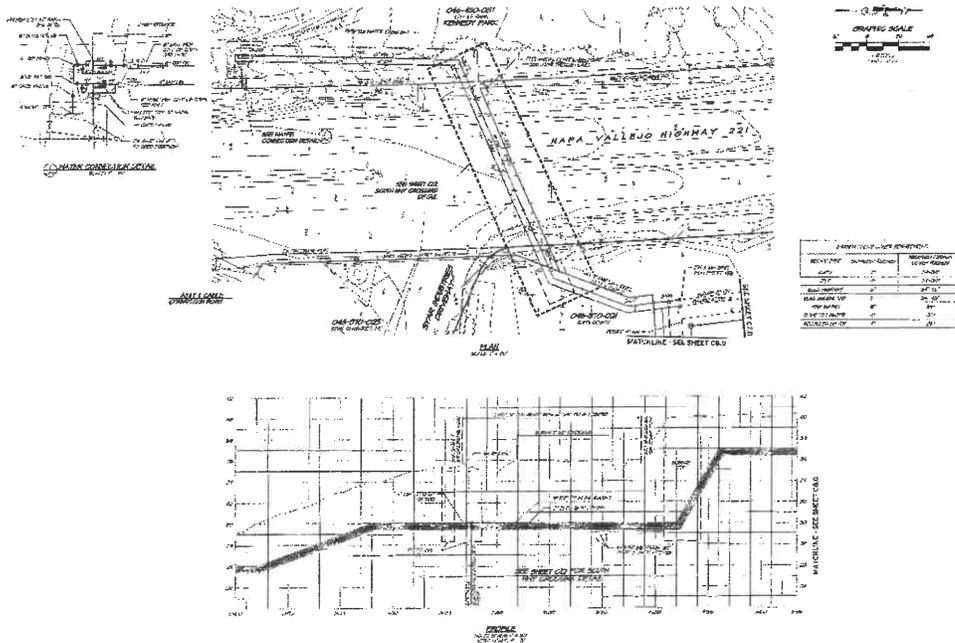
NAPA COUNTY DEPARTMENT OF CORRECTIONS OFF-SITE SEWER MAIN FOR SECURE STAFF FACILITY, AND FUTURE JAIL NAPA, CALIFORNIA

RSA+ provided surveying, existing utility mapping, potholing, and full PS&E design services for a new 8" public sewer service to connect the new Napa County Jail east of SR 221 to the Napa Sanitation Sewer system on Streblov Drive, west of SR 221. The design utilized Jack and Bore under the state highway to minimize disruption to traffic. RSA+ was responsible for coordinating with the County of Napa, City of Napa, Caltrans, and NapaSan to obtain the permits necessary to install the new sewer main. The project installed over 5,000 linear feet of 8" sewer main with 2,300 feet being off-site and 3,000 feet being on-site. Unique challenges to this project included a creek undercrossing, Caltrans permitting, soil contamination, slope and sewer flow limitations, and numerous stakeholders to review and approve the design.

Contract Dates: 2017 to 2019

Construction Status: Constructed and operational

Consultant Project Staff: Principal, Hugh Linn; Survey Manager, Christopher M. Tibbits; Project Manager, Jeremy Sill



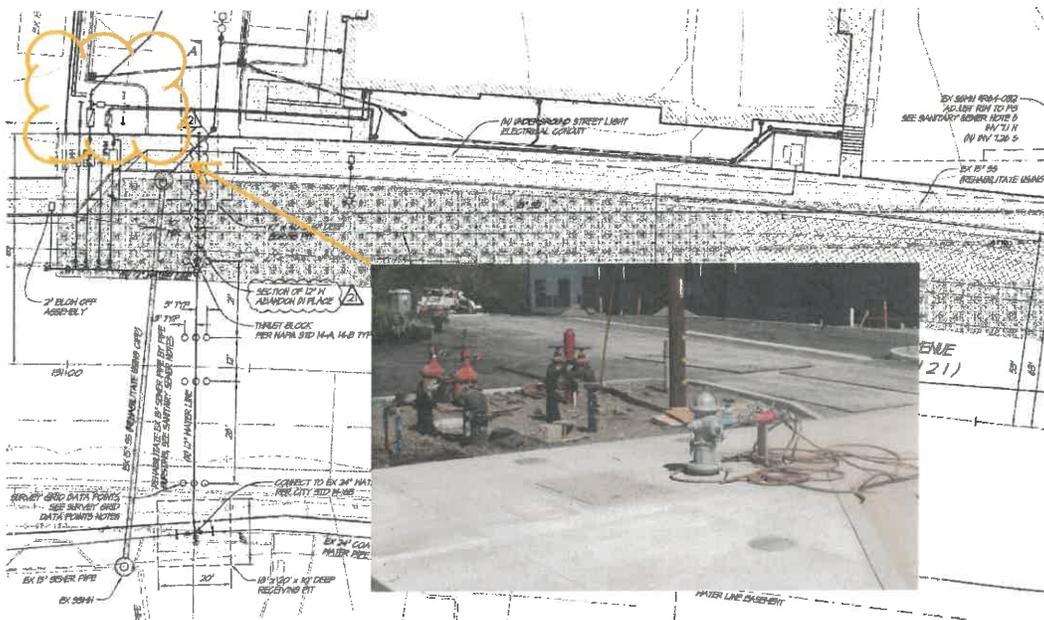
CAMBRIA HOTEL NAPA, CALIFORNIA

RSA+ completed the design and permitting of a 12" waterline bore and jacked under SH121/221 in the City of Napa for the Cambria Hotel. RSA+'s services included utility coordination, surveying, design, Caltrans permitting, and regular monitoring during construction for settling. The work was completed in 2021 and the Cambria hotel is currently utilizing this service. Unique challenges for this project included: processing of a Caltrans encroachment permit, coordination, and development of temporary construction easements for the boring pit, archeological mitten area mitigation, proximity to PG&E and Napa Sanitation facilities, and critical construction phasing necessary to maintain fire protection services.

Contract Dates: 2008 to 2021

Construction Status: Constructed and operational

Consultant Project Staff: Principal, Hugh Linn; Survey Manager, Christopher M. Tibbits



ATTACHMENT 3:
PROJECT DELIVERY SCHEDULE

**Highway 29 Sanitary Sewer Main Crossing
Project Design Schedule**

ID	Task Name	Duration	Start	Finish	Qtr 2, 2024				Qtr 3, 2024			Qtr 4, 2024
					Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
1	Topographic Survey	10 days	Mon 4/1/24	Fri 4/12/24								
2	Geotechnical Review	20 days	Mon 4/1/24	Fri 4/26/24								
3	Potholing	25 days	Mon 4/1/24	Fri 5/3/24								
4	50% Civil Design Plans	20 days	Mon 5/6/24	Fri 5/31/24								
5	Caltrans Permit Preparation & Subtmi	5 days	Mon 6/3/24	Fri 6/7/24								
6	50% Plan Review by Caltrans and City	20 days	Mon 6/10/24	Fri 7/5/24								
7	75% Civil Design Plans	15 days	Mon 7/8/24	Fri 7/26/24								
8	75% Plan Review by Caltrans and City	20 days	Mon 7/29/24	Fri 8/23/24								
9	100% Plans, Specification and Estimate	15 days	Mon 8/26/24	Fri 9/13/24								
10	100% PS&E review by Caltrans and City	15 days	Mon 9/16/24	Fri 10/4/24								
11	Final Bid Documents	10 days	Mon 10/7/24	Fri 10/18/24								

Project: Project1 Date: Wed 2/14/24	Task		Manual Summary Rollup	
	Split		Manual Summary	
	Milestone		Start-only	
	Summary		Finish-only	
	Project Summary		External Tasks	
	Inactive Task		External Milestone	
	Inactive Milestone		Deadline	
	Inactive Summary		Progress	
	Manual Task		Manual Progress	
	Duration-only			



TITLE

Quarterly Investment Report for City and Fire District for Fiscal Year 2023-24 Quarter 3

RECOMMENDATION

Receive and file the City and Fire District's Treasurer's Report for the quarter ended March 31, 2024.

CONTACT

Juan Gomez, Finance Director

BACKGROUND & ANALYSIS

The City's Investment Policy requires; the Treasurer to submit a quarterly investment report to the City Council. The report (Attachment 1) for the quarter ended March 31, 2024, includes investment transactions for both the City and Fire District. The report shows the City's cash and investment book balance, including debt reserves and unspent proceeds, was \$79,742,894. The Fire District's book balance was \$5,763,313.

- The City's diversified portfolio includes \$31.7 million invested in the California State Treasurer's Office Local Agency Investment Fund (LAIF), \$20.6 million invested in the California Asset Management Program and \$24.5 million managed by Chandler Asset Management. The funds managed by Chandler are invested in U.S. Treasury Notes, Federal Agency Securities, Asset Backed Securities, U.S. Corporate Notes, Supranational Securities, and FDIC insured Corporate Notes. The lower market value to book value is due to the rising interest rate environment. That is an unrealized number, since the City normally holds investments to maturity. The increasing rate environment also offers an opportunity to invest to achieve higher returns.
- The Fire District maintains cash and investment accounts separately from the City. The book value of the District's total portfolio is \$5.76 million. All cash not needed to meet the current operational requirements of the Fire District is invested with Local Agency Investment Fund (LAIF).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

The recommended action will have no impact on the city's budget.

ENVIRONMENTAL REVIEW

Not Applicable

ATTACHMENTS:

[Investment Report March 31, 2024](#)

[Chandler Report March 31, 2024](#)

**Investment Report
For the Quarter Ended
March 31, 2024**

City of American Canyon



<u>Operating and Capital Funds</u>	<u>Book Value</u>	<u>Market Value</u>	<u>Book Yield ⁽¹⁾</u>	<u>% of Portfolio</u>
Cash - Petty	\$ 2,300	\$ 2,300		0.00%
Cash - Westamerica Bank	1,588,684	1,588,684	0.30%	2.03%
Local Agency Investment Fund	31,677,287	31,493,282	4.30%	40.44%
California Asset Management Program	20,599,774	20,599,774	5.48%	26.30%
Asset Backed Securities	1,741,651	1,722,893	5.62%	2.22%
Federal Agency Securities	4,020,625	3,895,732	4.78%	5.13%
Collateral Mortgage Obligations	602,096	591,654	5.12%	0.77%
Corporate Notes	6,431,502	6,226,547	5.06%	8.21%
Money Market Fund	137,677	137,677	4.91%	0.18%
Cash - Chandler Asset Management	31,617	31,617	0.00%	0.04%
Supranational	1,433,775	1,403,038	4.78%	1.83%
U.S. Treasury Notes	10,061,713	9,718,532	4.45%	12.85%
TOTAL OPERATING CASH	78,328,701	77,411,730		100.00%
 <u>Debt Reserves and Proceeds</u>				
Debt Service Reserves				
602 - American Canyon Road	726,225	726,225		
603 - CFD	280,346	280,346		
Capital Reserve				
601 - 2004 Reassessment	362,818	362,818		
360 - AmCyn Road East	44,804	44,804		
TOTAL DEBT & CAPITAL RESERVES	1,414,193	1,414,193		
 TOTAL CASH AND INVESTMENTS - CITY	 \$ 79,742,894	 \$ 78,825,923		

(1) The weighted average yield as operating and capital funds for the month ended 3/31/2024 was 4.68%.

**Investment Report
For the Quarter Ended
March 31, 2024**



American Canyon Fire Protection District

Description	<u>Book Value</u>	<u>Market Value</u>	<u>Book Yield ⁽²⁾</u>	<u>% of Portfolio</u>
Cash - Westamerica Bank	\$ 579,378	579,378	0.30%	10.05%
Local Agency Investment Fund	5,183,935	5,153,823	4.30%	89.95%
TOTAL CASH AND INVESTMENTS - FIRE DISTRICT	\$ 5,763,313	\$ 5,733,201		100.00%

(2) The weighted average yield for the month ended 3/31/2024 was 3.9%.

The investments, as shown above, are in conformance with the Investment Policy or bond agreements
There are sufficient funds to meet the City's budgeted financial obligations for the next six months.

Submitted,



Juan Gomez
Finance Director/Treasurer

MONTHLY ACCOUNT STATEMENT

City of American Canyon | Account #10130 | As of March 31, 2024

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

US Bank

PORTFOLIO SUMMARY



City of American Canyon | Account #10130 | As of March 31, 2024

Portfolio Characteristics

Average Modified Duration	2.47
Average Coupon	2.67%
Average Purchase YTM	2.74%
Average Market YTM	4.78%
Average Quality	AA
Average Final Maturity	2.82
Average Life	2.72

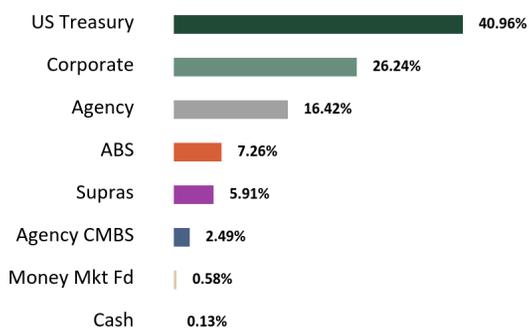
Account Summary

	Beg. Values as of 03/01/2024	End Values as of 03/31/2024
Market Value	23,610,195.74	23,727,691.12
Accrued Interest	139,263.64	123,661.47
Total Market Value	23,749,459.38	23,851,352.59
Income Earned	51,570.78	24,448.54
Cont/WD	0.00	0.00
Par	24,514,580.46	24,578,497.49
Book Value	24,398,310.25	24,460,656.60
Cost Value	24,433,661.91	24,481,113.63

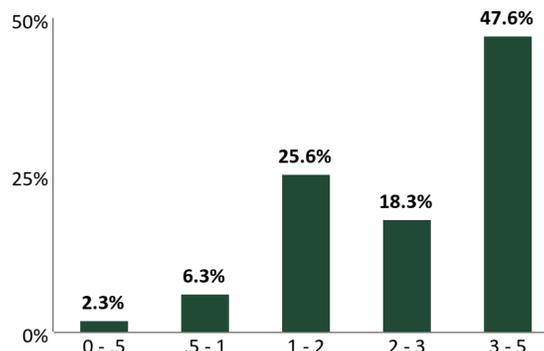
Top Issuers

United States	31.15%
United States Department of The Trea	9.81%
Federal Home Loan Banks	6.41%
FHLMC	5.85%
FNMA	4.41%
Inter-American Development Bank	2.80%
International Bank for Recon and Dev	2.57%
Farm Credit System	2.24%

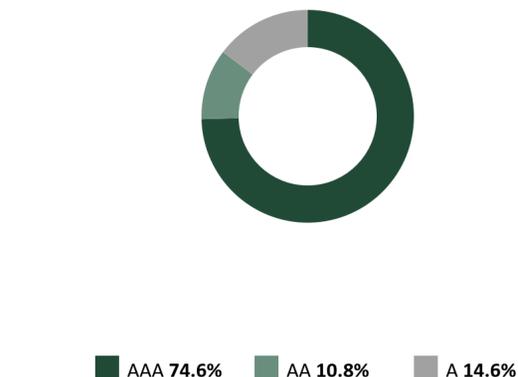
Sector Allocation



Maturity Distribution



Credit Quality



*See Footnote

Performance Review

Total Rate of Return	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (07/01/10)
City of American Canyon	0.43%	0.22%	0.22%	3.27%	1.57%	(0.10%)	1.29%	1.39%	1.42%
Benchmark Return*	0.36%	(0.01%)	(0.01%)	2.45%	1.02%	(0.58%)	0.96%	1.12%	1.17%

*Periods over 1 year are annualized.

Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index Secondary Benchmark:
The credit quality is a weighted average calculation of the highest of S&P, Moody's' and Fitch

Execution Time: 04/11/2024 10:41:21 AM

Chandler Asset Management | info@chandlerasset.com | www.chandlerasset.com | 800.317.4747

CONFIDENTIAL | 2

STATEMENT OF COMPLIANCE



City of American Canyon | Account #10130 | As of March 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES (CMOS)				
Max % (MV)	100.0	0.0	Compliant	
Max % Issuer (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	7.2	Compliant	
Max % Issuer (MV)	5.0	1.1	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED BANK DEPOSITS				
Max % Issuer (MV)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	26.3	Compliant	
Max % Issuer (MV)	5.0	1.7	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	

STATEMENT OF COMPLIANCE



City of American Canyon | Account #10130 | As of March 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	16.4	Compliant	
Max % Issuer (MV)	30.0	6.4	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	4	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.6	Compliant	
Max % Issuer (MV)	20.0	0.6	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	

STATEMENT OF COMPLIANCE



City of American Canyon | Account #10130 | As of March 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max Maturity (Years)	1.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	5.9	Compliant	
Max % Issuer (MV)	10.0	2.8	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	41.0	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY



City of American Canyon | Account #10130 | As of March 31, 2024

Maturities / Calls

Month to Date	0.00
Fiscal Year to Date	(200,000.00)

Principal Paydowns

Month to Date	(99,017.57)
Fiscal Year to Date	(878,276.62)

Purchases

Month to Date	411,719.47
Fiscal Year to Date	8,563,911.63

Sales

Month to Date	(273,991.08)
Fiscal Year to Date	(7,113,116.92)

Interest Received

Month to Date	36,729.07
Fiscal Year to Date	383,173.59

Purchased / Sold Interest

Month to Date	2,085.92
Fiscal Year to Date	(9,717.97)

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2023)
Beginning Book Value	24,398,310.25	24,220,685.94
Maturities/Calls	0.00	(200,000.00)
Principal Paydowns	(99,017.57)	(878,276.62)
Purchases	411,719.47	8,563,911.63
Sales	(273,991.08)	(7,113,116.92)
Change in Cash, Payables, Receivables	30,818.33	31,115.61
Amortization/Accretion	1,235.72	1,432.81
Realized Gain (Loss)	(8,418.53)	(165,095.85)
Ending Book Value	24,460,656.60	24,460,656.60

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2023)
Beginning Market Value	23,610,195.74	22,897,468.71
Maturities/Calls	0.00	(200,000.00)
Principal Paydowns	(99,017.57)	(878,276.62)
Purchases	411,719.47	8,563,911.63
Sales	(273,991.08)	(7,113,116.92)
Change in Cash, Payables, Receivables	30,818.33	31,115.61
Amortization/Accretion	1,235.72	1,432.81
Change in Net Unrealized Gain (Loss)	55,149.04	590,251.75
Realized Gain (Loss)	(8,418.53)	(165,095.85)
Ending Market Value	23,727,691.13	23,727,691.13

HOLDINGS REPORT



City of American Canyon | Account #10130 | As of March 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P Fitch	Maturity Duration
ABS									
36265MAC9	GMALT 2022-1 A3 1.9 03/20/2025	22,188.59	02/15/2022 1.91%	22,188.40 22,188.56	99.76 3.51%	22,134.64 12.88	0.09% (53.92)	Aaa/NA AAA	0.97 0.07
89240BAC2	TAOT 2021-A A3 0.26 05/15/2025	2,819.63	02/02/2021 0.27%	2,819.11 2,819.54	99.49 4.63%	2,805.26 0.33	0.01% (14.28)	Aaa/NA AAA	1.12 0.14
02582JIT8	AMXCA 2022-2 A 05/17/2027	210,000.00	05/17/2022 3.42%	209,953.55 209,974.79	97.93 5.33%	205,661.57 316.40	0.87% (4,313.22)	NA/AAA AAA	1.12 1.60
36266FAC3	GMALT 2022-2 A3 3.42 06/20/2025	46,305.55	05/03/2022 3.45%	46,300.72 46,303.86	99.65 5.17%	46,144.51 48.39	0.19% (159.35)	NA/AAA AAA	1.22 0.17
47788UAC6	JDOT 2021 A3 0.36 09/15/2025	10,854.11	03/02/2021 0.37%	10,852.03 10,853.56	98.74 5.84%	10,717.77 1.74	0.05% (135.79)	Aaa/NA AAA	1.46 0.28
44933LAC7	HART 2021-A A3 0.38 09/15/2025	11,826.43	04/20/2021 0.39%	11,825.18 11,826.13	99.18 5.26%	11,729.51 2.00	0.05% (96.61)	NA/AAA AAA	1.46 0.24
44934KAC8	HART 2021-B A3 0.38 01/15/2026	47,626.38	07/20/2021 0.60%	47,615.87 47,623.01	98.47 5.90%	46,896.61 8.04	0.20% (726.40)	NA/AAA AAA	1.79 0.46
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	43,467.87	11/16/2021 0.89%	43,458.71 43,464.30	97.56 5.98%	42,408.55 10.63	0.18% (1,055.75)	Aaa/NA AAA	1.81 0.67
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	31,356.77	07/13/2021 0.52%	31,353.98 31,355.75	97.64 5.58%	30,618.25 7.25	0.13% (737.49)	Aaa/NA AAA	1.96 0.53
44935FAD6	HART 2021-C A3 0.74 05/15/2026	29,270.92	11/09/2021 0.75%	29,264.38 29,268.26	97.77 6.00%	28,617.93 9.63	0.12% (650.34)	NA/AAA AAA	2.12 0.66
43815BAC4	HAROT 2022-1 A3 1.88 05/15/2026	99,196.18	02/15/2022 1.89%	99,181.26 99,189.28	97.68 6.04%	96,890.84 82.88	0.41% (2,298.44)	Aaa/AAA NA	2.12 0.81
05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	63,540.42	05/10/2022 3.63%	63,537.12 63,538.94	98.48 5.71%	62,577.08 33.99	0.26% (961.86)	Aaa/AAA NA	2.40 0.93
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	65,963.22	03/10/2022 2.34%	65,948.63 65,955.75	97.90 5.74%	64,578.17 68.02	0.27% (1,377.58)	Aaa/NA AAA	2.46 0.77
89238FAD5	TAOT 2022-B A3 2.93 09/15/2026	73,699.63	04/07/2022 3.09%	73,697.90 73,698.88	98.34 5.93%	72,472.92 95.97	0.31% (1,225.96)	Aaa/AAA NA	2.46 0.95
362554AC1	GMCAR 2021-4 A3 0.68 09/16/2026	35,052.80	10/13/2021 0.68%	35,051.90 35,052.51	97.10 6.58%	34,037.49 9.93	0.14% (1,015.01)	Aaa/AAA NA	2.46 0.85
448977AD0	HART 2022-A A3 2.22 10/15/2026	56,064.57	03/09/2022 2.23%	56,062.41 56,063.67	97.85 6.00%	54,859.41 55.32	0.23% (1,204.26)	NA/AAA AAA	2.54 0.91
380146AC4	GMCAR 2022-1 A3 1.23 11/16/2026	34,331.12	01/11/2022 1.24%	34,328.14 34,329.96	97.54 6.28%	33,487.14 18.02	0.14% (842.82)	NA/AAA AAA	2.63 0.90

HOLDINGS REPORT



City of American Canyon | Account #10130 | As of March 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P Fitch	Maturity Duration
362585AC5	GMCAR 2022-2 A3 3.1 02/16/2027	68,266.96	04/05/2022 3.13%	68,252.70 68,259.10	98.21 5.87%	67,043.55 88.18	0.28% (1,215.55)	Aaa/AAA NA	2.88 1.12
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	100,000.00	07/12/2022 3.77%	99,990.45 99,994.76	98.54 5.73%	98,535.82 166.22	0.42% (1,458.94)	Aaa/NA AAA	2.88 1.04
47800BAC2	JDOT 2022-C A3 5.09 06/15/2027	160,000.00	10/12/2022 3.29%	159,987.58 159,991.93	99.65 5.67%	159,435.71 361.96	0.67% (556.22)	Aaa/NA AAA	3.21 1.33
58768PAC8	MBART 2022-1 A3 5.21 08/16/2027	230,000.00	11/15/2022 5.27%	229,954.51 229,968.59	99.89 5.58%	229,756.13 532.58	0.97% (212.46)	Aaa/AAA NA	3.38 1.59
05592XAD2	BMWOT 2023-A A3 5.47 02/25/2028	45,000.00	07/11/2023 5.47%	44,992.03 44,993.25	100.41 5.49%	45,184.59 41.02	0.19% 191.33	NA/AAA AAA	3.91 2.26
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	255,000.00	09/07/2023 5.17%	254,929.31 254,937.01	100.51 5.33%	256,299.71 584.80	1.08% 1,362.70	NR/AAA AAA	4.46 2.26
Total ABS		1,741,831.15	3.41%	1,741,545.87 1,741,651.36	98.92 5.62%	1,722,893.16 2,556.17	7.26% (18,758.20)	Aaa/AAA AAA	2.74 1.29

AGENCY									
3137EAEPO	FEDERAL HOME LOAN MORTGAGE CORP 1.5 02/12/2025	365,000.00	02/13/2020 1.52%	364,718.95 364,951.18	96.91 5.20%	353,724.31 745.21	1.49% (11,226.88)	Aaa/AA+ AA+	0.87 0.84
3130A4CH3	FEDERAL HOME LOAN BANKS 2.375 03/14/2025	300,000.00	03/19/2020 1.20%	317,331.00 303,304.32	97.51 5.09%	292,526.00 336.46	1.23% (10,778.32)	Aaa/AA+ AA+	0.95 0.93
3130AJHU6	FEDERAL HOME LOAN BANKS 0.5 04/14/2025	210,000.00	06/04/2020 0.53%	209,721.12 209,940.58	95.33 5.19%	200,189.02 487.08	0.84% (9,751.55)	Aaa/AA+ AA+	1.04 1.01
3135G03U5	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.625 04/22/2025	145,000.00	04/22/2020 0.67%	144,701.30 144,936.79	95.48 5.06%	138,447.66 400.26	0.58% (6,489.12)	Aaa/AA+ AA+	1.06 1.03
3135G04Z3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 06/17/2025	360,000.00	06/17/2020 0.54%	359,254.80 359,819.42	94.84 4.95%	341,406.14 520.00	1.44% (18,413.28)	Aaa/AA+ AA+	1.21 1.18
3137EAEU9	FEDERAL HOME LOAN MORTGAGE CORP 0.375 07/21/2025	190,000.00	07/21/2020 0.48%	189,053.80 189,753.08	94.34 4.90%	179,243.30 138.54	0.76% (10,509.78)	Aaa/AA+ AA+	1.31 1.27
3135G05X7	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.375 08/25/2025	305,000.00	08/25/2020 0.47%	303,572.60 304,600.11	93.93 4.91%	286,495.65 114.38	1.21% (18,104.46)	Aaa/AA+ AA+	1.40 1.37
3137EAEX3	FEDERAL HOME LOAN MORTGAGE CORP 0.375 09/23/2025	280,000.00	09/23/2020 0.44%	279,157.20 279,750.49	93.67 4.87%	262,275.67 23.33	1.11% (17,474.82)	Aaa/AA+ AA+	1.48 1.44
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	300,000.00	11/09/2020 0.57%	298,926.00 299,654.97	93.47 4.79%	280,418.52 600.00	1.18% (19,236.45)	Aaa/AA+ AA+	1.61 1.56
3130ATUC9	FEDERAL HOME LOAN BANKS 4.5 12/12/2025	450,000.00	02/08/2023 4.21%	453,393.00 452,028.60	99.50 4.81%	447,732.40 6,131.25	1.89% (4,296.21)	Aaa/AA+ AA+	1.70 1.60

HOLDINGS REPORT



City of American Canyon | Account #10130 | As of March 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P Fitch	Maturity Duration
3130AWMN7	FEDERAL HOME LOAN BANKS 4.375 06/09/2028	300,000.00	07/26/2023 4.27%	301,350.00 301,161.05	100.07 4.35%	300,214.00 4,083.33	1.27% (947.05)	Aaa/AA+ AA+	4.19 3.75
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	280,000.00	09/12/2023 4.51%	278,350.80 278,532.74	100.42 4.27%	281,164.81 782.64	1.18% 2,632.08	Aaa/AA+ AA+	4.44 3.99
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	280,000.00	09/22/2023 4.66%	278,023.20 278,228.03	100.80 4.30%	282,234.81 315.00	1.19% 4,006.78	Aaa/AA+ AA+	4.48 4.02
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	250,000.00	12/28/2023 3.88%	254,180.00 253,963.28	99.86 4.28%	249,659.88 3,128.47	1.05% (4,303.39)	Aaa/AA+ AA+	4.71 4.18
Total Agency		4,015,000.00	2.18%	4,031,733.77 4,020,624.63	97.10 4.78%	3,895,732.18 17,805.95	16.42% (124,892.45)	Aaa/AA+ AA+	2.19 2.03

AGENCY CMBS									
3137BFE98	FHMS K-041 A2 3.171 10/25/2024	147,372.04	07/01/2021 0.66%	158,528.57 149,099.32	98.68 5.34%	145,420.22 389.43	0.61% (3,679.10)	Aaa/AA+ AAA	0.57 0.49
3137FG6X8	FHMS K-077 A2 3.85 05/25/2028	460,000.00	05/24/2023 4.24%	451,554.69 452,996.69	97.01 5.05%	446,234.18 1,475.83	1.88% (6,762.51)	Aaa/AA+ AAA	4.15 3.67
Total Agency CMBS		607,372.04	3.36%	610,083.26 602,096.01	97.42 5.12%	591,654.39 1,865.26	2.49% (10,441.61)	Aaa/AA+ AAA	3.27 2.89

CASH									
CCYUSD	Receivable	31,617.21	-- 0.00%	31,617.21 31,617.21	1.00 0.00%	31,617.21 0.00	0.13% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		31,617.21	0.00%	31,617.21 31,617.21	1.00 0.00%	31,617.21 0.00	0.13% 0.00	Aaa/AAA AAA	0.00 0.00

CORPORATE									
00440EAS6	CHUBB INA HOLDINGS INC 3.15 03/15/2025	200,000.00	02/24/2021 0.85%	218,428.00 204,338.93	97.92 5.41%	195,836.75 280.00	0.83% (8,502.18)	A3/A A	0.96 0.93
06367WB85	BANK OF MONTREAL 1.85 05/01/2025	205,000.00	03/24/2021 1.16%	210,750.25 206,517.27	96.30 5.41%	197,417.72 1,580.21	0.83% (9,099.55)	A2/A- AA-	1.08 1.05
037833DT4	APPLE INC 1.125 05/11/2025	155,000.00	09/16/2021 0.82%	156,643.00 155,480.34	95.75 5.11%	148,410.40 678.12	0.63% (7,069.93)	Aaa/AA+ NA	1.11 1.08
14913R2V8	CATERPILLAR FINANCIAL SERVICES CORP 3.4 05/13/2025	110,000.00	05/10/2022 3.44%	109,860.30 109,948.12	98.08 5.19%	107,886.69 1,433.67	0.45% (2,061.43)	A2/A A+	1.12 1.07
747525AF0	QUALCOMM INC 3.45 05/20/2025	350,000.00	-- 0.85%	385,138.10 357,988.80	98.13 5.16%	343,472.08 4,393.96	1.45% (14,516.72)	A2/A NA	1.14 1.09

HOLDINGS REPORT



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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P Fitch	Maturity Duration
61747YEA9	MORGAN STANLEY 0.79 05/30/2025	300,000.00	-- 0.80%	299,941.80 299,995.00	99.07 6.40%	297,218.70 796.58	1.25% (2,776.30)	A1/A- A+	1.16 0.17
78015K7H1	ROYAL BANK OF CANADA 1.15 06/10/2025	350,000.00	-- 1.19%	349,710.00 349,837.11	95.39 5.19%	333,859.74 1,241.04	1.41% (15,977.37)	A1/A AA-	1.19 1.16
63743HFE7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 3.45 06/15/2025	170,000.00	-- 3.55%	169,501.10 169,806.94	97.87 5.29%	166,382.22 1,726.92	0.70% (3,424.72)	A2/A- A	1.21 1.15
857477BR3	STATE STREET CORP 1.746 02/06/2026	80,000.00	02/02/2022 1.75%	80,000.00 80,000.00	96.66 5.84%	77,326.28 213.40	0.33% (2,673.72)	A1/A AA-	1.85 0.82
46647PBK1	JPMORGAN CHASE & CO 2.083 04/22/2026	200,000.00	09/16/2021 1.07%	206,378.00 202,106.94	96.36 5.68%	192,712.45 1,839.98	0.81% (9,394.49)	A1/A- AA-	2.06 1.02
91324PEC2	UNITEDHEALTH GROUP INC 1.15 05/15/2026	350,000.00	-- 1.43%	345,778.05 347,966.12	92.49 4.92%	323,732.09 1,520.56	1.36% (24,234.03)	A2/A+ A	2.12 2.05
89236TJK2	TOYOTA MOTOR CREDIT CORP 1.125 06/18/2026	350,000.00	-- 1.15%	349,529.80 349,782.55	92.04 4.96%	322,149.76 1,126.56	1.36% (27,632.78)	A1/A+ A+	2.22 2.14
06051GJD2	BANK OF AMERICA CORP 1.319 06/19/2026	200,000.00	09/16/2021 1.22%	200,670.00 200,241.27	95.06 5.58%	190,112.12 747.43	0.80% (10,129.15)	A1/A- AA-	2.22 1.18
06368FAC3	BANK OF MONTREAL 1.25 09/15/2026	100,000.00	09/23/2021 1.39%	99,311.00 99,659.30	91.23 5.10%	91,227.05 55.56	0.38% (8,432.25)	A2/A- AA-	2.46 2.37
931142ERO	WALMART INC 1.05 09/17/2026	40,000.00	09/08/2021 1.09%	39,924.40 39,962.78	91.68 4.67%	36,670.06 16.33	0.15% (3,292.72)	Aa2/AA AA	2.47 2.38
89114TZN5	TORONTO-DOMINION BANK 1.95 01/12/2027	300,000.00	01/25/2022 2.11%	297,689.85 298,703.97	92.44 4.89%	277,311.08 1,283.75	1.17% (21,392.89)	A1/A AA-	2.79 2.64
87612EBM7	TARGET CORP 1.95 01/15/2027	135,000.00	01/19/2022 1.99%	134,770.50 134,871.30	92.95 4.67%	125,486.26 555.75	0.53% (9,385.04)	A2/A A	2.79 2.65
808513BY0	CHARLES SCHWAB CORP 2.45 03/03/2027	75,000.00	03/01/2022 2.47%	74,919.00 74,952.72	93.19 4.98%	69,891.62 142.92	0.29% (5,061.09)	A2/A- A	2.92 2.76
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	220,000.00	03/07/2022 2.30%	219,958.20 219,975.32	94.16 4.43%	207,162.88 224.89	0.87% (12,812.44)	Aa2/AA A+	2.96 2.81
023135CF1	AMAZON.COM INC 3.3 04/13/2027	150,000.00	04/25/2022 3.34%	149,740.50 149,841.46	96.18 4.66%	144,275.14 2,310.00	0.61% (5,566.32)	A1/AA AA-	3.04 2.80
74340XBN0	PROLOGIS LP 2.125 04/15/2027	325,000.00	11/09/2022 5.15%	286,419.25 298,474.24	92.08 4.96%	299,270.68 3,184.55	1.26% 796.44	A3/A WR	3.04 2.86
927804GH1	VIRGINIA ELECTRIC AND POWER CO 3.75 05/15/2027	65,000.00	05/16/2022 3.82%	64,797.20 64,872.38	96.47 4.98%	62,703.14 920.83	0.26% (2,169.24)	A2/BBB+ A	3.12 2.86

HOLDINGS REPORT



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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P Fitch	Maturity Duration
14913R3A3	CATERPILLAR FINANCIAL SERVICES CORP 3.6 08/12/2027	180,000.00	08/22/2022 3.81%	178,277.40 178,833.87	96.37 4.78%	173,469.47 882.00	0.73% (5,364.40)	A2/A A+	3.37 3.11
931142EX7	WALMART INC 3.95 09/09/2027	140,000.00	-- 3.98%	139,833.40 139,886.07	98.25 4.50%	137,551.00 337.94	0.58% (2,335.07)	Aa2/AA AA	3.44 3.17
06051GGF0	BANK OF AMERICA CORP 3.824 01/20/2028	200,000.00	04/10/2023 5.10%	191,298.00 193,538.18	96.32 5.25%	192,631.04 1,508.36	0.81% (907.14)	A1/A- AA-	3.81 2.60
79466LAF1	SALESFORCE INC 3.7 04/11/2028	250,000.00	08/23/2023 4.84%	238,280.00 239,804.78	97.02 4.52%	242,552.65 4,368.06	1.02% 2,747.87	A1/A+ NA	4.03 3.63
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	250,000.00	09/06/2023 5.10%	235,697.50 237,433.69	96.02 4.78%	240,047.69 3,854.17	1.01% 2,614.00	A1/A WR	4.08 3.68
037833ET3	APPLE INC 4.0 05/10/2028	50,000.00	05/08/2023 4.04%	49,903.50 49,920.77	98.42 4.42%	49,211.88 783.33	0.21% (708.90)	Aaa/AA+ NA	4.11 3.69
02665WEM9	AMERICAN HONDA FINANCE CORP 5.125 07/07/2028	200,000.00	08/17/2023 5.33%	198,238.00 198,459.49	101.13 4.83%	202,258.91 2,391.67	0.85% 3,799.43	A3/A- A	4.27 3.76
46647PDG8	JPMORGAN CHASE & CO 4.851 07/25/2028	200,000.00	08/04/2023 5.27%	197,018.00 197,506.41	99.16 5.13%	198,313.40 1,778.70	0.84% 806.99	A1/A- AA-	4.32 3.01
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	305,000.00	01/24/2024 4.64%	304,502.85 304,519.45	99.33 4.75%	302,966.52 2,377.31	1.28% (1,552.93)	A1/A+ NA	4.84 4.26
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	275,000.00	03/14/2024 4.74%	276,287.00 276,276.85	100.74 4.68%	277,029.90 1,296.70	1.17% 753.05	A1/AA- NA	4.91 4.30
Total Corporate		6,480,000.00	2.79%	6,459,193.95 6,431,502.42	96.17 5.06%	6,226,547.38 45,851.24	26.24% (204,955.04)	A1/A A+	2.68 2.30

MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	137,677.09	-- 4.91%	137,677.09 137,677.09	1.00 4.91%	137,677.09 0.00	0.58% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		137,677.09	4.91%	137,677.09 137,677.09	1.00 4.91%	137,677.09 0.00	0.58% 0.00	Aaa/ AAAm AAA	0.00 0.00

SUPRANATIONAL									
4581XODZ8	INTER-AMERICAN DEVELOPMENT BANK 0.5 09/23/2024	375,000.00	09/15/2021 0.52%	374,722.50 374,955.69	97.71 5.42%	366,402.88 41.67	1.54% (8,552.81)	Aaa/AAA NA	0.48 0.47

HOLDINGS REPORT



City of American Canyon | Account #10130 | As of March 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P Fitch	Maturity Duration
459058JB0	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 0.625 04/22/2025	180,000.00	04/15/2020 0.70%	179,303.40 179,852.75	95.58 4.96%	172,043.92 497.67	0.73% (7,808.82)	Aaa/AAA NA	1.06 1.03
459058JL8	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 0.5 10/28/2025	250,000.00	10/21/2020 0.52%	249,717.50 249,911.04	93.53 4.81%	233,833.51 531.25	0.99% (16,077.53)	Aaa/AAA NA	1.58 1.53
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	210,000.00	11/28/2023 4.55%	200,928.00 201,589.84	96.64 4.37%	202,936.07 1,612.92	0.86% 1,346.23	Aaa/AAA NA	4.28 3.89
45950KDD9	INTERNATIONAL FINANCE CORP 4.5 07/13/2028	130,000.00	07/06/2023 4.53%	129,855.70 129,876.47	100.54 4.36%	130,700.25 1,267.50	0.55% 823.77	Aaa/AAA NA	4.28 3.83
4581X0EN4	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029	300,000.00	02/15/2024 4.31%	297,534.00 297,589.49	99.04 4.34%	297,120.87 2,096.88	1.25% (468.62)	Aaa/AAA NA	4.88 4.34
Total				1,432,061.10	97.14	1,403,037.49	5.91%	Aaa/AAA	2.57
Supranational		1,445,000.00	2.30%	1,433,775.28	4.78%	6,047.88	(30,737.78)	NA	2.34

US TREASURY									
912828ZC7	UNITED STATES TREASURY 1.125 02/28/2025	500,000.00	-- 0.64%	508,781.26 502,172.24	96.49 5.09%	482,465.82 489.13	2.03% (19,706.42)	Aaa/AA+ AA+	0.91 0.89
91282CAZ4	UNITED STATES TREASURY 0.375 11/30/2025	275,000.00	12/28/2020 0.38%	274,924.80 274,974.55	93.04 4.77%	255,846.68 346.57	1.08% (19,127.88)	Aaa/AA+ AA+	1.67 1.63
91282CBC4	UNITED STATES TREASURY 0.375 12/31/2025	650,000.00	-- 0.71%	640,784.38 646,231.40	92.75 4.74%	602,875.00 616.07	2.54% (43,356.40)	Aaa/AA+ AA+	1.75 1.71
91282CBT7	UNITED STATES TREASURY 0.75 03/31/2026	650,000.00	-- 0.90%	645,357.42 648,102.00	92.66 4.64%	602,265.62 13.32	2.54% (45,836.37)	Aaa/AA+ AA+	2.00 1.94
91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	350,000.00	-- 1.04%	343,220.70 346,698.64	91.39 4.55%	319,867.19 366.59	1.35% (26,831.45)	Aaa/AA+ AA+	2.33 2.27
91282CCW9	UNITED STATES TREASURY 0.75 08/31/2026	650,000.00	-- 0.88%	645,862.26 647,975.24	91.41 4.54%	594,166.01 423.91	2.50% (53,809.23)	Aaa/AA+ AA+	2.42 2.35
91282CDG3	UNITED STATES TREASURY 1.125 10/31/2026	700,000.00	-- 1.28%	694,789.06 697,262.27	91.84 4.51%	642,906.25 3,310.10	2.71% (54,356.02)	Aaa/AA+ AA+	2.59 2.49
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	350,000.00	09/27/2022 4.25%	325,035.16 333,397.24	94.68 4.41%	331,378.91 23.91	1.40% (2,018.34)	Aaa/AA+ AA+	3.00 2.81
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	400,000.00	06/13/2022 3.43%	387,734.38 392,259.09	95.23 4.42%	380,906.25 4,623.63	1.61% (11,352.84)	Aaa/AA+ AA+	3.08 2.88

HOLDINGS REPORT



City of American Canyon | Account #10130 | As of March 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P Fitch	Maturity Duration
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	700,000.00	-- 2.97%	708,996.10 705,919.48	96.57 4.44%	675,992.18 5,750.00	2.85% (29,927.30)	Aaa/AA+ AA+	3.25 3.02
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	250,000.00	09/08/2022 3.36%	247,275.39 248,130.11	96.06 4.38%	240,156.25 679.35	1.01% (7,973.86)	Aaa/AA+ AA+	3.42 3.19
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	280,000.00	12/20/2022 3.84%	283,401.56 282,490.71	99.22 4.37%	277,823.44 31.56	1.17% (4,667.27)	Aaa/AA+ AA+	3.50 3.16
91282CFU0	UNITED STATES TREASURY 4.125 10/31/2027	280,000.00	01/09/2023 3.67%	285,490.63 284,092.16	99.21 4.37%	277,779.69 4,854.81	1.17% (6,312.48)	Aaa/AA+ AA+	3.59 3.24
91282CGC9	UNITED STATES TREASURY 3.875 12/31/2027	280,000.00	01/26/2023 3.62%	283,215.63 282,447.02	98.39 4.34%	275,482.81 2,742.31	1.16% (6,964.21)	Aaa/AA+ AA+	3.75 3.42
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	300,000.00	03/08/2023 4.37%	278,660.16 283,261.71	94.40 4.33%	283,195.31 1,042.58	1.19% (66.40)	Aaa/AA+ AA+	3.88 3.61
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	450,000.00	-- 3.63%	449,876.96 449,900.45	97.48 4.32%	438,679.69 44.57	1.85% (11,220.76)	Aaa/AA+ AA+	4.00 3.61
91282CHA2	UNITED STATES TREASURY 3.5 04/30/2028	575,000.00	-- 3.61%	572,176.76 572,668.60	97.00 4.31%	557,772.46 8,459.13	2.35% (14,896.14)	Aaa/AA+ AA+	4.08 3.70
91282CHE4	UNITED STATES TREASURY 3.625 05/31/2028	250,000.00	06/15/2023 3.95%	246,347.66 246,932.52	97.46 4.29%	243,662.11 3,045.59	1.03% (3,270.41)	Aaa/AA+ AA+	4.17 3.78
91282CHQ7	UNITED STATES TREASURY 4.125 07/31/2028	430,000.00	-- 4.64%	420,509.38 421,512.02	99.38 4.28%	427,312.50 2,972.49	1.80% 5,800.48	Aaa/AA+ AA+	4.33 3.91
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	450,000.00	-- 4.53%	446,964.85 447,283.66	100.41 4.27%	451,845.70 1,711.96	1.90% 4,562.04	Aaa/AA+ AA+	4.42 3.97
91282CJA0	UNITED STATES TREASURY 4.625 09/30/2028	450,000.00	10/19/2023 4.97%	443,285.16 443,894.59	101.44 4.27%	456,486.33 56.86	1.92% 12,591.74	Aaa/AA+ AA+	4.50 3.95
91282CJN2	UNITED STATES TREASURY 4.375 11/30/2028	350,000.00	12/21/2023 3.82%	358,599.61 358,118.41	100.53 4.25%	351,845.70 5,146.00	1.48% (6,272.71)	Aaa/AA+ AA+	4.67 4.13
91282CJW2	UNITED STATES TREASURY 4.0 01/31/2029	250,000.00	02/26/2024 4.31%	246,533.20 246,598.68	98.97 4.24%	247,421.88 1,675.82	1.04% 823.19	Aaa/AA+ AA+	4.84 4.33
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	300,000.00	02/27/2024 4.30%	299,378.91 299,389.79	100.13 4.22%	300,398.44 1,108.70	1.27% 1,008.64	Aaa/AA+ AA+	4.91 4.38
Total US Treasury		10,120,000.00	2.83%	10,037,201.38 10,061,712.61	96.14 4.45%	9,718,532.22 49,534.96	40.96% (343,180.39)	Aaa/AA+ AA+	3.24 2.99
Total Portfolio		24,578,497.49	2.74%	24,481,113.63 24,460,656.60	95.92 4.78%	23,727,691.12 123,661.47	100.00% (732,965.47)	Aa2/AA- AA	2.82 2.47

HOLDINGS REPORT



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Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P Fitch	Maturity Duration
Total Market Value + Accrued						23,851,352.59			



TITLE

Contract Award for Benton Way Pavement Rehabilitation Project (TR22-0400)

RECOMMENDATION

Take the following actions related to Benton Way Pavement Rehabilitation Project:

1. Adopt a Resolution amending the FY 2023-24 Capital Budget and increasing the Project Budget;
2. Awarding a construction contract to Ghilotti Construction Company in the amount of \$1,344,985.50; and
3. Authorizing the Public Works Director to approve and execute Contract Change Orders in an aggregate amount not to exceed the Project Budget in conjunction with the Benton Way Pavement Rehabilitation Project (TR22-0400).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director/City Engineer
Ron Ranada, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

The Benton Way Pavement Rehabilitation Project (TR22-0400) consists of pavement rehabilitation of Benton Way from Wetlands Edge Road to Elliott Drive (approximately 2,000 linear feet of roadway). Work includes, but is not limited to, mobilization, storm water pollution prevention, traffic control, curb ramp upgrades and curb extensions for pedestrian safety, road rehabilitation including base reconstruction (using full depth reclamation) and new asphalt concrete paving, and new signage and striping.

The City solicited competitive bids for the Project on April 4, 2024. The Engineer’s Estimate was \$1,289,000. On April 25, 2024, the following bids were received and publicly read aloud:

Bidder	Total Bid Amount
Ghilotti Construction Company	\$1,344,985.50
Ghilotti Bros. Inc.	\$1,347,641.50
Argonaut Constructors	\$1,434,471.50
Martin Brothers Construction	\$1,683,650.00

The bid submitted by Ghilotti Construction Company in the amount of \$1,344,985.50 was the apparent low bid. Staff has reviewed the bid from Ghilotti Construction Company and found it to be both responsive and responsible. Staff has verified the contractor's qualifications including valid Class A license, DIR registration, and references, and found them to be satisfactory and acceptable. The prices of the Bid Items reflect reasonable and customary costs of completing the work. Staff recommends the Council award a construction contract to Ghilotti Construction Company in the amount of \$1,344,985.50 in conjunction with the Benton Way Pavement Rehabilitation Project (TR22-0400).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

The FY 2023-24 Capital Budget currently provides for a Project Budget for the Benton Way Pavement Rehabilitation Project (TR22-0400) in the amount of \$1,434,520.

Upon evaluation of the Walk Audit Report by the Napa County Safe Routes to School Program, staff adopted several of the recommendations and increased the scope of work to install curb extensions along Benton Way. The preliminary Engineer’s Estimate was also updated to reflect increased construction unit costs. Additional funds are available in Measure T, Fund 213 for the additional scope of work and increased costs.

After staff further analyzed existing conditions impacted by the road work, it was also determined that additional work is required involving the water and wastewater systems. Therefore, staff recommends bringing in funds from Fund 510 (Water Ops fund) and Fund 540 (Wastewater Ops fund), and amending the Project Budget as follows:

Source	Current Amount	New Amount
Fund 211, Measure T	\$558,600	\$834,000
Fund 213, RMRA	\$800,000	\$800,000
Fund 240, ARPA	\$75,920	\$76,000
Fund 510, Water Ops Fund	\$0	\$127,000
Fund 540, Wastewater Ops Fund	\$0	\$33,000
Total	\$1,434,520	\$1,870,000

ENVIRONMENTAL REVIEW

The Benton Way Pavement Rehabilitation Project (TR22-0400) is Categorically Exempt from CEQA

per CEQA Guidelines Sections 15301(c) (Existing Facilities) and 15302 (Replacement or Reconstruction).

ATTACHMENTS:

1. [Resolution - Benton Way Pavement Rehabilitation Project](#)

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON 1) AMENDING THE FY2023-24 CAPITAL BUDGET AND INCREASING THE PROJECT BUDGET, 2) AWARDED A CONSTRUCTION CONTRACT TO GHILOTTI CONSTRUCTION COMPANY IN THE AMOUNT OF \$1,344,985.50, AND 3) AUTHORIZING THE PUBLIC WORKS DIRECTOR TO APPROVE AND EXECUTE CONTRACT CHANGE ORDERS IN AN AGGREGATE AMOUNT NOT TO EXCEED THE PROJECT BUDGET IN CONJUNCTION WITH THE BENTON WAY PAVEMENT REHABILITATION PROJECT (TR22-0400)

WHEREAS, the Benton Way Pavement Rehabilitation Project (TR22-0400) consists of pavement rehabilitation of approximately 2,000 linear feet of roadway by means of full depth reclamation via cement treatment (FDR-C) at Benton Way from Wetlands Edge Road to Elliott Drive; and

WHEREAS, the original scope of work was increased to accommodate recommendations from the Walk Audit Report provided by the Napa County Safe Routes to School Program; and

WHEREAS, staff determined there will be associated work required on the Water and Wastewater facilities in the project area; and

WHEREAS, the Engineer’s Estimate for the Project is \$1,289,000; and

WHEREAS, the City solicited competitive bids for the Project on April 4, 2024, and on April 25, 2024, the following bids were received and publicly read aloud; and

Bidder	Total Bid Amount
Ghilotti Construction Company	\$1,344,985.50
Ghilotti Bros. Inc.	\$1,347,641.50
Argonaut Constructors	\$1,434,471.50
Martin Brothers Construction	\$1,683,650.00

WHEREAS, staff has reviewed the bid from Ghilotti Construction Company and found it to be both responsive and responsible; and

WHEREAS, staff has verified the contractor’s qualifications and references, and found them to be satisfactory and acceptable; and

WHEREAS, staff finds the prices of the Bid Items reflect reasonable and customary costs of completing the work.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon, hereby amends the FY 2023-24 Capital Budget, and increases the Project Budget as follows; and

Source	Current Amount	New Amount
Fund 211, Measure T	\$558,600	\$834,000
Fund 213, RMRA	\$800,000	\$800,000
Fund 240, ARPA	\$75,920	\$76,000
Fund 510, Water Ops Fund	\$0	\$127,000
Fund 540, Wastewater Ops Fund	\$0	\$33,000
Total	\$1,434,520	\$1,870,000

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby
 1) awards a construction contract to Ghilotti Construction Company in the amount of \$1,344,985.50 and
 2) authorizes the Public Works Director to approve and execute change orders in an aggregate amount not to exceed the Project Budget in conjunction with the Benton Way Pavement Rehabilitation Project (TR22-0400).

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 7th day of May, 2024, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

 Leon Garcia, Mayor

ATTEST:

APPROVE AS TO FORM:

 Taresa Geilfuss, CMC, City Clerk

 William D. Ross, City Attorney



TITLE

Engineer's Report for Citywide LLAD Fiscal Year 2024/25

RECOMMENDATION

Adopt a Resolution initiating proceedings, preliminarily approving the Fiscal Year 2024/25 Annual Engineer's Report, declaring the intention to levy and collect annual assessments, and setting the Public Hearing for consideration of the American Canyon Landscaping and Lighting Assessment District assessments for FY2024/25 for May 21, 2024, at 6:30 p.m. in the Council Chambers.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

BACKGROUND & ANALYSIS

This item for Council's consideration regarding the American Canyon Landscaping and Lighting Assessment District (LLAD). Harris & Associates is the Assessment Engineer for the American Canyon LLAD. In that role, they have prepared the FY2024/25 Annual Engineer's Report.

The annual filing of an Engineer's Report is required by the Landscaping & Lighting Act of 1972. Proposed adjustments to the annual assessments are described below. The complete FY2024/25 Engineer's Report is shown in Attachment 1, Exhibit A. In addition to the report, City staff mailed notices to all residents in Zones 1 and 2 regarding two informational in-person park pop-ups held in April 2024.

Staff is requesting City Council to initiate proceedings, preliminarily approve the FY2024/25 Annual Engineer's Report, declare the intention to levy and collect assessments, and set the Public Hearing for consideration of the American Canyon Landscaping and Lighting Assessment District assessments for FY2024/25 for May 21, 2024, at 6:30 p.m. in the Council Chambers.

The American Canyon LLAD is divided into three (3) zones:

- Zone 1: In January 2001, the City Council approved the formation of the LLAD. At the time, the purpose of the LLAD was to operate and maintain facilities constructed within the La Vigne subdivision. This area of the LLAD is known as Zone 1. The annual work associated with maintaining the facilities within Zone 1 includes operation and maintenance of landscaping in

public areas, pedestrian paths, the streetscape of Via Bellagio, and the park areas. Also included are the operation and maintenance of the streetlights within the neighborhood.

- Zone 2: Zone 2 encompasses the Vintage Ranch subdivision and includes operation and maintenance of parks, environmentally sensitive areas, bike trails, streetscape, water basins, fencing, walls, street lighting, and a portion of traffic signals within the subdivision.
- Zone 3: Zone 3 encompasses the Napa Junction mixed-use development consisting of phases I, II & III which includes the operation and maintenance of landscaping, streetscape, bikeways, water basins, park areas, fencing, street lighting and a portion of traffic signals serving the development. It also includes mowing the frontage along Highway 29 between Rio Del Mar and Napa Junction Road.

Assessment Methodology:

The Report includes a description of each zone in the LLAD, any proposed changes to the zones, the opposed costs to operate and maintain the improvements, the method of apportionment (spread) of the assessments, the assessment roll for all parcels, and the assessment diagrams (maps). As mentioned above, there will be no annexations to the LLAD this fiscal year.

Assessment Calculation:

The activities described in the report are paid for by assessments on parcels that derive special benefit from the amenities located within the LLAD. The assessments are updated annually in order account for changes in maintenance budgets and changes in development patterns. Staff has verified the proposed FY 2024/25 assessments do not exceed the maximum assessment allowed. The table below illustrates all of the proposed FY 2024/25 assessments:

Zone	Actual 22/23 Assessment	Actual 23/24 Assessment	Proposed 24/25 Assessment	Maximum 24/25 Assessment
1	\$400.00	\$422.40	\$447.44	\$707.51
2	\$302.42	\$319.36	\$338.52	\$1,084.51
3	\$1,022.01/acre (\$207.56/unit)	\$1,079.22/acre (\$219.18/unit)	\$1,079.92/acre (\$219.18/unit)	\$2,307.89/acre (\$396.62/unit)

Zone 1

The total proposed Zone 1 budget (Total Expenses) for FY 2024/25 is \$378,133. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.

The proposed Zone 1 annual assessment rate to levy and collect is proposed to be \$447.44 per ESD. This represents an increase of 6.00% but still below the allowable maximum. The new maximum annual assessment for Zone 1 is \$707.51 per ESD which includes the 3.67% CPI increase.

Zone 2

The total proposed Zone 2 budget (Total Expenses) for FY 2024/25 is \$516,972. This budget is based on current landscaping contracts and expected increases based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.

The proposed funding will be \$291,263 from FY 2024-25 assessments, and \$225,710 from available reserves. This includes a \$30,473 contribution from the general fund to account for general benefit for the use of Shenandoah and Silver Oak parks. Funds have been included in the in the FY 2024-25 budget for a permanent restroom at Silver Oak park. The proposed budget includes the full year maintenance funding for all facilities including the Environmentally Sensitive Areas.

The proposed Zone 2 annual assessment rate to levy and collect is proposed to be \$338.52. This represents an increase of 6.00% but still below the allowable maximum assessment. The new maximum annual assessment for Zone 2 is \$1,084.51 per ESD which includes the 3.67% annual CPI increase.

Zone 3

The total proposed Zone 3 expenses for FY 2024-25 is \$115,307. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities. The proposed funding will be \$174,822 from FY 2024-25 assessments and \$59,515 to reserves. No general fund contributions are proposed.

The proposed annual assessment to levy and collect for each parcel within Zone 3 is \$1,079.22 per acre or portion thereof plus \$219.18 per ESD. There is no proposed increase in the assessment rate for FY 2024-25. The new maximum assessment is \$2,392.50 per acre or portion thereof and \$396.62 per ESD. The new maximum assessments include the allowed 3.67% CPI increase.

FISCAL IMPACT

There is a General Fund impact by this action in the amount of \$30,473 for contributions to Zone 2 for general public benefit use of Shenandoah and Silver Oak parks. The General Fund contribution is included in the proposed FY 2024/25 Operating Budget. All other costs associated with the annual proceedings and the operation, maintenance, and administration of the Assessment District improvements are recovered from the assessments levied and collected on the parcels within each zone.

The total proposed Assessment District budget for FY 2024/25 for all three Zones is as follows:

	As Preliminarily Filed with City
Zone 1 Budget	\$378,133
Zone 2 Budget	\$516,972
Zone 3 Budget	\$115,307
Operating Reserve Contributions	(\$141,321)

Capital Reserve Contributions	(\$194,500)
Balance to Assessment	\$674,591

A more detailed budget for each zone showing the prior year's expenses and projections for the next two fiscal years is shown in the attached Engineer's Report for FY 2024/25. This is done to provide each zone's property owners with information on trends and potential upcoming expenses, including planned capital expenditures.

ENVIRONMENTAL REVIEW

The use or change of property assessments as a funding mechanism for the operations and maintenance of landscaping and lighting systems is not a project as defined in Section 15378(b)(4) of the California Environmental Quality Act guidelines.

ATTACHMENTS:

- 1. [Resolution - LLAD FY24-25](#)
- 2. [Exhibit A LLAD FY24/25 Preliminary Engineers Report](#)

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON INITIATING PROCEEDINGS, PRELIMINARILY APPROVING THE 2024/25 ANNUAL ENGINEER’S REPORT, DECLARING THE INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS, AND SETTING THE PUBLIC HEARING FOR CONSIDERATION OF THE AMERICAN CANYON LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ASSESSMENTS FOR FISCAL YEAR 2024/25 FOR MAY 21, 2024, AT 6:30 P.M. IN THE COUNCIL CHAMBERS

WHEREAS, the American Canyon City Council has, by previous resolutions, formed and levied annual assessments for a special maintenance district pursuant to the terms of the “Landscaping and Lighting Act of 1972” (the “1972 Act”), being Division 15, Part 2 of the Streets and Highways Code of the State of California (commencing with Section 22500). Said special maintenance district is known and designated as “The American Canyon Consolidated Landscape and Lighting Assessment District” (the “District”). The District is comprised of several Zones which are identified below:

ZONE NUMBER AND NAME
Zone 1 – La Vigne
Zone 2 – Vintage Ranch
Zone 3 – Napa Junction

WHEREAS, the City Council has retained Harris & Associates for the purpose of assisting with the annual levy of the District and to prepare and file with the City Clerk, an Annual Assessment Report (the “Report”) for the District in accordance with the 1972 Act; and

WHEREAS, there has now been presented to this City Council the Report as required by the 1972 Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each of the budget items and documents therein, and is satisfied that the assessment amounts, on a preliminary basis, have been spread to the assessable parcels in accordance with the special benefit received from the improvements and services provided.

NOW, THEREFORE, the City Council of the City of American Canyon City Council does resolve as follows:

1. That the above recitals are true and correct.
2. Annual Assessment Report: The City hereby orders Harris & Associates to prepare and file with the City Clerk, the Report concerning the annual levy and collection of assessments for the District. Said levy and collection shall be for the fiscal year commencing July 1, 2024 and ending June 30, 2025 in accordance with *Chapter 3, Section 22622* of the 1972 Act. The Report details the improvements, any substantial changes to the improvements, the annual budgets for each Zone and the proposed assessment amounts for each parcel.
3. Proposed Improvements: The improvements within the District may include, but are not limited to: turf, shrubs, plants and trees, parks, landscaping, street lighting, irrigation and drainage systems, graffiti removal, pedestrian walkways, landscape lighting, masonry walls, and associated appurtenances within the public rights-of-way or specific easements. Services provided include all necessary service, operations, administration and maintenance required to keep the

improvements in a healthy, vigorous and/or satisfactory operating condition. The specific improvements within each Zone are detailed in the Report.

4. Intention: The City Council hereby declares its intention to seek the annual levy and collection of assessments within the District pursuant to the 1972 Act, in order to pay for the costs of maintaining and servicing the above referenced improvements. The City Council finds that the public's best interests will be served by such levy and collection.
5. Public Hearing: The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the Districts in accordance with Chapter 3, Section 22626 of the 1972 Act.
6. Notice: The City Council shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in the local newspaper not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City for the posting of notices. Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. All interested persons shall be afforded the opportunity to hear and be heard.
7. Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on the 21st day of May, 2024 at 6:30 p.m. at the City Council Chambers, located at 4381 Broadway Street, American Canyon.
8. The City Clerk shall certify to the adoption of this Resolution by the City Council and is hereby authorized and directed to give notice of said Public Hearing as provided by the 1972 Act.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 7th day of May, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

Attachments:

Exhibit A – City of American Canyon 2024/25 Annual Engineer's Report



Harris & Associates

CITY OF AMERICAN CANYON
PRELIMINARY ENGINEER'S REPORT
FISCAL YEAR 2024-25
NAPA COUNTY, CALIFORNIA
LANDSCAPE AND LIGHTING
ASSESSMENT DISTRICT

MAY 2024

PREPARED BY

Harris & Associates

1401 Willow Pass Road, Suite 500

Concord, CA 94520

www.weareharris.com

CERTIFICATIONS

Certifications

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____ day of _____, 2024.

Taresa Geilfuss, City Clerk
City of American Canyon, Napa County, CA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of American Canyon, California on the _____ day of _____, 2024.

Taresa Geilfuss, City Clerk
City of American Canyon, Napa County, CA



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STATEMENT OF ASSESSMENT ENGINEER'S

Statement of Assessment Engineer

AGENCY: THE CITY OF AMERICAN CANYON

PROJECT: CITY OF AMERICAN CANYON LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

TO: THE CITY COUNCIL OF THE
CITY OF AMERICAN CANYON
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2024-25

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the American Canyon Landscape and Lighting Assessment District of the City of American Canyon to provide landscaping services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2024-25.

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIII D, Section 4(a) of the State of California Constitution, and in accordance with the City of American Canyon's Resolution being adopted by the City Council for:

CITY OF AMERICAN CANYON LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the District Engineer.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2024-25.

PART III

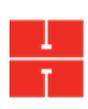
Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established at the time of formation, in 2001. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

- Appendix A – Assessment Diagrams for the District
- Appendix B – Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ____ day of _____, 2024

 Harris & Associates

Alison Bouley, P.E., Assessment Engineer
R.C.E. No. C61383
Engineer of Work



PART I – PLANS AND SPECIFICATION

Plans and Specifications

PURPOSE

The purpose of this report is to set forth findings and the engineering analysis for the American Canyon Landscaping & Lighting District, City of American Canyon (City), for the subject year as directed by the City Council of the City of American Canyon (City Council), pursuant to Section 22620 of the Streets & Highways Code (Landscaping & Lighting Act of 1972) and Articles XIII C and D of the California State Constitution (Proposition 218).

BACKGROUND

The American Canyon Landscaping & Lighting Assessment District (Assessment District) was formed in January 2001 to provide a dedicated source of funds to cover the costs associated with the operation and maintenance of landscaping and lighting improvements which provide a special benefit to the parcels within the La Vigne Subdivision (Zone 1). Both Proposition 218 and the Landscape and Lighting Act of 1972 require that the Engineer's Report approved at the time of formation for the District establish a method of assessment, a maximum assessment amount, and any escalation factors that will be used to allow the annual assessments to keep pace with inflation. In order to take inflation into account, the 2001 formation proceedings allowed assessments to be escalated in accordance with the All Urban Consumers (San Francisco Area) CPI from the U. S. Department of Labor, Bureau of Labor Statistics. Maximum Assessments may be increased annually by the approved inflation factor without the need to provide notices and assessment ballots to property owners within the Assessment District. However, if the City proposes increasing maximum assessments in an amount above the approved inflation factor, it must conduct an assessment balloting process in accordance with Proposition 218.

Once an Assessment District is created, it is possible to annex new zones or areas into existing zones as new subdivisions are developed and new facilities require maintenance. Since 2001, the Vintage Ranch Subdivision (Zone 2) and the Napa Junction Mixed Use Development (Zone 3) have been annexed into the Assessment District. In July of 2020, the Villages at Vintage Ranch, a 159 unit apartment complex was annexed into Zone 2. The same CPI escalator provision was also approved for these projects at the time they were annexed to the Assessment District.

The Landscaping & Lighting Act of 1972 requires that an Engineer's Report be prepared and adopted by the City Council each year, in order to levy and collect assessments in any following fiscal year. The City Council has appointed Harris & Associates as the Engineer of Work and directed the preparation and filing of this Annual Engineer's Report.

This Engineer's Report outlines the facilities to be maintained, the budgets proposed for this maintenance, and the assessments necessary to support these budgets. This Engineer's Report documents any land use changes in the zones (i.e. new subdivisions) and any proposed annexations. This Engineer's Report calculates the maximum allowable assessment for each zone based on the annual CPI escalator percentage (3.367% for 2024) and provides clear confirmation that the proposed assessments do not exceed the approved maximum including adjustments for inflation for each zone.



The table below summarizes the maximum annual assessments allowed in Zones 1, 2 and 3, including the CPI increase, and compares these to the assessments proposed to be levied and collected in Fiscal Year (FY) 2023-24. As shown, the proposed assessment within each Zone is less than the Maximum Assessment allowed, thus Proposition 218 balloting is not required in any zone.

Zone	FY 2024-25 Maximum Assessment (1)	Allowable CPI (2) Increase	FY 2025-26 Maximum Assessment	Preliminary FY 2024-25 Annual Assessment	Final FY 2024-25 Annual Assessment
Zone 1	\$707.51	\$25.94	\$733.45	\$447.44	
Zone 2	\$1,084.51	\$39.76	\$1,124.27	\$338.52	
Zone 3 - ESD	\$396.62	\$14.54	\$411.16	\$219.18	
Zone 3 - Acre	\$2,307.89	\$84.61	\$2,392.50	\$1,079.22	

Notes:

- 1 Refer to “FY 2023-24 Annual Engineer’s Report” for details on FY 2023-24.
- 2 United States Department of Labor, Bureau of Statistics, All Urban Consumers CPI (San Francisco Area), Annual average 2022 to 2023 = 3.67 % ($339.050/327.060 = 1.03665994$).

The total proposed Assessments for FY 2024-25 for all three Zones is \$674,591. Expenses include \$1,010,112, with \$141,321 contributed to operating reserves and \$195,500 taken from capital reserves. The General Fund will also contribute a total of \$30,473 to account for a portion of the general benefit conferred for use of the District parks, to parcels and/or individuals not within the District boundaries but within a one-half mile radius of the parks. This is based on the service radius of neighborhood parks as defined in the City’s Parks Master Plan.

FACILITIES

ZONE 1 – LA VIGNE

Improvements Maintained

Zone 1 provides for funding for the following improvements, illustrated on the Zone 1 Assessment Diagram found in Appendix A:

1. The maintenance and operation including repair, replacement, and servicing of street light standards, luminaries, wiring and appurtenances necessary to provide street lighting within Zone 1.
2. The installation, maintenance and operation to include repair, replacement and servicing of street trees, shrubs, planting and irrigation systems together with earth berms, slopes, curbs, root deflectors, decorative paving, masonry walls and concrete or wood appurtenances, all as delineated on the improvements plans for A.P.N. 059-100-006 prepared by Carlson, Barbee & Gibson, Inc. dated June 1, 1999 or as specified in the City of American Canyon Public Works Department, Engineering Division Standard Details and Specifications. Specifically this work includes the following:



- Along the entire north side of Parcel A: landscaping and the public walkway adjacent to the creek running through La Vigne subdivision.
- Parcel B: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to parcel B; landscape and park area north of Parcel A and south of the north Via Bellagio entry including the entry monument and the median area in Via Bellagio and special amenities.
- Parcel C: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to Parcel C; landscaping and detention basin landscaping including entry monument and special amenities and the median area within Via Bellagio.
- Parcel D: landscape right-of-way area along east side of Flosden Road, including the median area directly adjacent to Parcel D; landscaping and sound wall west of Parcel J including entry monument and special amenities.
- Parcel E: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to Parcel E and right-of-way area along south side of American Canyon Road to Via Firenze; median landscape areas within Via Firenze at the intersection of American Canyon Road, landscaping and sound wall north and west of La Vigne Unit 1 including entry monuments and special amenities.
- Parcel F: landscape right-of-way area along south side of American Canyon Road to the wetlands restoration area, asphalt and DG trail, sound wall and landscape area north of Parcel F, entry monuments, and special amenities.
- Parcel G: Asphalt trail extending from Parcel F to southern subdivision boundary.
- Parcel H: Special amenities and landscape within park site, "Via Bellagio Park".
- Parcel K: Special amenities and landscape within park site, "Pelleria Park".
- Via Bellagio including the entire length of the landscape right-of-way area from back of curb to face of sidewalk including ancillary medians that intersect Via Bellagio from adjoining parcels and neighborhoods. Entry monuments are not included as they are noted in other parcel descriptions.

The assessments collected in the Zone may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act.

Property Assessed

Zone 1 is built out and no new annexations are proposed for FY 2024-25. Zone 1 has 466.0 Equivalent Single Family Dwelling (ESD) units, the same as last year.

Proposed Budgets

All Zone 1 improvements have been completed and accepted. The total proposed Zone 1 budget (Total Expenses) for FY 2024-25 is \$378,133. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.



The proposed funding will be \$208,507 from FY 2024-25 assessments, and \$169,626 from available reserves.

A Capital Reserve and Replacement study was completed during the 2020-21 fiscal year to identify the increased services to be provided and to determine the annual costs to be assessed to the property owners for the eventual replacement of certain improvements. The Capital Reserve and Replacement study will also be used to project future assessments for the Zone, and funds will need to be accumulated to account for those additional costs. Funds were included in the FY 2023-24 budget for several capital improvement projects, including resurfacing the playground at Via Bellagio Park, irrigation controller upgrades and replacement of the playground bark. These projects have all been completed as of Fiscal Year 2024-25.

Proposed Assessments

The proposed Zone 1 annual assessment rate to levy and collect is proposed to be \$447.44 per ESD. This represents an increase of 6.00% but still below the allowable maximum assessment. The new maximum annual assessment for Zone 1 is \$707.51 per ESD which includes the 3.67% annual CPI increase.

ZONE 2 – VINTAGE RANCH

Improvements Maintained

Zone 2 provides funding for the maintenance of landscaping, public walkways, creeks and their related improvements, creek trails, landscaping related to water quality basins and ponds, streetscapes, Class 1 bikeways, walls and fences, maintenance and electricity of street lighting, a portion of intersection traffic signals, and parks within Vintage Ranch. The Assessment Diagram in Appendix A illustrates the location of these improvements including:

- Silver Oak Park, "LOT A"
- Shenandoah Park, "LOT H"
- PG&E Linear Park, "LOT F"
- Environmentally sensitive areas located on Lots A, C, D, G & in setback areas and ponds ¹
- The Creek Trail System along the south side of the tract, north of parcel C
- Streetscapes within Vintage Ranch, including landscaped areas at the end of Farentino and the end of the Newhall right-of-way (at the dead end)
- The Class 1 Bikeway on Newell Drive
- Fence and Wall Maintenance
- Water Quality Basins 1, 2, 3 & 4
- Street Lighting
- 25% of the traffic signals at Flosden and American Canyon Road; Silver Oak and American Canyon Road, Newell and Silver Oak, and Donaldson and Highway 29

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

Property Assessed

The FY 2024-25 assessments are proposed to be levied on 860.40 ESD units, which remain unchanged from the ESD units the previous year, as this zone is fully developed. Part III provides additional discussion and findings related to



the benefits provided by the zone and the parcels that receive these benefits.

In Fiscal Year 2020-21, the Villages at Vintage Ranch, a 159 unit apartment complex on the northeast corner of American Canyon Road and Highway 29, was annexed into Zone 2 of the LLAD. This annexation increased the Zone ESD by 95.40, bring the total Zone ESD to 860.40 beginning in 2020-21 as mentioned above.

Proposed Budgets

The total proposed Zone 2 budget (Total Expenses) for FY 2024-25 is \$516,972. This budget is based on current landscaping contracts and expected increases based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.

The proposed funding will be \$291,263 from FY 2024-25 assessments, and \$225,710 from available reserves. This includes a \$30,473 contribution from the general fund to account for general benefit for the use of Shenandoah and Silver Oak parks. Funds have been included in the FY 2024-25 budget for a capital improvement project to include a permanent restroom at Silver Oak Park.

The proposed budget includes the full year maintenance funding for all facilities including the Environmentally Sensitive Areas.

Proposed Assessments

The proposed Zone 2 annual assessment rate to levy and collect is proposed to be \$338.52. This represents an increase of 6.00% but still below the allowable maximum assessment. The new maximum annual assessment for Zone 2 is \$1,084.51 per ESD which includes the 3.67% annual CPI increase.

ZONE 3 – NAPA JUNCTION MIXED USE PROJECT

Improvements Maintained

Zone 3 maintains landscaping, streetscape, bikeways, landscaping related to water basins, park areas, fencing, street lighting and traffic signals within the Napa Junction Mixed Use Project. The Assessment Diagram in Appendix A illustrates the location of these improvements specifically:

- Streetscapes
- Class 1 Bikeways
- Highway 29 Ditch (Water Quality Basin 1)
- Small Park (Water Quality Basin 3)
- Street Lighting
- 25% of the traffic signal at Eucalyptus and Highway 29
- Caltrans right-of-way maintenance along the westerly border of the zone adjacent to the Napa Junction Phase I & II commercial development
- Improvements along the north and south sides of Napa Junction Road as part of the Napa Junction III development
- Multi-Use path/utility access road along the western property line of the Napa Junction III development



- Parcel 4 – Open space and wetlands parcel

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

Property Assessed

During the annexation proceedings for Zone 3, it was determined the benefits received from certain improvements would be more equitably spread by the acreage, or portion thereof, of each parcel while the benefits received from certain other improvements would be more equitably spread by Equivalent Single Family Dwelling (ESD) units.

Zone 3 therefore, has a two-part assessment formula that includes both ESD units and Acres. The Method of Apportionment of Assessment (Part C) includes a complete description of the methodology used to calculate assessments.

The FY 2024-25 assessments are proposed to be levied on 570.92 ESD units which is the same number of units from the previous year. The FY 2024-25 assessments are proposed to be levied on 46.40 acres which is also the same number of acres from the previous year. No annexations are proposed for FY 2024-25.

A mixed use (multi-family residential/commercial) development (commonly referred to as Napa Junction III), Assessor Parcel Number (APN) 059-020-001-000 was annexed into Zone 3 during the FY 2015-16 annual assessment process. It will be a phased development with street lighting and landscaping improvements to be serviced as a part of the overall Zone 3 budget. Because there were improvements in place to maintain during FY 2016-17, these new parcels were assessed the same rate as those within Napa Junction I & II beginning in FY 2016-17.

Proposed Budgets

The total proposed Zone 3 expenses for FY 2024-25 is \$115,307. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities. The proposed funding will be \$174,822 from FY 2024-25 assessments and \$59,515 to reserves. No general fund contributions are proposed.

Proposed Assessments

The proposed annual assessment to levy and collect for each parcel within Zone 3 is \$1,079.22 per acre or portion thereof plus \$219.18 per ESD. There is no proposed increase in the assessment rate for FY 2024-25. The new maximum assessment is \$2,392.50 per acre or portion thereof and \$396.62 per ESD. The new maximum assessments include the allowed 3.67% CPI increase.



PART II – COST ESTIMATE

Cost Estimate

The attached sheets include the budgets for FY 2024-25 for all those costs associated with the operation and maintenance in Zones 1, 2, and 3 within the Assessment District. The budget format has been modified to more closely match the format of the City's Annual Budget. The total budget summary for FY 2024-25 for the Assessment District is as follows:

	As Preliminarily Filed with City	As Presented at Public Hearing
Zone 1 Budget	\$378,133	
Zone 2 Budget	\$516,972	
Zone 3 Budget	\$115,307	
Operating Reserve Contributions	(\$141,321)	
Capital Reserve Contributions	(\$194,500)	
Balance to Assessment	\$674,591	

The planned capital expenditures for each Zone for Fiscal Year 2024-25 are shown in the budget for each Zone and will be funded using the available Capital Reserve Funds for that Zone.

The budgets shown on the following pages for each Zone reflect the FY 2022-23 Actual Budgets, the FY 2023-24 Estimated Year End amounts, and the Proposed Budgets for FY 2024-25. The Projected Budgets for FY 2025-26 are also shown and are based upon the Proposed Budgets for FY 2024-25 with a projected cost increases of 2% per year where applicable or as shown on the budget page. The year-to-date FY 2023-24 expenditures are available on the City's website or the City's Finance Division.

The budgets for each Zone also show the estimated fund balance (unrestricted, or Operating Reserve and restricted, or Capital Reserve) for the zone. Also shown for each Zone, is the Maximum Allowable Assessment based upon the annual change the Consumer Price Index as approved at the time the Assessment District was formed, the recommended Assessments for FY 2024-25, and the level of assessment that would be required to fully fund the Assessment District if funds from the reserve fund(s) were not used/available to reduce the total amount which needed to be levied.



LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ZONE 1 - LA VIGNE SUBDIVISION FY 2024-25 BUDGET				
	Actual 2022-23	Estimated YE 2023-24	Proposed Budget 2024-25	Projected Budget 2025-26
MAINTENANCE COSTS				
General Repairs & Maintenance (Code 261-85-430-42310)	\$ 85,546	\$ 96,454	\$ 304,500	\$ 134,740
Annual Maintenance Contract	\$ -	\$ -	\$ 87,000	\$ 88,740
Playground Equipment Replacement	\$ -	\$ -	\$ -	\$ -
On-Site Inspection/Assessment of Facilities	\$ -	\$ -	\$ -	\$ -
Playground Surface Maintenance	\$ -	\$ -	\$ -	\$ 5,000
Tree Maintenance/Trimming Crown Reduction	\$ -	\$ -	\$ 160,000	\$ 10,000
Streetlight/Lamp Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000
Open Space Fire Break	\$ -	\$ -	\$ -	\$ -
DG Pathway Repairs	\$ -	\$ -	\$ 5,000	\$ 5,000
Wood and Wire Fence Repairs	\$ -	\$ -	\$ 20,000	\$ 5,000
Replacement Plantings	\$ -	\$ -	\$ 7,500	\$ 6,000
Bark Replacement	\$ -	\$ -	\$ -	\$ 10,000
Irrigation Repairs	\$ -	\$ -	\$ 20,000	\$ -
Utilities - Electric (Code 261-85-430-43210)	\$ 12,522	\$ 12,212	\$ 17,000	\$ 17,680
Utilities - Water (Code 261-85-430-43230)	\$ 25,713	\$ 31,252	\$ 35,200	\$ 42,240
SUBTOTAL MAINTENANCE COSTS	\$ 123,781	\$ 139,919	\$ 356,700	\$ 194,660
CAPITAL PROJECT/REPAIRS COSTS				
Recycled Water Conversion-Infrastructure Prep. (Code 261-85-430-42310)	\$ -	\$ -	\$ -	\$ -
Via Bellagio Playground Resurface	\$ -	\$ 150,000	\$ -	\$ -
Playground Bark Replacement	\$ -	\$ 40,000	\$ -	\$ -
Irrigation Control Upgrades	\$ -	\$ 94,513	\$ -	\$ -
Refresh Flosden Road South Landscaping	\$ -	\$ -	\$ -	\$ -
SUBTOTAL CAPITAL PROJECT COSTS	\$ -	\$ 284,513	\$ -	\$ -
RESERVE CONTRIBUTIONS				
Capital Reserve Contribution (Code XFER TO RESERVE)	\$ 10,000	\$ 132,519	\$ 10,000	\$ 10,000
SUBTOTAL RESERVE COSTS	\$ 10,000	\$ 132,519	\$ 10,000	\$ 10,000
DISTRICT EXPENSES				
Engineering Contract Services (Code 261-85-430-42130 & 42190)	\$ 6,502	\$ 6,502	\$ 11,200	\$ 11,200
Napa County Auditor Charges (Code 261-85-430-42290)	\$ 233	\$ 233	\$ 233	\$ 233
SUBTOTAL DISTRICT EXPENSES	\$ 6,735	\$ 6,735	\$ 11,433	\$ 11,433
TOTAL EXPENSES	\$ 140,516	\$ 563,686	\$ 378,133	\$ 216,093
Collections/(Credits) Applied to Levy				
Unrestricted/Operating Reserve Collection/(Transfer)	\$ 45,884	\$ (82,335)	\$ (169,626)	\$ (3,416)
Capital Improvement Fund Collection/(Transfer)	\$ -	\$ (284,513)	\$ -	\$ -
General Fund Loan Repayment/(Advance)	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ 45,884	\$ (366,848)	\$ (169,626)	\$ (3,416)
Balance to Levy (Budgeted)	\$ 186,400	\$ 196,838	\$ 208,507	\$ 212,677
Applied Charge	\$ 186,400	\$ 196,838	\$ 208,507	\$ 212,677
FUND BALANCE INFORMATION				
Est. Unrestricted/Operating Reserve Fund Balance 7/1	\$ 320,190	\$ 366,073	\$ 284,807	\$ 117,181
Reserve Fund Adjustments	\$ 45,884	\$ (82,335)	\$ (169,626)	\$ (3,416)
Prior/Penalties/Public Damage	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 1,068	\$ 2,000	\$ 2,000
Projected Unrestricted/Operating Reserve Balance end of year 6/30	\$ 366,073	\$ 284,807	\$ 117,181	\$ 115,765
Est. Restricted/Capital Reserve Fund Balance 7/1	\$ 181,994	\$ 191,994	\$ 40,000	\$ 50,000
Contributions	\$ 10,000	\$ 132,519	\$ 10,000	\$ 10,000
Reserve Fund Adjustments	\$ -	\$ (284,513)	\$ -	\$ -
Projected Restricted/Capital Reserve Balance end of year 6/30	\$ 191,994	\$ 40,000	\$ 50,000	\$ 60,000
Reserve Total	\$ 558,067	\$ 324,807	\$ 167,181	\$ 175,765
Transfer/(Contribution) from Unrestricted Operating Reserves	\$ 45,884	\$ (82,335)	\$ (169,626)	\$ (3,416)
Transfer/(Contribution) from Capital Reserves	\$ -	\$ (284,513)	\$ -	\$ -
BALANCE TO ASSESSMENT	\$ 186,400	\$ 196,838	\$ 208,507	\$ 212,677
Total Revenue at Maximum Rate	\$ 301,180	\$ 318,040	\$ 329,700	\$ 336,294
Variance above/(below) Maximum Revenue	\$ (114,780)	\$ (121,202)	\$ (121,193)	\$ (123,616)
Maximum Allowable Assessment	\$ 646.31	\$ 682.49	\$ 707.51	\$ 721.66
Assessment to Fully Fund Maintenance Costs and Reserve Contributions	\$ 323.00	\$ 883.46	\$ 832.90	\$ 485.18
Actual/Proposed Assessment	\$ 400.00	\$ 422.40	\$ 447.44	\$ 456.39



LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ZONE 2 VINTAGE RANCH SUBDIVISION FY 2024-25 BUDGET				
	Actual 2022-23	Estimated YE 2023-24	Proposed Budget 2024-25	Projected Budget 2025-26
MAINTENANCE COSTS				
General Repairs & Maintenance (Code 262-85-430-42310 & 43115)	\$ 136,613	\$ 187,033	\$ 248,100	\$ 199,976
Annual Maintenance Contract	\$ -	\$ -	\$ 146,100	\$ 149,022
NEW Village at Vintage Ranch Frontage Landscaping Maintenance	\$ -	\$ -	\$ 15,000	\$ 5,000
Traffic Signal Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500
On-Site Inspection/Assessment of Facilities	\$ -	\$ -	\$ -	\$ -
Grazing Open Space areas in Zone	\$ -	\$ -	\$ 22,700	\$ 23,154
PW - Streets - Streetlight/lamp maintenance (DC Electric)	\$ -	\$ -	\$ 9,000	\$ -
Service Portable Restrooms	\$ -	\$ -	\$ 6,300	\$ 6,300
Wood and Wire Fence Repairs	\$ -	\$ -	\$ 20,000	\$ 5,000
Irrigation Repairs	\$ -	\$ -	\$ 20,000	\$ -
Replace Playground Bark	\$ -	\$ -	\$ -	\$ 10,000
Garbage Can Replacements	\$ -	\$ -	\$ 7,500	\$ -
Utilities - Electric (Code 262-85-430-43210)	\$ 22,894	\$ 41,462	\$ 32,000	\$ 33,280
Utilities - Water (Code 262-85-430-43230)	\$ 12,488	\$ 38,846	\$ 60,000	\$ 72,000
SUBTOTAL MAINTENANCE COSTS	\$ 171,995	\$ 267,341	\$ 340,100	\$ 305,256
CAPITAL PROJECT/REPAIRS COSTS				
Tuscan Oak/Rolling Hills Landscape Reno	\$ -	\$ -	\$ -	\$ -
Shenandoah Drive Landscape Reno	\$ -	\$ -	\$ -	\$ -
Silver Oak Park Restroom	\$ -	\$ -	\$ 164,500	\$ -
Shenandoah Park Landscape Reno	\$ -	\$ -	\$ -	\$ -
Repair/Replace Picnic Tables-8ea. (Code 262-85-430-42310)	\$ -	\$ 3,600	\$ -	\$ -
Newell Dr. West Side ROW Renovati n	\$ -	\$ -	\$ -	\$ -
Irrigation Control Upgrades	\$ -	\$ 144,305	\$ -	\$ -
Silver Oak Picnic Cover (Code 262-85-430-42310)	\$ -	\$ -	\$ -	\$ -
Refresh landscaping at Entry Monuments	\$ -	\$ -	\$ -	\$ -
Playground Resurface @ Shenandoah (Code 262-85-430-42310)	\$ -	\$ 19,373	\$ -	\$ -
SUBTOTAL CAPITAL PROJECT COSTS	\$ -	\$ 167,278	\$ 164,500	\$ -
RESERVE CONTRIBUTIONS				
General Fund Contribution for Parks (General Benefit)	\$ -	\$ (30,473)	\$ (30,473)	\$ (30,473)
Capital Reserve Contribution (Code XFER TO RESERVE)	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
SUBTOTAL RESERVE COSTS	\$ 25,000	\$ (5,473)	\$ (5,473)	\$ (5,473)
DISTRICT EXPENSES				
Engineering Contract Services (Code 262-85-430-42130 & 42190)	\$ 7,962	\$ 7,962	\$ 17,462	\$ 17,462
Napa County Auditor Charges (Code 262-85-430-42290)	\$ 383	\$ 383	\$ 383	\$ 383
SUBTOTAL DISTRICT EXPENSES	\$ 8,344	\$ 8,345	\$ 17,845	\$ 17,845
TOTAL EXPENSES	\$ 205,339	\$ 437,490	\$ 516,972	\$ 317,628
Collections/(Credits) Applied to Levy				
Unrestricted/Operating Reserve Collection/(Transfer)	\$ 26,012	\$ 4,565	\$ (61,210)	\$ (20,540)
Capital Improvement Fund Collection/(Transfer)	\$ -	\$ (167,278)	\$ (164,500)	\$ -
General Fund Loan Repayment/(Advance)	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ 26,012	\$ (162,713)	\$ (225,710)	\$ (20,540)
Balance to Levy (Budgeted)	\$ 231,351	\$ 274,777	\$ 291,263	\$ 297,088
Applied Charge	\$ 231,351	\$ 274,777	\$ 291,263	\$ 297,088
FUND BALANCE INFORMATION				
Est. Unrestricted/Operating Reserve Fund Balance 7/1	\$ 384,321	\$ 410,333	\$ 423,144	\$ 377,935
Reserve Fund Adjustments	\$ 26,012	\$ 4,565	\$ (61,210)	\$ (20,540)
Prior/Penalties/Public Damage	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 8,246	\$ 16,000	\$ 16,000
Projected Unrestricted/Operating Reserve Balance end of year 6/30	\$ 410,333	\$ 423,144	\$ 377,935	\$ 373,394
Est. Restricted/Capital Reserve Fund Balance 7/1	\$ 606,295	\$ 631,295	\$ 458,544	\$ 288,572
Contributions	\$ 25,000	\$ (5,473)	\$ (5,473)	\$ (5,473)
Reserve Fund Adjustments	\$ -	\$ (167,278)	\$ (164,500)	\$ -
Projected Restricted/Capital Reserve Balance end of year 6/30	\$ 631,295	\$ 458,544	\$ 288,572	\$ 283,099
Reserve Total	\$ 1,041,628	\$ 881,689	\$ 666,506	\$ 656,493
Transfer/(Contribution) from Unrestricted Operating Reserves	\$ 26,012	\$ 4,565	\$ (61,210)	\$ (20,540)
Transfer/(Contribution) from Capital Reserves	\$ -	\$ (167,278)	\$ (164,500)	\$ -
BALANCE TO ASSESSMENT	\$ 231,351	\$ 274,777	\$ 291,263	\$ 297,088
Total Revenue at Maximum Rate	\$ 757,886	\$ 900,116	\$ 933,114	\$ 951,777
Variance above/(below) Maximum Revenue	\$ (526,534)	\$ (625,339)	\$ (641,852)	\$ (654,689)
Maximum Allowable Assessment	\$ 990.70	\$ 1,046.16	\$ 1,084.51	\$ 1,106.20
Assessment to Fully Fund Maintenance Costs and Reserve Contributions	\$ 301.10	\$ 307.69	\$ 403.30	\$ 362.80
Actual/Proposed Assessment	\$ 302.42	\$ 319.36	\$ 338.52	\$ 345.29



LANDSCAPING AND LIGHTING ASSESSMENT ZONE 3 - NAPA JUNCTION MIXED USE PROJECT FY 2024-25 BUDGET				
	Actual 2022-23	Estimated YE 2023-24	Proposed Budget 2024-25	Projected Budget 2025-26
MAINTENANCE COSTS				
General Repair & Maintenance (Code 263-85-430-42310)	\$ 54,728	\$ 49,149	\$ 69,300	\$ 54,240
Annual Maintenance Contract	\$ -	\$ -	\$ 47,000	\$ 47,940
Tree Replacement/Planting	\$ -	\$ -	\$ 10,000	\$ 2,000
Irrigation Repairs	\$ -	\$ -	\$ 10,000	\$ -
CalTrans Traffic Signal Maintenance	\$ -	\$ -	\$ 1,500	\$ -
Streetlight/Lamp Maintenance	\$ -	\$ -	\$ 800	\$ 800
On-Site Inspection/Assessment of Facilities	\$ -	\$ -	\$ -	\$ -
Service Portable Restrooms	\$ -	\$ -	\$ -	\$ 3,500
NJ Split Rail Fence Repair	\$ -	\$ -	\$ 30,000	\$ -
Utilities - Electric (Code 263-85-430-43210)	\$ 594	\$ 507	\$ 900	\$ 936
Utilities - Water (Code 263-85-430-43230)	\$ 42,100	\$ 3,779	\$ 6,900	\$ 8,280
SUBTOTAL MAINTENANCE COSTS	\$ 97,422	\$ 53,435	\$ 77,100	\$ 117,696
CAPITAL PROJECT/REPAIRS COSTS				
Play structure repair/replacement (Code 263-85-430-42310)	\$ -	\$ -	\$ -	\$ -
Seating wall repairs (Code 263-85-430-42310)	\$ -	\$ -	\$ -	\$ -
NJ3 Split Rail Fence Repairs	\$ -	\$ 10,000	\$ -	\$ -
Walmart Driveway Reno	\$ -	\$ -	\$ -	\$ -
Main Street Park Improvements	\$ -	\$ -	\$ 30,000	\$ 120,000
Playground Resurface @ Main St. Park (Code 263-85-430-42310)	\$ -	\$ -	\$ -	\$ -
Irrigation Control Upgrades	\$ -	\$ -	\$ -	\$ -
Water and Landscaping for Phase 3	\$ -	\$ 67,899	\$ -	\$ -
Basin modifications - All remaining Phases (Code 263-85-430-42310)	\$ -	\$ -	\$ -	\$ -
SUBTOTAL CAPITAL PROJECT COSTS	\$ -	\$ 77,899	\$ 30,000	\$ 120,000
RESERVE CONTRIBUTIONS				
Capital Reserve Contribution(Code XFER TO RESERVE)	\$ -	\$ -	\$ -	\$ -
SUBTOTAL RESERVE COSTS	\$ -	\$ -	\$ -	\$ -
DISTRICT EXPENSES				
Engineering Contract Services (Code 263-85-430-42130 & 42190)	\$ 4,114	\$ 4,114	\$ 8,200	\$ 8,200
Other Professional Services (Code 263-85-430-42160)	\$ -	\$ -	\$ -	\$ -
Napa County Auditor Charges (Code 263-85-430-42290)	\$ 7	\$ 7	\$ 7	\$ 7
SUBTOTAL DISTRICT EXPENSES	\$ 4,121	\$ 4,121	\$ 8,207	\$ 8,207
TOTAL EXPENSES	\$ 101,543	\$ 135,456	\$ 115,307	\$ 245,903
Collections/(Credits) Applied to Levy				
Unrestricted/Operating Reserve Collection/(Transfer)	\$ 8,138	\$ 117,265	\$ 89,515	\$ 52,415
Capital Improvement Fund Collection/(Transfer)	\$ -	\$ (77,899)	\$ (30,000)	\$ (120,000)
General Fund Loan Repayment/(Advance)	\$ -	\$ -	\$ -	\$ -
Other Revenues/(General Fund Contributions)	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ 8,138	\$ 39,366	\$ 59,515	\$ (67,585)
Balance to Levy (Budgeted)	\$ 109,681	\$ 174,822	\$ 174,822	\$ 178,318
Applied Charge	\$ 165,553	\$ 174,822	\$ 174,822	\$ 178,318
FUND BALANCE INFORMATION				
Est. Unrestricted/Operating Reserve Fund Balance 7/1	\$ 1,068,546	\$ 1,076,684	\$ 1,202,780	\$ 1,312,295
Reserve Fund Adjustments	\$ 8,138	\$ 117,265	\$ 89,515	\$ 52,415
Transfer from/(to) Restricted Fund Balance	\$ -	\$ -	\$ -	\$ -
Prior/Penalties/Public Damage	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 8,831	\$ 20,000	\$ 20,000
Projected Unrestricted/Operating Reserve Balance end of year 6/30	\$ 1,076,684	\$ 1,202,780	\$ 1,312,295	\$ 1,384,710
Est. Restricted/Capital Reserve Fund Balance 7/1	\$ 268,080	\$ 268,080	\$ 190,181	\$ 160,181
Contributions	\$ -	\$ -	\$ -	\$ -
Reserve Fund Adjustments	\$ -	\$ (77,899)	\$ (30,000)	\$ (120,000)
Transfer from/(to) Unrestricted Fund Balance	\$ -	\$ -	\$ -	\$ -
Projected Restricted/Capital Reserve Balance end of year 6/30	\$ 268,080	\$ 190,181	\$ 160,181	\$ 40,181
Reserve Total	\$ 1,344,764	\$ 1,392,961	\$ 1,472,476	\$ 1,424,891
Transfer/(Contribution) from Unrestricted Operating Reserves	\$ 8,138	\$ 117,265	\$ 89,515	\$ 52,415
Transfer/(Contribution) from Capital Reserves	\$ -	\$ (77,899)	\$ (30,000)	\$ (120,000)
BALANCE TO ASSESSMENT	\$ 109,681	\$ 174,822	\$ 174,822	\$ 178,318
Total Revenue at Maximum Rate (ESD)	\$ 206,850	\$ 218,428	\$ 226,436	\$ 230,965
Variance above/(below) Maximum Revenue (ESD)	\$ (131,389)	\$ (98,151)	\$ (106,159)	\$ (108,282)
Total Revenue at Maximum Rate (Acre)	\$ 100,622	\$ 106,255	\$ 110,151	\$ 112,354
Variance above/(below) Maximum Revenue (Acre)	\$ (66,402)	\$ (51,711)	\$ (55,606)	\$ (56,718)
ESD Budget total (includes ratio of overhead costs)	\$ 75,461	\$ 120,277	\$ 120,277	\$ 122,683
Acreage Budget total (includes ratio of overhead costs)	\$ 34,221	\$ 54,544	\$ 54,544	\$ 55,635
Estimated Number of ESD Units	570.92	570.92	570.92	570.92
Estimated assessable Acres	46.04	46.04	46.04	46.04
Maximum Allowable Assessment per ESD	\$ 362.31	\$ 382.59	\$ 396.62	\$ 404.55
Assessment to Fully Fund Maintenance Costs and Res. Contr. per ESD	\$ 122.37	\$ 163.23	\$ 138.95	\$ 296.33
Actual/Proposed Assessment per ESD	\$ 207.56	\$ 219.18	\$ 219.18	\$ 223.56
Maximum Allowable Assessment per Acre	\$ 2,185.54	\$ 2,307.89	\$ 2,392.50	\$ 2,440.35
Assessment to Fully Fund Maintenance Costs and Res. Contr. per Acre	\$ 688.13	\$ 917.94	\$ 781.40	\$ 1,666.41
Actual/Proposed Assessment per Acre	\$ 1,022.01	\$ 1,079.22	\$ 1,079.22	\$ 1,100.80



The following definitions describe the costs and expenses included in the District Budget:

Maintenance Cost

General Repairs and Maintenance (Code-42310): This item includes the costs of materials, supplies and contract services for the repair and/or maintenance of district facilities and improvements including irrigation system repairs, maintenance of landscaping related to water quality basins and appurtenant facilities, repairs to play structures, concrete or asphalt pathways, decorative entry walls and other improvements as listed in this report within the District. This item also includes costs of incidental miscellaneous materials and supplies used by City staff for the maintenance and repair of Assessment District improvements.

Electric (Code-43210): This item includes the costs to furnish electricity required for the operation and maintenance of the sprinklers and irrigation controllers, and street lights.

Water (Code-43230): This item includes the costs to furnish irrigation water for the landscaping within the District.

Capital Repair/Maintenance Costs

Funds will be transferred annually from the restricted reserve fund balance within each zone as needed to fund the completion of the projects listed in the current year's budget for each of the zones. Any funds not expended will remain in the restricted reserve until needed for the completion of future capital projects or major maintenance activities. This will include the replacement/rehabilitation of the facilities shown in the capital reserve plan which is being developed for each zone.

District Expenses

Engineering Contract Services (Code-42130): This item includes the costs for the preparation of the Annual Engineer's Report and Assessment Roll as required by law for the placement of the assessments on the property tax roll.

Inspection/Contract Documents/LLAD Administration (Code-48115): This item includes the costs of all departments and staff and consultants of the City for providing the coordination of District services, contract management, inspections, annual bid management, responding to public concerns, public education, and procedural matters associated with the District.

Napa County Auditor Charges (Code-42290): This item includes the cost charged by the County for the placement and collection of the assessments on the County Property Tax roll.



Reserve Funds

Un-Restricted/Operating Reserve Collection: This item includes the amount to be collected to maintain reserves to enable the City to pay for the maintenance and servicing of the improvements prior to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The Reserve Fund contribution will continue until such a time the Reserve Fund balance is approximately one half of the annual costs.

Repair/Replacement – Restricted/Capital Reserve: This item includes funds for the repair/replacement of improvements or the installation of new improvements to further enhance the level and quality of service provided within the boundaries of the District. The fund may be allowed to accumulate in anticipation of any unforeseen expenses not included in the yearly maintenance costs. This may include, but is not limited to the repair/replacement of improvements at the end of their useful life, upgrading or enhancement of improvements within the District, repair of damaged equipment due to vandalism, storms and other similar events where the costs cannot be covered by the annual assessment levy.

General Fund Contribution for Parks: This item accounts for the general benefit portion of the maintenance costs for parks and the special benefit to parcels outside the district boundary.

Neighborhood Park Service Area: The City of American Canyon's Parks Master Plan establishes a standard service radius of one-half mile for neighborhood parks. This means any parcels located within a half-mile radius of a neighborhood park could potentially receive benefit from that park because all residents can access and use the park amenities.

The parks were installed as a condition of development and as a part of the specific developments surrounding the parks. Those parks confer a special benefit to the parcels within Neighborhood Park Service Area, of which those developments are located and can be assessed. There are also parcels outside the District boundary that receive special benefit from the park improvements. The parcels within the District may only be assessed for their share of special benefit from the park improvements. The share of special benefit received by parcels outside the District must be funded by sources other than District assessments, they cannot be assessed to the parcels within the District.

The General Fund Contribution for Parks, shown on the District budget pages, accounts for the portion of special benefit conferred to parcels outside the District but inside a one-half mile radius of the parks, as well as the general benefit portion. A portion of this contribution is also from rental revenue received from individuals renting the park for personal activities.



PART III – METHOD OF APPORTIONMENT

Method of Apportionment

Initial apportionment information relating to all zones and made a part of this report by reference here, can be found in the City of American Canyon Maintenance District No. 2001-02- (A.P.N. 059-100-006) Engineer's Report, Establishment of District and Assessments for FY 2001-02, Part D, City of American Canyon Maintenance District No. 2001-02- (A.P.N. 059-100-006) Method of Assessment. The following is a brief description of the manner the annual assessment has been apportioned to each parcel in Zones 1, 2 and 3 within the Assessment District consistent with the approved method.

GENERAL

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include operation, maintenance, rehabilitation and servicing of street lights, traffic signals, parks and landscaping.

The 1972 Act requires that maintenance assessments be levied according to benefit rather than according to assessed value. Section 22573 provides that:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

The Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Prop. 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Prop. 218 provides that only special benefits are assessable and the City must separate the general benefits from the special benefits.

SPECIAL BENEFIT ANALYSIS

The Assessment District provides for the maintenance and repair of public parks and landscaping, landscaping related to water quality basins, environmentally sensitive areas, trail, bikeways, streetlights and traffic signals. As determined at the time of formation, when these facilities are well maintained and in good working order they provide benefits that are unique and special to the property within the district including:



- Satisfaction of project design and mitigation requirements included within the CEQA documents for the development included in each zone. Satisfying these requirements uniquely benefits the property in the zone because it allows the various land uses being developed.
- Satisfaction of Conditions of Approval for the development included in each zone. Satisfying these requirements uniquely benefits the property in the zone because it allows the various land uses being developed.
- Provision of public safety benefits resulting from well-lit streets. Street lighting uniquely benefits the property within the zones that is adjacent to the lighting provided.
- Provision of public safety benefits resulting from functioning traffic signals. Traffic signals benefit property within the zone by providing for safe ingress and egress from the property. Traffic signals also provide general benefits to all motorists that are able to travel safely on the roadway system. Twenty-five percent of the traffic signal maintenance costs are allocated to the benefitting zones reflecting the approximate amount of trips associated with development in the zones.
- Provision of public safety benefits resulting from the maintenance of water quality detention basins. The water quality detention basins are part of the storm water management system which allows for adequate drainage and prevents flooding and destruction of landscape amenities within the zones. Adequate drainage and protection from flooding is a unique and special benefit to the properties within the zones.
- Provision of public recreation benefits resulting from the parks and open spaces. The parks and open spaces within each zone are designed as local features that are integrated within the development and easily accessible to neighboring properties. These features are part of the overall park system, which also includes community facilities, which provide more regionally appropriate facilities (ball fields etc.). The local parks and open spaces uniquely benefit the property within each zone because they have been designed to be accessible and useful for the developed property in each zone.
- Provision of aesthetic benefits resulting from parks, open space and other landscaping features. The parks, open space and landscaping features are internal or directly adjacent to the properties in the zone, hence the aesthetic benefits provided from well-maintained landscaping features are experienced by the properties in the zone.
- Provision of public safety benefits resulting from the maintenance of parks and open spaces. Unmaintained parks and open spaces can attract litter, vectors and other undesirable features that create health and safety problems for adjoining properties. Adequate maintenance uniquely benefits the property in each zone because these potentially adverse effects do not occur.



GENERAL BENEFIT ANALYSIS

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement of the development of the zones and are designed for the benefit of properties within the zones. As mentioned above, the City contributes funds from the general fund to account for park usage by residents living outside the zones. This contribution was determined by identifying and separating the special and general benefit portions of the costs to maintain the parks. The City also makes contributions for landscaping improvements, upgrades and replacements, acknowledging that there is some general benefit from the landscaping conferred to all residents of the City.

METHOD OF APPORTIONMENT

ZONES 1 AND 2 METHOD OF ASSESSMENT

The method of apportionment (spread) equates all parcels in Zones 1 and 2 to an Equivalent Single Family Dwelling (ESD) unit, or portion thereof. The following ESD units were established for the American Canyon Landscaping and Lighting Assessment District, at its formation, and reflect the relative benefit accruing to parcels of land, in various stages of development, from the landscape and lighting facilities:

1. Vacant parcel in undeveloped area 1/10 unit
2. Vacant parcel in developed area 1/2 unit
3. Single dwelling parcel 1 unit
4. Multi-Family dwelling 0.60 unit

Vacant parcels in undeveloped areas experience the benefits provided from satisfying approval conditions but not the full benefits experienced when the facilities maintained by the zone are operational hence they are assigned 1/10 of an ESD unit. Vacant parcels in developed areas experience the benefits provided from satisfying approval conditions and the public safety benefits associated with sound drainage systems. These parcels also experience some fraction of the benefits associated with safe lighting and ingress and egress but not at the same level as a fully developed parcel, hence they are assigned 1/2 of an ESD unit. Fully developed parcels experience all benefits provided by the zone. Because the land uses on both Zone 1 and 2 are relatively uniform single family dwelling units, benefits are experienced equally. This relative equality of benefits results in an assessment methodology that spreads costs equally at full build out.

ESD units for each zone are determined annually based on the development pattern. Each zone's operation and maintenance expenses for the upcoming fiscal year is then divided by the total number of ESD units in order to calculate the annual cost per ESD unit (assessment rate) for the upcoming fiscal year. The annual assessment for each parcel is calculated by multiplying the annual cost per ESD unit (assessment rate) by the total number ESD units on the parcel in the upcoming fiscal year.



The method of apportionment for Zones 1 and 2 can be expressed mathematically as:

$$\text{Cost per ESD Unit (Rate)} = \text{Fiscal Year Budget for Zone} / \text{Total Number of ESD Units in Zone}$$

$$\text{Assessment per Parcel} = \text{Cost per ESD Unit (Rate)} \times \text{No. of ESD Units on Parcel}$$

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zones 1 and 2 include publicly owned property which is utilized for parks, creeks, open spaces, public right-of-way and easements. These properties serve to provide landscape, open space, drainage and recreational benefits to the adjoining residential property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.

Likewise school sites, which provide for open space and recreational opportunities, enhance the special benefits received by residential property. In addition, school locations are required by the approval documents for the development and therefore help provide the special benefits associated with compliance with project CEQA documents and conditions of approval. Therefore because these properties provide benefits rather than receive benefits, they are also not assessed.

Civic properties including public safety facilities and utility facilities which were constructed as a condition of approval for the residential development serve to support the special benefits received by residential properties. Because these properties support the provision of special benefits rather than receiving special benefits, they are also not assessed.

ZONE 3 METHOD OF ASSESSMENT

Unlike Zones 1 and 2, Zone 3 contains a mix of residential, commercial, industrial and retail land uses. In order to apportion costs proportional to benefit, the method of apportionment (spread) for Zone 3 utilizes both an ESD unit component and an acreage component.

The benefits provided by the Class I bike path, three-rail fencing, street lights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are apportioned by acreage because the size of the property provides a reasonable measure of the number trips (vehicular and bicycle), length of fencing and runoff detained. Therefore the cost of operating and maintaining these facilities is apportioned to the benefitting property based on its acreage.

The benefits provided by the streetscape, large and small parks are apportioned by ESD unit, as is done in the other two zones. These items provide benefit to and are accessible to resident families and employees of local businesses to enjoy during lunch breaks or after work hours. Non-residential land uses are converted to residential land uses using a square footage in order to maintain equality between the average size residential unit in the zone and the nonresidential units.

The following benefit units were established for the American Canyon Landscaping and Lighting Assessment Zone 3 (Napa Junction) at the time it was annexed to the Assessment District and these reflect the relative benefit accruing the various parcels of land within the zone:



Land Use Description	Total ESD's
SingleFamily Dwelling (SFD)	1/Unit
Condominium	1/Unit
Multiple Family Residential	1/Unit
Mobile Home	1/Unit
Commercial	1/1,500 sf floor space*
Commercial with Dwelling Unit - Includes Hotel	1/1,500 sf floor space + 1/Unit
All Land Use Types	Acres

ESD units for Zone 3 are determined annually based on the development pattern. The operational and maintenance expenses for the upcoming fiscal year for the streetscape, large park and small park facilities are then divided by the total number of ESD units in order to calculate the annual cost per ESD unit for the upcoming fiscal year.

Acreage units within Zone 3 are also determined annually based on development. The operational and maintenance expenses for the upcoming fiscal year for Class I bike path, three-rail fencing, street lights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are then divided by the total acreage units in order to calculate the annual cost per acreage unit for the upcoming fiscal year. The annual assessment for each parcel is calculated by:

1. Multiplying the number of ESD units on the parcel by the annual cost per ESD unit to arrive at the ESD assessment for the parcel
2. Multiplying the acreage of the parcel by the annual cost per acreage unit to arrive at the acreage assessment; and
3. Adding the ESD assessment to the acreage assessment to arrive at the total assessment for the parcel.

The allocation formula for Zone 3 can be expressed mathematically as:

$$\text{Cost per ESD Unit} = \text{Fiscal Year Budget for ESD Unit Items in Zone} / \text{Total ESD Units in Zone}$$

$$\text{Cost per Acre} = \text{Fiscal Year Budget for Acreage Items in Zone} / \text{Total Acreage in Zone}$$

$$\text{Assessment per Parcel} = (\text{Cost per ESD} \times \text{No. of ESD Units on Parcel}) + (\text{Cost per Acre} \times \text{No. of Acres on Parcel})$$

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zone 3 includes publicly owned property which is utilized for parks, creeks, open spaces, public rights-of-way and easements. These properties serve to provide landscape, open space and recreational benefits to the adjoining property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.



APPENDIX A – DISTRICT DIAGRAMS

The following pages include the Assessment Diagrams for Zones 1, 2 and 3 within the Assessment District. Please note the lines and dimensions of each parcel, as well as the distinctive Assessor's Parcel Number, are shown on the Assessor's Maps for the City of American Canyon available at the County of Napa Assessor's Office. The reference to the appropriate Assessor Books at the County of Napa Assessor's Office for the respective subdivisions in each Zone are listed below.

ZONE 1 - LA VIGNE

All the land lying within the La Vigne Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 42 through 57.

All the land lying within the La Vigne Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 82 through 97.

ZONE 2 - VINTAGE RANCH

All the land within the Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 1 through 22.

All the land within the Amended Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 36 through 57.

All of the land within the Vintage Ranch Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 35 through 51.

All of the land within the Vintage Ranch Unit 3 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 52 through 57.

Vineyard Crossing and Vineyard Place parcels were de-annexed from Zone 2 by City Council Resolution No. 2011-37.

The Villages at Vintage Ranch were annexed in the Zone in FY 2020-21 by City Council Resolution No. 2020-68.

ZONE 3 - NAPA JUNCTION MIXED USE PROJECT

All the land within the Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 81 through 87.

All the land within the Amended Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 25, Pages 5 through 11.

City of American Canyon
LMD Zone 1 - La Vigne Subdivision

Appendix A



City of American Canyon
LMD Zone 2 - Vintage Ranch
Maintained Areas Funded by District

Appendix A

Legend 

-  Lots A, C, D, and F-H
-  Streetscape
-  Creek Trail System
-  Zone Boundary







APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The Assessment Roll for FY 2024-25 for the American Canyon Landscaping and Lighting Assessment District are listed on the following pages. The annual assessment for each parcel within Zones 1, 2 and 3 of the Assessment District are shown individually. The lines and dimensions of each parcel are shown on the Assessor's Maps for the City of American Canyon available at the County of Napa Assessor's Office.



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
1	1	059191001000	80	1.83	-	\$447.44	\$0.00	
1	2	059191002000	81	0	1.00	\$447.44	\$447.44	172 VIA BELLAGIO
1	3	059191003000	82	0	1.00	\$447.44	\$447.44	168 VIA BELLAGIO
1	4	059191004000	83	0	1.00	\$447.44	\$447.44	164 VIA BELLAGIO
1	5	059191005000	84	0	1.00	\$447.44	\$447.44	160 VIA BELLAGIO
1	6	059191006000	85	0	1.00	\$447.44	\$447.44	138 CASTELLINA CIR
1	7	059191007000	86	0	1.00	\$447.44	\$447.44	134 CASTELLINA CIR
1	8	059191008000	87	0	1.00	\$447.44	\$447.44	130 CASTELLINA CIR
1	9	059191009000	88	0	1.00	\$447.44	\$447.44	126 CASTELLINA CIR
1	10	059191010000	89	0	1.00	\$447.44	\$447.44	122 CASTELLINA CIR
1	11	059191011000	90	0	1.00	\$447.44	\$447.44	118 CASTELLINA CIR
1	12	059191012000	91	0	1.00	\$447.44	\$447.44	114 CASTELLINA CIR
1	13	059191013000	92	0	1.00	\$447.44	\$447.44	110 CASTELLINA CIR
1	14	059191014000	93	0	1.00	\$447.44	\$447.44	106 CASTELLINA CIR
1	15	059191015000	94	0	1.00	\$447.44	\$447.44	102 CASTELLINA CIR
1	16	059191016000	95	0	1.00	\$447.44	\$447.44	98 CASTELLINA CIR
1	17	059191017000	96	0	1.00	\$447.44	\$447.44	94 CASTELLINA CIR
1	18	059191018000	97	0	1.00	\$447.44	\$447.44	90 CASTELLINA CIR
1	19	059191019000	98	0	1.00	\$447.44	\$447.44	86 CASTELLINA CIR
1	20	059191020000	99	0	1.00	\$447.44	\$447.44	82 CASTELLINA CIR
1	21	059191021000	100	0	1.00	\$447.44	\$447.44	78 CASTELLINA CIR
1	22	059191022000	101	0	1.00	\$447.44	\$447.44	74 CASTELLINA CIR
1	23	059191023000	102	0	1.00	\$447.44	\$447.44	70 CASTELLINA CIR
1	24	059191024000	103	0	1.00	\$447.44	\$447.44	66 CASTELLINA CIR
1	25	059191025000	104	0	1.00	\$447.44	\$447.44	62 CASTELLINA CIR
1	26	059191026000	105	0	1.00	\$447.44	\$447.44	58 CASTELLINA CIR
1	27	059191027000	106	0	1.00	\$447.44	\$447.44	54 CASTELLINA CIR
1	28	059191028000	107	0	1.00	\$447.44	\$447.44	50 CASTELLINA CIR
1	29	059191029000	108	0	1.00	\$447.44	\$447.44	45 CASTELLINA CIR
1	30	059191030000	109	0	1.00	\$447.44	\$447.44	35 VIA FIRENZE
1	31	059191031000	110	0	1.00	\$447.44	\$447.44	31 VIA FIRENZE
1	32	059191032000	111	0	1.00	\$447.44	\$447.44	27 VIA FIRENZE
1	33	059191033000	112	0	1.00	\$447.44	\$447.44	23 VIA FIRENZE
1	34	059191034000	113	0	1.00	\$447.44	\$447.44	19 VIA FIRENZE
1	35	059191035000	114	0	1.00	\$447.44	\$447.44	15 VIA FIRENZE
1	36	059191036000	115	0	1.00	\$447.44	\$447.44	11 VIA FIRENZE
1	37	059191037000	116	0	1.00	\$447.44	\$447.44	7 VIA FIRENZE
1	38	059191038000	117	0	1.00	\$447.44	\$447.44	3 VIA FIRENZE
1	39	059191039000	118	0	1.00	\$447.44	\$447.44	136 VIA BELLAGIO
1	40	059191040000	119	0	1.00	\$447.44	\$447.44	140 VIA BELLAGIO
1	41	059191041000	120	0	1.00	\$447.44	\$447.44	144 VIA BELLAGIO
1	42	059191042000	121	0	1.00	\$447.44	\$447.44	148 VIA BELLAGIO
1	43	059191043000	122	0	1.00	\$447.44	\$447.44	152 VIA BELLAGIO
1	44	059191044000	123	0	1.00	\$447.44	\$447.44	156 VIA BELLAGIO
1	45	059191045000	124	0	1.00	\$447.44	\$447.44	2 CASTELLINA CIR
1	46	059191046000	125	0	1.00	\$447.44	\$447.44	6 CASTELLINA CIR
1	47	059191047000	126	0	1.00	\$447.44	\$447.44	10 CASTELLINA CIR
1	48	059191048000	127	0	1.00	\$447.44	\$447.44	14 CASTELLINA CIR
1	49	059191049000	128	0	1.00	\$447.44	\$447.44	18 CASTELLINA CIR



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
1	50	059191050000	129	0	1.00	\$447.44	\$447.44	22 CASTELLINA CIR
1	51	059191051000	130	0	1.00	\$447.44	\$447.44	26 CASTELLINA CIR
1	52	059191052000	131	0	1.00	\$447.44	\$447.44	30 CASTELLINA CIR
1	53	059191053000	132	0	1.00	\$447.44	\$447.44	34 CASTELLINA CIR
1	54	059191054000	133	0	1.00	\$447.44	\$447.44	38 CASTELLINA CIR
1	55	059191055000	134	0	1.00	\$447.44	\$447.44	42 CASTELLINA CIR
1	56	059192001000	135	0	1.00	\$447.44	\$447.44	87 CASTELLINA CIR
1	57	059192002000	136	0	1.00	\$447.44	\$447.44	83 CASTELLINA CIR
1	58	059192003000	137	0	1.00	\$447.44	\$447.44	79 CASTELLINA CIR
1	59	059192004000	138	0	1.00	\$447.44	\$447.44	75 CASTELLINA CIR
1	60	059192005000	139	0	1.00	\$447.44	\$447.44	71 CASTELLINA CIR
1	61	059192006000	140	0	1.00	\$447.44	\$447.44	67 CASTELLINA CIR
1	62	059192007000	141	0	1.00	\$447.44	\$447.44	63 CASTELLINA CIR
1	63	059192008000	142	0	1.00	\$447.44	\$447.44	59 CASTELLINA CIR
1	64	059192009000	143	0	1.00	\$447.44	\$447.44	55 CASTELLINA CIR
1	65	059192010000	144	0	1.00	\$447.44	\$447.44	51 CASTELLINA CIR
1	66	059192011000	145	0	1.00	\$447.44	\$447.44	35 CASTELLINA CIR
1	67	059192012000	146	0	1.00	\$447.44	\$447.44	31 CASTELLINA CIR
1	68	059192013000	147	0	1.00	\$447.44	\$447.44	27 CASTELLINA CIR
1	69	059192014000	148	0	1.00	\$447.44	\$447.44	23 CASTELLINA CIR
1	70	059192015000	149	0	1.00	\$447.44	\$447.44	19 CASTELLINA CIR
1	71	059192016000	150	0	1.00	\$447.44	\$447.44	15 CASTELLINA CIR
1	72	059192017000	151	0	1.00	\$447.44	\$447.44	11 CASTELLINA CIR
1	73	059192018000	152	0	1.00	\$447.44	\$447.44	7 CASTELLINA CIR
1	74	059192019000	153	0	1.00	\$447.44	\$447.44	3 CASTELLINA CIR
1	75	059201001000	154	0	1.00	\$447.44	\$447.44	14 VIA FIRENZE
1	76	059201002000	155	0	1.00	\$447.44	\$447.44	18 VIA FIRENZE
1	77	059201003000	156	0	1.00	\$447.44	\$447.44	22 VIA FIRENZE
1	78	059201004000	157	0	1.00	\$447.44	\$447.44	113 VIA PESCARA
1	79	059201005000	158	0	1.00	\$447.44	\$447.44	109 VIA PESCARA
1	80	059201006000	159	0	1.00	\$447.44	\$447.44	105 VIA PESCARA
1	81	059201007000	160	0	1.00	\$447.44	\$447.44	101 VIA PESCARA
1	82	059201008000	161	0	1.00	\$447.44	\$447.44	97 VIA PESCARA
1	83	059201009000	162	0	1.00	\$447.44	\$447.44	93 VIA PESCARA
1	84	059201010000	163	0	1.00	\$447.44	\$447.44	89 VIA PESCARA
1	85	059201011000	164	0	1.00	\$447.44	\$447.44	85 VIA PESCARA
1	86	059201012000	165	0	1.00	\$447.44	\$447.44	81 VIA PESCARA
1	87	059201013000	166	0	1.00	\$447.44	\$447.44	57 VIA PESCARA
1	88	059201014000	167	0	1.00	\$447.44	\$447.44	53 VIA PESCARA
1	89	059201015000	168	0	1.00	\$447.44	\$447.44	49 VIA PESCARA
1	90	059201016000	169	0	1.00	\$447.44	\$447.44	45 VIA PESCARA
1	91	059201017000	170	0	1.00	\$447.44	\$447.44	27 VIA PESCARA
1	92	059201018000	171	0	1.00	\$447.44	\$447.44	23 VIA PESCARA
1	93	059201019000	172	0	1.00	\$447.44	\$447.44	19 VIA PESCARA
1	94	059201020000	173	0	1.00	\$447.44	\$447.44	15 VIA PESCARA
1	95	059201021000	174	0	1.00	\$447.44	\$447.44	6 ELBA CT
1	96	059201022000	175	0	1.00	\$447.44	\$447.44	10 ELBA CT
1	97	059201023000	176	0	1.00	\$447.44	\$447.44	14 ELBA CT
1	98	059201024000	177	0	1.00	\$447.44	\$447.44	19 ELBA CT



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
1	99	059201025000	178	0	1.00	\$447.44	\$447.44	15 ELBA CT
1	100	059201026000	179	0	1.00	\$447.44	\$447.44	11 ELBA CT
1	101	059201027000	180	0	1.00	\$447.44	\$447.44	7 ELBA CT
1	102	059201028000	181	0	1.00	\$447.44	\$447.44	3 ELBA CT
1	103	059202001000	182	0	1.00	\$447.44	\$447.44	118 VIA PESCARA
1	104	059202002000	183	0	1.00	\$447.44	\$447.44	114 VIA PESCARA
1	105	059202003000	184	0	1.00	\$447.44	\$447.44	110 VIA PESCARA
1	106	059202004000	185	0	1.00	\$447.44	\$447.44	106 VIA PESCARA
1	107	059202005000	186	0	1.00	\$447.44	\$447.44	102 VIA PESCARA
1	108	059202006000	187	0	1.00	\$447.44	\$447.44	98 VIA PESCARA
1	109	059202007000	188	0	1.00	\$447.44	\$447.44	94 VIA PESCARA
1	110	059202008000	189	0	1.00	\$447.44	\$447.44	90 VIA PESCARA
1	111	059202009000	190	0	1.00	\$447.44	\$447.44	86 VIA PESCARA
1	112	059202010000	191	0	1.00	\$447.44	\$447.44	82 VIA PESCARA
1	113	059202011000	192	0	1.00	\$447.44	\$447.44	78 VIA PESCARA
1	114	059202012000	193	0	1.00	\$447.44	\$447.44	74 VIA PESCARA
1	115	059202013000	194	0	1.00	\$447.44	\$447.44	70 VIA PESCARA
1	116	059202014000	195	0	1.00	\$447.44	\$447.44	66 VIA PESCARA
1	117	059202015000	196	0	1.00	\$447.44	\$447.44	62 VIA PESCARA
1	118	059202016000	197	0	1.00	\$447.44	\$447.44	58 VIA PESCARA
1	119	059202017000	198	0	1.00	\$447.44	\$447.44	54 VIA PESCARA
1	120	059202018000	199	0	1.00	\$447.44	\$447.44	50 VIA PESCARA
1	121	059202019000	200	0	1.00	\$447.44	\$447.44	46 VIA PESCARA
1	122	059202020000	201	0	1.00	\$447.44	\$447.44	42 VIA PESCARA
1	123	059202021000	202	0	1.00	\$447.44	\$447.44	38 VIA PESCARA
1	124	059202022000	203	0	1.00	\$447.44	\$447.44	34 VIA PESCARA
1	125	059202023000	204	1.07	-	\$447.44	\$0.00	
1	126	059202024000	205	0	1.00	\$447.44	\$447.44	108 VIA BELLAGIO
1	127	059202025000	206	0	1.00	\$447.44	\$447.44	112 VIA BELLAGIO
1	128	059202026000	207	0	1.00	\$447.44	\$447.44	116 VIA BELLAGIO
1	129	059202027000	208	0	1.00	\$447.44	\$447.44	120 VIA BELLAGIO
1	130	059202028000	209	0	1.00	\$447.44	\$447.44	124 VIA BELLAGIO
1	131	059202029000	210	0	1.00	\$447.44	\$447.44	128 VIA BELLAGIO
1	132	059202030000	211	0	1.00	\$447.44	\$447.44	132 VIA BELLAGIO
1	133	059202031000	212	0	1.00	\$447.44	\$447.44	2 VIA PESCARA
1	134	059202032000	213	0	1.00	\$447.44	\$447.44	6 VIA PESCARA
1	135	059202033000	214	0	1.00	\$447.44	\$447.44	10 VIA PESCARA
1	136	059202034000	215	0	1.00	\$447.44	\$447.44	14 VIA PESCARA
1	137	059202035000	216	0	1.00	\$447.44	\$447.44	18 VIA PESCARA
1	138	059202036000	217	0	1.00	\$447.44	\$447.44	22 VIA PESCARA
1	139	059202037000	218	0	1.00	\$447.44	\$447.44	26 VIA PESCARA
1	140	059202038000	219	0	1.00	\$447.44	\$447.44	30 VIA PESCARA
1	141	059211001000	220	1	-	\$447.44	\$0.00	
1	142	059211002000	221	0	1.00	\$447.44	\$447.44	50 MONTECARLO WAY
1	143	059211003000	222	0	1.00	\$447.44	\$447.44	46 MONTECARLO WAY
1	144	059211004000	223	0	1.00	\$447.44	\$447.44	42 MONTECARLO WAY
1	145	059211005000	224	0	1.00	\$447.44	\$447.44	38 MONTECARLO WAY
1	146	059211006000	225	0	1.00	\$447.44	\$447.44	34 MONTECARLO WAY
1	147	059211007000	226	0	1.00	\$447.44	\$447.44	30 MONTECARLO WAY
1	148	059211008000	227	0	1.00	\$447.44	\$447.44	26 MONTECARLO WAY



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
1	149	059211009000	228	0	1.00	\$447.44	\$447.44	22 MONTECARLO WAY
1	150	059211010000	229	0	1.00	\$447.44	\$447.44	18 MONTECARLO WAY
1	151	059211011000	230	0	1.00	\$447.44	\$447.44	14 MONTECARLO WAY
1	152	059211012000	231	0	1.00	\$447.44	\$447.44	10 MONTECARLO WAY
1	153	059211013000	232	0	1.00	\$447.44	\$447.44	6 MONTECARLO WAY
1	154	059211014000	233	0	1.00	\$447.44	\$447.44	2 MONTECARLO WAY
1	155	059212001000	234	0	1.00	\$447.44	\$447.44	59 MONTECARLO WAY
1	156	059212002000	235	0	1.00	\$447.44	\$447.44	63 MONTECARLO WAY
1	157	059212003000	236	0	1.00	\$447.44	\$447.44	67 MONTECARLO WAY
1	158	059212004000	237	0	1.00	\$447.44	\$447.44	42 PIENZA DR
1	159	059212005000	238	0	1.00	\$447.44	\$447.44	38 PIENZA DR
1	160	059212006000	239	0	1.00	\$447.44	\$447.44	34 PIENZA DR
1	161	059212007000	240	0	1.00	\$447.44	\$447.44	30 PIENZA DR
1	162	059212008000	241	0	1.00	\$447.44	\$447.44	26 PIENZA DR
1	163	059212009000	242	0	1.00	\$447.44	\$447.44	22 PIENZA DR
1	164	059212010000	243	0	1.00	\$447.44	\$447.44	18 PIENZA DR
1	165	059212011000	244	0	1.00	\$447.44	\$447.44	14 PIENZA DR
1	166	059212012000	245	0	1.00	\$447.44	\$447.44	10 PIENZA DR
1	167	059212013000	246	0	1.00	\$447.44	\$447.44	35 MONTECARLO WAY
1	168	059212014000	247	0	1.00	\$447.44	\$447.44	39 MONTECARLO WAY
1	169	059212015000	248	0	1.00	\$447.44	\$447.44	43 MONTECARLO WAY
1	170	059212016000	249	0	1.00	\$447.44	\$447.44	47 MONTECARLO WAY
1	171	059212017000	250	0	1.00	\$447.44	\$447.44	51 MONTECARLO WAY
1	172	059212018000	251	0	1.00	\$447.44	\$447.44	55 MONTECARLO WAY
1	173	059213001000	252	0	1.00	\$447.44	\$447.44	71 MONTECARLO WAY
1	174	059213002000	253	0	1.00	\$447.44	\$447.44	75 MONTECARLO WAY
1	175	059213003000	254	0	1.00	\$447.44	\$447.44	79 MONTECARLO WAY
1	176	059213004000	255	0	1.00	\$447.44	\$447.44	167 VIA BELLAGIO
1	177	059213005000	256	0	1.00	\$447.44	\$447.44	163 VIA BELLAGIO
1	178	059213006000	257	0	1.00	\$447.44	\$447.44	159 VIA BELLAGIO
1	179	059213007000	258	0	1.00	\$447.44	\$447.44	155 VIA BELLAGIO
1	180	059213008000	259	0	1.00	\$447.44	\$447.44	151 VIA BELLAGIO
1	181	059213009000	260	0	1.00	\$447.44	\$447.44	147 VIA BELLAGIO
1	182	059213010000	261	0	1.00	\$447.44	\$447.44	143 VIA BELLAGIO
1	183	059213011000	262	0	1.00	\$447.44	\$447.44	139 VIA BELLAGIO
1	184	059213012000	263	0	1.00	\$447.44	\$447.44	135 VIA BELLAGIO
1	185	059213013000	264	0	1.00	\$447.44	\$447.44	131 VIA BELLAGIO
1	186	059213014000	265	0	1.00	\$447.44	\$447.44	127 VIA BELLAGIO
1	187	059213015000	266	0	1.00	\$447.44	\$447.44	123 VIA BELLAGIO
1	188	059213016000	267	0	1.00	\$447.44	\$447.44	119 VIA BELLAGIO
1	189	059213017000	268	0	1.00	\$447.44	\$447.44	115 VIA BELLAGIO
1	190	059213018000	269	0	1.00	\$447.44	\$447.44	111 VIA BELLAGIO
1	191	059213019000	270	0	1.00	\$447.44	\$447.44	107 VIA BELLAGIO
1	192	059213020000	271	0	1.00	\$447.44	\$447.44	3 PIENZA DR
1	193	059213021000	272	0	1.00	\$447.44	\$447.44	7 PIENZA DR
1	194	059213022000	273	0	1.00	\$447.44	\$447.44	11 PIENZA DR
1	195	059213023000	274	0	1.00	\$447.44	\$447.44	15 PIENZA DR
1	196	059213024000	275	0	1.00	\$447.44	\$447.44	19 PIENZA DR
1	197	059213025000	276	0	1.00	\$447.44	\$447.44	23 PIENZA DR



ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
1	198	059213026000	277	0	1.00	\$447.44	\$447.44	27 PIENZA DR
1	199	059213027000	278	0	1.00	\$447.44	\$447.44	31 PIENZA DR
1	200	059213028000	279	0	1.00	\$447.44	\$447.44	35 PIENZA DR
1	201	059213029000	280	0	1.00	\$447.44	\$447.44	39 PIENZA DR
1	202	059213030000	281	0	1.00	\$447.44	\$447.44	43 PIENZA DR
1	203	059213031000	282	0	1.00	\$447.44	\$447.44	47 PIENZA DR
1	204	059213032000	283	0	1.00	\$447.44	\$447.44	51 PIENZA DR
1	205	059221001000	284	0.15	1.00	\$447.44	\$447.44	59 VIA LA MORRA
1	206	059221002000	285	0.15	1.00	\$447.44	\$447.44	55 VIA LA MORRA
1	207	059221003000	286	0.2	1.00	\$447.44	\$447.44	51 VIA LA MORRA
1	208	059221004000	287	0.18	1.00	\$447.44	\$447.44	47 VIA LA MORRA
1	209	059221005000	288	0.16	1.00	\$447.44	\$447.44	43 VIA LA MORRA
1	210	059221006000	289	0.13	1.00	\$447.44	\$447.44	39 VIA LA MORRA
1	211	059221007000	290	0.12	1.00	\$447.44	\$447.44	35 VIA LA MORRA
1	212	059221008000	291	0.14	1.00	\$447.44	\$447.44	31 VIA LA MORRA
1	213	059221009000	292	0.14	1.00	\$447.44	\$447.44	27 VIA LA MORRA
1	214	059221010000	293	0.12	1.00	\$447.44	\$447.44	23 VIA LA MORRA
1	215	059221011000	294	0.13	1.00	\$447.44	\$447.44	19 VIA LA MORRA
1	216	059221012000	295	0.17	1.00	\$447.44	\$447.44	15 VIA LA MORRA
1	217	059221013000	296	0.16	1.00	\$447.44	\$447.44	11 VIA LA MORRA
1	218	059221014000	297	0.14	1.00	\$447.44	\$447.44	7 VIA LA MORRA
1	219	059221015000	298	0.23	1.00	\$447.44	\$447.44	3 VIA LA MORRA
1	220	059221016000	299	0.19	1.00	\$447.44	\$447.44	69 VIA BELLAGIO
1	221	059221017000	300	0.14	1.00	\$447.44	\$447.44	61 VIA BELLAGIO
1	222	059221018000	301	0.16	1.00	\$447.44	\$447.44	55 VIA BELLAGIO
1	223	059222001000	302	0.17	1.00	\$447.44	\$447.44	62 VIA LA MORRA
1	224	059222002000	303	0.15	1.00	\$447.44	\$447.44	58 VIA LA MORRA
1	225	059222003000	304	0.17	1.00	\$447.44	\$447.44	54 VIA LA MORRA
1	226	059222004000	305	0.2	1.00	\$447.44	\$447.44	50 VIA LA MORRA
1	227	059222005000	306	0.15	1.00	\$447.44	\$447.44	15 BIELLA CT
1	228	059222006000	307	0.12	1.00	\$447.44	\$447.44	11 BIELLA CT
1	229	059222007000	308	0.14	1.00	\$447.44	\$447.44	7 BIELLA CT
1	230	059222008000	309	0.26	1.00	\$447.44	\$447.44	3 BIELLA CT
1	231	059222009000	310	0.29	1.00	\$447.44	\$447.44	2 BIELLA CT
1	232	059222010000	311	0.13	1.00	\$447.44	\$447.44	6 BIELLA CT
1	233	059222011000	312	0.18	1.00	\$447.44	\$447.44	10 BIELLA CT
1	234	059222012000	313	0.25	1.00	\$447.44	\$447.44	18 VIA LA MORRA
1	235	059222013000	314	0.24	1.00	\$447.44	\$447.44	14 VIA LA MORRA
1	236	059222014000	315	0.23	1.00	\$447.44	\$447.44	10 VIA LA MORRA
1	237	059222015000	316	0.34	1.00	\$447.44	\$447.44	6 VIA LA MORRA
1	238	059222016000	317	0.17	1.00	\$447.44	\$447.44	51 VIA BELLAGIO
1	239	059222017000	318	0.13	1.00	\$447.44	\$447.44	47 VIA BELLAGIO
1	240	059222018000	319	0.13	1.00	\$447.44	\$447.44	43 VIA BELLAGIO
1	241	059222019000	320	0.13	1.00	\$447.44	\$447.44	39 VIA BELLAGIO
1	242	059222020000	321	0.13	1.00	\$447.44	\$447.44	35 VIA BELLAGIO
1	243	059222021000	322	0.13	1.00	\$447.44	\$447.44	31 VIA BELLAGIO
1	244	059222022000	323	0.13	1.00	\$447.44	\$447.44	27 VIA BELLAGIO
1	245	059222023000	324	0.13	1.00	\$447.44	\$447.44	23 VIA BELLAGIO
1	246	059222024000	325	0.13	1.00	\$447.44	\$447.44	19 VIA BELLAGIO
1	247	059222025000	326	0.13	1.00	\$447.44	\$447.44	15 VIA BELLAGIO



ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
1	248	059222026000	327	0.13	1.00	\$447.44	\$447.44	11 VIA BELLAGIO
1	249	059222027000	328	0.13	1.00	\$447.44	\$447.44	7 VIA BELLAGIO
1	250	059222028000	329	0.15	1.00	\$447.44	\$447.44	3 VIA BELLAGIO
1	251	059231001000	330	0.21	1.00	\$447.44	\$447.44	14 VIA BELLAGIO
1	252	059231002000	331	0.22	1.00	\$447.44	\$447.44	18 VIA BELLAGIO
1	253	059231003000	332	0.23	1.00	\$447.44	\$447.44	22 VIA BELLAGIO
1	254	059231004000	333	0.23	1.00	\$447.44	\$447.44	26 VIA BELLAGIO
1	255	059231005000	334	0.22	1.00	\$447.44	\$447.44	30 VIA BELLAGIO
1	256	059231006000	335	0.2	1.00	\$447.44	\$447.44	34 VIA BELLAGIO
1	257	059231007000	336	0.2	1.00	\$447.44	\$447.44	38 VIA BELLAGIO
1	258	059231008000	337	0.18	1.00	\$447.44	\$447.44	42 VIA BELLAGIO
1	259	059231009000	338	0.18	1.00	\$447.44	\$447.44	46 VIA BELLAGIO
1	260	059231010000	339	0.18	1.00	\$447.44	\$447.44	50 VIA BELLAGIO
1	261	059231011000	340	0.21	1.00	\$447.44	\$447.44	54 VIA BELLAGIO
1	262	059231012000	341	0.19	1.00	\$447.44	\$447.44	27 PELLERIA DR
1	263	059231013000	342	0.15	1.00	\$447.44	\$447.44	31 PELLERIA DR
1	264	059231014000	343	0.15	1.00	\$447.44	\$447.44	35 PELLERIA DR
1	265	059231015000	344	0.15	1.00	\$447.44	\$447.44	39 PELLERIA DR
1	266	059231016000	345	0.15	1.00	\$447.44	\$447.44	43 PELLERIA DR
1	267	059231017000	346	0.15	1.00	\$447.44	\$447.44	47 PELLERIA DR
1	268	059231018000	347	0.15	1.00	\$447.44	\$447.44	51 PELLERIA DR
1	269	059231019000	348	0.27	1.00	\$447.44	\$447.44	59 VIA MARCIANA
1	270	059232001000	349	0.17	1.00	\$447.44	\$447.44	78 VIA BELLAGIO
1	271	059232002000	350	0.21	1.00	\$447.44	\$447.44	74 VIA BELLAGIO
1	272	059232003000	351	0.22	1.00	\$447.44	\$447.44	70 VIA BELLAGIO
1	273	059232004000	352	0.21	1.00	\$447.44	\$447.44	66 VIA BELLAGIO
1	274	059232005000	353	0.19	1.00	\$447.44	\$447.44	62 VIA BELLAGIO
1	275	059232006000	354	0.23	1.00	\$447.44	\$447.44	58 VIA BELLAGIO
1	276	059232007000	355	0.18	1.00	\$447.44	\$447.44	23 PELLERIA DR
1	277	059232008000	356	0.14	1.00	\$447.44	\$447.44	19 PELLERIA DR
1	278	059232009000	357	0.14	1.00	\$447.44	\$447.44	15 PELLERIA DR
1	279	059232010000	358	0.15	1.00	\$447.44	\$447.44	11 PELLERIA DR
1	280	059232011000	359	0.2	1.00	\$447.44	\$447.44	7 PELLERIA DR
1	281	059232012000	360	0.19	1.00	\$447.44	\$447.44	3 PELLERIA DR
1	282	059232013000	361	0.17	1.00	\$447.44	\$447.44	27 VIA MONTALCINO
1	283	059232014000	362	0.14	1.00	\$447.44	\$447.44	23 VIA MONTALCINO
1	284	059232015000	363	0.14	1.00	\$447.44	\$447.44	19 VIA MONTALCINO
1	285	059232016000	364	0.14	1.00	\$447.44	\$447.44	15 VIA MONTALCINO
1	286	059232017000	365	0.14	1.00	\$447.44	\$447.44	11 VIA MONTALCINO
1	287	059232018000	366	0.14	1.00	\$447.44	\$447.44	7 VIA MONTALCINO
1	288	059232019000	367	0.22	1.00	\$447.44	\$447.44	3 VIA MONTALCINO
1	289	059232020000	368	0.26	1.00	\$447.44	\$447.44	4 PALAZZO WAY
1	290	059232021000	369	0.16	1.00	\$447.44	\$447.44	8 PALAZZO WAY
1	291	059232022000	370	0.16	1.00	\$447.44	\$447.44	12 PALAZZO WAY
1	292	059232023000	371	0.16	1.00	\$447.44	\$447.44	16 PALAZZO WAY
1	293	059232024000	372	0.16	1.00	\$447.44	\$447.44	20 PALAZZO WAY
1	294	059232025000	373	0.17	1.00	\$447.44	\$447.44	24 PALAZZO WAY
1	295	059232026000	374	0.17	1.00	\$447.44	\$447.44	28 PALAZZO WAY
1	296	059232027000	375	0.17	1.00	\$447.44	\$447.44	32 PALAZZO WAY



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
1	297	059232028000	376	0.19	1.00	\$447.44	\$447.44	36 PALAZZO WAY
1	298	059232029000	377	0.23	1.00	\$447.44	\$447.44	40 PALAZZO WAY
1	299	059232030000	378	0.2	1.00	\$447.44	\$447.44	44 PALAZZO WAY
1	300	059232031000	379	0.17	1.00	\$447.44	\$447.44	48 PALAZZO WAY
1	301	059233001000	380	0.21	1.00	\$447.44	\$447.44	50 PELLERIA DR
1	302	059233002000	381	0.19	1.00	\$447.44	\$447.44	46 PELLERIA DR
1	303	059233003000	382	0.19	1.00	\$447.44	\$447.44	42 PELLERIA DR
1	304	059233004000	383	0.19	1.00	\$447.44	\$447.44	38 PELLERIA DR
1	305	059233005000	384	0.2	1.00	\$447.44	\$447.44	34 PELLERIA DR
1	306	059233006000	385	0.21	1.00	\$447.44	\$447.44	30 PELLERIA DR
1	307	059233007000	386	0.21	1.00	\$447.44	\$447.44	26 PELLERIA DR
1	308	059233008000	387	0.22	1.00	\$447.44	\$447.44	22 PELLERIA DR
1	309	059233009000	388	0.26	1.00	\$447.44	\$447.44	18 PELLERIA DR
1	310	059233010000	389	0.16	1.00	\$447.44	\$447.44	14 VIA MONTALCINO
1	311	059233011000	390	0.15	1.00	\$447.44	\$447.44	10 VIA MONTALCINO
1	312	059233012000	391	0.16	1.00	\$447.44	\$447.44	6 VIA MONTALCINO
1	313	059233013000	392	0.19	1.00	\$447.44	\$447.44	2 VIA MONTALCINO
1	314	059233014000	393	0.15	1.00	\$447.44	\$447.44	21 PALAZZO WAY
1	315	059233015000	394	0.14	1.00	\$447.44	\$447.44	25 PALAZZO WAY
1	316	059233016000	395	0.14	1.00	\$447.44	\$447.44	29 PALAZZO WAY
1	317	059233017000	396	0.14	1.00	\$447.44	\$447.44	33 PALAZZO WAY
1	318	059233018000	397	0.14	1.00	\$447.44	\$447.44	37 PALAZZO WAY
1	319	059233019000	398	0.14	1.00	\$447.44	\$447.44	41 PALAZZO WAY
1	320	059233020000	399	0.14	1.00	\$447.44	\$447.44	45 PALAZZO WAY
1	321	059233021000	400	0.14	1.00	\$447.44	\$447.44	49 PALAZZO WAY
1	322	059233022000	401	0.13	1.00	\$447.44	\$447.44	53 PALAZZO WAY
1	323	059233023000	402	0.13	1.00	\$447.44	\$447.44	57 PALAZZO WAY
1	324	059241001000	403	0.2	1.00	\$447.44	\$447.44	30 VIA TREVISO
1	325	059241002000	404	0.17	1.00	\$447.44	\$447.44	26 VIA TREVISO
1	326	059241003000	405	0.17	1.00	\$447.44	\$447.44	22 VIA TREVISO
1	327	059241004000	406	0.17	1.00	\$447.44	\$447.44	18 VIA TREVISO
1	328	059241005000	407	0.17	1.00	\$447.44	\$447.44	14 VIA TREVISO
1	329	059241006000	408	0.17	1.00	\$447.44	\$447.44	10 VIA TREVISO
1	330	059241007000	409	0.16	1.00	\$447.44	\$447.44	6 VIA TREVISO
1	331	059241008000	410	0.22	1.00	\$447.44	\$447.44	2 VIA TREVISO
1	332	059241009000	411	0.23	1.00	\$447.44	\$447.44	22 SARCEDO WAY
1	333	059241010000	412	0.17	1.00	\$447.44	\$447.44	26 SARCEDO WAY
1	334	059241011000	413	0.18	1.00	\$447.44	\$447.44	30 SARCEDO WAY
1	335	059241012000	414	0.18	1.00	\$447.44	\$447.44	34 SARCEDO WAY
1	336	059241013000	415	0.18	1.00	\$447.44	\$447.44	38 SARCEDO WAY
1	337	059241014000	416	0.18	1.00	\$447.44	\$447.44	42 SARCEDO WAY
1	338	059241015000	417	0.18	1.00	\$447.44	\$447.44	46 SARCEDO WAY
1	339	059241016000	418	0.2	1.00	\$447.44	\$447.44	50 SARCEDO WAY
1	340	059241017000	419	0.05	-	\$447.44	\$0.00	
1	341	059241018000	420	0.21	1.00	\$447.44	\$447.44	54 SARCEDO WAY
1	342	059241019000	421	0.17	1.00	\$447.44	\$447.44	58 SARCEDO WAY
1	343	059241020000	422	0.16	1.00	\$447.44	\$447.44	62 SARCEDO WAY
1	344	059241021000	423	0.16	1.00	\$447.44	\$447.44	66 SARCEDO WAY
1	345	059241022000	424	0.16	1.00	\$447.44	\$447.44	70 SARCEDO WAY
1	346	059241023000	425	0.16	1.00	\$447.44	\$447.44	74 SARCEDO WAY



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
1	347	059241024000	426	0.15	1.00	\$447.44	\$447.44	78 SARCEDO WAY
1	348	059241025000	427	0.15	1.00	\$447.44	\$447.44	82 SARCEDO WAY
1	349	059241026000	428	0.15	1.00	\$447.44	\$447.44	86 SARCEDO WAY
1	350	059241027000	429	0.15	1.00	\$447.44	\$447.44	90 SARCEDO WAY
1	351	059241028000	430	0.16	1.00	\$447.44	\$447.44	94 SARCEDO WAY
1	352	059241029000	431	0.16	1.00	\$447.44	\$447.44	98 SARCEDO WAY
1	353	059242001000	432	0.3	1.00	\$447.44	\$447.44	55 SARCEDO WAY
1	354	059242002000	433	0.21	1.00	\$447.44	\$447.44	59 SARCEDO WAY
1	355	059242003000	434	0.25	1.00	\$447.44	\$447.44	35 VIA PESARO
1	356	059242004000	435	0.19	1.00	\$447.44	\$447.44	15 VIA PESARO
1	357	059242005000	436	0.15	1.00	\$447.44	\$447.44	11 VIA PESARO
1	358	059242006000	437	0.15	1.00	\$447.44	\$447.44	7 VIA PESARO
1	359	059242007000	438	0.21	1.00	\$447.44	\$447.44	3 VIA PESARO
1	360	059243001000	439	0.2	1.00	\$447.44	\$447.44	75 SARCEDO WAY
1	361	059243002000	440	0.17	1.00	\$447.44	\$447.44	79 SARCEDO WAY
1	362	059243003000	441	0.21	1.00	\$447.44	\$447.44	83 SARCEDO WAY
1	363	059243004000	442	0.17	1.00	\$447.44	\$447.44	59 VIA TREVISO
1	364	059243005000	443	0.16	1.00	\$447.44	\$447.44	55 VIA TREVISO
1	365	059243006000	444	0.2	1.00	\$447.44	\$447.44	51 VIA TREVISO
1	366	059243016000	445	0.27	1.00	\$447.44	\$447.44	2 VIA PESARO
1	367	059243017000	446	0.2	1.00	\$447.44	\$447.44	6 VIA PESARO
1	368	059243018000	447	0.17	1.00	\$447.44	\$447.44	10 VIA PESARO
1	369	059243019000	448	0.17	1.00	\$447.44	\$447.44	14 VIA PESARO
1	370	059243020000	449	0.16	1.00	\$447.44	\$447.44	18 VIA PESARO
1	371	059243021000	450	0.29	1.00	\$447.44	\$447.44	22 VIA PESARO
1	372	059243022000	451	0.19	1.00	\$447.44	\$447.44	26 VIA PESARO
1	373	059243023000	452	0.17	1.00	\$447.44	\$447.44	30 VIA PESARO
1	374	059243024000	453	0.2	1.00	\$447.44	\$447.44	47 VIA TREVISO
1	375	059243025000	454	0.15	1.00	\$447.44	\$447.44	43 VIA TREVISO
1	376	059243026000	455	0.15	1.00	\$447.44	\$447.44	39 VIA TREVISO
1	377	059243027000	456	0.15	1.00	\$447.44	\$447.44	35 VIA TREVISO
1	378	059243028000	457	0.15	1.00	\$447.44	\$447.44	31 VIA TREVISO
1	379	059243029000	458	0.15	1.00	\$447.44	\$447.44	27 VIA TREVISO
1	380	059243030000	459	0.15	1.00	\$447.44	\$447.44	23 VIA TREVISO
1	381	059243031000	460	0.15	1.00	\$447.44	\$447.44	19 VIA TREVISO
1	382	059243032000	461	0.21	1.00	\$447.44	\$447.44	15 VIA TREVISO
1	383	059244001000	462	0.18	1.00	\$447.44	\$447.44	34 VIA TREVISO
1	384	059244002000	463	0.16	1.00	\$447.44	\$447.44	38 VIA TREVISO
1	385	059244003000	464	16	1.00	\$447.44	\$447.44	42 VIA TREVISO
1	386	059244004000	465	0.29	1.00	\$447.44	\$447.44	46 VIA TREVISO
1	387	059244005000	466	0.16	1.00	\$447.44	\$447.44	50 VIA TREVISO
1	388	059244006000	467	0.17	1.00	\$447.44	\$447.44	54 VIA TREVISO
1	389	059244007000	468	0.17	1.00	\$447.44	\$447.44	58 VIA TREVISO
1	390	059244008000	469	0.17	1.00	\$447.44	\$447.44	62 VIA TREVISO
1	391	059244009000	470	0.17	1.00	\$447.44	\$447.44	66 VIA TREVISO
1	392	059244010000	471	0.21	1.00	\$447.44	\$447.44	70 VIA TREVISO
1	393	059244011000	472	0.23	1.00	\$447.44	\$447.44	2 VIA BELLAGIO
1	394	059244012000	473	0.2	1.00	\$447.44	\$447.44	6 VIA BELLAGIO
1	395	059244013000	474	0.2	1.00	\$447.44	\$447.44	10 VIA BELLAGIO



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
1	396	059251001000	475	0.23	1.00	\$447.44	\$447.44	2 PALESTRINA CT
1	397	059251002000	476	0.18	1.00	\$447.44	\$447.44	6 PALESTRINA CT
1	398	059251003000	477	0.19	1.00	\$447.44	\$447.44	10 PALESTRINA CT
1	399	059251004000	478	0.17	1.00	\$447.44	\$447.44	14 PALESTRINA CT
1	400	059251005000	479	0.16	1.00	\$447.44	\$447.44	18 PALESTRINA CT
1	401	059251006000	480	0.16	1.00	\$447.44	\$447.44	22 PALESTRINA CT
1	402	059251007000	481	0.15	1.00	\$447.44	\$447.44	26 PALESTRINA CT
1	403	059251008000	482	0.16	1.00	\$447.44	\$447.44	30 PALESTRINA CT
1	404	059251009000	483	0.15	1.00	\$447.44	\$447.44	34 PALESTRINA CT
1	405	059251010000	484	0.15	1.00	\$447.44	\$447.44	38 PALESTRINA DR
1	406	059251011000	485	0.15	1.00	\$447.44	\$447.44	42 PALESTRINA DR
1	407	059251012000	486	0.15	1.00	\$447.44	\$447.44	46 PALESTRINA DR
1	408	059251013000	487	0.15	1.00	\$447.44	\$447.44	50 PALESTRINA DR
1	409	059251014000	488	0.17	1.00	\$447.44	\$447.44	54 PALESTRINA DR
1	410	059251015000	489	0.18	1.00	\$447.44	\$447.44	3 VIA MARCIANA
1	411	059251016000	490	0.13	1.00	\$447.44	\$447.44	7 VIA MARCIANA
1	412	059251017000	491	0.13	1.00	\$447.44	\$447.44	11 VIA MARCIANA
1	413	059251018000	492	0.13	1.00	\$447.44	\$447.44	15 VIA MARCIANA
1	414	059251019000	493	0.13	1.00	\$447.44	\$447.44	19 VIA MARCIANA
1	415	059251020000	494	0.13	1.00	\$447.44	\$447.44	23 VIA MARCIANA
1	416	059251021000	495	0.13	1.00	\$447.44	\$447.44	27 VIA MARCIANA
1	417	059251022000	496	0.13	1.00	\$447.44	\$447.44	31 VIA MARCIANA
1	418	059251023000	497	0.13	1.00	\$447.44	\$447.44	35 VIA MARCIANA
1	419	059251024000	498	0.16	1.00	\$447.44	\$447.44	39 VIA MARCIANA
1	420	059252001000	499	0.16	1.00	\$447.44	\$447.44	43 VIA MARCIANA
1	421	059252002000	500	0.14	1.00	\$447.44	\$447.44	47 VIA MARCIANA
1	422	059252003000	501	0.14	1.00	\$447.44	\$447.44	51 VIA MARCIANA
1	423	059252004000	502	0.14	1.00	\$447.44	\$447.44	55 VIA MARCIANA
1	424	059252005000	503	1.06	-	\$447.44	\$0.00	
1	425	059254001000	504	0.22	1.00	\$447.44	\$447.44	3 MARCELLO CT
1	426	059254002000	505	0.13	1.00	\$447.44	\$447.44	7 MARCELLO CT
1	427	059254003000	506	0.15	1.00	\$447.44	\$447.44	11 MARCELLO CT
1	428	059254004000	507	0.19	1.00	\$447.44	\$447.44	15 MARCELLO CT
1	429	059254005000	508	0.18	1.00	\$447.44	\$447.44	19 MARCELLO CT
1	430	059254006000	509	0.19	1.00	\$447.44	\$447.44	60 PALAZZO WAY
1	431	059254007000	510	0.15	1.00	\$447.44	\$447.44	56 PALAZZO WAY
1	432	059254008000	511	0.16	1.00	\$447.44	\$447.44	52 PALAZZO WAY
1	433	059255001000	512	0.21	1.00	\$447.44	\$447.44	3 CAMERINO CT
1	434	059255002000	513	0.16	1.00	\$447.44	\$447.44	7 CAMERINO CT
1	435	059255003000	514	0.17	1.00	\$447.44	\$447.44	11 CAMERINO CT
1	436	059255004000	515	0.17	1.00	\$447.44	\$447.44	15 CAMERINO CT
1	437	059255005000	516	0.17	1.00	\$447.44	\$447.44	19 CAMERINO CT
1	438	059255006000	517	0.18	1.00	\$447.44	\$447.44	18 MARCELLO CT
1	439	059255007000	518	0.19	1.00	\$447.44	\$447.44	14 MARCELLO CT
1	440	059255008000	519	0.17	1.00	\$447.44	\$447.44	10 MARCELLO CT
1	441	059255009000	520	0.17	1.00	\$447.44	\$447.44	6 MARCELLO CT
1	442	059255010000	521	0.31	1.00	\$447.44	\$447.44	2 MARCELLO CT
1	443	059256001000	522	0.19	1.00	\$447.44	\$447.44	3 PALESTRINA CT
1	444	059256002000	523	0.15	1.00	\$447.44	\$447.44	7 PALESTRINA CT



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
1	445	059256003000	524	0.25	1.00	\$447.44	\$447.44	11 PALESTRINA CT
1	446	059256004000	525	0.16	1.00	\$447.44	\$447.44	15 PALESTRINA CT
1	447	059256005000	526	0.14	1.00	\$447.44	\$447.44	19 PALESTRINA CT
1	448	059256006000	527	0.19	1.00	\$447.44	\$447.44	2 TOLENTINO DR
1	449	059256007000	528	0.18	1.00	\$447.44	\$447.44	6 TOLENTINO DR
1	450	059256008000	529	0.2	1.00	\$447.44	\$447.44	10 TOLENTINO DR
1	451	059256009000	530	0.19	1.00	\$447.44	\$447.44	14 CAMERINO CT
1	452	059256010000	531	0.18	1.00	\$447.44	\$447.44	10 CAMERINO CT
1	453	059256011000	532	0.19	1.00	\$447.44	\$447.44	6 CAMERINO CT
1	454	059256012000	533	0.31	1.00	\$447.44	\$447.44	2 CAMERINO CT
1	455	059257001000	534	0.21	1.00	\$447.44	\$447.44	2 VIA MARCIANA
1	456	059257002000	535	0.15	1.00	\$447.44	\$447.44	6 VIA MARCIANA
1	457	059257003000	536	0.15	1.00	\$447.44	\$447.44	10 VIA MARCIANA
1	458	059257004000	537	0.15	1.00	\$447.44	\$447.44	14 VIA MARCIANA
1	459	059257005000	538	0.14	1.00	\$447.44	\$447.44	18 VIA MARCIANA
1	460	059257006000	539	0.14	1.00	\$447.44	\$447.44	22 VIA MARCIANA
1	461	059257007000	540	0.14	1.00	\$447.44	\$447.44	26 VIA MARCIANA
1	462	059257008000	541	0.21	1.00	\$447.44	\$447.44	68 PALAZZO WAY
1	463	059257009000	542	0.22	1.00	\$447.44	\$447.44	64 PALAZZO WAY
1	464	059257010000	543	0.15	1.00	\$447.44	\$447.44	31 TOLENTINO DR
1	465	059257011000	544	0.14	1.00	\$447.44	\$447.44	27 TOLENTINO DR
1	466	059257012000	545	0.14	1.00	\$447.44	\$447.44	23 TOLENTINO DR
1	467	059257013000	546	0.14	1.00	\$447.44	\$447.44	19 TOLENTINO DR
1	468	059257014000	547	0.13	1.00	\$447.44	\$447.44	15 TOLENTINO DR
1	469	059257015000	548	0.13	1.00	\$447.44	\$447.44	11 TOLENTINO DR
1	470	059257016000	549	0.15	1.00	\$447.44	\$447.44	7 TOLENTINO DR
1	471	059257017000	550	0.18	1.00	\$447.44	\$447.44	3 TOLENTINO DR

\$208,507.04



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
2	1	59040058000	81	10	-	\$338.52	\$0.00	475 SILVER OAK TR
2	2	59040059000	80	14	-	\$338.52	\$0.00	485 SILVER OAK TR
2	3	59040060000	80	5.54	-	\$338.52	\$0.00	
2	4	59040061000	80	2.94	-	\$338.52	\$0.00	
2	5	59040064000	80	4.85	-	\$338.52	\$0.00	
2	789	59080012000	218	8.35	95.40	\$338.52	\$32,294.81	Village at Vintage Ranc
2	790	59080041000	20	2.86	-	\$338.52	\$0.00	Village at Vintage Ranc
2	6	59301001000	111	0	1.00	\$338.52	\$338.52	20 WHITE OAK DR
2	7	59301002000	111E	0	1.00	\$338.52	\$338.52	24 WHITE OAK DR
2	8	59301003000	111	0	1.00	\$338.52	\$338.52	28 WHITE OAK DR
2	9	59301004000	111	0	1.00	\$338.52	\$338.52	32 WHITE OAK DR
2	10	59301005000	111	0	1.00	\$338.52	\$338.52	36 WHITE OAK DR
2	11	59301006000	111	0	1.00	\$338.52	\$338.52	40 WHITE OAK DR
2	12	59301007000	111	0	1.00	\$338.52	\$338.52	44 WHITE OAK DR
2	13	59301008000	111	0	1.00	\$338.52	\$338.52	48 WHITE OAK DR
2	14	59301009000	111	0	1.00	\$338.52	\$338.52	52 WHITE OAK DR
2	15	59301010000	111E	0	1.00	\$338.52	\$338.52	56 WHITE OAK DR
2	16	59301011000	111E	0	1.00	\$338.52	\$338.52	51 RENWOOD LN
2	17	59301012000	111	0	1.00	\$338.52	\$338.52	47 RENWOOD LN
2	18	59301013000	111	0	1.00	\$338.52	\$338.52	43 RENWOOD LN
2	19	59301014000	111	0	1.00	\$338.52	\$338.52	39 RENWOOD LN
2	20	59301015000	111	0	1.00	\$338.52	\$338.52	35 RENWOOD LN
2	21	59301016000	111	0	1.00	\$338.52	\$338.52	31 RENWOOD LN
2	22	59301017000	111	0	1.00	\$338.52	\$338.52	27 RENWOOD LN
2	23	59301018000	111	0	1.00	\$338.52	\$338.52	23 RENWOOD LN
2	24	59301019000	111E	0	1.00	\$338.52	\$338.52	19 RENWOOD LN
2	25	59302001000	111	0	1.00	\$338.52	\$338.52	39 WHITE OAK DR
2	26	59302002000	111	0	1.00	\$338.52	\$338.52	35 WHITE OAK DR
2	27	59302003000	111	0	1.00	\$338.52	\$338.52	31 WHITE OAK DR
2	28	59302004000	111	0	1.00	\$338.52	\$338.52	27 WHITE OAK DR
2	29	59302005000	111	0	1.00	\$338.52	\$338.52	23 WHITE OAK DR
2	30	59302006000	111	0	1.00	\$338.52	\$338.52	19 WHITE OAK DR
2	31	59302007000	111E	0	1.00	\$338.52	\$338.52	11 RENWOOD PL
2	32	59302008000	111	0	1.00	\$338.52	\$338.52	7 RENWOOD PL
2	33	59302009000	80	5.58	-	\$338.52	\$0.00	
2	34	59302010000	80	1.63	-	\$338.52	\$0.00	
2	35	59302011000	111E	0	1.00	\$338.52	\$338.52	2 RENWOOD PL
2	36	59302012000	111E	0	1.00	\$338.52	\$338.52	6 RENWOOD PL
2	37	59302013000	111	0	1.00	\$338.52	\$338.52	10 RENWOOD PL
2	38	59302014000	111	0	1.00	\$338.52	\$338.52	14 RENWOOD LN
2	39	59302015000	111	0	1.00	\$338.52	\$338.52	18 RENWOOD LN
2	40	59302016000	111	0	1.00	\$338.52	\$338.52	22 RENWOOD LN
2	41	59302017000	111	0	1.00	\$338.52	\$338.52	26 RENWOOD LN
2	42	59302018000	111E	0	1.00	\$338.52	\$338.52	30 RENWOOD LN
2	43	59302019000	111	0	1.00	\$338.52	\$338.52	34 RENWOOD LN
2	44	59302020000	111	0	1.00	\$338.52	\$338.52	38 RENWOOD LN
2	45	59302021000	111	0	1.00	\$338.52	\$338.52	42 RENWOOD LN
2	46	59302022000	111	0	1.00	\$338.52	\$338.52	46 RENWOOD LN
2	47	59302023000	111	0	1.00	\$338.52	\$338.52	50 RENWOOD LN
2	48	59311001000	111	0	1.00	\$338.52	\$338.52	536 SILVER OAK TR



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25	PROPERTY ADDRESS
	NO.	APN					ASSESSMENT	
2	49	59311002000	111	0	1.00	\$338.52	\$338.52	532 SILVER OAK TR
2	50	59311003000	111	0	1.00	\$338.52	\$338.52	528 SILVER OAK TR
2	51	59311004000	111	0	1.00	\$338.52	\$338.52	524 SILVER OAK TR
2	52	59311005000	111	0	1.00	\$338.52	\$338.52	520 SILVER OAK TR
2	53	59311006000	111	0	1.00	\$338.52	\$338.52	516 SILVER OAK TR
2	54	59311007000	111	0	1.00	\$338.52	\$338.52	512 SILVER OAK TR
2	55	59311008000	111	0	1.00	\$338.52	\$338.52	508 SILVER OAK TR
2	56	59311009000	111	0	1.00	\$338.52	\$338.52	504 SILVER OAK TR
2	57	59311010000	111	0	1.00	\$338.52	\$338.52	500 SILVER OAK TR
2	58	59312003000	111	0	1.00	\$338.52	\$338.52	90 STONECREEK DR
2	59	59312004000	111E	0	1.00	\$338.52	\$338.52	86 STONECREEK DR
2	60	59312005000	111	0	1.00	\$338.52	\$338.52	82 STONECREEK DR
2	61	59312006000	111	0	1.00	\$338.52	\$338.52	78 STONECREEK DR
2	62	59312007000	111	0	1.00	\$338.52	\$338.52	74 STONECREEK DR
2	63	59312008000	111	0	1.00	\$338.52	\$338.52	70 STONECREEK DR
2	64	59312009000	111	0	1.00	\$338.52	\$338.52	66 STONECREEK DR
2	65	59312010000	111E	0	1.00	\$338.52	\$338.52	62 STONECREEK DR
2	66	59312011000	111	0	1.00	\$338.52	\$338.52	58 STONECREEK DR
2	67	59312012000	111	0	1.00	\$338.52	\$338.52	54 STONECREEK DR
2	68	59312013000	111	0	1.00	\$338.52	\$338.52	50 STONECREEK DR
2	69	59312014000	111	0	1.00	\$338.52	\$338.52	46 STONECREEK DR
2	70	59312015000	111E	0	1.00	\$338.52	\$338.52	42 STONECREEK DR
2	71	59312016000	111	0	1.00	\$338.52	\$338.52	38 STONECREEK DR
2	72	59312017000	111	0	1.00	\$338.52	\$338.52	34 STONECREEK DR
2	73	59312018000	111E	0	1.00	\$338.52	\$338.52	30 STONECREEK DR
2	74	59312019000	111	0	1.00	\$338.52	\$338.52	26 STONECREEK DR
2	75	59312020000	111	0	1.00	\$338.52	\$338.52	22 STONECREEK DR
2	76	59312021000	111	0	1.00	\$338.52	\$338.52	18 STONECREEK DR
2	77	59312022000	111	0	1.00	\$338.52	\$338.52	14 STONECREEK DR
2	78	59312023000	111	0	1.00	\$338.52	\$338.52	10 STONECREEK DR
2	79	59312024000	111	0	1.00	\$338.52	\$338.52	6 STONECREEK DR
2	80	59312025000	111	0	1.00	\$338.52	\$338.52	2 STONECREEK DR
2	81	59312026000	111E	0.15	1.00	\$338.52	\$338.52	98 STONECREEK DR
2	82	59312027000	111E	0.13	1.00	\$338.52	\$338.52	94 STONECREEK DR
2	83	59313001000	111E	0	1.00	\$338.52	\$338.52	75 STONECREEK DR
2	84	59313002000	111	0	1.00	\$338.52	\$338.52	71 STONECREEK DR
2	85	59313003000	111	0	1.00	\$338.52	\$338.52	67 STONECREEK DR
2	86	59313004000	111E	0	1.00	\$338.52	\$338.52	63 STONECREEK DR
2	87	59313005000	111	0	1.00	\$338.52	\$338.52	59 STONECREEK DR
2	88	59313006000	111E	0	1.00	\$338.52	\$338.52	55 STONECREEK DR
2	89	59313007000	111	0	1.00	\$338.52	\$338.52	51 STONECREEK DR
2	90	59313008000	111	0	1.00	\$338.52	\$338.52	47 STONECREEK DR
2	91	59313009000	111	0	1.00	\$338.52	\$338.52	43 STONECREEK DR
2	92	59313010000	111	0	1.00	\$338.52	\$338.52	39 STONECREEK DR
2	93	59313011000	111	0	1.00	\$338.52	\$338.52	35 STONECREEK DR
2	94	59313012000	111	0	1.00	\$338.52	\$338.52	31 STONECREEK DR
2	95	59313013000	111E	0	1.00	\$338.52	\$338.52	27 STONECREEK DR
2	96	59313014000	111	0	1.00	\$338.52	\$338.52	23 STONECREEK DR



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
2	97	59313015000	111	0	1.00	\$338.52	\$338.52	19 STONECREEK DR
2	98	59313016000	111	0	1.00	\$338.52	\$338.52	15 STONECREEK DR
2	99	59313017000	111	0	1.00	\$338.52	\$338.52	11 STONECREEK DR
2	100	59313018000	111	0	1.00	\$338.52	\$338.52	7 STONECREEK DR
2	101	59313019000	111	0	1.00	\$338.52	\$338.52	3 STONECREEK DR
2	102	59313020000	111	0	1.00	\$338.52	\$338.52	39 SEQUOIA GROVE W
2	103	59313021000	111	0	1.00	\$338.52	\$338.52	35 SEQUOIA GROVE W
2	104	59313022000	111	0	1.00	\$338.52	\$338.52	31 SEQUOIA GROVE W
2	105	59313023000	111	0	1.00	\$338.52	\$338.52	27 SEQUOIA GROVE W
2	106	59313024000	111	0	1.00	\$338.52	\$338.52	23 SEQUOIA GROVE W
2	107	59313025000	111	0	1.00	\$338.52	\$338.52	19 SEQUOIA GROVE W
2	108	59313026000	111	0	1.00	\$338.52	\$338.52	2 KARLY CT
2	109	59313027000	111E	0	1.00	\$338.52	\$338.52	6 KARLY CT
2	110	59313028000	111	0	1.00	\$338.52	\$338.52	10 KARLY CT
2	111	59313029000	111	0	1.00	\$338.52	\$338.52	14 KARLY CT
2	112	59313030000	111	0	1.00	\$338.52	\$338.52	18 KARLY CT
2	113	59313031000	111	0	1.00	\$338.52	\$338.52	22 KARLY CT
2	114	59313032000	111	0	1.00	\$338.52	\$338.52	23 KARLY CT
2	115	59313033000	111E	0	1.00	\$338.52	\$338.52	19 KARLY CT
2	116	59313034000	111	0	1.00	\$338.52	\$338.52	15 KARLY CT
2	117	59313035000	111	0	1.00	\$338.52	\$338.52	11 KARLY CT
2	118	59313036000	111	0	1.00	\$338.52	\$338.52	7 KARLY CT
2	119	59313037000	111E	0	1.00	\$338.52	\$338.52	3 KARLY CT
2	120	59313038000	111E	0	1.00	\$338.52	\$338.52	2 DEAVER CT
2	121	59313039000	111	0	1.00	\$338.52	\$338.52	6 DEAVER CT
2	122	59313040000	111	0	1.00	\$338.52	\$338.52	10 DEAVER CT
2	123	59313041000	111E	0	1.00	\$338.52	\$338.52	14 DEAVER CT
2	124	59313042000	111	0	1.00	\$338.52	\$338.52	18 DEAVER CT
2	125	59313043000	111	0	1.00	\$338.52	\$338.52	11 DEAVER CT
2	126	59313044000	111	0	1.00	\$338.52	\$338.52	7 DEAVER CT
2	127	59313045000	111	0	1.00	\$338.52	\$338.52	3 DEAVER CT
2	128	59313046000	111E	0	1.00	\$338.52	\$338.52	36 TOSCANA DR
2	129	59313047000	111E	0	1.00	\$338.52	\$338.52	40 TOSCANA DR
2	130	59314001000	111E	0	1.00	\$338.52	\$338.52	63 TOSCANA DR
2	131	59314002000	111E	0	1.00	\$338.52	\$338.52	59 TOSCANA DR
2	132	59314003000	111E	0	1.00	\$338.52	\$338.52	55 TOSCANA DR
2	133	59314004000	111E	0	1.00	\$338.52	\$338.52	51 TOSCANA DR
2	134	59314005000	111E	0	1.00	\$338.52	\$338.52	47 TOSCANA DR
2	135	59314006000	111E	0	1.00	\$338.52	\$338.52	43 TOSCANA DR
2	136	59314007000	111E	0	1.00	\$338.52	\$338.52	39 TOSCANA DR
2	137	59314008000	111E	0	1.00	\$338.52	\$338.52	35 TOSCANA DR
2	138	59314009000	111E	0	1.00	\$338.52	\$338.52	31 TOSCANA DR
2	139	59314010000	111	0	1.00	\$338.52	\$338.52	27 TOSCANA DR
2	140	59314011000	111	0	1.00	\$338.52	\$338.52	23 TOSCANA DR
2	141	59314012000	111	0	1.00	\$338.52	\$338.52	19 TOSCANA DR
2	142	59314013000	111	0	1.00	\$338.52	\$338.52	15 TOSCANA DR
2	143	59314014000	111	0	1.00	\$338.52	\$338.52	11 TOSCANA DR



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25	PROPERTY ADDRESS
	NO.	APN					ASSESSMENT	
2	144	59314015000	111	0	1.00	\$338.52	\$338.52	7 TOSCANA DR
2	145	59314016000	111	0	1.00	\$338.52	\$338.52	3 TOSCANA DR
2	146	59314017000	111	0	1.00	\$338.52	\$338.52	7 SEQUOIA GROVE CT
2	147	59314018000	111	0	1.00	\$338.52	\$338.52	3 SEQUOIA GROVE CT
2	148	59314019000	111	0	1.00	\$338.52	\$338.52	2 SEQUOIA GROVE CT
2	149	59314020000	111	0	1.00	\$338.52	\$338.52	6 SEQUOIA GROVE CT
2	150	59314021000	111	0	1.00	\$338.52	\$338.52	10 SEQUOIA GROVE C
2	151	59314022000	111	0	1.00	\$338.52	\$338.52	14 SEQUOIA GROVE W
2	152	59314023000	111	0	1.00	\$338.52	\$338.52	18 SEQUOIA GROVE W
2	153	59314024000	111	0	1.00	\$338.52	\$338.52	22 SEQUOIA GROVE W
2	154	59314025000	111	0	1.00	\$338.52	\$338.52	26 SEQUOIA GROVE W
2	155	59314026000	111	0	1.00	\$338.52	\$338.52	30 SEQUOIA GROVE W
2	156	59314027000	111	0	1.00	\$338.52	\$338.52	34 SEQUOIA GROVE W
2	157	59314028000	111	0	1.00	\$338.52	\$338.52	38 SEQUOIA GROVE W
2	158	59314029000	111	0	1.00	\$338.52	\$338.52	42 SEQUOIA GROVE W
2	159	59314030000	111E	0	1.00	\$338.52	\$338.52	46 SEQUOIA GROVE W
2	160	59314031000	111	0	1.00	\$338.52	\$338.52	50 SEQUOIA GROVE W
2	161	59314032000	111	0	1.00	\$338.52	\$338.52	54 SEQUOIA GROVE W
2	162	59314033000	111	0	1.00	\$338.52	\$338.52	58 SEQUOIA GROVE W
2	163	59321001000	111	0	1.00	\$338.52	\$338.52	3 SPINETTA CT
2	164	59321002000	111	0	1.00	\$338.52	\$338.52	7 SPINETTA CT
2	165	59321003000	111	0	1.00	\$338.52	\$338.52	11 SPINETTA CT
2	166	59321004000	111	0	1.00	\$338.52	\$338.52	15 SPINETTA CT
2	167	59321005000	111	0	1.00	\$338.52	\$338.52	14 SPINETTA CT
2	168	59321006000	111	0	1.00	\$338.52	\$338.52	10 SPINETTA CT
2	169	59321007000	111	0	1.00	\$338.52	\$338.52	6 SPINETTA CT
2	170	59321008000	111	0	1.00	\$338.52	\$338.52	2 SPINETTA CT
2	171	59322001000	111	0	1.00	\$338.52	\$338.52	94 OAKSTONE WAY
2	172	59322002000	111	0	1.00	\$338.52	\$338.52	98 OAKSTONE WAY
2	173	59322003000	111	0	1.00	\$338.52	\$338.52	102 OAKSTONE WAY
2	174	59322004000	111E	0	1.00	\$338.52	\$338.52	106 OAKSTONE WAY
2	175	59322005000	111	0	1.00	\$338.52	\$338.52	110 OAKSTONE WAY
2	176	59322006000	111	0	1.00	\$338.52	\$338.52	114 OAKSTONE WAY
2	177	59322007000	111	0	1.00	\$338.52	\$338.52	118 OAKSTONE WAY
2	178	59322008000	111	0	1.00	\$338.52	\$338.52	122 OAKSTONE WAY
2	179	59322009000	111	0	1.00	\$338.52	\$338.52	126 OAKSTONE WAY
2	180	59323001000	111	0	1.00	\$338.52	\$338.52	101 OAKSTONE WAY
2	181	59323002000	111E	0	1.00	\$338.52	\$338.52	97 OAKSTONE WAY
2	182	59323003000	111	0	1.00	\$338.52	\$338.52	93 OAKSTONE WAY
2	183	59323004000	111	0	1.00	\$338.52	\$338.52	89 OAKSTONE WAY
2	184	59323005000	111E	0	1.00	\$338.52	\$338.52	85 OAKSTONE WAY
2	185	59323006000	111	0	1.00	\$338.52	\$338.52	81 OAKSTONE WAY
2	186	59323007000	111	0	1.00	\$338.52	\$338.52	77 OAKSTONE WAY
2	187	59323008000	111	0	1.00	\$338.52	\$338.52	73 OAKSTONE WAY
2	188	59323009000	111	0	1.00	\$338.52	\$338.52	69 OAKSTONE WAY
2	189	59323010000	111	0	1.00	\$338.52	\$338.52	65 OAKSTONE WAY
2	190	59324001000	80	0	-	\$338.52	\$0.00	



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25	PROPERTY ADDRESS
	NO.	APN					ASSESSMENT	
2	191	59324002000	111	0	1.00	\$338.52	\$338.52	90 OAKSTONE WAY
2	192	59324003000	111	0	1.00	\$338.52	\$338.52	86 OAKSTONE WAY
2	193	59324004000	111	0	1.00	\$338.52	\$338.52	82 OAKSTONE WAY
2	194	59324005000	111	0	1.00	\$338.52	\$338.52	78 OAKSTONE WAY
2	195	59324006000	111	0	1.00	\$338.52	\$338.52	74 OAKSTONE WAY
2	196	59324007000	111	0	1.00	\$338.52	\$338.52	70 OAKSTONE WAY
2	197	59324008000	111	0	1.00	\$338.52	\$338.52	66 OAKSTONE WAY
2	198	59324009000	111	0	1.00	\$338.52	\$338.52	62 OAKSTONE WAY
2	199	59324010000	111	0	1.00	\$338.52	\$338.52	58 OAKSTONE WAY
2	200	59324011000	111	0	1.00	\$338.52	\$338.52	54 OAKSTONE WAY
2	201	59324012000	111	0	1.00	\$338.52	\$338.52	50 OAKSTONE WAY
2	202	59324013000	111	0	1.00	\$338.52	\$338.52	46 OAKSTONE WAY
2	203	59325001000	111	0	1.00	\$338.52	\$338.52	60 WHITE OAK DR
2	204	59325002000	111E	0	1.00	\$338.52	\$338.52	64 WHITE OAK DR
2	205	59325003000	111E	0	1.00	\$338.52	\$338.52	68 WHITE OAK DR
2	206	59325004000	111	0	1.00	\$338.52	\$338.52	72 WHITE OAK DR
2	207	59325005000	111	0	1.00	\$338.52	\$338.52	76 WHITE OAK DR
2	208	59325006000	111	0	1.00	\$338.52	\$338.52	80 WHITE OAK DR
2	209	59325007000	111	0	1.00	\$338.52	\$338.52	84 WHITE OAK DR
2	210	59325008000	111E	0	1.00	\$338.52	\$338.52	88 WHITE OAK DR
2	211	59325009000	111	0	1.00	\$338.52	\$338.52	92 WHITE OAK DR
2	212	59325010000	111E	0	1.00	\$338.52	\$338.52	96 WHITE OAK DR
2	213	59325011000	111E	0	1.00	\$338.52	\$338.52	91 RENWOOD LN
2	214	59325012000	111E	0	1.00	\$338.52	\$338.52	87 RENWOOD LN
2	215	59325013000	111E	0	1.00	\$338.52	\$338.52	83 RENWOOD LN
2	216	59325014000	111E	0	1.00	\$338.52	\$338.52	79 RENWOOD LN
2	217	59325015000	111E	0	1.00	\$338.52	\$338.52	75 RENWOOD LN
2	218	59325016000	111E	0	1.00	\$338.52	\$338.52	71 RENWOOD LN
2	219	59325017000	111E	0	1.00	\$338.52	\$338.52	67 RENWOOD LN
2	220	59325018000	111	0	1.00	\$338.52	\$338.52	63 RENWOOD LN
2	221	59325019000	111E	0	1.00	\$338.52	\$338.52	59 RENWOOD LN
2	222	59325020000	111	0	1.00	\$338.52	\$338.52	55 RENWOOD LN
2	223	59326001000	111	0	1.00	\$338.52	\$338.52	54 RENWOOD LN
2	224	59326002000	111	0	1.00	\$338.52	\$338.52	58 RENWOOD LN
2	225	59326003000	111E	0	1.00	\$338.52	\$338.52	62 RENWOOD LN
2	226	59326004000	111	0	1.00	\$338.52	\$338.52	66 RENWOOD LN
2	227	59326005000	111E	0	1.00	\$338.52	\$338.52	70 RENWOOD LN
2	228	59326006000	111E	0	1.00	\$338.52	\$338.52	74 RENWOOD LN
2	229	59326007000	111	0	1.00	\$338.52	\$338.52	78 RENWOOD LN
2	230	59326008000	111	0	1.00	\$338.52	\$338.52	82 RENWOOD LN
2	231	59326009000	111	0	1.00	\$338.52	\$338.52	86 RENWOOD LN
2	232	59326010000	111	0	1.00	\$338.52	\$338.52	90 RENWOOD LN
2	233	59326011000	111E	0	1.00	\$338.52	\$338.52	94 RENWOOD LN
2	234	59331001000	111	0	1.00	\$338.52	\$338.52	48 IRONHORSE DR
2	235	59331002000	111	0	1.00	\$338.52	\$338.52	44 IRONHORSE DR
2	236	59331003000	111	0	1.00	\$338.52	\$338.52	40 IRONHORSE DR
2	237	59331004000	80	3.54	-	\$338.52	\$0.00	



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25	PROPERTY ADDRESS
	NO.	APN					ASSESSMENT	
2	238	59331005000	111	0	1.00	\$338.52	\$338.52	14 IRONHORSE DR
2	239	59331006000	111	0	1.00	\$338.52	\$338.52	10 IRONHORSE DR
2	240	59331007000	111E	0	1.00	\$338.52	\$338.52	6 IRONHORSE DR
2	241	59331008000	111	0	1.00	\$338.52	\$338.52	2 IRONHORSE DR
2	242	59331009000	111	0	1.00	\$338.52	\$338.52	2 OAKSTONE CT
2	243	59331010000	111E	0	1.00	\$338.52	\$338.52	6 OAKSTONE CT
2	244	59331011000	111	0	1.00	\$338.52	\$338.52	10 OAKSTONE CT
2	245	59331012000	111E	0	1.00	\$338.52	\$338.52	14 OAKSTONE WAY
2	246	59331013000	111E	0	1.00	\$338.52	\$338.52	18 OAKSTONE WAY
2	247	59331014000	111	0	1.00	\$338.52	\$338.52	22 OAKSTONE WAY
2	248	59331015000	111	0	1.00	\$338.52	\$338.52	26 OAKSTONE WAY
2	249	59331016000	111	0	1.00	\$338.52	\$338.52	30 OAKSTONE WAY
2	250	59331017000	111E	0	1.00	\$338.52	\$338.52	34 OAKSTONE WAY
2	251	59331018000	111	0	1.00	\$338.52	\$338.52	38 OAKSTONE WAY
2	252	59331019000	111	0	1.00	\$338.52	\$338.52	42 OAKSTONE WAY
2	253	59332001000	111	0	1.00	\$338.52	\$338.52	39 IRONHORSE DR
2	254	59332002000	111	0	1.00	\$338.52	\$338.52	35 IRONHORSE DR
2	255	59332003000	111	0	1.00	\$338.52	\$338.52	31 IRONHORSE DR
2	256	59332004000	111	0	1.00	\$338.52	\$338.52	27 IRONHORSE DR
2	257	59332005000	111	0	1.00	\$338.52	\$338.52	23 IRONHORSE DR
2	258	59332006000	111	0	1.00	\$338.52	\$338.52	19 IRONHORSE DR
2	259	59332007000	111	0	1.00	\$338.52	\$338.52	15 IRONHORSE DR
2	260	59332008000	111	0	1.00	\$338.52	\$338.52	11 IRONHORSE DR
2	261	59332009000	111E	0	1.00	\$338.52	\$338.52	7 IRONHORSE DR
2	262	59332010000	111	0	1.00	\$338.52	\$338.52	3 IRONHORSE DR
2	263	59332011000	111	0	1.00	\$338.52	\$338.52	2 SIRAH DR
2	264	59332012000	111	0	1.00	\$338.52	\$338.52	6 SIRAH DR
2	265	59332013000	111E	0	1.00	\$338.52	\$338.52	10 SIRAH DR
2	266	59332014000	111	0	1.00	\$338.52	\$338.52	14 SIRAH DR
2	267	59332015000	111E	0	1.00	\$338.52	\$338.52	18 SIRAH DR
2	268	59332016000	111	0	1.00	\$338.52	\$338.52	22 SIRAH DR
2	269	59332017000	111	0	1.00	\$338.52	\$338.52	26 SIRAH DR
2	270	59332018000	111E	0	1.00	\$338.52	\$338.52	30 SIRAH DR
2	271	59332019000	111	0	1.00	\$338.52	\$338.52	34 SIRAH DR
2	272	59332020000	111	0	1.00	\$338.52	\$338.52	38 SIRAH DR
2	273	59333001000	111E	0	1.00	\$338.52	\$338.52	39 SIRAH DR
2	274	59333002000	111	0	1.00	\$338.52	\$338.52	35 SIRAH DR
2	275	59333003000	111	0	1.00	\$338.52	\$338.52	31 SIRAH DR
2	276	59333004000	111	0	1.00	\$338.52	\$338.52	27 SIRAH DR
2	277	59333005000	111	0	1.00	\$338.52	\$338.52	23 SIRAH DR
2	278	59333006000	111	0	1.00	\$338.52	\$338.52	19 SIRAH DR
2	279	59333007000	111	0	1.00	\$338.52	\$338.52	15 SIRAH DR
2	280	59333008000	111	0	1.00	\$338.52	\$338.52	11 SIRAH DR
2	281	59333009000	111	0	1.00	\$338.52	\$338.52	7 SIRAH DR
2	282	59333010000	111	0	1.00	\$338.52	\$338.52	3 SIRAH DR
2	283	59341001000	111	0	1.00	\$338.52	\$338.52	584 GRANITE SPRING
2	284	59341002000	111	0	1.00	\$338.52	\$338.52	580 GRANITE SPRING



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25	PROPERTY ADDRESS
	NO.	APN					ASSESSMENT	
2	285	59341003000	111	0	1.00	\$338.52	\$338.52	576 GRANITE SPRING
2	286	59341004000	111E	0	1.00	\$338.52	\$338.52	572 GRANITE SPRING
2	287	59341005000	111	0	1.00	\$338.52	\$338.52	568 GRANITE SPRING
2	288	59341006000	111	0	1.00	\$338.52	\$338.52	564 GRANITE SPRING
2	289	59341007000	111	0	1.00	\$338.52	\$338.52	560 GRANITE SPRING
2	290	59341008000	111	0	1.00	\$338.52	\$338.52	556 GRANITE SPRING
2	291	59341009000	111E	0	1.00	\$338.52	\$338.52	552 GRANITE SPRING
2	292	59341010000	111	0	1.00	\$338.52	\$338.52	548 GRANITE SPRING
2	293	59341011000	111E	0	1.00	\$338.52	\$338.52	544 GRANITE SPRING
2	294	59341012000	111	0	1.00	\$338.52	\$338.52	540 GRANITE SPRING
2	295	59341013000	111	0	1.00	\$338.52	\$338.52	536 GRANITE SPRING
2	296	59341014000	111	0	1.00	\$338.52	\$338.52	532 GRANITE SPRING
2	297	59341015000	111E	0	1.00	\$338.52	\$338.52	528 GRANITE SPRING
2	298	59341016000	111	0	1.00	\$338.52	\$338.52	524 GRANITE SPRING
2	299	59341017000	111E	0	1.00	\$338.52	\$338.52	520 GRANITE SPRING
2	300	59341018000	111E	0	1.00	\$338.52	\$338.52	516 GRANITE SPRING
2	301	59341019000	111	0	1.00	\$338.52	\$338.52	512 GRANITE SPRING
2	302	59341020000	111	0	1.00	\$338.52	\$338.52	508 GRANITE SPRING
2	303	59341021000	111	0	1.00	\$338.52	\$338.52	504 GRANITE SPRING
2	304	59341022000	111	0	1.00	\$338.52	\$338.52	500 GRANITE SPRING
2	305	59342001000	111	0	1.00	\$338.52	\$338.52	575 GRANITE SPRING
2	306	59342002000	111	0	1.00	\$338.52	\$338.52	571 GRANITE SPRING
2	307	59342003000	111E	0	1.00	\$338.52	\$338.52	567 GRANITE SPRING
2	308	59342004000	111	0	1.00	\$338.52	\$338.52	563 GRANITE SPRING
2	309	59342005000	111E	0	1.00	\$338.52	\$338.52	559 GRANITE SPRING
2	310	59342006000	111	0	1.00	\$338.52	\$338.52	3 SADIE PL
2	311	59342007000	111E	0	1.00	\$338.52	\$338.52	2 SADIE PL
2	312	59342008000	111	0	1.00	\$338.52	\$338.52	6 SADIE PL
2	313	59342009000	111E	0	1.00	\$338.52	\$338.52	545 GRANITE SPRING
2	314	59342010000	111	0	1.00	\$338.52	\$338.52	541 GRANITE SPRING
2	315	59342011000	111	0	1.00	\$338.52	\$338.52	537 GRANITE SPRING
2	316	59342012000	111	0	1.00	\$338.52	\$338.52	533 GRANITE SPRING
2	317	59342013000	111E	0	1.00	\$338.52	\$338.52	529 GRANITE SPRING
2	318	59342014000	111	0	1.00	\$338.52	\$338.52	27 MARSALA PL
2	319	59342015000	111E	0	1.00	\$338.52	\$338.52	23 MARSALA PL
2	320	59342016000	111	0	1.00	\$338.52	\$338.52	19 MARSALA PL
2	321	59342017000	111E	0	1.00	\$338.52	\$338.52	15 MARSALA PL
2	322	59342018000	111	0	1.00	\$338.52	\$338.52	11 MARSALA PL
2	323	59342019000	111	0	1.00	\$338.52	\$338.52	7 MARSALA PL
2	324	59342020000	111E	0	1.00	\$338.52	\$338.52	3 MARSALA PL
2	325	59342021000	111	0	1.00	\$338.52	\$338.52	2 MARSALA PL
2	326	59342022000	111E	0	1.00	\$338.52	\$338.52	6 MARSALA PL
2	327	59342023000	111E	0	1.00	\$338.52	\$338.52	10 MARSALA PL
2	328	59342024000	111E	0	1.00	\$338.52	\$338.52	14 MARSALA PL
2	329	59342025000	111	0	1.00	\$338.52	\$338.52	18 MARSALA PL
2	330	59342026000	111	0	1.00	\$338.52	\$338.52	22 MARSALA PL
2	331	59342027000	111	0	1.00	\$338.52	\$338.52	26 MARSALA PL



ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	332	59342028000	111	0	1.00	\$338.52	\$338.52	30 MARSALA PL
2	333	59361001000	111E	0.15	1.00	\$338.52	\$338.52	227 CANTADA WAY
2	334	59361002000	111E	0.15	1.00	\$338.52	\$338.52	231 CANTADA WAY
2	335	59361003000	111E	0.15	1.00	\$338.52	\$338.52	235 CANTADA WAY
2	336	59361004000	111E	0.15	1.00	\$338.52	\$338.52	239 CANTADA WAY
2	337	59361005000	111E	0.15	1.00	\$338.52	\$338.52	243 CANTADA WAY
2	338	59361006000	111E	0.15	1.00	\$338.52	\$338.52	247 CANTADA WAY
2	339	59361007000	111E	0.16	1.00	\$338.52	\$338.52	251 CANTADA WAY
2	340	59361008000	111E	0.27	1.00	\$338.52	\$338.52	255 CANTADA WAY
2	341	59361009000	111E	0.23	1.00	\$338.52	\$338.52	259 CANTADA WAY
2	342	59361010000	111E	0.19	1.00	\$338.52	\$338.52	263 CANTADA WAY
2	343	59361011000	111E	0.18	1.00	\$338.52	\$338.52	267 CANTADA WAY
2	344	59361012000	111E	0.18	1.00	\$338.52	\$338.52	271 CANTADA WAY
2	345	59361013000	111E	0.18	1.00	\$338.52	\$338.52	275 CANTADA WAY
2	346	59361014000	111E	0.18	1.00	\$338.52	\$338.52	279 CANTADA WAY
2	347	59361015000	111E	0.18	1.00	\$338.52	\$338.52	283 CANTADA WAY
2	348	59361016000	111E	0.18	1.00	\$338.52	\$338.52	287 CANTADA WAY
2	349	59361017000	111E	0.18	1.00	\$338.52	\$338.52	291 CANTADA WAY
2	350	59361018000	111E	0.19	1.00	\$338.52	\$338.52	295 CANTADA CT
2	351	59361019000	111E	0.36	1.00	\$338.52	\$338.52	299 CANTADA CT
2	352	59361020000	111E	0.3	1.00	\$338.52	\$338.52	311 CANTADA CT
2	353	59361021000	111E	0.28	1.00	\$338.52	\$338.52	312 CANTADA CT
2	354	59361022000	111E	0.15	1.00	\$338.52	\$338.52	308 CANTADA CT
2	355	59361023000	111E	0.17	1.00	\$338.52	\$338.52	304 CANTADA CT
2	356	59361024000	111E	0.17	1.00	\$338.52	\$338.52	300 CANTADA CT
2	357	59361025000	111E	0.18	1.00	\$338.52	\$338.52	236 SAGEBRUSH LN
2	358	59361026000	111E	0.17	1.00	\$338.52	\$338.52	232 SAGEBRUSH LN
2	359	59361027000	111E	0.19	1.00	\$338.52	\$338.52	228 SAGEBRUSH LN
2	360	59361028000	111E	0.17	1.00	\$338.52	\$338.52	19 FARENTINO PL
2	361	59361029000	111E	0.16	1.00	\$338.52	\$338.52	15 FARENTINO PL
2	362	59361030000	111E	0.17	1.00	\$338.52	\$338.52	11 FARENTINO PL
2	363	59361031000	111E	0.2	1.00	\$338.52	\$338.52	7 FARENTINO PL
2	364	59361032000	111E	0.19	1.00	\$338.52	\$338.52	3 FARENTINO PL
2	365	59362001000	111	0.17	1.00	\$338.52	\$338.52	222 CANTADA WAY
2	366	59362002000	111	0.17	1.00	\$338.52	\$338.52	226 CANTADA WAY
2	367	59362003000	111	0.17	1.00	\$338.52	\$338.52	230 CANTADA WAY
2	368	59362004000	111E	0.17	1.00	\$338.52	\$338.52	234 CANTADA WAY
2	369	59362005000	111E	0.2	1.00	\$338.52	\$338.52	238 CANTADA WAY
2	370	59362006000	111E	0.21	1.00	\$338.52	\$338.52	242 CANTADA WAY
2	371	59362007000	111E	0.18	1.00	\$338.52	\$338.52	264 CANTADA WAY
2	372	59362008000	111E	0.16	1.00	\$338.52	\$338.52	268 CANTADA WAY
2	373	59362009000	111E	0.17	1.00	\$338.52	\$338.52	272 CANTADA WAY
2	374	59362010000	111E	0.17	1.00	\$338.52	\$338.52	235 SORRENTO LN
2	375	59362011000	111E	0.15	1.00	\$338.52	\$338.52	231 SORRENTO LN
2	376	59362012000	111E	0.15	1.00	\$338.52	\$338.52	227 SORRENTO LN
2	377	59362013000	111E	0.15	1.00	\$338.52	\$338.52	223 SORRENTO LN
2	378	59362014000	111E	0.15	1.00	\$338.52	\$338.52	219 SORRENTO LN

ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	379	59362015000	111E	0.17	1.00	\$338.52	\$338.52	215 SORRENTO LN
2	380	59363001000	111E	0.21	1.00	\$338.52	\$338.52	206 SORRENTO LN
2	381	59363002000	111E	0.17	1.00	\$338.52	\$338.52	210 SORRENTO LN
2	382	59363003000	111E	0.17	1.00	\$338.52	\$338.52	214 SORRENTO LN
2	383	59363004000	111E	0.17	1.00	\$338.52	\$338.52	218 SORRENTO LN
2	384	59363005000	111E	0.17	1.00	\$338.52	\$338.52	222 SORRENTO LN
2	385	59363006000	111E	0.2	1.00	\$338.52	\$338.52	226 SORRENTO LN
2	386	59363007000	111E	0.2	1.00	\$338.52	\$338.52	230 SORRENTO LN
2	387	59363008000	111E	0.22	1.00	\$338.52	\$338.52	234 SORRENTO LN
2	388	59363009000	111E	0.17	1.00	\$338.52	\$338.52	282 CANTADA WAY
2	389	59363010000	111E	0.15	1.00	\$338.52	\$338.52	286 CANTADA WAY
2	390	59363011000	111E	0.17	1.00	\$338.52	\$338.52	290 CANTADA WAY
2	391	59363012000	111E	0.18	1.00	\$338.52	\$338.52	231 SAGEBRUSH LN
2	392	59363013000	111E	0.18	1.00	\$338.52	\$338.52	227 SAGEBRUSH LN
2	393	59363014000	111E	0.15	1.00	\$338.52	\$338.52	223 SAGEBRUSH LN
2	394	59363015000	111E	0.15	1.00	\$338.52	\$338.52	219 SAGEBRUSH LN
2	395	59363016000	111E	0.15	1.00	\$338.52	\$338.52	215 SAGEBRUSH LN
2	396	59363017000	111E	0.15	1.00	\$338.52	\$338.52	211 SAGEBRUSH LN
2	397	59363018000	111E	0.15	1.00	\$338.52	\$338.52	207 SAGEBRUSH LN
2	398	59363019000	111E	0.16	1.00	\$338.52	\$338.52	203 SAGEBRUSH LN
2	399	59363020000	80	0.02	-	\$338.52	\$0.00	
2	400	59364001000	111E	0.17	1.00	\$338.52	\$338.52	212 SAGEBRUSH LN
2	401	59364002000	111E	0.15	1.00	\$338.52	\$338.52	216 SAGEBRUSH LN
2	402	59364003000	111E	0.17	1.00	\$338.52	\$338.52	220 SAGEBRUSH LN
2	403	59364004000	111E	0.15	1.00	\$338.52	\$338.52	18 FARENTINO PL
2	404	59364005000	111E	0.17	1.00	\$338.52	\$338.52	14 FARENTINO PL
2	405	59364006000	111E	0.15	1.00	\$338.52	\$338.52	10 FARENTINO PL
2	406	59364007000	111E	0.15	1.00	\$338.52	\$338.52	6 FARENTINO PL
2	407	59364008000	111E	0.19	1.00	\$338.52	\$338.52	2 FARENTINO PL
2	408	59364009000	111E	0.24	1.00	\$338.52	\$338.52	3 SELVINO CT
2	409	59364010000	111E	0.22	1.00	\$338.52	\$338.52	7 SELVINO CT
2	410	59364011000	111E	0.17	1.00	\$338.52	\$338.52	11 SELVINO CT
2	411	59364012000	111E	0.17	1.00	\$338.52	\$338.52	15 SELVINO CT
2	412	59371001000	111E	0.14	1.00	\$338.52	\$338.52	350 SUMMERWOOD DI
2	413	59371002000	111E	0.11	1.00	\$338.52	\$338.52	346 SUMMERWOOD DI
2	414	59371003000	111E	0.11	1.00	\$338.52	\$338.52	342 SUMMERWOOD DI
2	415	59371004000	111E	0.11	1.00	\$338.52	\$338.52	338 SUMMERWOOD DI
2	416	59371005000	111E	0.11	1.00	\$338.52	\$338.52	334 SUMMERWOOD DI
2	417	59371006000	111E	0.11	1.00	\$338.52	\$338.52	330 SUMMERWOOD DI
2	418	59371007000	111E	0.11	1.00	\$338.52	\$338.52	326 SUMMERWOOD DI
2	419	59371008000	111E	0.11	1.00	\$338.52	\$338.52	322 SUMMERWOOD DI
2	420	59371009000	111	0.11	1.00	\$338.52	\$338.52	318 SUMMERWOOD DI
2	421	59371010000	111	0.11	1.00	\$338.52	\$338.52	314 SUMMERWOOD DI
2	422	59371011000	111	0.11	1.00	\$338.52	\$338.52	310 SUMMERWOOD DI
2	423	59371012000	111	0.11	1.00	\$338.52	\$338.52	306 SUMMERWOOD DI
2	424	59371013000	111	0.16	1.00	\$338.52	\$338.52	302 SUMMERWOOD DI
2	425	59371014000	111	0.16	1.00	\$338.52	\$338.52	126 TAPESTRY LN



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25	PROPERTY ADDRESS
	NO.	APN					ASSESSMENT	
2	426	59371015000	111	0.14	1.00	\$338.52	\$338.52	122 TAPESTRY LN
2	427	59371016000	111	0.13	1.00	\$338.52	\$338.52	118 TAPESTRY LN
2	428	59371017000	111	0.13	1.00	\$338.52	\$338.52	114 TAPESTRY LN
2	429	59371018000	111	0.13	1.00	\$338.52	\$338.52	110 TAPESTRY LN
2	430	59371019000	111E	0.15	1.00	\$338.52	\$338.52	106 TAPESTRY LN
2	431	59371020000	111E	0.16	1.00	\$338.52	\$338.52	102 TAPESTRY LN
2	432	59371021000	111	0.15	1.00	\$338.52	\$338.52	103 TERRAZZO LN
2	433	59371022000	111	0.15	1.00	\$338.52	\$338.52	107 TERRAZZO LN
2	434	59371023000	111E	0.15	1.00	\$338.52	\$338.52	111 TERRAZZO LN
2	435	59371024000	111	0.15	1.00	\$338.52	\$338.52	115 TERRAZZO LN
2	436	59371025000	111E	0.18	1.00	\$338.52	\$338.52	119 TERRAZZO LN
2	437	59371026000	111	0.15	1.00	\$338.52	\$338.52	123 TERRAZZO LN
2	438	59371027000	111E	0.18	1.00	\$338.52	\$338.52	127 TERRAZZO LN
2	439	59371028000	111E	0.15	1.00	\$338.52	\$338.52	131 TERRAZZO LN
2	440	59371029000	111	0.15	1.00	\$338.52	\$338.52	135 TERRAZZO LN
2	441	59371030000	111	0.15	1.00	\$338.52	\$338.52	139 TERRAZZO LN
2	442	59371031000	111	0.15	1.00	\$338.52	\$338.52	143 TERRAZZO LN
2	443	59371032000	111	0.18	1.00	\$338.52	\$338.52	147 TERRAZZO LN
2	444	59371033000	111	0.24	1.00	\$338.52	\$338.52	151 TERRAZZO LN
2	445	59371034000	111E	0.18	1.00	\$338.52	\$338.52	155 TERRAZZO LN
2	446	59371035000	111	0.15	1.00	\$338.52	\$338.52	159 TERRAZZO LN
2	447	59371036000	111	0.15	1.00	\$338.52	\$338.52	163 TERRAZZO LN
2	448	59371037000	111	0.15	1.00	\$338.52	\$338.52	167 TERRAZZO LN
2	449	59371038000	111E	0.15	1.00	\$338.52	\$338.52	171 TERRAZZO LN
2	450	59371039000	111	0.17	1.00	\$338.52	\$338.52	175 TERRAZZO LN
2	451	59372001000	111E	0.15	1.00	\$338.52	\$338.52	181 GOLD VALLEY WA
2	452	59372002000	111E	0.15	1.00	\$338.52	\$338.52	177 GOLD VALLEY WA
2	453	59372003000	111	0.17	1.00	\$338.52	\$338.52	173 GOLD VALLEY WA
2	454	59372004000	111	0.15	1.00	\$338.52	\$338.52	106 TERRAZZO LN
2	455	59372005000	111	0.15	1.00	\$338.52	\$338.52	110 TERRAZZO LN
2	456	59372006000	111	0.15	1.00	\$338.52	\$338.52	114 TERRAZZO LN
2	457	59372007000	111	0.17	1.00	\$338.52	\$338.52	118 TERRAZZO LN
2	458	59372008000	111	0.15	1.00	\$338.52	\$338.52	134 TERRAZZO LN
2	459	59372009000	111	0.15	1.00	\$338.52	\$338.52	138 TERRAZZO LN
2	460	59372010000	111	0.15	1.00	\$338.52	\$338.52	142 TERRAZZO LN
2	461	59372011000	111	0.15	1.00	\$338.52	\$338.52	146 TERRAZZO LN
2	462	59372012000	111	0.15	1.00	\$338.52	\$338.52	160 TERRAZZO LN
2	463	59372013000	111E	0.15	1.00	\$338.52	\$338.52	164 TERRAZZO LN
2	464	59372014000	111	0.15	1.00	\$338.52	\$338.52	11 MOSAIC CT
2	465	59372015000	111	0.15	1.00	\$338.52	\$338.52	7 MOSAIC CT
2	466	59372016000	111	0.15	1.00	\$338.52	\$338.52	3 MOSAIC CT
2	467	59372017000	111	0.31	1.00	\$338.52	\$338.52	2 MOSAIC CT
2	468	59372018000	111E	0.18	1.00	\$338.52	\$338.52	6 MOSAIC CT
2	469	59372019000	111	0.16	1.00	\$338.52	\$338.52	10 MOSAIC CT
2	470	59372020000	111	0.17	1.00	\$338.52	\$338.52	12 MOSAIC CT
2	471	59373001000	111	0.15	1.00	\$338.52	\$338.52	223 CANTADA WAY
2	472	59373002000	111	0.15	1.00	\$338.52	\$338.52	219 CANTADA WAY

ZONE	ASMT		USE		ESD UNITS	Rate per		PROPERTY ADDRESS
	NO.	APN	CODE	ACRES		ESD	2023-24 ASSESSMENT	
2	473	59373003000	111	0.15	1.00	\$319.36	\$319.36	215 CANTADA WAY
2	474	59373004000	111	0.18	1.00	\$319.36	\$319.36	211 CANTADA WAY
2	475	59373005000	80	0.02	-	\$319.36	\$0.00	
2	476	59374001000	111	0.19	1.00	\$319.36	\$319.36	202 CANTADA WAY
2	477	59374002000	111	0.24	1.00	\$319.36	\$319.36	206 CANTADA WAY
2	478	59374003000	111	0.19	1.00	\$319.36	\$319.36	210 CANTADA WAY
2	479	59374004000	111	0.17	1.00	\$319.36	\$319.36	214 CANTADA WAY
2	480	59374005000	111	0.17	1.00	\$319.36	\$319.36	218 CANTADA WAY
2	481	59374006000	111E	0.17	1.00	\$319.36	\$319.36	211 SORRENTO LN
2	482	59374007000	111E	0.17	1.00	\$319.36	\$319.36	207 SORRENTO LN
2	483	59374008000	111E	0.2	1.00	\$319.36	\$319.36	203 SORRENTO LN
2	484	59374009000	80	0.03	-	\$319.36	\$0.00	
2	485	59375001000	111	0.17	1.00	\$319.36	\$319.36	178 GOLD VALLEY WA
2	486	59375002000	111E	0.15	1.00	\$319.36	\$319.36	174 GOLD VALLEY WA
2	487	59375003000	111E	0.15	1.00	\$319.36	\$319.36	170 GOLD VALLEY WA
2	488	59375004000	111	0.15	1.00	\$319.36	\$319.36	166 GOLD VALLEY WA
2	489	59381001000	111	0.15	1.00	\$319.36	\$319.36	22 SELVINO CT
2	490	59381002000	111	0.15	1.00	\$319.36	\$319.36	18 SELVINO CT
2	491	59381003000	111E	0.17	1.00	\$319.36	\$319.36	14 SELVINO CT
2	492	59381004000	111	0.15	1.00	\$319.36	\$319.36	10 SELVINO CT
2	493	59381005000	111	0.18	1.00	\$319.36	\$319.36	6 SELVINO CT
2	494	59382001000	80	1.09	-	\$319.36	\$0.00	
2	495	59383001000	111	0.11	1.00	\$319.36	\$319.36	151 HORIZON WAY
2	496	59383002000	111	0.12	1.00	\$319.36	\$319.36	147 HORIZON WAY
2	497	59383003000	111	0.12	1.00	\$319.36	\$319.36	143 HORIZON WAY
2	498	59383004000	111	0.15	1.00	\$319.36	\$319.36	139 HORIZON WAY
2	499	59383005000	111	0.13	1.00	\$319.36	\$319.36	135 HORIZON WAY
2	500	59383006000	111	0.16	1.00	\$319.36	\$319.36	131 HORIZON WAY
2	501	59383007000	111	0	1.00	\$319.36	\$319.36	127 HORIZON WAY
2	502	59383008000	111	0.16	1.00	\$319.36	\$319.36	123 HORIZON WAY
2	503	59383009000	111E	0.13	1.00	\$319.36	\$319.36	119 HORIZON WAY
2	504	59383010000	111	0.16	1.00	\$319.36	\$319.36	115 HORIZON WAY
2	505	59383011000	111	0.14	1.00	\$319.36	\$319.36	111 HORIZON WAY
2	506	59383012000	111	0.16	1.00	\$319.36	\$319.36	107 HORIZON WAY
2	507	59383013000	111	0.14	1.00	\$319.36	\$319.36	103 HORIZON WAY
2	508	59384001000	111E	0.16	1.00	\$319.36	\$319.36	23 HORIZON CT
2	509	59384002000	111E	0.16	1.00	\$319.36	\$319.36	19 HORIZON CT
2	510	59384003000	111	0.14	1.00	\$319.36	\$319.36	15 HORIZON CT
2	511	59384004000	111E	0.13	1.00	\$319.36	\$319.36	11 HORIZON CT
2	512	59384005000	111	0.16	1.00	\$319.36	\$319.36	7 HORIZON CT
2	513	59385001000	111	0.16	1.00	\$319.36	\$319.36	134 HORIZON WAY
2	514	59385002000	111	0.13	1.00	\$319.36	\$319.36	130 HORIZON WAY
2	515	59385003000	111	0	1.00	\$319.36	\$319.36	126 HORIZON WAY
2	516	59385004000	111	0.14	1.00	\$319.36	\$319.36	122 HORIZON WAY
2	517	59385005000	111	0.13	1.00	\$319.36	\$319.36	118 HORIZON WAY
2	518	59385006000	111E	0.14	1.00	\$319.36	\$319.36	114 HORIZON WAY
2	519	59385007000	111	0.16	1.00	\$319.36	\$319.36	110 HORIZON WAY



ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	520	59385008000	111	0.13	1.00	\$338.52	\$338.52	106 HORIZON WAY
2	521	59385009000	111E	0.16	1.00	\$338.52	\$338.52	102 HORIZON WAY
2	522	59385010000	111	0.16	1.00	\$338.52	\$338.52	103 HALLMARK LN
2	523	59385011000	111	0.14	1.00	\$338.52	\$338.52	107 HALLMARK LN
2	524	59385012000	111	0.14	1.00	\$338.52	\$338.52	111 HALLMARK LN
2	525	59385013000	111E	0.15	1.00	\$338.52	\$338.52	115 HALLMARK LN
2	526	59385014000	111E	0.13	1.00	\$338.52	\$338.52	119 HALLMARK LN
2	527	59385015000	111E	0.16	1.00	\$338.52	\$338.52	123 HALLMARK LN
2	528	59385016000	111	0.13	1.00	\$338.52	\$338.52	127 HALLMARK LN
2	529	59386001000	111	0	1.00	\$338.52	\$338.52	26 HORIZON CT
2	530	59386002000	111	0.11	1.00	\$338.52	\$338.52	22 HORIZON CT
2	531	59386003000	111	0.11	1.00	\$338.52	\$338.52	18 HORIZON CT
2	532	59386004000	111E	0.11	1.00	\$338.52	\$338.52	14 HORIZON CT
2	533	59386005000	111	0.16	1.00	\$338.52	\$338.52	10 HORIZON CT
2	534	59386006000	111E	0.12	1.00	\$338.52	\$338.52	6 HORIZON CT
2	535	59386007000	111	0.11	1.00	\$338.52	\$338.52	2 HORIZON CT
2	536	59386008000	111	0.15	1.00	\$338.52	\$338.52	3 HALLMARK CT
2	537	59386009000	111E	0.15	1.00	\$338.52	\$338.52	7 HALLMARK CT
2	538	59386010000	111	0.13	1.00	\$338.52	\$338.52	11 HALLMARK CT
2	539	59386011000	111	0.16	1.00	\$338.52	\$338.52	15 HALLMARK CT
2	540	59386012000	111	0.13	1.00	\$338.52	\$338.52	19 HALLMARK CT
2	541	59386013000	111	0.13	1.00	\$338.52	\$338.52	23 HALLMARK CT
2	542	59386014000	111	0.16	1.00	\$338.52	\$338.52	27 HALLMARK CT
2	543	59387001000	111	0.16	1.00	\$338.52	\$338.52	26 HALLMARK CT
2	544	59387002000	111E	0.14	1.00	\$338.52	\$338.52	22 HALLMARK CT
2	545	59387003000	111E	0.13	1.00	\$338.52	\$338.52	18 HALLMARK CT
2	546	59387004000	111	0.15	1.00	\$338.52	\$338.52	14 HALLMARK CT
2	547	59391001000	80	0.38	-	\$338.52	\$0.00	
2	548	59392001000	111	0.17	1.00	\$338.52	\$338.52	102 TUSCAN OAK TR
2	549	59392002000	111E	0.12	1.00	\$338.52	\$338.52	106 TUSCAN OAK TR
2	550	59392003000	111	0.17	1.00	\$338.52	\$338.52	110 TUSCAN OAK TR
2	551	59392004000	111	0.13	1.00	\$338.52	\$338.52	114 TUSCAN OAK TR
2	552	59392005000	111E	0.13	1.00	\$338.52	\$338.52	118 TUSCAN OAK TR
2	553	59392006000	111E	0.18	1.00	\$338.52	\$338.52	122 TUSCAN OAK TR
2	554	59392007000	111	0.17	1.00	\$338.52	\$338.52	126 TUSCAN OAK TR
2	555	59392008000	111	0.13	1.00	\$338.52	\$338.52	130 TUSCAN OAK TR
2	556	59392009000	111	0.13	1.00	\$338.52	\$338.52	134 TUSCAN OAK TR
2	557	59392010000	111	0.17	1.00	\$338.52	\$338.52	138 TUSCAN OAK TR
2	558	59392011000	111	0.13	1.00	\$338.52	\$338.52	253 GOLDEN BROOK L
2	559	59392012000	111E	0.13	1.00	\$338.52	\$338.52	251 GOLDEN BROOK L
2	560	59392013000	111E	0.13	1.00	\$338.52	\$338.52	143 CRESTWOOD LN
2	561	59392014000	111E	0.18	1.00	\$338.52	\$338.52	139 CRESTWOOD LN
2	562	59392015000	111	0.13	1.00	\$338.52	\$338.52	135 CRESTWOOD LN
2	563	59392016000	111	0.13	1.00	\$338.52	\$338.52	131 CRESTWOOD LN
2	564	59392017000	111E	0.12	1.00	\$338.52	\$338.52	127 CRESTWOOD LN
2	565	59392018000	111	0.12	1.00	\$338.52	\$338.52	123 CRESTWOOD LN
2	566	59392019000	111	0.13	1.00	\$338.52	\$338.52	119 CRESTWOOD LN



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25	PROPERTY ADDRESS
	NO.	APN					ASSESSMENT	
2	567	59392020000	111	0.18	1.00	\$338.52	\$338.52	115 CRESTWOOD LN
2	568	59392021000	111	0.13	1.00	\$338.52	\$338.52	111 CRESTWOOD LN
2	569	59392022000	111	0.13	1.00	\$338.52	\$338.52	107 CRESTWOOD LN
2	570	59392023000	111	0.13	1.00	\$338.52	\$338.52	103 CRESTWOOD LN
2	571	59393001000	111E	0.13	1.00	\$338.52	\$338.52	102 CRESTWOOD LN
2	572	59393002000	111	0.17	1.00	\$338.52	\$338.52	106 CRESTWOOD LN
2	573	59393003000	111	0.13	1.00	\$338.52	\$338.52	110 CRESTWOOD LN
2	574	59393004000	111E	0.13	1.00	\$338.52	\$338.52	114 CRESTWOOD LN
2	575	59393005000	111	0.17	1.00	\$338.52	\$338.52	118 CRESTWOOD LN
2	576	59393006000	111	0.13	1.00	\$338.52	\$338.52	122 CRESTWOOD LN
2	577	59393007000	111	0.13	1.00	\$338.52	\$338.52	126 CRESTWOOD LN
2	578	59393008000	111E	0.18	1.00	\$338.52	\$338.52	130 CRESTWOOD LN
2	579	59393009000	111E	0.11	1.00	\$338.52	\$338.52	134 CRESTWOOD LN
2	580	59393010000	111	0.17	1.00	\$338.52	\$338.52	138 CRESTWOOD LN
2	581	59393011000	111	0.13	1.00	\$338.52	\$338.52	142 CRESTWOOD LN
2	582	59393012000	111	0.16	1.00	\$338.52	\$338.52	139 SUMMERWOOD DI
2	583	59393013000	111	0.12	1.00	\$338.52	\$338.52	135 SUMMERWOOD DI
2	584	59393014000	111	0	1.00	\$338.52	\$338.52	131 SUMMERWOOD DI
2	585	59393015000	111	0	1.00	\$338.52	\$338.52	127 SUMMERWOOD DI
2	586	59393016000	111E	0.11	1.00	\$338.52	\$338.52	123 SUMMERWOOD DI
2	587	59393017000	111	0	1.00	\$338.52	\$338.52	119 SUMMERWOOD DI
2	588	59393018000	111	0.17	1.00	\$338.52	\$338.52	115 SUMMERWOOD DI
2	589	59393019000	111E	0.15	1.00	\$338.52	\$338.52	111 SUMMERWOOD DI
2	590	59393020000	111	0.12	1.00	\$338.52	\$338.52	107 SUMMERWOOD DI
2	591	59393021000	111	0.17	1.00	\$338.52	\$338.52	103 SUMMERWOOD DI
2	592	59394001000	111	0.14	1.00	\$338.52	\$338.52	127 TAPESTRY LN
2	593	59394002000	111	0.13	1.00	\$338.52	\$338.52	123 TAPESTRY LN
2	594	59394003000	111	0.13	1.00	\$338.52	\$338.52	119 TAPESTRY LN
2	595	59394004000	111E	0.12	1.00	\$338.52	\$338.52	115 TAPESTRY LN
2	596	59394005000	111	0.11	1.00	\$338.52	\$338.52	111 TAPESTRY LN
2	597	59394006000	111	0.14	1.00	\$338.52	\$338.52	107 TAPESTRY LN
2	598	59394007000	111E	0.14	1.00	\$338.52	\$338.52	147 GOLD VALLEY WA
2	599	59394008000	111E	0.11	1.00	\$338.52	\$338.52	143 GOLD VALLEY WA
2	600	59394009000	111E	0.11	1.00	\$338.52	\$338.52	139 GOLD VALLEY WA
2	601	59394010000	111E	0.14	1.00	\$338.52	\$338.52	135 GOLD VALLEY WA
2	602	59394011000	111E	0.15	1.00	\$338.52	\$338.52	102 GOLDEN BROOK L
2	603	59394012000	111E	0.15	1.00	\$338.52	\$338.52	106 GOLDEN BROOK L
2	604	59394013000	111E	0.15	1.00	\$338.52	\$338.52	110 GOLDEN BROOK L
2	605	59394014000	111	0.14	1.00	\$338.52	\$338.52	202 SUMMERWOOD DI
2	606	59394015000	111	0.15	1.00	\$338.52	\$338.52	206 SUMMERWOOD DI
2	607	59395001000	111E	0.15	1.00	\$338.52	\$338.52	102 SUMMERWOOD DI
2	608	59395002000	111	0.13	1.00	\$338.52	\$338.52	106 SUMMERWOOD DI
2	609	59395003000	111	0.17	1.00	\$338.52	\$338.52	110 SUMMERWOOD DI
2	610	59395004000	111	0.11	1.00	\$338.52	\$338.52	114 SUMMERWOOD DI
2	611	59395005000	111	0.17	1.00	\$338.52	\$338.52	118 SUMMERWOOD DI
2	612	59395006000	111	0.17	1.00	\$338.52	\$338.52	122 SUMMERWOOD DI
2	613	59395007000	111	0.13	1.00	\$338.52	\$338.52	126 SUMMERWOOD DI



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25		PROPERTY ADDRESS
	NO.	APN					ASSESSMENT		
2	614	59395008000	111E	0.17	1.00	\$338.52	\$338.52	130 SUMMERWOOD DI	
2	615	59395009000	111	0.13	1.00	\$338.52	\$338.52	111 GOLDEN BROOK L	
2	616	59395010000	111	0.12	1.00	\$338.52	\$338.52	107 GOLDEN BROOK L	
2	617	59395011000	111E	0.16	1.00	\$338.52	\$338.52	103 GOLDEN BROOK L	
2	618	59395012000	111E	0.15	1.00	\$338.52	\$338.52	123 GOLD VALLEY CT	
2	619	59395013000	111E	0.11	1.00	\$338.52	\$338.52	119 GOLD VALLEY CT	
2	620	59395014000	111E	0.29	1.00	\$338.52	\$338.52	115 GOLD VALLEY CT	
2	621	59395015000	111E	0.24	1.00	\$338.52	\$338.52	102 GOLD VALLEY CT	
2	622	59395016000	111E	0.25	1.00	\$338.52	\$338.52	106 GOLD VALLEY CT	
2	623	59395017000	111E	0.15	1.00	\$338.52	\$338.52	110 GOLD VALLEY CT	
2	624	59395018000	111E	0.12	1.00	\$338.52	\$338.52	114 GOLD VALLEY CT	
2	625	59395019000	111E	0.12	1.00	\$338.52	\$338.52	118 GOLD VALLEY CT	
2	626	59395020000	111E	0.12	1.00	\$338.52	\$338.52	122 GOLD VALLEY CT	
2	627	59395021000	111E	0.12	1.00	\$338.52	\$338.52	126 GOLD VALLEY CT	
2	628	59395022000	111E	0.12	1.00	\$338.52	\$338.52	130 GOLD VALLEY CT	
2	629	59395023000	111E	0.12	1.00	\$338.52	\$338.52	134 GOLD VALLEY WA	
2	630	59395024000	111E	0.12	1.00	\$338.52	\$338.52	138 GOLD VALLEY WA	
2	631	59395025000	111E	0.12	1.00	\$338.52	\$338.52	142 GOLD VALLEY WA	
2	632	59395026000	111E	0.12	1.00	\$338.52	\$338.52	146 GOLD VALLEY WA	
2	633	59395027000	111E	0.12	1.00	\$338.52	\$338.52	150 GOLD VALLEY WA	
2	634	59395028000	111E	0.12	1.00	\$338.52	\$338.52	154 GOLD VALLEY WA	
2	635	59395029000	80	0.07	-	\$338.52	\$0.00		
2	636	59395030000	111	0.15	1.00	\$338.52	\$338.52	158 GOLD VALLEY WAY	
2	637	59395031000	111	0.17	1.00	\$338.52	\$338.52	162 GOLD VALLEY WA	
2	638	59401001000	80	1.01	-	\$338.52	\$0.00	911 DONALDSON E WA	
2	639	59401002000	80	3.81	-	\$338.52	\$0.00		
2	640	59402001000	111E	0.17	1.00	\$338.52	\$338.52	199 SIENNA WAY	
2	641	59402002000	111E	0.14	1.00	\$338.52	\$338.52	195 SIENNA WAY	
2	642	59402003000	111E	0.14	1.00	\$338.52	\$338.52	191 SIENNA WAY	
2	643	59402004000	111E	0.14	1.00	\$338.52	\$338.52	187 SIENNA WAY	
2	644	59402005000	111E	0.13	1.00	\$338.52	\$338.52	183 SIENNA WAY	
2	645	59402006000	111E	0.14	1.00	\$338.52	\$338.52	179 SIENNA WAY	
2	646	59402007000	111E	0.13	1.00	\$338.52	\$338.52	175 SIENNA WAY	
2	647	59402008000	111	0.12	1.00	\$338.52	\$338.52	171 SIENNA WAY	
2	648	59402009000	111	0.18	1.00	\$338.52	\$338.52	167 SIENNA WAY	
2	649	59402010000	80	0.03	-	\$338.52	\$0.00		
2	650	59402011000	111E	0.23	1.00	\$338.52	\$338.52	163 HORIZON WAY	
2	651	59402012000	111	0.12	1.00	\$338.52	\$338.52	159 HORIZON WAY	
2	652	59402013000	111	0.11	1.00	\$338.52	\$338.52	155 HORIZON WAY	
2	653	59403001000	111E	0.16	1.00	\$338.52	\$338.52	178 SIENNA WAY	
2	654	59403002000	111E	0.13	1.00	\$338.52	\$338.52	174 SIENNA WAY	
2	655	59403003000	111E	0.17	1.00	\$338.52	\$338.52	170 SIENNA WAY	
2	656	59403004000	111E	0	1.00	\$338.52	\$338.52	138 HORIZON WAY	
2	657	59403005000	111	0.14	1.00	\$338.52	\$338.52	131 HALLMARK LN	
2	658	59403006000	111	0.15	1.00	\$338.52	\$338.52	135 HALLMARK LN	
2	659	59404001000	80	0.05	-	\$338.52	\$0.00		
2	660	59404002000	111E	0.16	1.00	\$338.52	\$338.52	223 SIENNA CT	



ZONE	ASMT		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
2	661	59404003000	111E	0.17	1.00	\$338.52	\$338.52	219 SIENNA CT
2	662	59404004000	111E	0.12	1.00	\$338.52	\$338.52	215 SIENNA CT
2	663	59404005000	111E	0.13	1.00	\$338.52	\$338.52	211 SIENNA CT
2	664	59404006000	111E	0.17	1.00	\$338.52	\$338.52	207 SIENNA CT
2	665	59405001000	111E	0.18	1.00	\$338.52	\$338.52	216 SIENNA CT
2	666	59405002000	111E	0.22	1.00	\$338.52	\$338.52	212 SIENNA CT
2	667	59405003000	111E	0.17	1.00	\$338.52	\$338.52	208 SIENNA CT
2	668	59405004000	111E	0.16	1.00	\$338.52	\$338.52	204 SIENNA WAY
2	669	59405005000	111E	0.16	1.00	\$338.52	\$338.52	200 SIENNA WAY
2	670	59405006000	111E	0.15	1.00	\$338.52	\$338.52	196 SIENNA WAY
2	671	59405007000	111E	0.15	1.00	\$338.52	\$338.52	192 SIENNA WAY
2	672	59405008000	111E	0.14	1.00	\$338.52	\$338.52	188 SIENNA WAY
2	673	59405009000	111E	0.17	1.00	\$338.52	\$338.52	184 SIENNA WAY
2	674	59405010000	111	0.16	1.00	\$338.52	\$338.52	31 SERENA PL
2	675	59405011000	111	0.13	1.00	\$338.52	\$338.52	27 SERENA PL
2	676	59405012000	111	0.15	1.00	\$338.52	\$338.52	23 SERENA PL
2	677	59405013000	111E	0.14	1.00	\$338.52	\$338.52	19 SERENA PL
2	678	59405014000	111	0.13	1.00	\$338.52	\$338.52	15 SERENA PL
2	679	59405015000	111	0.14	1.00	\$338.52	\$338.52	11 SERENA PL
2	680	59405016000	111E	0.16	1.00	\$338.52	\$338.52	7 SERENA PL
2	681	59405017000	111	0.16	1.00	\$338.52	\$338.52	3 SERENA PL
2	682	59406001000	111	0.13	1.00	\$338.52	\$338.52	2 SERENA PL
2	683	59406002000	111E	0.15	1.00	\$338.52	\$338.52	6 SERENA PL
2	684	59406003000	111	0.15	1.00	\$338.52	\$338.52	10 SERENA PL
2	685	59406004000	111	0.16	1.00	\$338.52	\$338.52	14 SERENA PL
2	686	59406005000	111	0.13	1.00	\$338.52	\$338.52	18 SERENA PL
2	687	59406006000	111	0.16	1.00	\$338.52	\$338.52	22 SERENA PL
2	688	59406007000	111	0.16	1.00	\$338.52	\$338.52	26 SERENA PL
2	689	59406008000	111	0.17	1.00	\$338.52	\$338.52	19 SAGEBRUSH CT
2	690	59406009000	111	0.14	1.00	\$338.52	\$338.52	15 SAGEBRUSH CT
2	691	59406010000	111	0.15	1.00	\$338.52	\$338.52	11 SAGEBRUSH CT
2	692	59406011000	111E	0.15	1.00	\$338.52	\$338.52	7 SAGEBRUSH CT
2	693	59406012000	111E	0.18	1.00	\$338.52	\$338.52	3 SAGEBRUSH CT
2	694	59411001000	111	0.18	1.00	\$338.52	\$338.52	22 TUSCAN OAK TR
2	695	59411002000	111	0.12	1.00	\$338.52	\$338.52	18 TUSCAN OAK TR
2	696	59411003000	111	0.12	1.00	\$338.52	\$338.52	14 TUSCAN OAK TR
2	697	59411004000	111	0.12	1.00	\$338.52	\$338.52	10 TUSCAN OAK TR
2	698	59411005000	111	0.12	1.00	\$338.52	\$338.52	6 TUSCAN OAK TR
2	699	59411006000	111	0.15	1.00	\$338.52	\$338.52	2 TUSCAN OAK TR
2	700	59411007000	111	0.16	1.00	\$338.52	\$338.52	206 SONOMA CREEK W
2	701	59411008000	111	0.12	1.00	\$338.52	\$338.52	202 SONOMA CREEK W
2	702	59411009000	111E	0.12	1.00	\$338.52	\$338.52	198 SONOMA CREEK W
2	703	59411010000	111	0.12	1.00	\$338.52	\$338.52	194 SONOMA CREEK W
2	704	59411011000	111	0.2	1.00	\$338.52	\$338.52	190 SONOMA CREEK W
2	705	59411012000	111	0.2	1.00	\$338.52	\$338.52	186 SONOMA CREEK W
2	706	59411013000	111	0.13	1.00	\$338.52	\$338.52	182 SONOMA CREEK W
2	707	59411014000	111	0.12	1.00	\$338.52	\$338.52	178 SONOMA CREEK W



ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	708	59411015000	111E	0.12	1.00	\$338.52	\$338.52	174 SONOMA CREEK W
2	709	59411016000	111	0.12	1.00	\$338.52	\$338.52	170 SONOMA CREEK W
2	710	59411017000	111	0.12	1.00	\$338.52	\$338.52	166 SONOMA CREEK W
2	711	59411018000	111E	0.12	1.00	\$338.52	\$338.52	162 SONOMA CREEK W
2	712	59411019000	111E	0.12	1.00	\$338.52	\$338.52	158 SONOMA CREEK W
2	713	59411020000	111E	0.13	1.00	\$338.52	\$338.52	154 SONOMA CREEK W
2	714	59411021000	111E	0.2	1.00	\$338.52	\$338.52	150 SONOMA CREEK W
2	715	59412001000	80	1.07	-	\$338.52	\$0.00	
2	716	59412002000	80	0.96	-	\$338.52	\$0.00	
2	717	59413001000	111	0.17	1.00	\$338.52	\$338.52	183 SONOMA CREEK W
2	718	59413002000	111	0.11	1.00	\$338.52	\$338.52	179 SONOMA CREEK W
2	719	59413003000	111	0.11	1.00	\$338.52	\$338.52	175 SONOMA CREEK W
2	720	59413004000	111	0.11	1.00	\$338.52	\$338.52	171 SONOMA CREEK W
2	721	59413005000	111	0.11	1.00	\$338.52	\$338.52	167 SONOMA CREEK W
2	722	59413006000	111E	0.11	1.00	\$338.52	\$338.52	163 SONOMA CREEK W
2	723	59413007000	111E	0.11	1.00	\$338.52	\$338.52	159 SONOMA CREEK W
2	724	59413008000	111E	0.11	1.00	\$338.52	\$338.52	155 SONOMA CREEK W
2	725	59413009000	111E	0.11	1.00	\$338.52	\$338.52	151 SONOMA CREEK W
2	726	59413010000	111E	0.11	1.00	\$338.52	\$338.52	147 SONOMA CREEK W
2	727	59413011000	111E	0.11	1.00	\$338.52	\$338.52	143 SONOMA CREEK W
2	728	59413012000	111E	0.11	1.00	\$338.52	\$338.52	139 SONOMA CREEK W
2	729	59413013000	111E	0.11	1.00	\$338.52	\$338.52	135 SONOMA CREEK W
2	730	59413014000	111	0.11	1.00	\$338.52	\$338.52	131 SONOMA CREEK W
2	731	59413015000	111E	0.11	1.00	\$338.52	\$338.52	127 SONOMA CREEK W
2	732	59413016000	111	0.11	1.00	\$338.52	\$338.52	123 SONOMA CREEK W
2	733	59413017000	111	0	1.00	\$338.52	\$338.52	119 SONOMA CREEK W
2	734	59413018000	111E	0.11	1.00	\$338.52	\$338.52	115 SONOMA CREEK W
2	735	59413019000	111	0.11	1.00	\$338.52	\$338.52	111 SONOMA CREEK W
2	736	59413020000	111	0	1.00	\$338.52	\$338.52	107 SONOMA CREEK W
2	737	59413021000	111E	0	1.00	\$338.52	\$338.52	103 SONOMA CREEK W
2	738	59413022000	111E	0	1.00	\$338.52	\$338.52	102 HEARTHSTONE DR
2	739	59413023000	111	0.12	1.00	\$338.52	\$338.52	106 HEARTHSTONE DR
2	740	59413024000	111	0.11	1.00	\$338.52	\$338.52	110 HEARTHSTONE DR
2	741	59413025000	111	0	1.00	\$338.52	\$338.52	114 HEARTHSTONE DR
2	742	59413026000	111	0.12	1.00	\$338.52	\$338.52	118 HEARTHSTONE DR
2	743	59413027000	111	0.18	1.00	\$338.52	\$338.52	122 HEARTHSTONE DR
2	744	59413028000	111E	0.11	1.00	\$338.52	\$338.52	126 HEARTHSTONE DR
2	745	59413029000	111	0.12	1.00	\$338.52	\$338.52	130 HEARTHSTONE DR
2	746	59413030000	111E	0.12	1.00	\$338.52	\$338.52	134 HEARTHSTONE DR
2	747	59413031000	111	0.12	1.00	\$338.52	\$338.52	138 HEARTHSTONE DR
2	748	59413032000	111	0.12	1.00	\$338.52	\$338.52	142 HEARTHSTONE DR
2	749	59413033000	111E	0.18	1.00	\$338.52	\$338.52	146 HEARTHSTONE DR
2	750	59413034000	111	0.12	1.00	\$338.52	\$338.52	150 HEARTHSTONE DR
2	751	59413035000	111E	0.12	1.00	\$338.52	\$338.52	154 HEARTHSTONE DR
2	752	59413036000	111E	0.12	1.00	\$338.52	\$338.52	158 HEARTHSTONE DR
2	753	59413037000	111E	0.12	1.00	\$338.52	\$338.52	162 HEARTHSTONE DR
2	754	59413038000	111	0.12	1.00	\$338.52	\$338.52	166 HEARTHSTONE DR



ZONE	ASMT		USE		ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
2	755	59413039000	111	0.18	1.00	\$338.52	\$338.52	170 HEARTHSTONE DR
2	756	59413040000	111E	0.12	1.00	\$338.52	\$338.52	174 HEARTHSTONE DR
2	757	59413041000	111	0.12	1.00	\$338.52	\$338.52	178 HEARTHSTONE DR
2	758	59413042000	111	0.17	1.00	\$338.52	\$338.52	182 HEARTHSTONE DR
2	759	59414001000	80	0.31	-	\$338.52	\$0.00	
2	760	59414002000	111	0.13	1.00	\$338.52	\$338.52	211 HEARTHSTONE DR
2	761	59414003000	111	0.13	1.00	\$338.52	\$338.52	207 HEARTHSTONE DR
2	762	59414004000	111E	0.13	1.00	\$338.52	\$338.52	203 HEARTHSTONE DR
2	763	59414005000	111	0.12	1.00	\$338.52	\$338.52	199 HEARTHSTONE DR
2	764	59414006000	111	0.12	1.00	\$338.52	\$338.52	195 HEARTHSTONE DR
2	765	59414007000	111	0.18	1.00	\$338.52	\$338.52	191 HEARTHSTONE DR
2	766	59414008000	111	0.11	1.00	\$338.52	\$338.52	187 HEARTHSTONE DR
2	767	59414009000	111	0.11	1.00	\$338.52	\$338.52	183 HEARTHSTONE DR
2	768	59414010000	111	0.11	1.00	\$338.52	\$338.52	179 HEARTHSTONE DR
2	769	59414011000	111E	0.12	1.00	\$338.52	\$338.52	175 HEARTHSTONE DR
2	770	59414012000	111E	0.11	1.00	\$338.52	\$338.52	171 HEARTHSTONE DR
2	771	59414013000	111E	0.11	1.00	\$338.52	\$338.52	167 HEARTHSTONE DR
2	772	59414014000	111E	0.11	1.00	\$338.52	\$338.52	163 HEARTHSTONE DR
2	773	59414015000	111E	0.18	1.00	\$338.52	\$338.52	159 HEARTHSTONE DR
2	774	59414016000	111	0.11	1.00	\$338.52	\$338.52	155 HEARTHSTONE DR
2	775	59414017000	111	0.12	1.00	\$338.52	\$338.52	151 HEARTHSTONE DR
2	776	59414018000	111	0.11	1.00	\$338.52	\$338.52	147 HEARTHSTONE DR
2	777	59414019000	111	0.11	1.00	\$338.52	\$338.52	143 HEARTHSTONE DR
2	778	59414020000	111	0.11	1.00	\$338.52	\$338.52	139 HEARTHSTONE DR
2	779	59414021000	111	0.18	1.00	\$338.52	\$338.52	135 HEARTHSTONE DR
2	780	59414022000	111	0.12	1.00	\$338.52	\$338.52	131 HEARTHSTONE DR
2	781	59414023000	111	0.12	1.00	\$338.52	\$338.52	127 HEARTHSTONE DR
2	782	59414024000	111E	0.12	1.00	\$338.52	\$338.52	123 HEARTHSTONE DR
2	783	59414025000	111E	0.11	1.00	\$338.52	\$338.52	119 HEARTHSTONE DR
2	784	59414026000	111	0	1.00	\$338.52	\$338.52	115 HEARTHSTONE DR
2	785	59414027000	111E	0	1.00	\$338.52	\$338.52	111 HEARTHSTONE DR
2	786	59414028000	111	0.11	1.00	\$338.52	\$338.52	107 HEARTHSTONE DR
2	787	59414029000	111	0.12	1.00	\$338.52	\$338.52	103 HEARTHSTONE DR
2	788	59415001000	80	0.01	-	\$338.52	\$0.00	
					860.40		\$ 291,262.61	

Engineer's Report
Landscape and Lighting Assessment District
City of American Canyon
Fiscal Year 2024-25



ZONE	ASMT NO.	APN	USE CODE	ESD	ACRES	FLOOR SPACE SF	ESD FACTOR	ACREAGE FACTOR	2024-25 ASSESSMENT	PROPERTY ADDRESS
3	13	59020045000	50	0	3.99	0	\$219.18	\$1,079.22	\$0.00	OPEN SPACE
3	14	59020051000	50	12.53	2.79	18,795	\$219.18	\$1,079.22	\$5,757.36	418 NAPA JUNCTION <i>Tractor Supply Co. - Retail</i>
3	14	59020052000	50	1.00	1.14	1,500	\$219.18	\$1,079.22	\$1,449.50	418 NAPA JUNCTION <i>Tractor Supply Co. - Parking lot</i>
3	15	59020047000	50	4.66	1.01	6,990	\$219.18	\$1,079.22	\$2,111.40	406 NAPA JUNCTION <i>Verizon</i>
3	16	59020048000	50	1.33	1.00	1,995	\$219.18	\$1,079.22	\$1,370.74	408 NAPA JUNCTION <i>Taco Bell</i>
3	17	59020049000	50	4.56	1.08	6,840	\$219.18	\$1,079.22	\$2,165.02	410 NAPA JUNCTION <i>DD, Mt. Mikes, etc.</i>
3	18	59020050000	50	151.40	5.97	5,100	\$219.18	\$1,079.22	\$39,626.80	440 NAPA JUNCTION <i>Apts. & Clubhouse - 148 units</i>
3	1	59351007000	80	0	0.26	0	\$219.18	\$1,079.22	\$0.00	
3	2	59351008000	80	0	1.01	0	\$219.18	\$1,079.22	\$0.00	
3	3	59351010000	51	113.17	13.96	169,755	\$219.18	\$1,079.22	\$39,870.52	7011 MAIN ST <i>Walmart</i>
3	4	59351011000	81	0	2.81	0	\$219.18	\$1,079.22	\$0.00	MAIN STREET PARK
3	5	59351012000	218	216.00	10.00	0	\$219.18	\$1,079.22	\$58,135.08	5500 EUCALYPTUS DR <i>Lodge Apts - 216 units</i>
3	6	59351013000	51	2.09	0.86	3,135	\$219.18	\$1,079.22	\$1,386.22	401 NAPA JUNCTION <i>Gas Station</i>
3	7	59351014000	51	4.53	0.79	6,795	\$219.18	\$1,079.22	\$1,845.48	7021 MAIN ST <i>Retail Stores</i>
3	8	59351015000	51	1.09	1.19	1,635	\$219.18	\$1,079.22	\$1,523.18	6055 MAIN ST <i>Sonic Drive-In</i>
3	9	59351016000	51	7.47	1.41	11,205	\$219.18	\$1,079.22	\$3,158.98	6040 MAIN ST #142 <i>Coldwell Bank</i>
3	10	59352001000	51	12.83	2.36	19,245	\$219.18	\$1,079.22	\$5,359.04	5055 MAIN ST #100 <i>Panda Express, Round Table, Bank</i>
3	11	59352002000	513	<u>38.26</u>	<u>2.48</u>	16,890	\$219.18	\$1,079.22	<u>\$11,062.30</u>	5001 MAIN ST <i>Holiday Inn Express</i>
				570.92	46.04				\$174,821.62	

Asmt No.12 (now deleted), former APN 59020001000, was subdivided into six new parcel numbers at the time of the filing of the FY 2106-17 Engineer's Report. The new APN's are shown above (059-020-045 through 059-020-050) and will be assessed according to the established rate and Method of Apportionment described in the Engineer's Report and as adopted by City Council Resolution No. 2016-57. Assessment No. 14, former APN 059-020-046, was subdivided into parcels 051 and 052 for the 2017/18 levy.

ESD for each parcel is determined by dividing the commercial floor space SF by 1,500 (minimum 1,500) and adding any residential units



TITLE

Traffic Calming Program

RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon approving the 2024 City of American Canyon Traffic Calming Program Update.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

BACKGROUND & ANALYSIS

The goal of the 2024 Traffic Calming Program Update is to improve neighborhood livability by reducing the impact of traffic to promote safe neighborhoods and pleasant conditions for all street users.

The current Program - adopted in 2011 - is outdated. The process is complex, requires significant staff time (as well as members of the community), results in long project delivery timelines, and relies upon outdated metrics.

Since February 2023, staff has been working with traffic engineering consultant, Fehr and Peers, to evaluate the Program. This 2024 update includes collaboration across several Departments: Community Development, Police, Fire and Public Works.

Prospectively the Program will remain a resident-driven, petition-based program and address traffic concerns on local (residential) and collector streets in American Canyon that have not already been identified in other local transportation initiatives such as the: 2023 NVTA Vision Zero Plan, 2022 Local Roadway Safety Plan, and the 2022 Berkeley SafeTREC Complete Streets Safety Assessment.

The intent of the Program is to:

- Articulate a process for the program that is efficient, transparent, easily understandable, and predictable;
- Be reliant on a data-driven process to treat neighborhood traffic-related issues in the City;
- Require that residents along a street demonstrate community support for traffic calming on their street;

- Reflect a realistic availability of staff time to execute the program;
- Create a Traffic Calming Toolbox that includes types of traffic calming measures most effective at addressing the documented traffic-safety issue by roadway type;
- Achieve a balance between the amount of funding per year that may be available for traffic calming, demand for traffic calming from the community, and the amount of traffic calming measures that can be realistically designed and implemented in any given year; and
- Is aligned with other local transportation plans

The Program describes the new petition process as well as information for residents who would like to learn more about the Program and apply for traffic calming measures on their street. The Program includes an updated flowchart and describes the steps in application, data collection, the traffic calming toolbox, traffic calming project approvals and funding requests.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Public Safety: "Ensure American Canyon remains a safe community."

FISCAL IMPACT

Approving the Program will have no impact to the FY 23/24 Budget. All petition-based projects will need to be reviewed by City staff and presented to City Council on an annual basis prior to moving forward with plan development, plan support and ultimately developing a budget for implementation.

ENVIRONMENTAL REVIEW

Adoption of a traffic calming program is not a project as defined in Section 15378 of the California Environmental Quality Act guidelines. However, individual projects that alter the environment (such as constructing curb extensions) would be subject to environmental review, which would occur during the project development process.

ATTACHMENTS:

1. [Resolution - Traffic Calming Program](#)
2. [Exhibit A -Traffic Calming Report](#)
3. [Presentation](#)

RESOLUTION NO. 2024-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING THE 2024 CITY OF AMERICAN CANYON TRAFFIC CALMING PROGRAM

WHEREAS, on November 1, 2011, the American Canyon City Council adopted Resolution No. 2011-101 adopting the 2011 American Canyon Traffic Calming Program;

WHEREAS, the City remains committed to improving neighborhood livability by reducing the impact of traffic to promote safe neighborhoods and pleasant conditions for all street users through the implementation of a traffic calming program; and

WHEREAS, the need for an updated Traffic Calming Program (Program) came as a result of feedback the community provided; and

WHEREAS, the 2024 Program will remain a resident-driven, petition-based program that addresses traffic concerns on local (residential) and collector streets in American Canyon that have not already been identified and prioritized in other local transportation initiatives such as the 2023 NVTA Vision Zero Plan, 2022 Local Roadway Safety Plan, and the 2022 Berkeley SafeTREC Complete Streets Safety Assessment; and

WHEREAS, the information provided in the updated Program describes a new petition process as well as information for residents who would like to learn more about the Program and apply for traffic calming measures on their street; and

WHEREAS, the new Program includes an updated flowchart and describes the steps in application, data collection, the traffic calming toolbox, traffic calming project approvals and funding requests.

NOW, THEREFORE BE IT RESOLVED the City Council of the City of American Canyon City Council hereby rescinds Resolution No. 2011-101 adopting the 2011 American Canyon Traffic Calming Program and supersedes all prior resolutions, policies, and related exhibits previously adopted by City Council.

NOW, THEREFORE BE IT FURTHER RESOLVED, the City Council of the City of American Canyon City Council hereby adopts the 2024 City of American Canyon Traffic Calming Program and supersedes all prior resolutions, policies, and related exhibits previously adopted by City Council.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 7th day of May, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

Attachments:

William D. Ross, City Attorney

Exhibit A – 2024 City of American Canyon Traffic Calming Program

Final Report

City of American Canyon – Traffic Calming Program

MARCH 2024 |

CITY OF
AMERICAN
CANYON



FINAL

City of American Canyon – Traffic Calming Program

Prepared for:
City of American Canyon

March 2024

WC23-3975

FEHR  PEERS

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Introduction

Fehr & Peers staff met with City staff on March 28, 2023, to discuss ways in which the City's existing Traffic Calming Program (TCP) is working well, and ways in which it can be improved. We reviewed options to identify how the City would like to structure the program, and we prepared this memo and corresponding flow chart of the proposed new TCP process and menu of applicable devices that can be installed based on the problem and street-type.

TCP Program Structure

The flowchart below identifies the steps the City would take when a request is made by a resident. The text accompanies the program process flowchart shown in **Figure 1**. The colors correspond to components in the flowchart, and the letters in bold correspond to individual steps in the flowchart. Where the color is darker and text is italicized for a step, an Existing Safety Program should be reviewed to identify if a request has been previously highlighted by a plan or program.

The process is separated into four key components focused on developing a strategy to address requests and manage City resources. The four components of the process are: plan initiation, development, support, and implementation. Each of these components are discussed in greater detail in **Table 1**.



Table 1: Traffic Calming Program Process

Step 1. Plan Initiation

The first component of the process is the plan initiation. This component describes how the traffic calming process is initiated and how requests are handled and considered for treatment. Letters in bold correspond to individual steps in the plan initiation component.

A	The process is initiated when a resident or group of residents express interest in addressing speeding, traffic volumes, or traffic-related safety issues within their neighborhood and submits the Traffic Concern Form on the City’s website.
B	The requester(s) completes the petition which requires the signatures of at least 30% of the households on the subject street, indicating they perceive a significant problem. If the street contains fewer than 10 households, signatures from a minimum of three households are required. If the minimum number of signatures cannot be obtained, then the process does not continue due to a lack of support for action. Requests from an institution may be exempt from the petition process. For example, a school may request City action to treat a perceived speeding issue. Staff then assesses the issue and bypasses the minimum required signatures.
C	A completed petition with the required number of signatures is submitted to the City’s Department of Public Works. City staff, at the direction of the Public Works Director, reviews the petition and defines the appropriate boundaries for the study area. The affected area should include all streets that might be treated or affected by potential actions. Traffic calming treatments may be applied to multiple streets within the study area.
D	A submitted petition is placed in a queue of neighborhood requests to be selected on a first come, first served basis. However, the queue serves only to initiate the process and does not indicate a priority in project approval, funding, or implementation. <i>If a concern is on a street or corridor that was previously identified as a priority in a Safety Program, the concern is given a priority in the queue.</i>
E	Staff identifies the number of requested areas in the queue that can be addressed in a given year based upon budget and staff resources. This typically occurs on a first-come, first-served basis. However, City Council can also supplement the available funding and direct staff regarding priorities.
F	City Council annually reviews the areas identified being treated in that year. Areas in the queue will remain in first-come, first-served list for future fiscal years.



Step 2. Plan Development

The plan development component begins after the study areas have been selected for treatment. This section describes how the residents, City staff, the Police Chief, the Fire Chief, and other affected agencies work together to develop a plan to treat traffic calming related issues.

A	<p>City staff notifies all study area residents/property owners and business owners about the selection of their neighborhood area to participate in the traffic calming plan. Following the notice, a neighborhood planning meeting will be held. The meeting is intended for staff to provide an overview of the process. City staff will also provide any relevant data and discuss the menu of treatment options.</p>
B	<p>City staff collects traffic data on the identified streets, such as: traffic speeds, traffic volumes, and available collision history for the previous years. Staff will review traffic data within the study area and develop a strategy to address the concerns. Data regarding the traffic-related concerns will be compared to the traffic calming device guidelines to determine which measures may be most appropriate.</p>
C	<p>Staff will develop a draft plan within the constraints of the device guidelines. This draft plan will be shared with the community for feedback/input. The plan will consider non-physical measures (e.g., lane striping, signage, speed legends) and physical measures (see Traffic Calming Toolbox for more information).</p> <p>Physical measures increase the cost of implementation and may result in new issues (i.e., traffic diversion onto another street). Due to land use context and speeds along collectors and arterials, countermeasures will be more limited than those available on local roads.</p> <p><i>If any conceptual plans or treatments were previously identified in a Safety Program, include them in the draft plan.</i></p>
D	<p>City staff will solicit feedback from other departments and agencies that may be potentially affected by physical measures. The intent of this process is to identify concerns and potential modifications to the plan. The following agencies will likely be involved in reviewing most plans:</p> <ul style="list-style-type: none"> • Fire Department • Police Department • Transit Agencies • Local School District



Step 3. Plan Support

The plan support component begins after the draft plan has been vetted in the community and with agency staff. This section describes how engagement for neighborhood support will be completed.

A	<p>Once staff have developed a plan they feel appropriately addresses the traffic-related issues, a final neighborhood meeting will be arranged to present the proposed traffic calming plan. Residents will also be informed of the approval process and surveys they will receive subsequent to the meeting.</p>
B	<p>The level of neighborhood support for the proposed plan will be determined in the form of mail-in surveys. Staff will mail the surveys to neighborhood area residents/property owners and business owners.</p> <p>Surveys will be distributed to all tenants of record, owners (single and multi-family), and businesses addresses within the study area. The surveys will include a description and map of the proposed plan indicating the type and location of device(s) being proposed. The survey will also include a mail back postcard which will be used to determine public support by clearly asking:</p> <ul style="list-style-type: none"> • Do you support the proposed plan? Yes or No. <p>The mail back postcard will also provide a space for residents to write comments regarding the proposed plan. Survey information should be provided in multiple languages, when needed, consistent with current City policy. This survey shall also be limited to one response per household or business.</p>
C	<p>A minimum response rate and support rate must be met from individuals in the study area before the plan moves forward. For implementation of a plan, a minimum of 30% of residents or business owners must respond, and 66% of residents or business owners/managers must be in favor.</p> <p>City staff counts all received surveys and discusses the outcome internally and with the residents.</p> <p><i>If recommendations from a previous Safety Program are included as part of the Plan, lower the neighborhood support approval rate to 15%.</i></p>
D	<p>Staff determines whether the minimum response and support rate are satisfied.</p> <p>If the minimum support rate is not achieved, and staff believes they can enhance the plan to increase support, they will have one opportunity to revise the plan. Modifying the plan also requires consulting the affected agencies of any meaningful changes, holding a public meeting to present the revised plan, and redistributing surveys to the study area.</p> <p>If the minimum response rate and support rate are met, then the plan continues to the implementation step.</p>



Step 4. Plan Implementation

The final component of the traffic calming process is implementation.

A	City Council is asked to approve the plan. If Council does not approve, then the plan can return to Plan Development (Step C) at the direction of Council.
B	<p>The costs of the plan’s implementation will be categorized into three buckets: strategic planning, opportunistic, or discretionary. See the Safety Program Matrix for further details.</p> <p><i>If a project is previously identified in a Safety Program, staff can look to federal, state, regional, and local funding sources for implementation funding. This structure builds upon the Safety Programs the city has created, and allows for an equitable distribution of funding and staff resources to support concerns identified by the American Canyon community.</i></p>
C	The traffic calming devices can be constructed either as temporary or permanent devices. Temporary devices can be constructed at staff’s discretion based on previous experience with the device. These temporary devices can be converted to permanent devices after three months of acceptable performance.
D	After construction of the approved plan, staff monitors the devices ¹ and collects data three months after implementation, along with feedback from the community. The feedback will typically be requested via a neighborhood meeting, but it could be via an online survey at staff’s discretion. Typical data collection will include speed, volume, origin/destination, and collisions.
E	Based on community feedback and collected data, staff determine the next steps. For example, the approved plan may have produced reasonable and satisfactory results and therefore no further action is needed.
F	<p>If the approved plan has not produced reasonable and satisfactory results, staff will return to plan development and modify the plan.</p> <p>The plan can be revised once, dependent on funding availability. This includes the removal of devices found to be ineffective. Removal of devices would follow the same support steps as described in this chapter (beginning with Step A of the Plan Support component).</p>

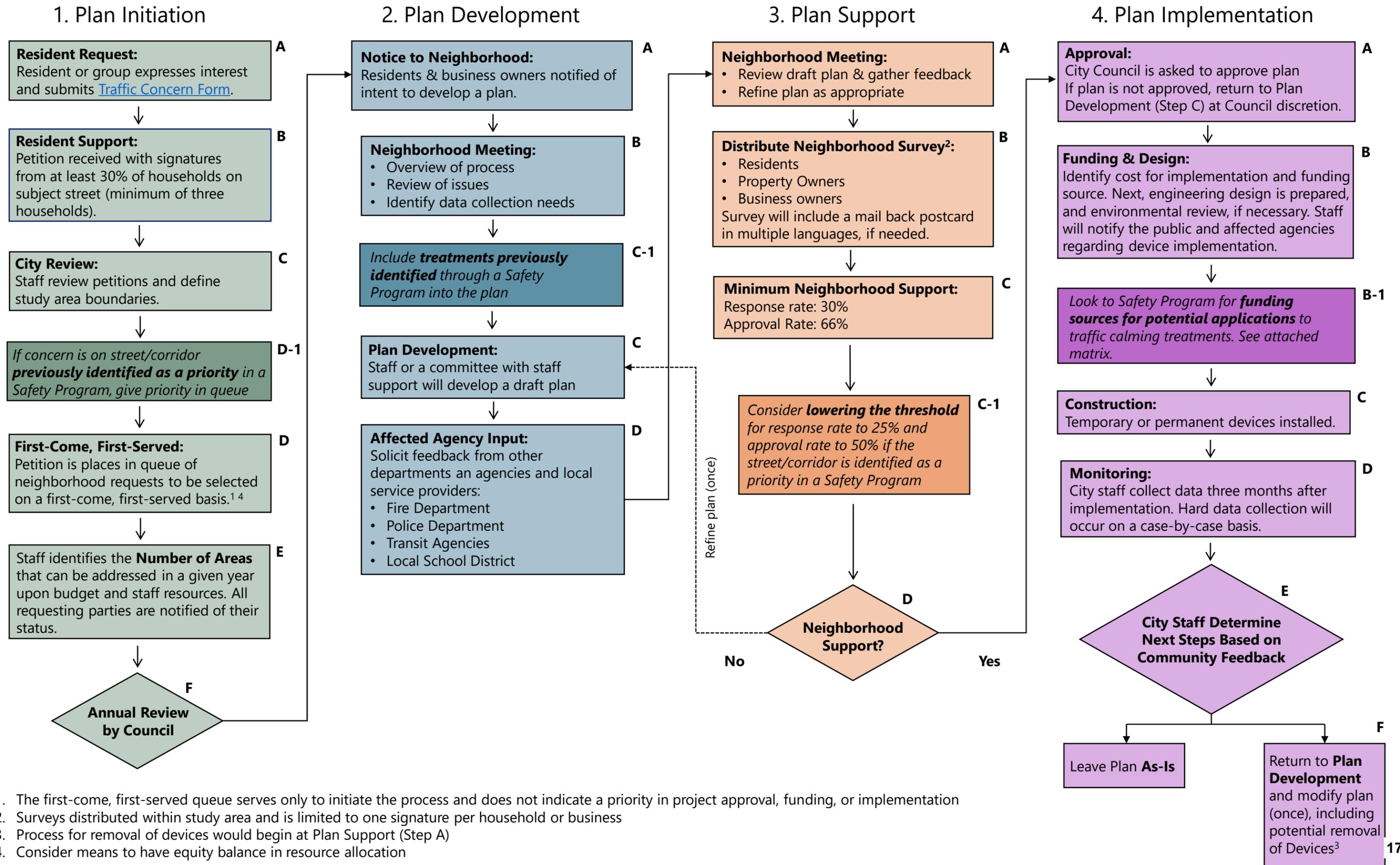
Source: Fehr & Peers, 2023.

¹ Staff may make immediate changes if they conclude a device is unsafe.



Figure 1: Traffic Calming Program Template

Darker Boxes Indicate Linkage to Safety Programs



1. The first-come, first-served queue serves only to initiate the process and does not indicate a priority in project approval, funding, or implementation
2. Surveys distributed within study area and is limited to one signature per household or business
3. Process for removal of devices would begin at Plan Support (Step A)
4. Consider means to have equity balance in resource allocation

Safety Program Matrix

CATEGORY	DESCRIPTION	RELATION TO EXISTING PLANS/PROGRAMS	CURRENT FUNDING SOURCES
Strategic Planning	Projects that focus on preventing fatal and severe crashes through systemic safety efforts based on historical crash history	<ul style="list-style-type: none"> • NVTA Bike Plan • NVTA Ped Plan • NVTA Vision Zero • Local Road Safety Plan • Complete Streets Safety Assessment • Safe Routes to School Reports • Engineering and Traffic Survey 	<ul style="list-style-type: none"> • Safe Streets for All (SS4A) • Highway Safety Improvement Program (HSIP) • Community Development Block Grant (CDBG) Program • Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Discretionary Grant Program • Active Transportation Program (ATP) • California Office of Traffic Safety (OTS) Grant Program
Opportunistic	Projects that can be folded into existing funding mechanisms and work plans	<ul style="list-style-type: none"> • Capital Improvement Projects • Reconstruction and Widening Projects • NVTA Joint Powers Authority Projects 	<ul style="list-style-type: none"> • Capital Improvement Program (CIP) • Measure T Funding • Developer Fees
Discretionary	Projects that do not fall into the other categories and can use the annual set aside funding for Traffic Calming	<ul style="list-style-type: none"> • Calming Community Form 	<ul style="list-style-type: none"> • Annual Council Funding

Application Guidelines

When selecting the most appropriate traffic calming devices, the types of measures should be narrowed to those that: most closely target the key traffic issue, are appropriate for the surrounding uses of the identified location, are cost effective, and are compatible with traffic volumes, geometrics, and adjacent land uses.

City staff and the Traffic Working Group will evaluate the most appropriate devices based on effectiveness and context of the facility being evaluated.

Step 1:

Address the Traffic-Related Concern

The first task when selecting the most appropriate traffic calming device is to narrow the field of considered devices to those that address the primary traffic concern. The most common traffic-related concerns are:

- Speeding – motor vehicle speeds are too high
- Traffic volumes – motor vehicle usage levels (all trips or non-local trips) are too high
- Safety – motor vehicle speeds or volumes create a safety concern

Each device in the toolbox is appropriate to a different subset of the above traffic-related concerns. The appropriateness of each device (which accounts for how effective a service is in that context) is summarized in **Table 2**.

Step 2:

Address the Location Type

The appropriate device for a given problem is also a function of the location. Special consideration should be given when considering measures located on primary streets used by the Fire Department when responding to emergencies.

Table 3 indicates the location(s) where each type of traffic calming measure is applicable.

Step 3:

Address Other Constraints by Street Type

The third step in determining the most appropriate device is to consider how each device is compatible with the street classification, street grade, traffic volumes, posted speeds, and special roadway users. **Table 4** illustrates where each device is appropriate under certain conditions.

In general, roadway width is not a constraint for implementing physical measures. Speed lumps, speed tables, and raised crosswalks can be constructed across any reasonable roadway width. Traffic circles need to be sized relative to the space available but can typically be accommodated at any intersection.



Table 2: Safety Measures by Traffic-Related Concerns

Types of Measures		Types of Traffic-Related Concerns		
		Speeding	Traffic Volumes*	Collisions
Non-Physical Measures				
Non-Physical Measures	Targeted Speed Enforcement	●	▲	▲
	Speed Feedback Sign	●	▲	⊘
	Centerline/Edgeline Lane Striping	●	▲	⊘
	Signage	●	▲	▲
	Education	▲	▲	▲
Speed Control – Vertical Measures				
Speed Control – Vertical Measures	Speed Lump	●	▲	▲
	Speed Table	●	▲	▲
	Raised Crosswalk	●	▲	▲
Speed Control – Horizontal Measures				
Speed Control – Horizontal Measures	Traffic Circle	●	▲	●
	Roundabout (Single Lane)	●	▲	●
	Median with Horizontal Deflection	●	▲	●
	Slow Turn Wedges**	●	▲	●
	Hardened Centerlines/Rubber Speed Bumps**	●	▲	●
Speed Control – Narrowing Measures				
Speed Control – Narrowing Measures	Bulb-Out/Curb Extension	▲	⊘	●
	Two-Lane Choker	▲	⊘	●
	Median without Horizontal Deflection/Pedestrian Refuge Island	▲	⊘	●
	Street Trees	▲	⊘	⊘

● Strongly Appropriate ▲ Moderately Appropriate ⊘ Inappropriate

* Depends largely on availability of alternate routes

** More info available at: <https://www1.nyc.gov/html/dot/html/pedestrians/turn-calming.shtml>; <https://www1.nyc.gov/html/dot/downloads/pdf/left-turn-pedestrian-and-bicycle-crash-study.pdf>



Types of Measures	Types of Traffic-Related Concerns		
	Speeding	Traffic Volumes*	Collisions
Volume Control Measures			
Full Closure	▲	●	●
Half Closure	▲	●	●
Diagonal Diverter	▲	●	●
Forced-Turn Island	⊘	●	▲

● Strongly Appropriate ▲ Moderately Appropriate ⊘ Inappropriate

* Depends largely on availability of alternate routes

** More info available at: <https://www1.nyc.gov/html/dot/html/pedestrians/turn-calming.shtml>; <https://www1.nyc.gov/html/dot/downloads/pdf/left-turn-pedestrian-and-bicycle-crash-study.pdf>



Table 3: Applicability of Devices by Location Type

Types of Measures	Local Streets		Collectors*		Arterials	
	Mid-block	Intersection	Mid-block	Intersection	Mid-block	Intersection
Non-Physical Measures						
Targeted Speed Enforcement	●	●	●	●	●	●
Speed Feedback Sign	●	⊘	●	⊘	●	⊘
Centerline/Edgeline Lane Striping	●	⊘	●	⊘	●	⊘
Signage	●	●	●	●	●	●
Education	●	●	●	●	●	●
Speed Control – Vertical Measures**						
Speed Lump	●	⊘	▲	⊘	⊘	⊘
Speed Table	●	⊘	●	⊘	⊘	⊘
Raised Crosswalk	●	▲	●	▲	▲	▲
Speed Control – Horizontal Measures						
Traffic Circle	⊘	●	⊘	●	⊘	⊘
Roundabout (Single Lane)	⊘	▲	⊘	●	⊘	●
Median with Horizontal Deflection	●	▲	●	▲	▲	⊘
Slow Turn Wedges	⊘	▲	⊘	▲	⊘	⊘
Hardened Centerlines/Rubber Speed Bumps	⊘	▲	⊘	●	⊘	⊘
Speed Control – Narrowing Measures						
Bulb-Out/Curb Extension	⊘	●	⊘	●	⊘	●
Two-Lane Choker	●	⊘	●	⊘	⊘	⊘
Median without Horizontal Deflection/Pedestrian Refuge Island	●	●	●	●	●	●
Street Trees	●	⊘	●	⊘	●	⊘

● Strongly Appropriate ▲ Moderately Appropriate ⊘ Inappropriate

* Due to emergency response concerns

** Vertical measures may affect emergency response times. City staff and the Traffic Working Group will implement safety measures based on effectiveness and context of the facility being evaluated



Types of Measures	Local Streets		Collectors*		Arterials	
	Mid-block	Intersection	Mid-block	Intersection	Mid-block	Intersection
Volume Control Measures						
Full Closure	⊘	●	⊘	⊘	⊘	⊘
Half Closure	⊘	●	⊘	▲	⊘	⊘
Diagonal Diverter	⊘	●	⊘	⊘	⊘	⊘
Forced-Turn Island	⊘	▲	⊘	▲	⊘	▲

● Strongly Appropriate ▲ Moderately Appropriate ⊘ Inappropriate

* Due to emergency response concerns

** Vertical measures may affect emergency response times. City staff and the Traffic Working Group will implement safety measures based on effectiveness and context of the facility being evaluated



Table 4: Applicability of Devices by Street Type

Types of Measures	Street Types		
	Local Streets	Collectors	Arterials
Non-Physical Measures			
Targeted Speed Enforcement	No limitations with respect to ADT or speed		
Speed Feedback Sign			
Centerline/Edgeline Lane Striping			
Signage			
Education			
Speed Control – Vertical Measures			
Speed Lump	Speed Limit ≤ 25 MPH; Grade ≤ 8%		
Speed Table	Daily Entering Volume < 16,000; Speed Limit ≤ 35 MPH		
Raised Crosswalk*			
Speed Control – Horizontal Measures			
Traffic Circle	Daily Entering Volume < 10,000; Speed Limit ≤ 35 MPH		
Roundabout (Single Lane)	Daily Entering Volumes < 16,000; Speed Limit ≤ 45 MPH		
Median with Horizontal Deflection	No limitations with respect to ADT or speed		
Slow Turn Wedges			
Hardened Centerlines/Rubber Speed Bumps			
Speed Control – Narrowing Measures			
Bulb-Out/Curb Extension	ADT ≤ 20,000; Speed Limit ≤ 35 MPH		
Two-Lane Choker			
Median without Horizontal Deflection/Pedestrian Refuge Island			
Street Trees	No limitations with respect to ADT or speed, but sight lines must be preserved		

* Not appropriate for streets without curbs, gutters, or sidewalks.



Types of Measures	Street Types		
	Local Streets	Collectors	Arterials
Volume Control Measures			
Full Closure	Proper evaluation should be conducted to determine amount of diverted traffic to alternate routes		
Half Closure			
Diagonal Diverter			
Forced-Turn Island			

* Not appropriate for streets without curbs, gutters, or sidewalks.



Traffic Calming Toolbox

This section describes the “toolbox” of devices that are available to community members and Staff when developing a Neighborhood Traffic Management Plan. The “toolbox” contains different devices that address neighborhood traffic-related concerns such as speeding vehicles, high traffic volumes, cut-through traffic, or safety concerns. The devices vary in their ability to treat various traffic-related concerns.

The toolbox of neighborhood traffic management devices is grouped into same three categories as noted above:

1. Non-Physical devices
2. Speed Control devices (primarily speed, but they can impact volume)
 - i. Vertical devices
 - ii. Horizontal devices
3. Volume Control devices (primarily volume, but they can impact speed)

For each device in the toolbox, the following discussions are provided:

- Description of the measure
- Photograph and/or schematic
- List of advantages and disadvantages



Non-Physical Devices

Non-physical devices include any measure that does not require physical changes to the roadway. They are intended to increase drivers' awareness of surroundings and influence driver behavior without physical devices. Because these devices are not self-enforcing, they have limited effectiveness as stand-alone devices and should supplement physical devices.

This category includes the following devices:

- Targeted Speed Enforcement
- Speed Feedback Sign
- Centerline/Edgeline Lane Striping
- Signage
- Education

Targeted Speed Enforcement

Police can perform targeted enforcement at locations where speeding is common. Depending on Police Department resources, the targeted enforcement may be limited in duration. Targeted enforcement may also be used in conjunction with new traffic calming devices to help drivers become aware of the new restrictions.

Equity considerations should be carefully considered to determine if traffic enforcement is appropriate. Automated speed enforcement could be a potential alternative if allowed at the state and local level.

ADVANTAGES

- Inexpensive
- Does not physically slow emergency vehicles or buses
- Quick implementation

DISADVANTAGES

- Expensive to maintain an increased level of enforcement
- Effectiveness may be temporary
- Equity concerns given potential for profiling and higher impact to lower income communities



Speed Feedback Sign

Speed feedback signs measure each approaching vehicle's speed. Real-time speeds are relayed to drivers and flash when speeds exceed the limit. Speed feedback signs are typically mounted on or near speed limit signs and are most common in school zones. Speed feedback signs are also available as portable trailers.

ADVANTAGES

- Real-time speed feedback
- Does not physically slow emergency vehicles or buses
- Permanent installation or portable trailer
- Provides immediate feedback
- Speed and count data can be recorded

DISADVANTAGES

- Effectiveness may be temporary
- May require power sources or stop working if solar power is insufficient
- Only effective for one direction of travel
- Subject to vandalism



Source: Lakota Contracting



Centerline/Edgeline Lane Striping

Lane striping can be used to create formal bicycle lanes, parking lanes, or edge lines. As a traffic management measure, they are used to narrow the travel lanes for vehicles, thereby inducing drivers to lower their speeds. However, past evidence on speed reductions is inconclusive.

ADVANTAGES

- Inexpensive
- Can be used to create bicycle lanes or delineate on-street parking
- Does not slow emergency vehicles

DISADVANTAGES

- Has not been shown to significantly reduce travel speeds
- Requires regular maintenance



Signage

Signage that can be used as a traffic management measure include:

- Truck restriction signs
- "Cross traffic does not stop" signs
- Turn restrictions

Turn-movement restrictions involve the use of signs to prevent undesired turning movements without the use of physical devices. The restrictions may generally apply to turning movements in or out of a residential street to a larger street. The turn-movement restrictions may be permanent or only during peak commute hours.

ADVANTAGES

- Truck restrictions can reduce through traffic
- Truck restrictions can reduce cut-through traffic at specific time of day
- Does not slow emergency vehicles or buses
- Can increase safety at an intersection by prohibiting certain turning movements
- Low cost

DISADVANTAGES

- Turn restrictions require enforcement during time of restriction to be effective
- May divert a traffic problem to another street



Education

A variety of education strategies can be used to educate people on the safety risks associated with speeding. Changing driver behavior and attitudes will require increased public safety education. The following strategies can be employed by agencies as funding and Staff resources allow:

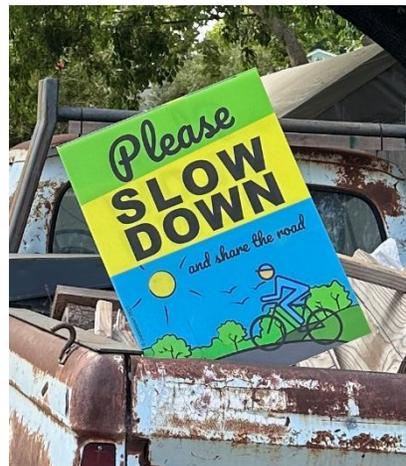
- **Brochure** – describe the Traffic Calming Program and process.
- **Traffic Safety newsletter (jurisdiction-wide and/or neighborhood specific)** – provide information on volumes, speeds, speeding fines (particularly in school zones), and average speeds; describe traffic concerns and recommendations; provide reminders of traffic laws and traffic safety tips for all modes.
- **Website** – have a designated page on the agency’s website to provide information on the Traffic Calming Program and the same information recommended for the newsletter.
- **Speed yard signs** – implement a public safety education campaign targeting safe speeds. Make yard signs available to the public for free. They should be brightly colored and include phrases like, “20 is plenty,” “Keep kids safe,” and “SLOW DOWN. Drive like you live here.”
- **Permanent roadside memorial signs at fatal crash locations** – install signs to commemorate the lives of loved ones lost. This could include flowers, photos, handmade signs, white bikes (for locations where a bicyclist was killed), and other displays.

ADVANTAGES

- Relatively inexpensive
- Can be implemented incrementally over time

DISADVANTAGES

- Staff time required to maintain these resources



City of Napa



Speed Control – Vertical Devices

Vertical deflection devices use variations in pavement height and alternative paving materials to physically reduce travel speeds. These devices are designed for travel speeds over the device of approximately 15 to 20 MPH depending on the device.

The vertical deflection devices in the toolbox include:

- Speed Lump
- Speed Table
- Raised Crosswalk

Speed Lump

Speed lumps are rounded raised areas placed across the road with two-wheel cut-outs designed to allow large vehicles, such as emergency vehicles and buses, to pass with minimal slowing. The design limits passenger cars and mid-size SUVs from fully passing through the cut-outs and requires travel over the lump.

They are slightly less than four inches high, typically parabolic in shape, and have a design speed of 15 to 20 MPH. They are usually constructed with a taper on each side to allow unimpeded drainage between the lump and curb. When placed on a street with rolled curbs or no curbs, bollards are placed at the ends of the speed lump to discourage vehicles from veering outside of the travel lane to avoid the device. A series of speed lumps are often needed to retain slower speeds over a longer distance.

ADVANTAGES

- Effective in reducing speeds
- Maintains repaid emergency response times
- Relatively easy for bicyclists to cross

DISADVANTAGES

- Maintenance can be challenging
- Vehicles with wide wheelbase can pass through the lump using wheel cut-outs
- Increased noise from vehicles accelerating



Speed Table

Speed tables are flat-topped speed humps approximately 22 feet long, which is typically long enough for the entire wheelbase of a passenger car to rest on top. Their long flat fields, plus ramps that are more gently sloped than speed lumps, give speed tables higher design speeds than lumps and thus may be more appropriate for streets with higher ambient speeds. Concrete is the preferred material. Stamped concrete can give the appearance of brick or other textured materials, which would improve the appearance of speed tables, draw attention to them, and may enhance safety and speed reduction.

ADVANTAGES

- Effective in reducing speeds, though not to the extent of speed lumps
- Maintenance is easier than speed lumps
- Slightly higher design speed compared to speed lumps – compatible with collector streets and on grades

DISADVANTAGES

- Increased noise from vehicles accelerating



Source: XFXL



Raised Crosswalk

Raised crosswalks are speed tables striped with crosswalk markings and signage to channelize pedestrian crossings, providing pedestrians with a level street crossing. Also, by raising the level of the crossing, pedestrians are more visible to approaching motorists. Stamped concrete can give the appearance of brick or other textured materials, which would improve the appearance of speed tables, draw attention to them, and may enhance safety and speed reduction.

ADVANTAGES

- Effective in reducing speeds, though not to the extent of speed lumps
- Maintenance is easier than speed lumps
- Improve safety for both vehicles and pedestrians

DISADVANTAGES

- Increased noise from vehicles accelerating
- Impact to drainage needs to be considered



Speed Control – Horizontal Devices

Horizontal deflection devices use raised islands to eliminate straight-line paths along roadways and through intersections.

The horizontal deflection devices in the toolbox include:

- Traffic Circle
- Roundabout (Single Lane)
- Hardened Centerlines/Rubber Speed Bumps
- Median with Horizontal Deflection
- Slow Turn Wedges

Traffic Circle

Traffic circles are raised islands, placed in intersections, around which traffic circulates. Stop signs can be used as traffic controls at the approaches of the traffic circle. Circles prevent drivers from speeding through intersections by impeding the straight-through movement and forcing drivers to slow down to yield. Depending upon the size of the intersection and circle, trucks may be permitted to turn left in front of the circle, and the agency can use mountable curbs if turn radii are a concern for emergency vehicles and/or trucks.

ADVANTAGES

- Very effective in moderating speeds and improving safety
- Can have positive aesthetic value

DISADVANTAGES

- If not designed properly, difficult for emergency vehicles or large trucks to travel around
- Must be designed so that the circulating traffic does not encroach on crosswalks
- Potential loss of on-street parking



Roundabout (Single Lane)

Like traffic circles, roundabouts require traffic to circulate counterclockwise around a center island. But unlike circles, roundabouts are used on higher volume streets to allocate right-of-way among competing movements. They are found primarily on collector streets, often substituting for traffic signals. They are larger than neighborhood traffic circles, have raised splitter islands to channel approaching traffic to the right, and do not have stop signs. Due to the large amount of required right-of-way and construction costs, roundabouts may be most appropriate for new developments or redevelopment areas.

ADVANTAGES

- Enhanced safety compared to a traffic signal or stop sign
- Minimizes queuing at approaches to the intersection
- Less expensive to operate than traffic signals
- Can have positive aesthetic value
- Shorter pedestrian crossing distance

DISADVANTAGES

- May require major reconstruction of an existing intersection
- Loss of on-street parking
- Continuous flow of traffic limits opportunity for pedestrians to cross (compared to signal)
- May present additional obstacles to visually impaired pedestrians



Medians with Horizontal Deflection

Medians are raised islands placed in the middle of the roadway around which traffic circulates. Medians do not always have horizontal deflection. To meet this definition, a median must extend into the travel lane to eliminate the straight-line path and force drivers to slow down to navigate the curve.

ADVANTAGES

- Effective in moderating speeds and improving safety
- Where pedestrian crossing activity is expected, can provide two-stage crossing opportunities
- Can have positive aesthetic value

DISADVANTAGES

- Can increase potential for fixed object collisions
- Potential loss of on-street parking



Slow Turn Wedges

Slow turn wedges use markings and flexible plastic posts to buffer pedestrians from traffic and shrink the area where they could get hit by a car.

ADVANTAGES

- Effective in reducing speeds and conflicts with pedestrians/bicyclists
- Discourages drivers from cutting corners and encourages following the proper path when making left turns
- Low cost

DISADVANTAGES

- Potentially limited to one-way streets
- Less durable than raised concrete islands



Source: NYC DOT



Hardened Centerlines/Rubber Speed Bumps

Hardened centerlines are bollards that prevent left-turners from crossing the centerlines to make a turn. Pedestrian islands can also accomplish the same goal if they are placed strategically, with the added benefit of being more durable and providing refuge for walkers.

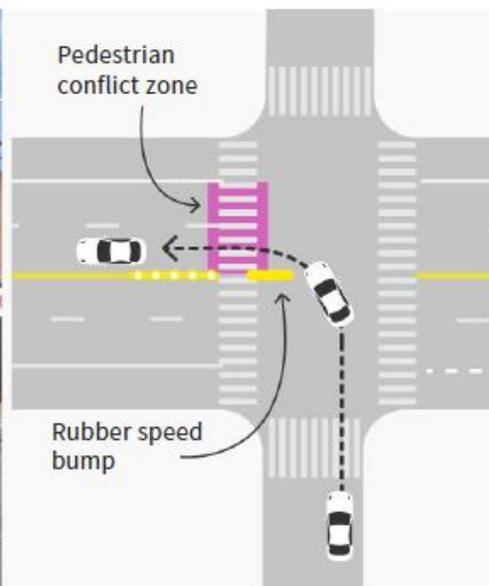
Rubber speed bumps are often used in conjunction with hardened centerlines and placed in an intersection. There are a variety of design configurations.

ADVANTAGES

- Effective in reducing speeds and conflicts with pedestrians/bicyclists
- Discourages drivers from cutting corners and encourages following the proper path when making left turns
- Low cost

DISADVANTAGES

- Less durable than raised concrete islands



Source: qz.com and NYC DOT



Speed Control – Vertical Devices

Narrowing devices use raised islands, curb extensions, and other treatments to narrow the travel lane for motorists. They are not as effective as vertical or horizontal devices but can still provide traffic calming.

The narrowing devices in the toolbox include:

- Bulb-Out/Curb Extension
- Two-Lane Choker
- Street Trees
- Median Without Horizontal Deflection/Pedestrian Refuge Island

Bulb-out/Curb Extension

Bulb-outs and curb extensions extend the sidewalk into the parking lane to narrow the roadway at intersections. Their effectiveness in calming traffic is limited by the absence of vertical or horizontal deflection, but they can still be beneficial. Bulb-outs can make intersections more pedestrian friendly by shortening the crossing distance and decreasing the curb radii, thus reducing turning vehicle speeds. Both of these effects increase pedestrian comfort and safety at the intersection.

ADVANTAGES

- Reduces pedestrian crossing distance and exposure to vehicles
- Through and left-turn movements are easily negotiable by larger vehicles
- Creates protected on-street parking bays
- Reduces speeds (especially right-turning vehicles)

DISADVANTAGES

- Effectiveness is limited by the absence of deflection
- May slow right-turning emergency vehicles
- Potential loss of on-street parking



Two-Lane Choker

Chokers are curb extensions at midblock that narrow a street. Chokers leave the street cross section with two lanes that are narrower than the normal cross section. Their effectiveness in calming traffic is limited by the absence of vertical or horizontal deflection, but they can still be beneficial.

ADVANTAGES

- Easily negotiable by emergency vehicles and buses
- Can have positive aesthetic value
- Reduces speeds

DISADVANTAGES

- Effect on vehicle speeds is limited by the absence of vertical or horizontal deflection
- May require bicyclists to briefly merge with vehicular traffic
- Potential loss of on-street parking
- Build-up of debris in gutter



Street Trees

Trees placed along streets can potentially help reduce motor vehicle speeds and collisions, though studies show mixed results. Streets lined with trees or with landscaped center medians can affect driver perception of lane width, called an “edge effect”. Street trees require irrigation in arid climates.

ADVANTAGES

- Low cost
- Positive aesthetic value and placemaking
- Reduces speeds, though studies are limited
- Environmental benefits like reduces flooding and carbon emissions
- Shade enhances pedestrian experience

DISADVANTAGES

- Requires maintenance



Source: University of Washington

Median Without Horizontal Deflection/Pedestrian Refuge Island

Medians are raised islands placed in the middle of the roadway around which traffic circulates. Medians without horizontal deflection do not extend into the travel lane, maintaining a straight-line path for drivers. While they are not as effective as medians with horizontal deflection, they can still be beneficial. They can act as pedestrian refuges, increasing pedestrian safety, and provide aesthetic benefits.

ADVANTAGES

- Can increase pedestrian safety
- Can have positive aesthetic value
- Reduces speeds

DISADVANTAGES

- Effect on vehicle speeds is limited by the absence of vertical or horizontal deflection
- Potential loss of on-street parking



Volume Control Devices

Diversion devices use raised islands and curb extensions to preclude particular vehicle movements, such as left turn or through movements, usually at an intersection.

The volume control devices in the toolbox include:

- Full Closure
- Half Closure
- Diagonal Diverter
- Forced-Turn Island

Full Closure

Full street closures are barriers placed across a street to close the street completely to through traffic, usually leaving only sidewalks or bicycle paths open. The barriers may consist of landscaped islands, walls, gates, side-by-side bollards, or any other obstructions that leave an opening smaller than the width of a passenger car. Emergency vehicles are accommodated via removable bollards or similar devices.

ADVANTAGES

- Very effective in reducing cut-through traffic volumes
- Able to maintain pedestrian and bicycle connectivity
- Can be designed to maintain access for emergency vehicles

DISADVANTAGES

- Causes circuitous routes for local residents
- Diverts traffic to another street



Half Closure

Half closures (or partial street closures) are barriers that block travel in one direction for a short distance on otherwise two-way streets. Partial closures are often used in sets to make travel through neighborhoods with “gridded” streets circuitous rather than direct.

ADVANTAGES

- Able to maintain two-way bicycle access
- Effective in reducing traffic volumes

DISADVANTAGES

- Causes circuitous routes for local residents
- May limit access to businesses
- Drivers can bypass the barrier
- Diverts traffic to another street



Source: FHWA Safety



Diagonal Diverter

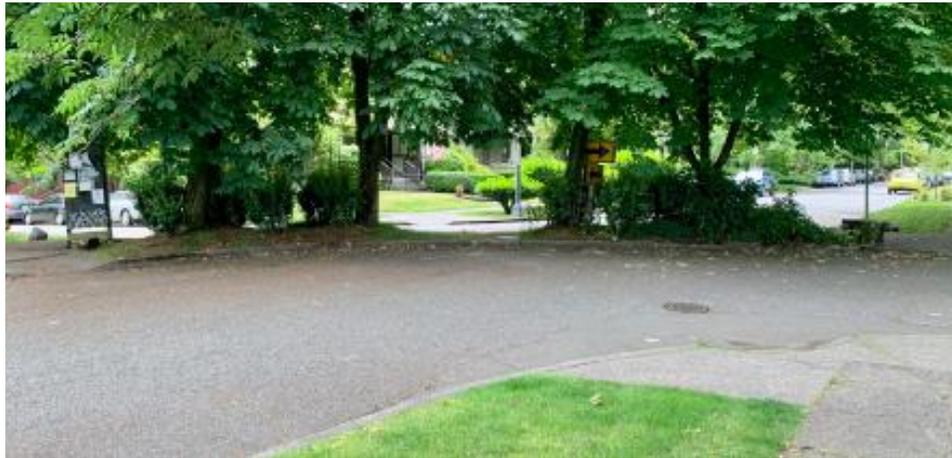
Diagonal diverters are barriers placed diagonally across an intersection, blocking through movement. Like half closures, diagonal diverters are usually staggered to create circuitous routes through neighborhoods.

ADVANTAGES

- Reduces traffic volumes
- Able to maintain full pedestrian and bicycle access

DISADVANTAGES

- Causes circuitous routes for local residents
- Delays for emergency services
- May require reconstruction of corner curbs



Forced-Turn Island

Forced-turn islands are raised islands that prohibit certain movements on approaches to an intersection.

ADVANTAGES

- Can improve safety at an intersection by prohibiting critical turning movements
- Effective in reducing traffic volumes

DISADVANTAGES

- If designed improperly, drivers can maneuver around the island to make an illegal movement
- May divert a traffic problem to a parallel street



Palo Alto, CA
Source: NACTO





City of American Canyon – Traffic Calming Program

STEVEN BROWN, TE, RSP1 | FEHR & PEERS

FEHR & PEERS

What is Traffic Calming?

Traffic calming is the combination of measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. (It) consists of physical design and other measures put in place on existing roads to reduce vehicle speeds and improve safety for pedestrians and cyclists.

SOURCE: US DOT

Existing Program

Traffic Calming Program For Residential, Minor Collector and Major Collector/Arterial Streets



Prepared for:



Adopted by City Council
November 1, 2011



943 Reserve Drive
Suite 100
Roseville, CA 95678
(916) 782-8688
fax (916) 782-8689

- Last program adopted in 2011
- “We ♥ Safe Streets” webpage



We ♥ Safe Streets - Traffic Calming Program

[Print](#) [Feedback](#) [Share & Bookmark](#) Font Size: [+](#) [-](#)

A Message From Our Team

Dear American Canyon Community,

Traffic calming and safety is a high priority for all of us. Through the City of American Canyon's [Traffic Calming Program](#), we aim to take a data-driven approach to focus infrastructure design, public education, and enforcement efforts around the goal of zero traffic fatalities or severe injuries. The [Program](#) provides a framework for the community to [submit concerns for problem areas to our Team](#) for evaluation, classifies the appropriate traffic calming measures to incorporate on our streets and roadways, and affords criteria to assess the magnitude of the need and probable effectiveness of an installation.

We will continue to build upon the Program's foundation through the vastly treasured spirit of American Canyon's community members, where everyone is welcome, and we come together to face challenges.

The collective safety of our roadways depends on the individual choices we all make. We encourage you to take the [We ♥ Safe Streets Pledge](#) and promote it to your family and neighbors.

As a community, each of us contributes to the success of ensuring American Canyon remains the best place to live, work, and play safely. On behalf of our Traffic Working Group, thank you for doing your part in creating a culture of safety in our community.

Existing Program

What is the Traffic Program?

- Systematic approach to treat neighborhood traffic-related issues in the City
- System to support the communities desires to “calm” neighborhood streets
- Petition-based



Traffic Concern Form

Traffic concerns can be reported directly to the City of American Canyon's Traffic Working Group by completing this form.

If you have an immediate safety concern please dial 9-1-1. The information received from this form is only monitored during regular business hours.

Traffic signal timing, missing signs, streetlight outages, potholes, roadway debris, and other maintenance concerns can be reported through [See Click Fix](#) or by calling (707) 647-4550.

What is the nature of your traffic concern? *

What time of the day have you observed this concern? *

Name of the street where you observed this concern? *

What is the nearest cross street? *

What direction were the pedestrian(s) or vehicle(s) of concern traveling?

Additional Information

Wants From the Traffic Program Update

- Tie to Existing Plans and Programs
- Streamlined process for approval from key stakeholders
- Toolbox categorized by functional classification

Development of the Traffic Calming Program

- Review of Best Practices
- Discussion with Traffic Working Group
- Update Traffic Calming Program
- **City Council Review/Approval**

Development of the Traffic Calming Program

- Prior Efforts to Build Upon
 - City of American Canyon Local Roadway Safety Plan (2022)
 - Berkeley SafeTREC Complete Streets Safety Assessment (2022)
 - NVTa Vision Zero Plan (2023)



Local Roadway Safety Plan

Final Document

City of American Canyon
August 16, 2022



Berkeley SafeTREC

SAFE TRANSPORTATION RESEARCH AND EDUCATION CENTER

PS 22021

City of American Canyon Complete Streets Safety Assessment

Draft Report:
Issues, Opportunities, and Suggested Strategies

ASSESSMENT TEAM

Bob Grandy, TE Fehr & Peers 345 California Street, Suite 450 San Francisco, CA 94104 (415) 348-0300 bgrandy@fhrandpeers.com	Karl McNickle Fehr & Peers 100 Pringle Avenue, Suite 600 Walnut Creek, CA 94596 (925) 930-7100 kmcnickle@fhrandpeers.com	Ashlee Takushi Fehr & Peers 100 Pringle Avenue, Suite 600 Walnut Creek, CA 94596 (925) 930-7100 atakushi@fhrandpeers.com
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September 2022

Disclaimer: as the Regents of the University of California. This report was produced in cooperation with the City of American Canyon. Funding for this program was provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration. Opinions, findings, and conclusions are those of the authors and not necessarily those of the University of California and/or the agencies supporting or contributing to this report. This report does not constitute a standard, specification, or regulation. The agency that is subject of this report is hereby granted a non-exclusive right to copy and distribute this report for its own or its stakeholders' non-commercial use. All other uses of this report require written permission from University of California, Berkeley- Safe Transportation Research and Education Center (SafeTREC) Program.

UNIVERSITY OF CALIFORNIA, BERKELEY
SAFE TRANSPORTATION RESEARCH AND EDUCATION CENTER (SafeTREC)

NVTa VISION ZERO PLAN

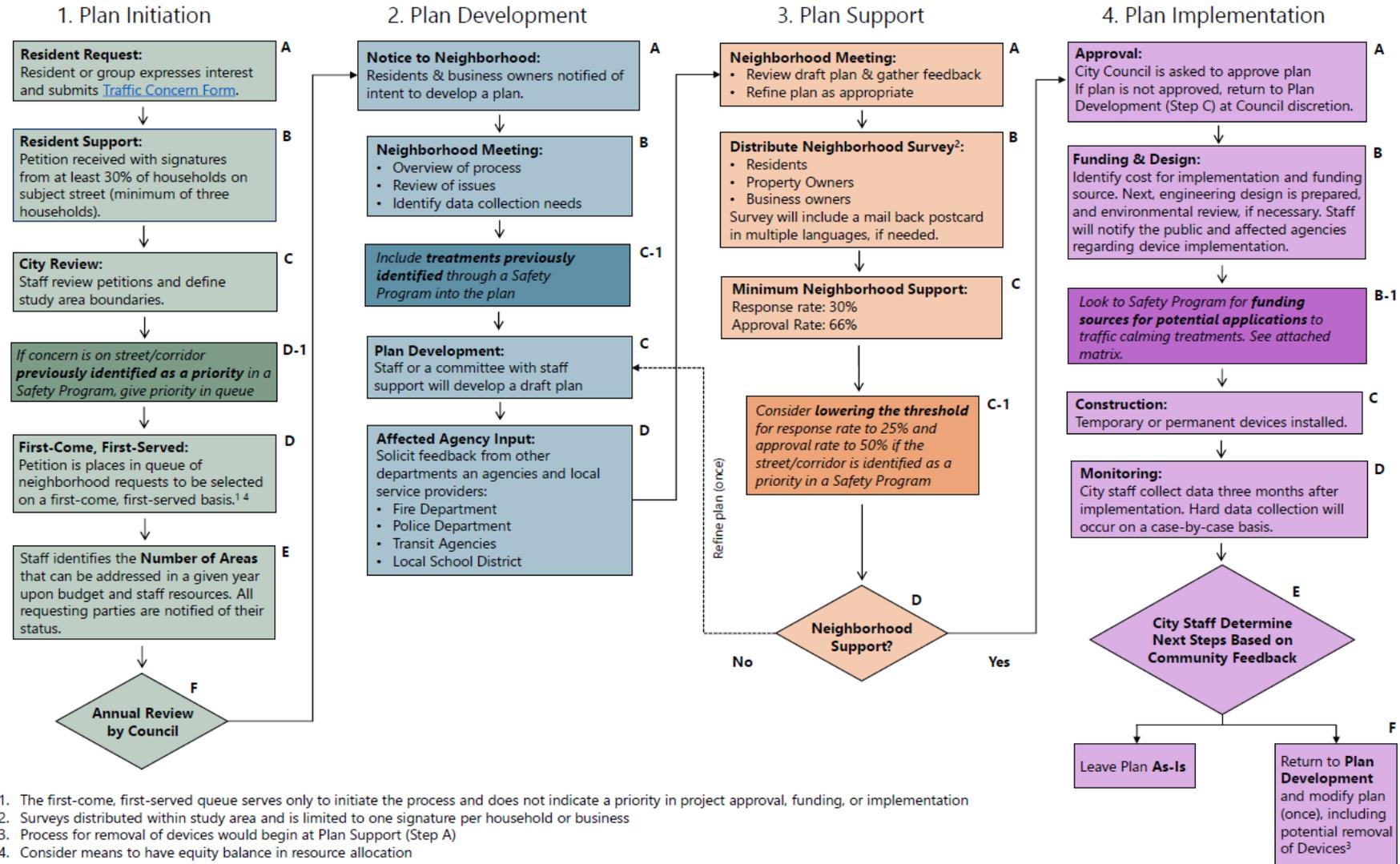
Two Main Components of a TCP

- Process
 1. Plan Initiation
 2. Plan Development
 3. Plan Support
 4. Plan Implementation
- Traffic Calming Toolbox
 - Traffic Calming Devices
 - Guidelines on when and where to implement devices

Process – Proposed Overview of American Canyon’s TCP Process

Figure 1: Traffic Calming Program Template

Darker Boxes Indicate Linkage to Safety Programs



Toolbox – Proposed Traffic Calming “Toolbox”

- Menu of commonly used traffic calming devices
- Devices vary in terms of effectiveness
 - Non-physical measures
 - Speed control
 - Vertical measures
 - Horizontal measures
 - Narrowing measures
 - Volume control

Toolbox – Proposed Traffic Calming “Toolbox”



Speed Feedback Sign



Traffic Circle



Forced-Turn Island

Toolbox – Proposed Traffic Calming “Toolbox”

Types of Measures	Local Streets		Collectors*		Arterials	
	Mid-block	Intersection	Mid-block	Intersection	Mid-block	Intersection
Non-Physical Measures						
Targeted Speed Enforcement	●	●	●	●	●	●
Speed Feedback Sign	●	⊘	●	⊘	●	⊘
Centerline/Edgeline Lane Striping	●	⊘	●	⊘	●	⊘
Signage	●	●	●	●	●	●
Education	●	●	●	●	●	●
Speed Control – Vertical Measures**						
Speed Lump	●	⊘	▲	⊘	⊘	⊘
Speed Table	●	⊘	●	⊘	⊘	⊘
Raised Crosswalk	●	▲	●	▲	▲	▲
Speed Control – Horizontal Measures						
Traffic Circle	⊘	●	⊘	●	⊘	⊘
Roundabout (Single Lane)	⊘	▲	⊘	●	⊘	●
Median with Horizontal Deflection	●	▲	●	▲	▲	⊘
Slow Turn Wedges	⊘	▲	⊘	▲	⊘	⊘
Hardened Centerlines/Rubber Speed Bumps	⊘	▲	⊘	●	⊘	⊘
Speed Control – Narrowing Measures						
Bulb-Out/Curb Extension	⊘	●	⊘	●	⊘	●
Two-Lane Choker	●	⊘	●	⊘	⊘	⊘
Median without Horizontal Deflection/Pedestrian Refuge Island	●	●	●	●	●	●
Street Trees	●	⊘	●	⊘	●	⊘
Volume Control Measures						
Full Closure	⊘	●	⊘	⊘	⊘	⊘
Half Closure	⊘	●	⊘	▲	⊘	⊘
Diagonal Diverter	⊘	●	⊘	⊘	⊘	⊘
Forced-Turn Island	⊘	▲	⊘	▲	⊘	▲

● Strongly Appropriate ▲ Moderately Appropriate ⊘ Inappropriate

* Due to emergency response concerns

** Vertical measures may affect emergency response times. City staff and the Traffic Working Group will implement safety measures based on effectiveness and context of the facility being evaluated

Toolbox – Proposed Traffic Calming “Toolbox”

Types of Measures	Street Types		
	Local Streets	Collectors	Arterials
Non-Physical Measures			
Targeted Speed Enforcement	No limitations with respect to ADT or speed		
Speed Feedback Sign			
Centerline/Edgeline Lane Striping			
Signage			
Education			
Speed Control – Vertical Measures			
Speed Lump	Speed Limit ≤ 25 MPH; Grade ≤ 8%		
Speed Table	Daily Entering Volume < 16,000; Speed Limit ≤ 35 MPH		
Raised Crosswalk*			
Speed Control – Horizontal Measures			
Traffic Circle	Daily Entering Volume < 10,000; Speed Limit ≤ 35 MPH		
Roundabout (Single Lane)	Daily Entering Volumes < 16,000; Speed Limit ≤ 45 MPH		
Median with Horizontal Deflection	No limitations with respect to ADT or speed		
Slow Turn Wedges			
Hardened Centerlines/Rubber Speed Bumps			
Speed Control – Narrowing Measures			
Bulb-Out/Curb Extension	ADT ≤ 20,000; Speed Limit ≤ 35 MPH		
Two-Lane Choker			
Median without Horizontal Deflection/Pedestrian Refuge Island	No limitations with respect to ADT or speed, but sight lines must be preserved		
Street Trees			
Volume Control Measures			
Full Closure	Proper evaluation should be conducted to determine amount of diverted traffic to alternate routes		
Half Closure			
Diagonal Diverter			
Forced-Turn Island			

* Not appropriate for streets without curbs, gutters, or sidewalks.

Benefits of New Program

- Ties concerns to locations identified in previous efforts
- Identifies federal, state, regional, and local funding sources for implementation funding
- Allows for a more streamlined distribution of funding and staff resources



TITLE

2024 Water Supply and Demand Update

RECOMMENDATION

Receive and file a report on water supply and demand in the City of American Canyon Water Service Area.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Dominic Patrick, Water Systems Manager

BACKGROUND & ANALYSIS

The State Water Project (SWP) is a critical resource for 29 public agencies that serve water to 27 million Californians, including American Canyon. The main source for the City's water supply is the SWP, which is operated by Department of Water Resources (DWR).

Raw SWP Water is delivered from the Sacramento-San Joaquin Delta (Delta) and conveyed approximate 27 miles through the North Bay Aqueduct (NBA) system to American Canyon's Water Treatment Plant (WTP). American Canyon is contracted to receive 5,200-acre feet per year (AFPY) in SWP Water (Table "A"). The actual amount of SWP Water available to American Canyon varies each year due to hydraulic conditions and environmental/regulatory requirements.

Sources of Water

On April 2, 2024, DWR reported snow survey results indicated 64 inches of snow depth, snow water equivalent to 27.5 inches which is 113% of average. As of April 20, 2024, 15 of 17 major reservoirs in California are over 100% of average level (Attachment 1)

In 2024, American Canyon will receive 65% of its Table A allocation (Attachment 2)

In addition, American Canyon has 2,600 AF of "Article 56 Carryover Water". (Water not used by the end of the year is "carried over" to the following year.)

American Canyon also has 500 AFPY of Vallejo Permit Water ("non-project" raw water also delivered through the NBA).

Lastly, when the Delta is in "excess outflow conditions", American Canyon is eligible for "Article 21 Water". (Article 21 Water is excess "project water" available from the NBA depending on deliveries, allocations, operations, reservoir storage and snow surveys.)

American Canyon’s total available water supply year to date is 6,779-acre feet (AF). The City's total allocations include:

Water Classification	Amount
Table A	3,380 Acre-feet
Article 56 Carryover	2,600 Acre-feet
Vallejo Permit	500 Acre-feet
Article 21	299 Acre-feet

Forecasted Demands

The City's water demands last year January-March 2023 was an estimated 464 AF. Current data reflects customer consumption is consistent at 462 AF, January-March 2024. Historical water demand since 2019 has ranged from 2,064 to 2,884 AFY as shown below:

Year	Volume
2019	2,603 Acre-feet
2020	2,884 Acre-feet
2021	2,795 Acre-feet
2022	2,609 Acre-feet
2023	2,064 Acre-feet

Our current water supply at 6,779 AF exceeds the highest demand from the last 5 years.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

Providing the Water Demand and Supply Report is not a "project" under the California Environmental Quality Act ("CEQA"). Further, the item is categorically exempt from CEQA review as an action by an agency for the protection of natural resources (pursuant to CEQA Guidelines section 15307) and for the protection of the environment (pursuant to CEQA Guidelines section 15308).

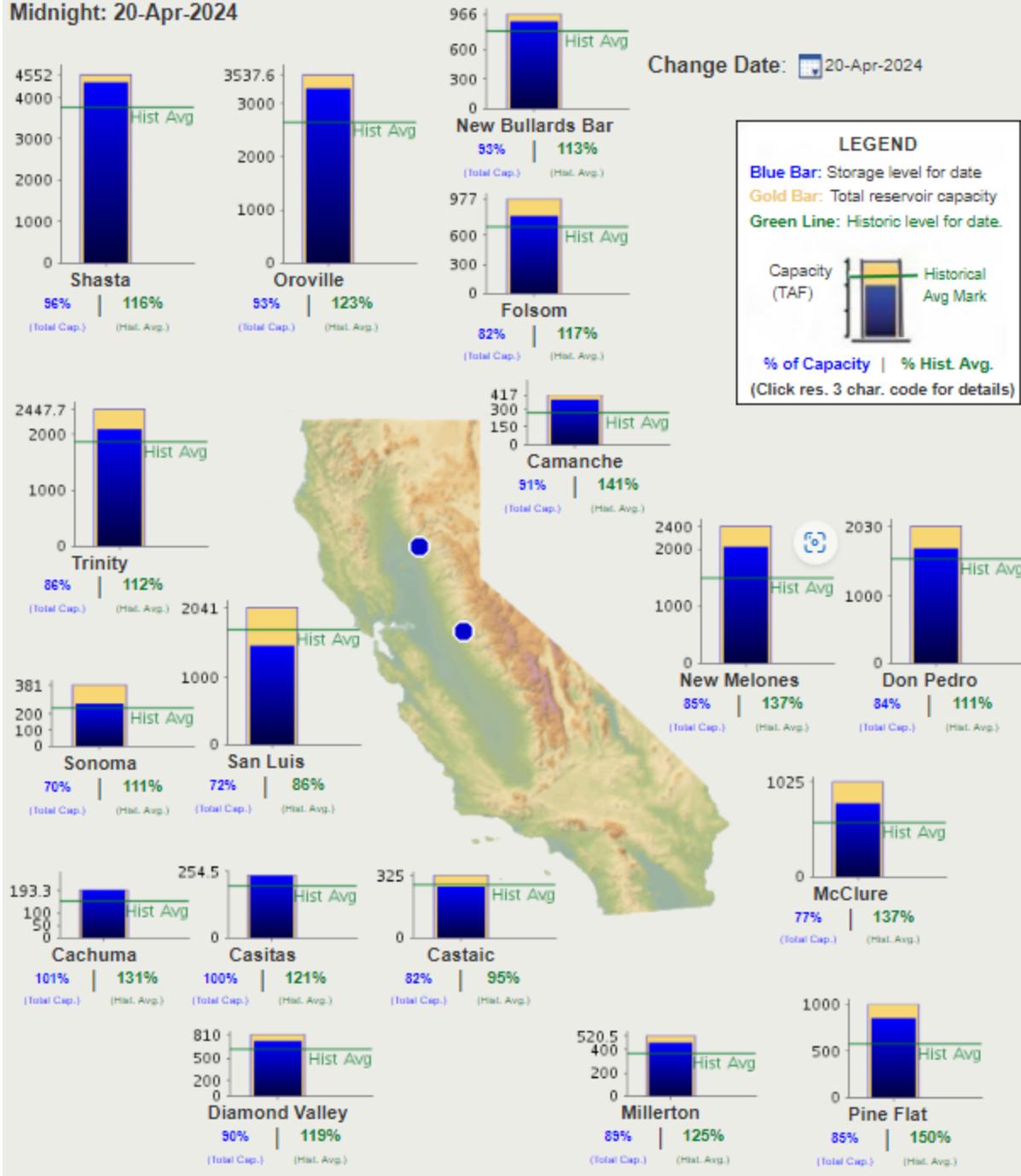
ATTACHMENTS:

1. Major Reservoirs Levels in California
2. 2024 State Water Project Allocation

CURRENT CONDITIONS: MAJOR WATER SUPPLY RESERVOIRS:20-APR-2024

Midnight: 20-Apr-2024

Change Date: 20-Apr-2024



NOTICE TO STATE WATER PROJECT CONTRACTORS**Date: April 23, 2024****Number: 24-04****Subject: Increase of State Water Project 2024 Allocation to 40 Percent**

From: John Yarbrough
John Yarbrough
Acting Deputy Director, State Water Project
Department of Water Resources

With continued accumulation of precipitation and snowpack through the winter and early spring, 2024 water supply and snowpack conditions throughout California remain around historical averages. After considering the updated improved water supply forecast along with an estimate of increased summer export capabilities, the Department of Water Resources (DWR) is increasing the State Water Project (SWP) allocation from 30 to 40 percent of SWP contractors' requested Table A amounts for 2024 for most contractors, as shown in Attachment A – 2024 SWP Allocation, updated April 23, 2024.

Although water year 2024 is currently classified as an Above Normal year, the ability to move water supply south through the system this spring continues to be impacted by the presence of threatened and endangered fish species near SWP pumping facilities in the south Delta. The presence of these fish species has triggered state and federal regulations that significantly reduce the pumping from the Delta into the California Aqueduct, which limits the SWP's ability to move and store water in San Luis Reservoir. This reduced pumping is expected to continue into late spring. The SWP is prepared to increase pumping as soon as the fishery conditions and state and federal operating permits allow.

To determine the available SWP water supplies, DWR considers several factors including SWP contractors' 2023 carryover supplies into 2024, projected 2024 demands, existing storage in SWP conservation facilities, estimates of future runoff, SWP operational and regulatory requirements under the Federal Endangered Species Act and California Endangered Species Act, and water rights obligations under the

State Water Resources Control Board's authority. This allocation increase takes into account snow survey measurements and data through April 1 as reflected in the runoff forecasts outlined in Bulletin 120. DWR may revise the SWP allocation if hydrologic conditions change.

To schedule SWP water deliveries under this allocation, DWR will develop the 40-percent water delivery schedules by prorating schedules submitted by SWP contractors in October 2023 (as part of initial requests) or as revised with any subsequent updates. If a contractor foresees any changes to their water delivery schedule, please communicate such changes to DWR in a timely manner.

If you have any questions or need additional information, please contact Molly White, Assistant Division Manager, Water Management, SWP Division of Operations and Maintenance, at (916) 574-2722.

Attachment A: 2024 SWP Allocation, updated April 23, 2024

Attachment A
2024 STATE WATER PROJECT ALLOCATION
Updated
April 23, 2024

SWP Contractors	Maximum Table A Amount (Acre-Feet)	Initial Table A Request Amount (Acre-Feet)	Approved Table A Allocation (Acre-Feet)	Approved Allocation as a Percentage of Initial Request
	(1)	(2)	(3)	(4) = (3)/(2)
<u>FEATHER RIVER</u>				
County of Butte	27,500	27,500	19,250	70%
Plumas County FC&WCD	2,700	2,700	1,080	40%
City of Yuba City	9,600	9,600	6,240	65%
Subtotal	39,800	39,800	26,570	
<u>NORTH BAY</u>				
Napa County FC&WCD	29,025	29,025	18,867	65%
Solano County WA	47,756	47,756	31,042	65%
Subtotal	76,781	76,781	49,909	
<u>SOUTH BAY</u>				
Alameda County FC&WCD, Zone 7	80,619	80,619	32,248	40%
Alameda County WD	42,000	42,000	16,800	40%
Santa Clara Valley WD	100,000	100,000	40,000	40%
Subtotal	222,619	222,619	89,048	
<u>SAN JOAQUIN VALLEY</u>				
Oak Flat WD	5,700	5,700	2,280	40%
County of Kings	9,305	9,305	3,722	40%
Dudley Ridge WD	41,350	41,350	16,540	40%
Empire West Side ID	3,000	3,000	1,200	40%
Kern County WA	982,730	982,730	393,092	40%
Tulare Lake Basin WSD	87,471	87,471	34,989	40%
Subtotal	1,129,556	1,129,556	451,823	
<u>CENTRAL COASTAL</u>				
San Luis Obispo County FC&WCD	25,000	25,000	10,000	40%
Santa Barbara County FC&WCD	45,486	45,486	18,195	40%
Subtotal	70,486	70,486	28,195	
<u>SOUTHERN CALIFORNIA</u>				
Antelope Valley-East Kern WA	144,844	144,844	57,938	40%
Santa Clarita Valley WA	95,200	95,200	38,080	40%
Coachella Valley WD	138,350	138,350	55,340	40%
Crestline-Lake Arrowhead WA	5,800	5,800	2,320	40%
Desert WA	55,750	55,750	22,300	40%
Little Rock Creek ID	2,300	2,300	920	40%
Metropolitan WDSC	1,911,500	1,911,500	764,600	40%
Mojave WA	89,800	89,800	35,920	40%
Palmdale WD	21,300	21,300	8,520	40%
San Bernardino Valley MWD	102,600	102,600	41,040	40%
San Gabriel Valley MWD	28,800	28,800	11,520	40%
San Geronio Pass WA	17,300	17,300	6,920	40%
Ventura County WPD	20,000	20,000	8,000	40%
Subtotal	2,633,544	2,633,544	1,053,418	
TOTAL	4,172,786	4,172,786	1,698,963	~40%



City Council Committee Report

Submitted by: * Councilmember Mark Joseph

Council Meeting Date: 05/07/2024

Event Date: 2024-04-17 Event Type: Committee Report

Event Title: * Napa Valley Transportation Authority (NVTA)

- Event Report:
- Received our quarterly project update (see attached)
 - Heard an update on the Agency's Performance Metrics--this is an effort to quantify the various elements of our transportation programs (Equity, Safety, Congestion Relief, Economic and Environmental Sustainability; and Maintenance). Overall, we're doing ok and Covid played a big role in hurting our results. For me, the fact that NVTA is measuring its outcomes is the important point. Over time, we'll get better, and now we can prove it!
 - Confirmed that AmCan will receive \$1.3 million for capital projects, thanks to our successful Housing Element (last cycle).
 - Received a summary of new polling for Measure U; bottom line, it is still rated highly by the community (70+%), but it is vulnerable to negative campaigning. The PowerPoint is attached.
 - Related to this, all six jurisdictions supported Measure U's expenditure plan, almost entirely by unanimous votes!

File/Photo Upload	File Name	Size
	Project Updates April 2024.pdf	2.32MB
	24-9194- Supplemental Information by Region.pdf	156.8KB
	EMC Research Presentation - 3-24.pdf	409.49KB

Max file size for all uploads is 25 MB

Event Date: 2024-05-01 Event Type: Committee Report

Event Title: * Bay Adapt Local Electeds Regional Task Force meeting

- Event Report:
- This is the ad hoc advisory body to BCDC and its mandate to develop guidelines to address Sea Level Rise (SLR). I met remotely.
 - I provided an update on our Eco-Center and Wetlands Restoration Plan
 - Heard an update on the project--under SB272, BCDC needs to provide standards and guidelines to address SLR by the end of this year.
 - Local jurisdictions need to develop our plans by 2034 (preferably well sooner than that!), and SB1 (unrelated to Road funding) provides grants to Cities to help with this effort. Also, BCDC will help.
 - This is something we need to begin talking about internally. Our Wetlands Restoration Plan may give us a small foot up over other jurisdictions, but we probably have a lot more work ahead of us!
 - Lastly, we heard from two agencies that are already working on this--San Mateo and Marin Counties. In general, the key is good collaboration among the jurisdictions, and giving yourself about 10 years to work things out!

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Event Date: Event Type: Community Event

Event Title: * Kiwanis Activities

- Event Report:**
- Helped with the monthly Food Distribution: 114 boxes of food was handed out, and we ran out for the third month in a row!
 - Zoom meeting about installing new playground equipment at the Boys & Girls Club--probably around mid-July. This will be a joint effort between two Kiwanis Clubs (us and one of the Napa Clubs).
 - General Membership Meeting was held in Room 5 of Napa Junction Community Center--a great turnout, perhaps because we heard a presentation from a local student who went to Carnegie Hall (and we helped sponsor) to sing in a chorus group (Voena, not ACHS Choir!)

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Event Date: **Event Type** Community Event

Event Title: * American Canyon Arts Foundation

- Event Report:**
- Attended the Napa County Arts & Culture Commission. ACAF is requesting a \$7500 grant to produce cultural programs and a new performing event: ParkFest! The Commission recommended full funding!
 - Held our monthly Open Mic in Room 5. Smaller turnout this month, but we picked up two new members and two more monthly sponsors! Only \$100/month, and we'll throw in a free membership!
 - Attended the High School show: Legally Blonde, along with a few ACAF members. It was a great show!
 - Attended the semi-annual TBID meeting, mainly to request funding for Juneteenth. Worked out great--the Board recommended giving both proposals (our Juneteenth and the Reindeer Run) equal amounts. Also heard the Visit Napa Valley update.

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Event Date: **Event Type** Community Event

Event Title: * Community Events and Activities

- Event Report:**
- Attended the School District's Town Hall meeting relating to one of their teachers being arrested for sexual assault. The meeting was well attended, you knew some of the parents were upset, but everyone was civil and good information was provided. There was some concerns raised about making the arrest on campus, but the Chief handled it well.
 - Attended the Earth Day festivities at Wetlands Edge Park. ACAF had a booth and did leaf printing. Other vendors were there as well. This is one of two combination events at Wetlands; the other is in October, as part of ACAF's pumpkin path program.
 - Proud to be at the Annual Volunteer Recognition Ball, held at DoubleTree. The event was much better than last year, and we can still do better. ***Congratulations to Kristin Einberger, our 2024 Gateway Award Winner!!!***

File/Photo Upload Max file size for all uploads is 25 MB

Top Components By Region

% Rating as Total Important	Overall	City of Napa (56%)	American Canyon (15%)	Calistoga/ St Helena/ Yountville (10%)	Unincorp. (19%)
Repair roads and fix potholes	91%	90%	95%	91%	91%
Improve highways to reduce traffic congestion	71%	68%	85%	75%	69%
Reduce traffic congestion	69%	65%	86%	65%	69%
Redesign the intersection of Highway 29 and 12 and Airport Boulevard to reduce traffic congestion, increase safety, and improve evacuation routes	69%	68%	82%	65%	61%
Improve safety on routes to school for children and families	68%	68%	76%	63%	67%
Make biking and walking safer	66%	63%	71%	74%	67%
Redesign Highway 29 through American Canyon to improve traffic flow, increase safety, and enhance evacuation routes	66%	63%	92%	56%	60%
Improve evacuation routes	64%	63%	76%	61%	60%
Make transit more affordable for veterans, seniors, students, and people with disabilities	58%	55%	76%	66%	51%
Reduce greenhouse gas emissions	57%	58%	58%	64%	49%
Improve public transit service throughout the county	50%	46%	61%	64%	47%
Redesign the intersection of Silverado Trail, Coombsville Road, 3rd St, and East Ave to improve traffic flow, increase safety, and enhance evacuation routes	48%	49%	47%	43%	47%

Napa Jct Road



Napa County Transportation Sales Tax Feasibility Survey Summary Presentation

Presented to NVTA Board 4/17/24²²⁷

Methodology

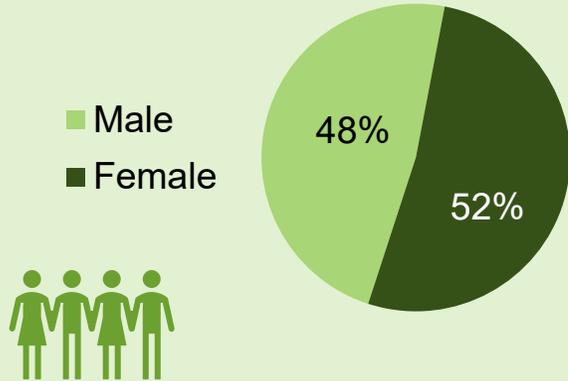
- ▶ Hybrid Email- and Text-to-Web/ live telephone survey of likely November 2024 voters
- ▶ Survey conducted March 10-17, 2024
- ▶ 600 interviews; overall margin of error ± 4.0 percentage points
- ▶ Interviews were conducted in English and Spanish by trained, professional interviewers; landlines and mobile phones included
- ▶ Where applicable, results compared with the following:

Methodology	Dates	Universe	Sample Size	Margin of Error	EMC #
Mixed Mode	June 14-21, 2023	Likely Nov. 2024 Voters	600	± 4.0 percentage points	23-8918

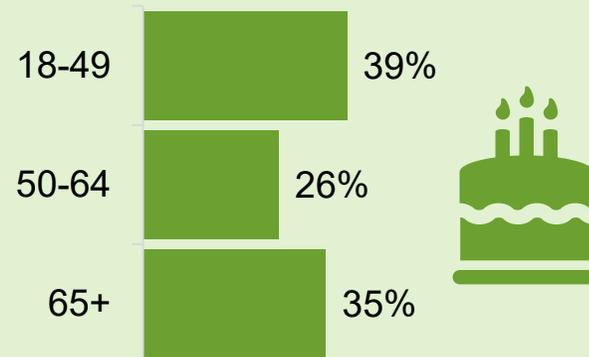
Please note that due to rounding, some percentages may not add up to exactly 100%.

Demographic Profile of Respondents

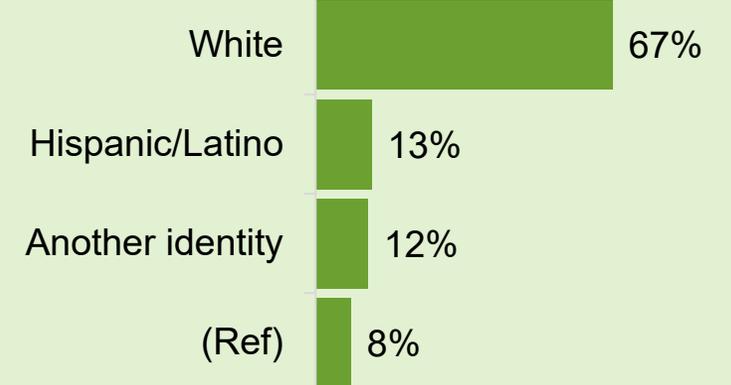
Gender



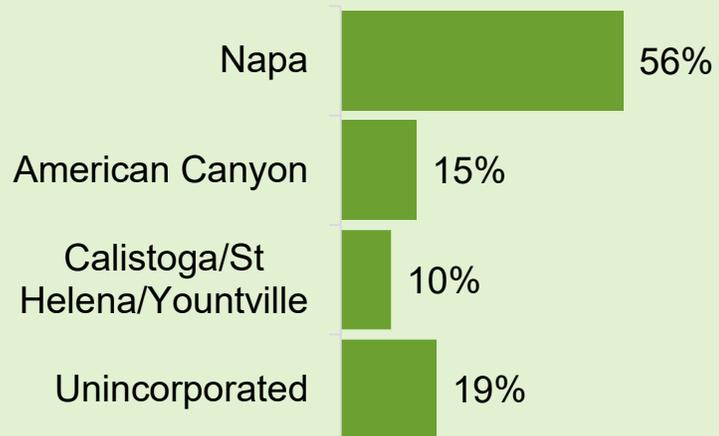
Age



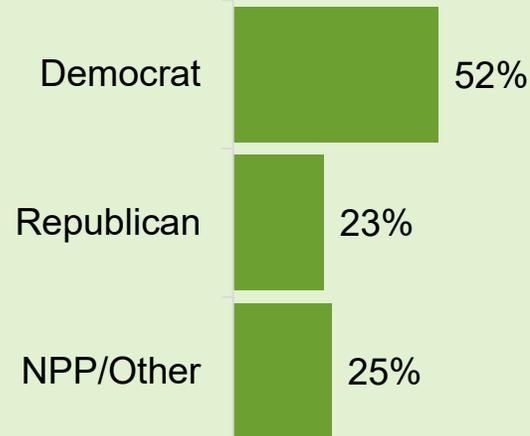
Ethnicity



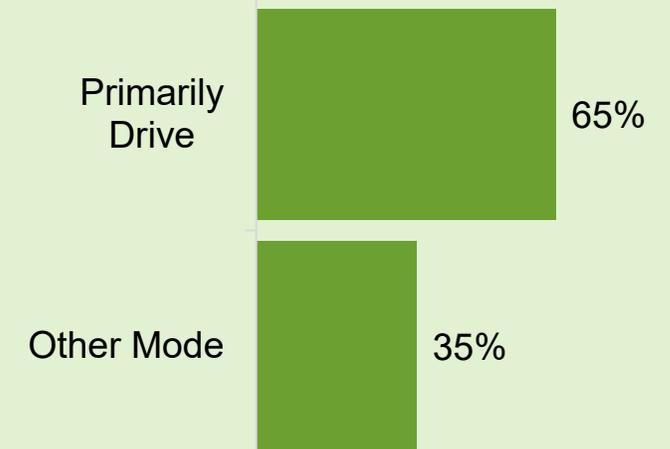
City



Party Registration



Primary Transit Mode

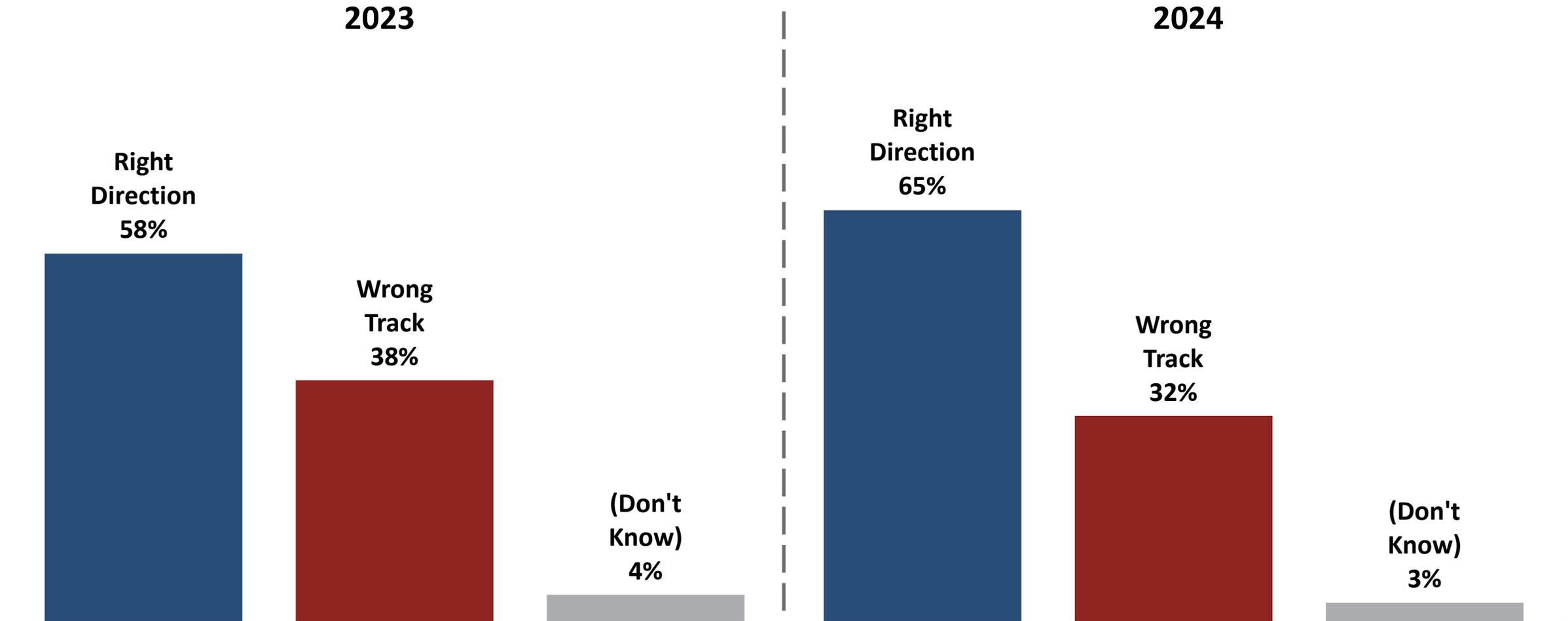


Key Findings

- ▶ Voters in Napa County generally feel things are going well in the area, and express strong support for continuing to pay taxes for high-quality roads and traffic congestion reduction.
- ▶ Four-in-five voters say they would vote to approve a transportation sales tax renewal for the County.
 - ▶ City of Napa voters are just as likely to support the measure as those outside the city, even when informed about a potential city sales tax measure that may be on the same ballot.
- ▶ Voters continue to prioritize the importance of pothole and road repairs, traffic congestion relief, and pedestrian and cyclist safety improvements.
- ▶ Emphasizing that the measure will not increase taxes will be a critical point, as well as accountability components and the access it will provide to matching funds.
- ▶ Consistent with prior polling, the renewal measure shows vulnerability to negative messaging around the duration and borrowing mechanism of the proposed measure.

Right Direction/Wrong Track Over Time

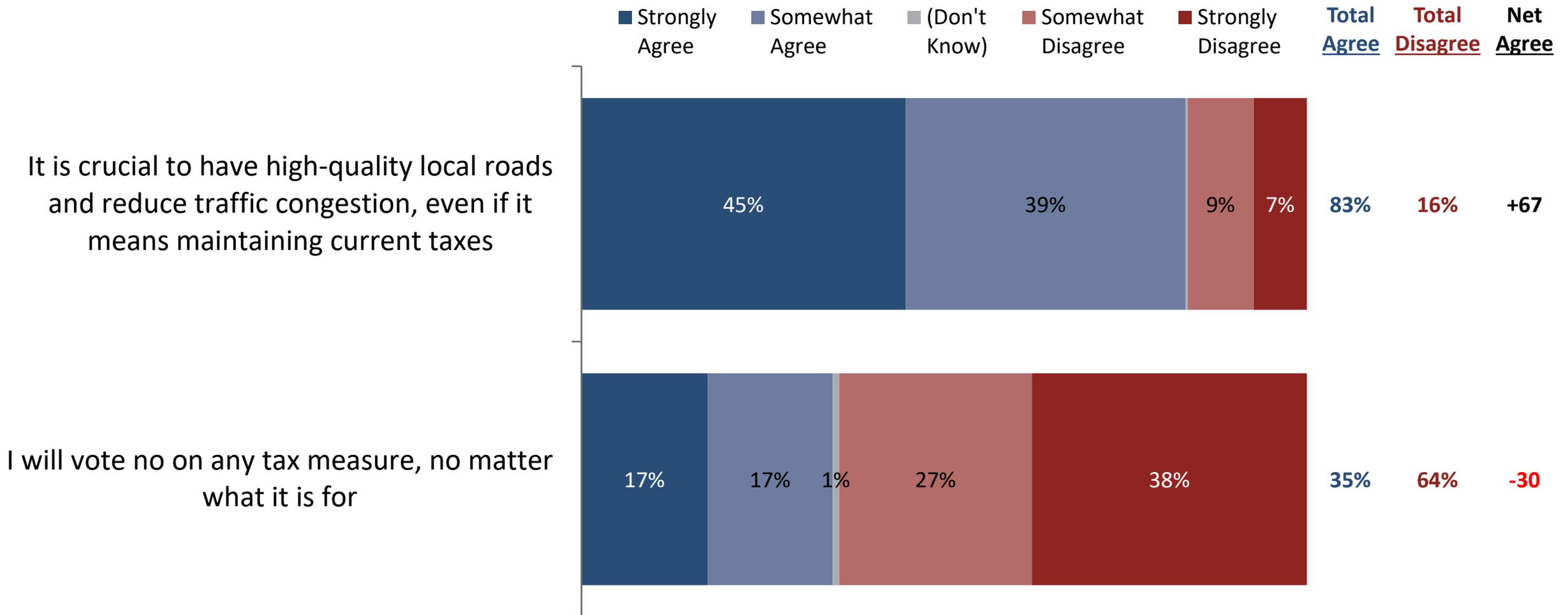
Voters today are more optimistic about the direction of Napa County than they were in prior polling.



Q3. Do you feel that things in Napa County are generally going in the right direction or do you feel things are pretty seriously off on the wrong track?

Tax Attitudes

*The vast majority of voters agree that quality roads and transit are important, even if it means maintaining current taxes.
Just a third of voters say they'd oppose any tax measure.*

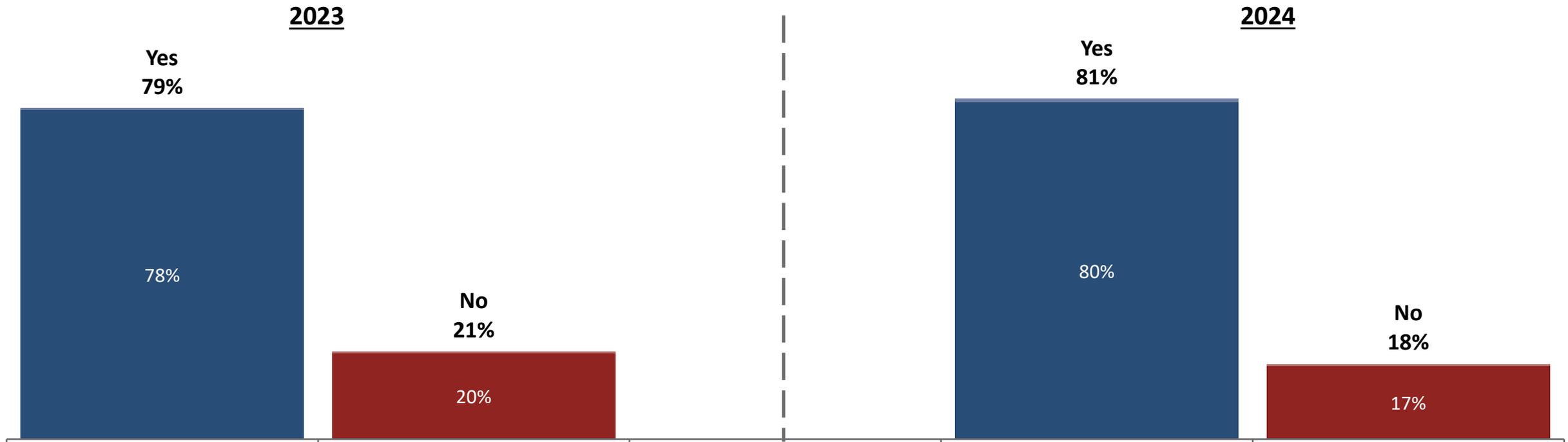


Q19-20. Please tell me whether you strongly agree, somewhat agree, somewhat disagree, or strongly disagree with each of the following statements.

Initial Vote: Transportation Sales Tax

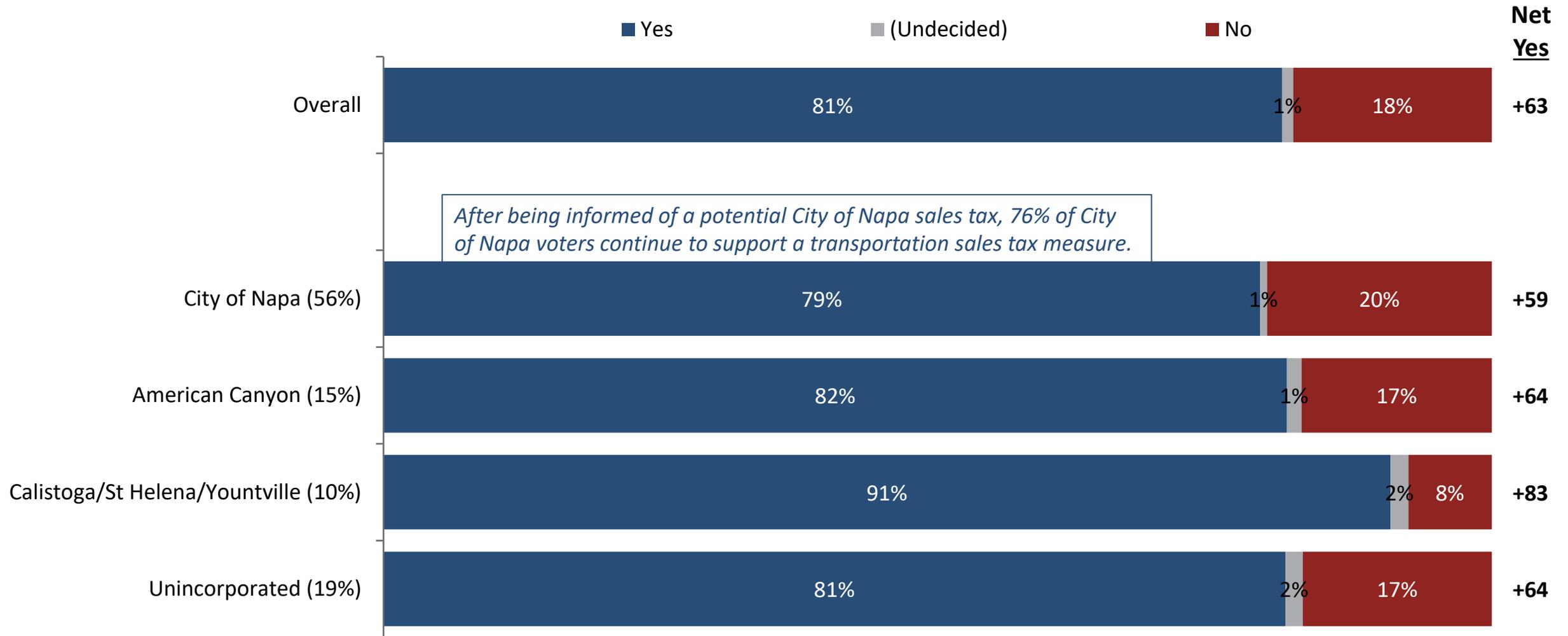
Voters continue to overwhelmingly support a transportation sales tax renewal in Napa County.

Without raising taxes, shall the Napa Valley Transportation Authority implement an updated Transportation Expenditure Plan to repair roads and improve highways; fix potholes; reduce traffic congestion; improve evacuation routes; make transit more affordable for veterans, seniors, students, and people with disabilities; and make biking and walking safer; by continuing its ½ cent transportation sales tax with no increase, providing \$25,000,000 annually for 30 years, with citizen oversight, and all funds dedicated to serving transportation needs in Napa County?



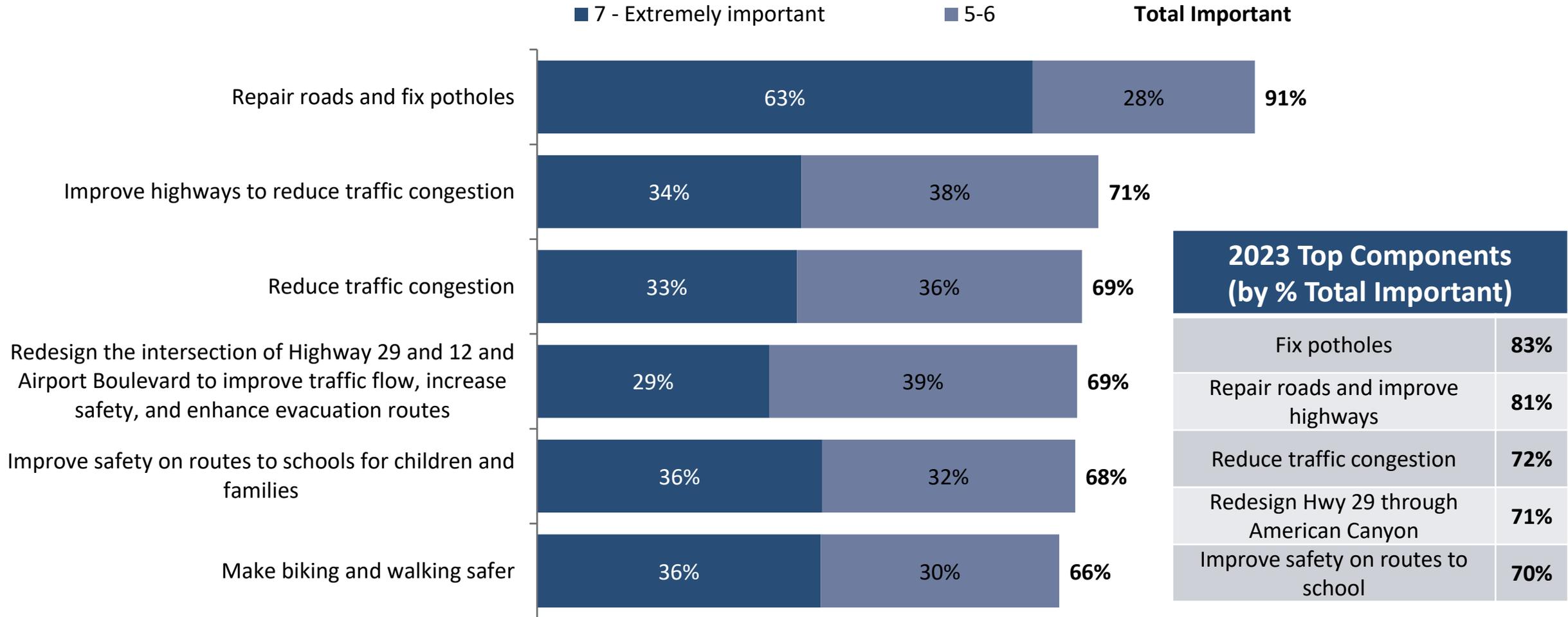
Initial Vote: Transportation Sales Tax by Subgroups

Strong majorities of voters across the County vote to approve the transportation sales tax measure.



Top Measure Components

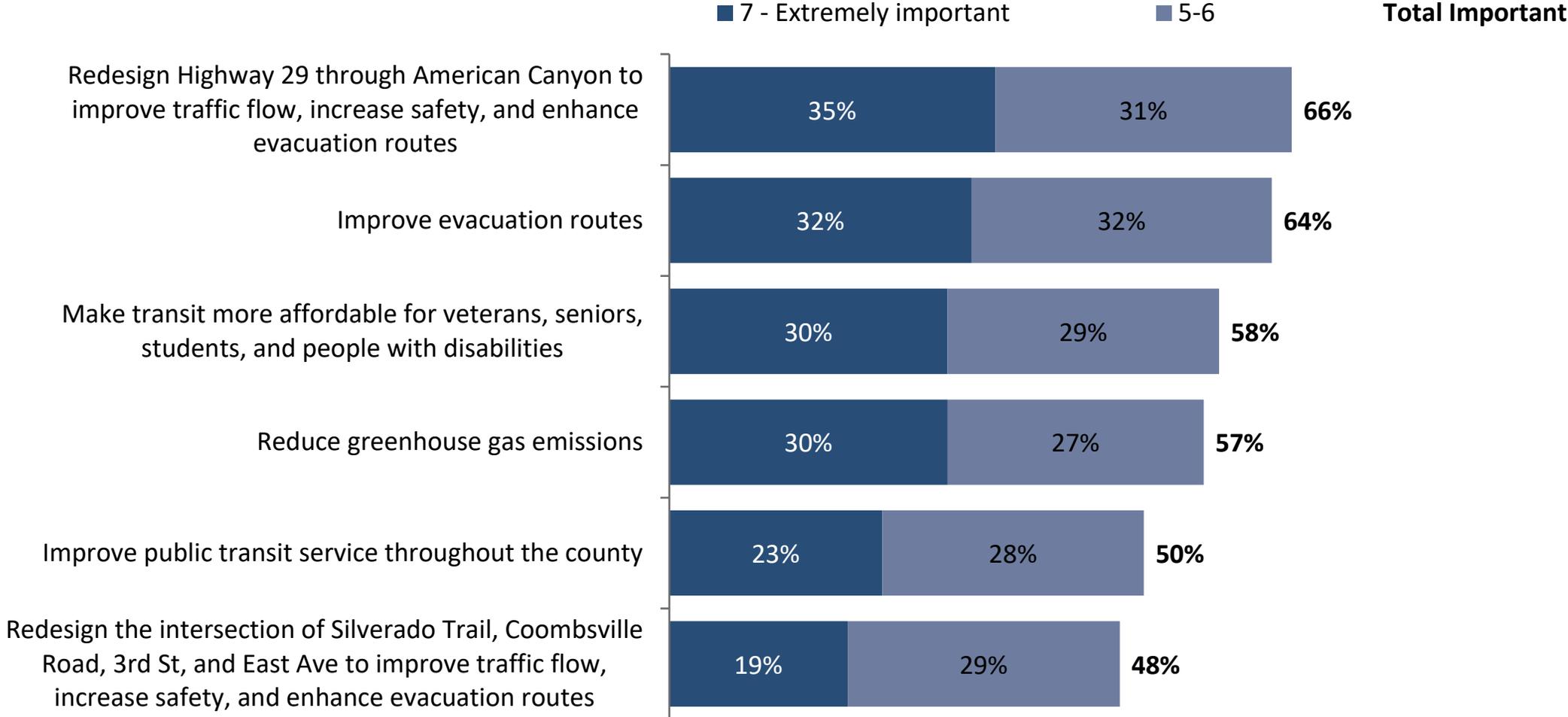
Voters continue to rate pothole repair and traffic congestion reduction as important components of a transportation measure.



Q7-18. On a scale from one to seven, where one is not at all important and seven is extremely important, please tell me how important each of the following is to you.

Top Measure Components

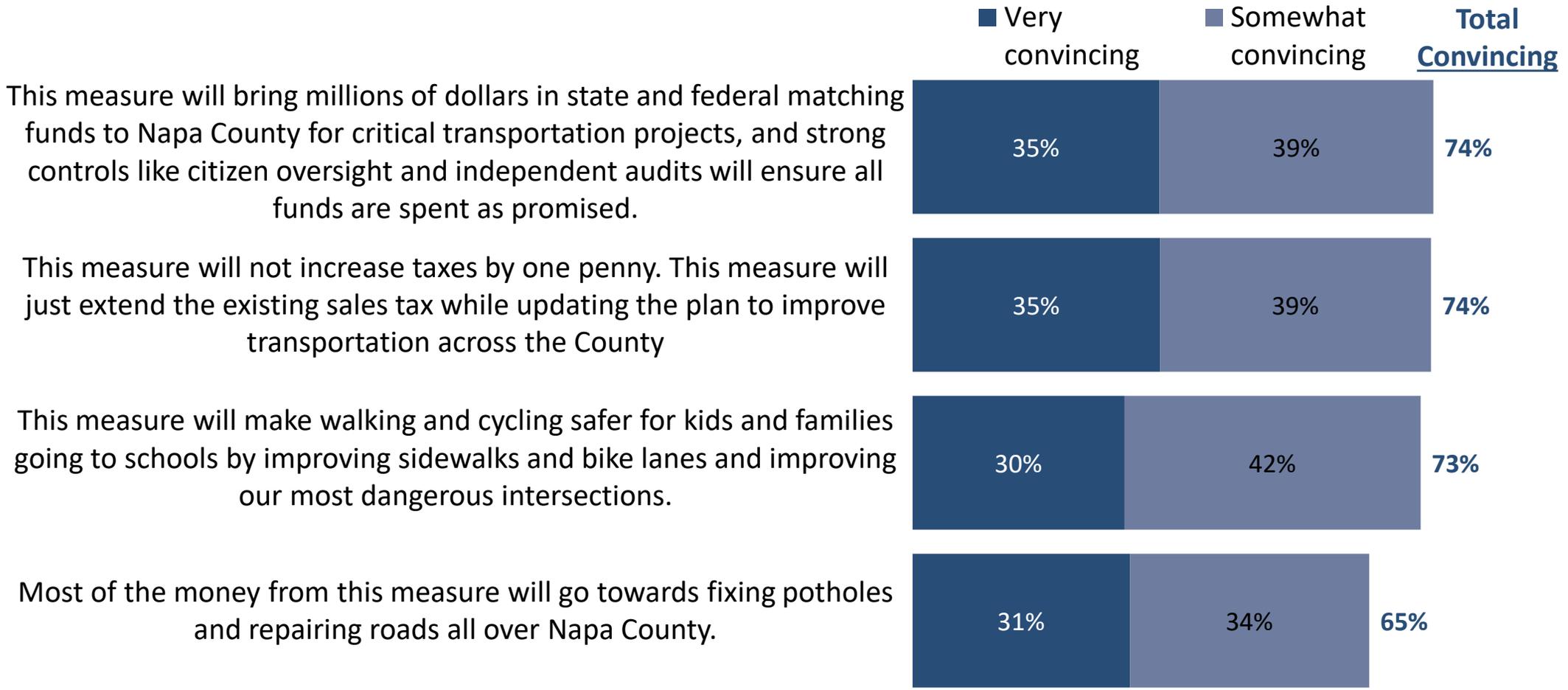
Other components are also rated important by a majority of voters, though with lesser intensity.



Q7-18. On a scale from one to seven, where one is not at all important and seven is extremely important, please tell me how important each of the following is to you.

Additional Information

Matching fund opportunities and accountability mechanisms, the fact that this measure does not raise taxes, and emphasizing safety for kids and families are the most compelling reasons to support a measure.



Q21-28. Next I'd like to read you statements from people who support the proposed measure. After each one, please tell me how convincing that statement is as a reason to vote for the measure.

Additional Information

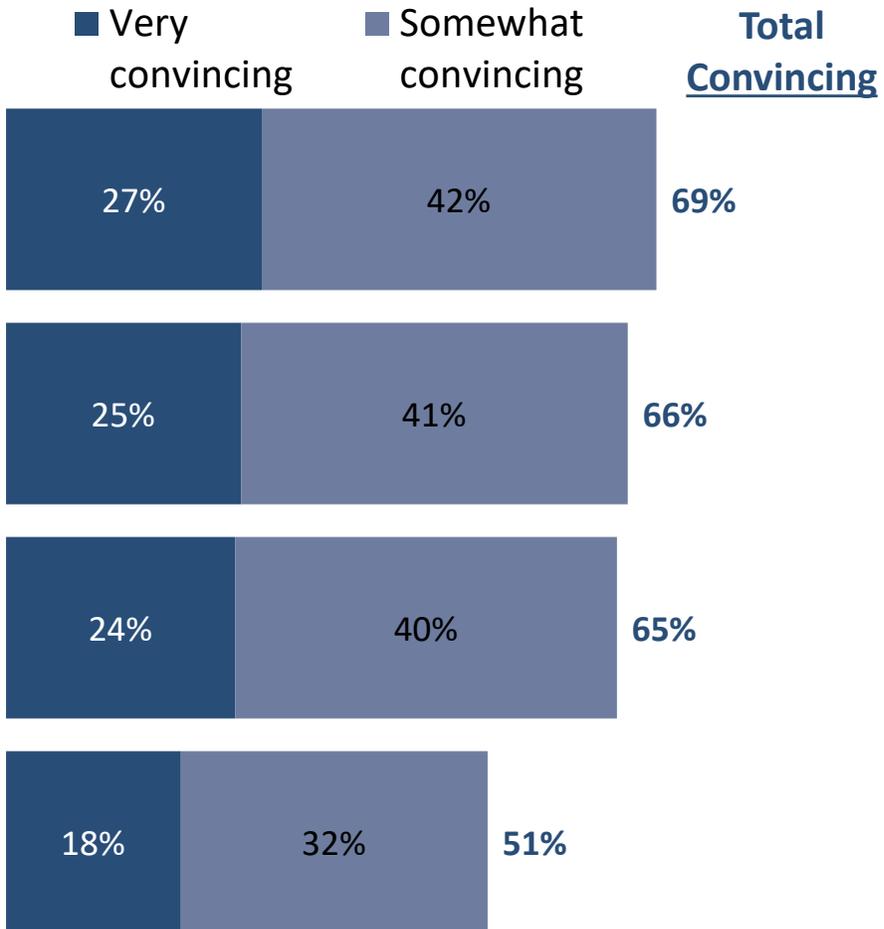
Talking about traffic congestion relief is also convincing to two-thirds of voters, though just a quarter say feel it is very convincing.

This measure will reduce traffic congestion by improving highways and intersections to help traffic flow more smoothly and reduce waiting.

This measure will make our communities safer in emergencies by improving evacuation routes and installing electronic information signs along major routes to communicate real-time traffic and evacuation information.

This measure will support public transit and reduce fares for seniors, veterans, people with disabilities, and students — the people who depend on it to get to the grocery store, doctors’ appointments, school and work.

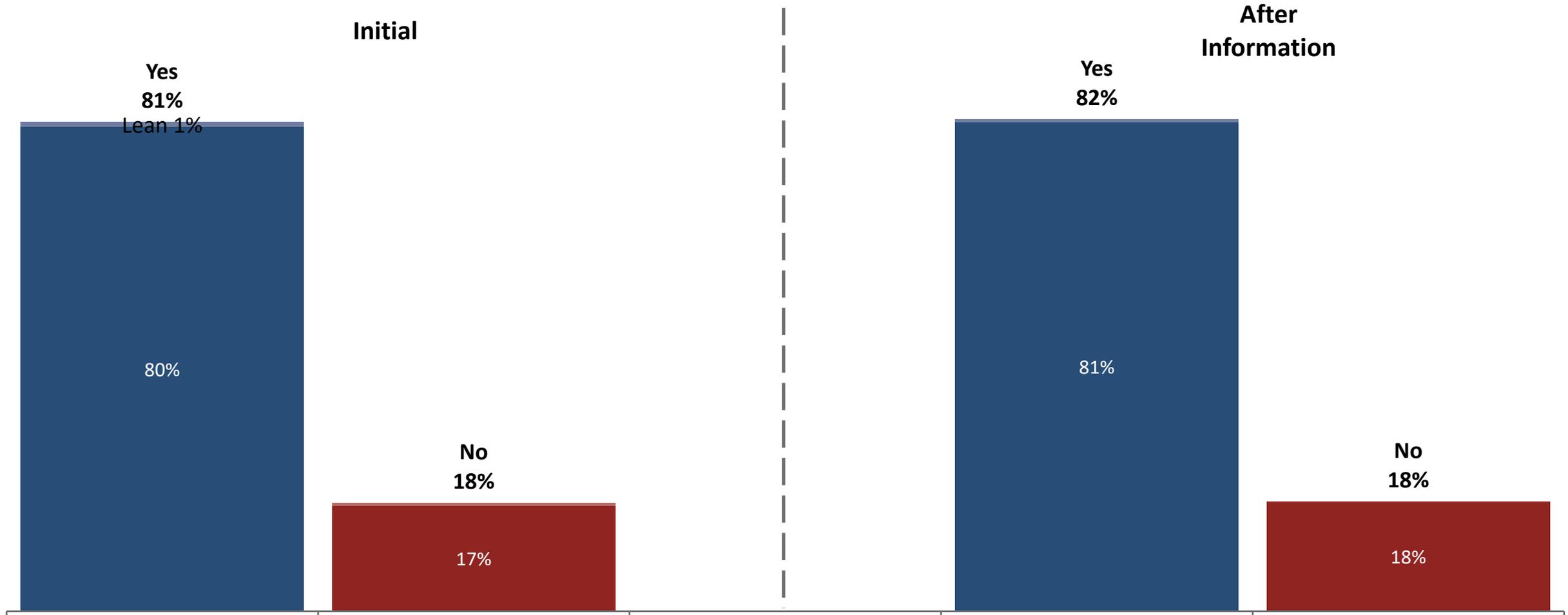
This measure will reduce greenhouse gas emissions, improve air quality, and help combat climate change.



Q21-28. Next I'd like to read you statements from people who support the proposed measure. After each one, please tell me how convincing that statement is as a reason to vote for the measure.

Vote After Information

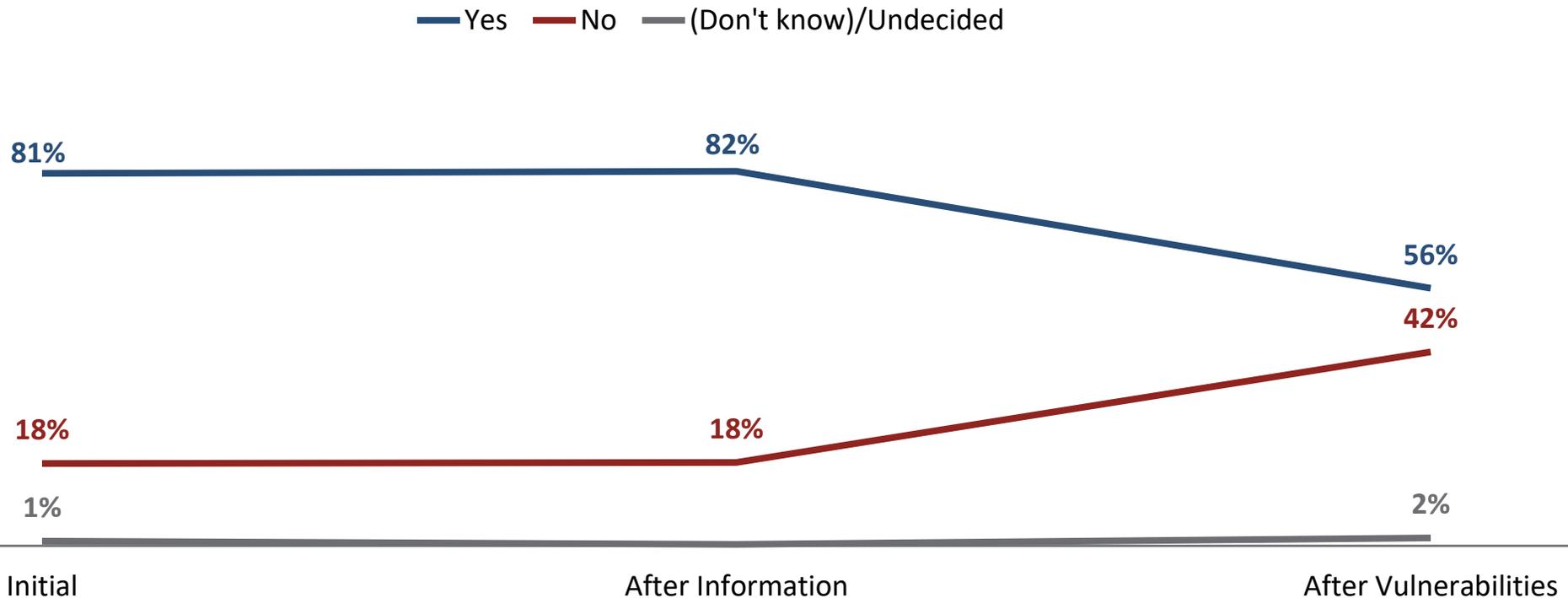
After hearing additional information, four-in-five voters continue to support a transportation sales tax renewal measure.



Vote Progression

Similar to the 2023 survey, the measure appears vulnerable to opposition.

Some people say this measure just isn't necessary. We already have a tax for transportation in Napa County; this measure changes that tax to allow the government to borrow against this revenue, costing taxpayers more in interest. It also extends the tax all the way through 2054, which is just too long. With other tax measures likely to be on the upcoming ballot that could address more critical topics like homelessness, crime, and schools, and the cost of living constantly increasing, we should reject this unnecessary tax and send the message that the people have had enough.



Q4/29/30. Now, given everything you've heard, would you vote yes to approve or no to reject this measure?



Sara LaBatt

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510-550-8924

Harrison Louie

Harrison@emcresearch.com

206-204-8048

NVTA PROJECT UPDATE

April 17, 2024

Grant Bailey, PE/Program Manager -
Engineer, NVTA



Napa Valley College Bus Stop

Project Objective: Eliminate loop in NB service route to Napa Valley College by expanding existing bus stop on James Diemer Dr.

• Benefits

- ❑ Reduce NB trip times by 10 minutes
- ❑ Save 200 minutes of NB time every weekday
- ❑ Provide clearly designated NB & SB stops

Project Manager: Grant Bailey

• Schedule

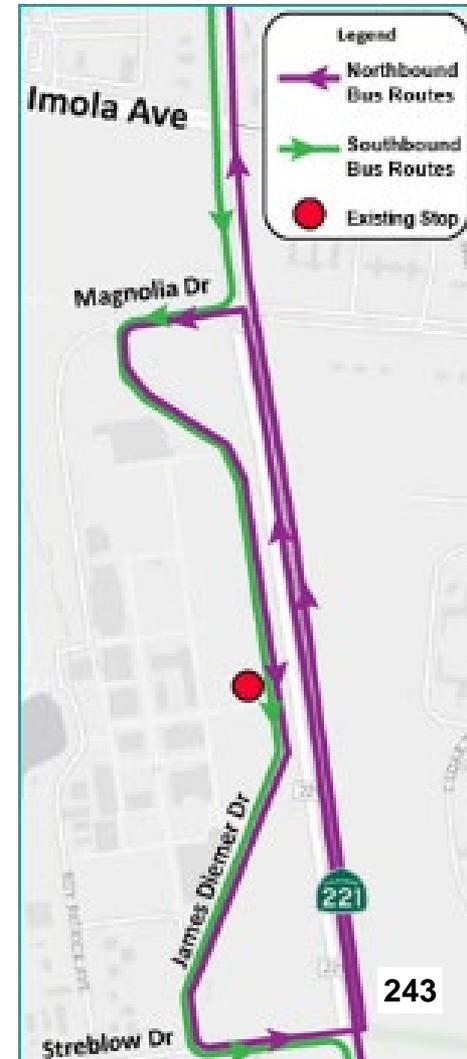
- ❑ Design: April 23 – March 24
- ❑ Construction Bid & Contract Award: April 24 – June 24
- ❑ Construction: June 24 – August 24

• Issues/Risks

- ❑ City utility licensing agreement

• Costs

- ❑ Preconstruction: \$150,000
- ❑ Construction Estimate: \$650,000



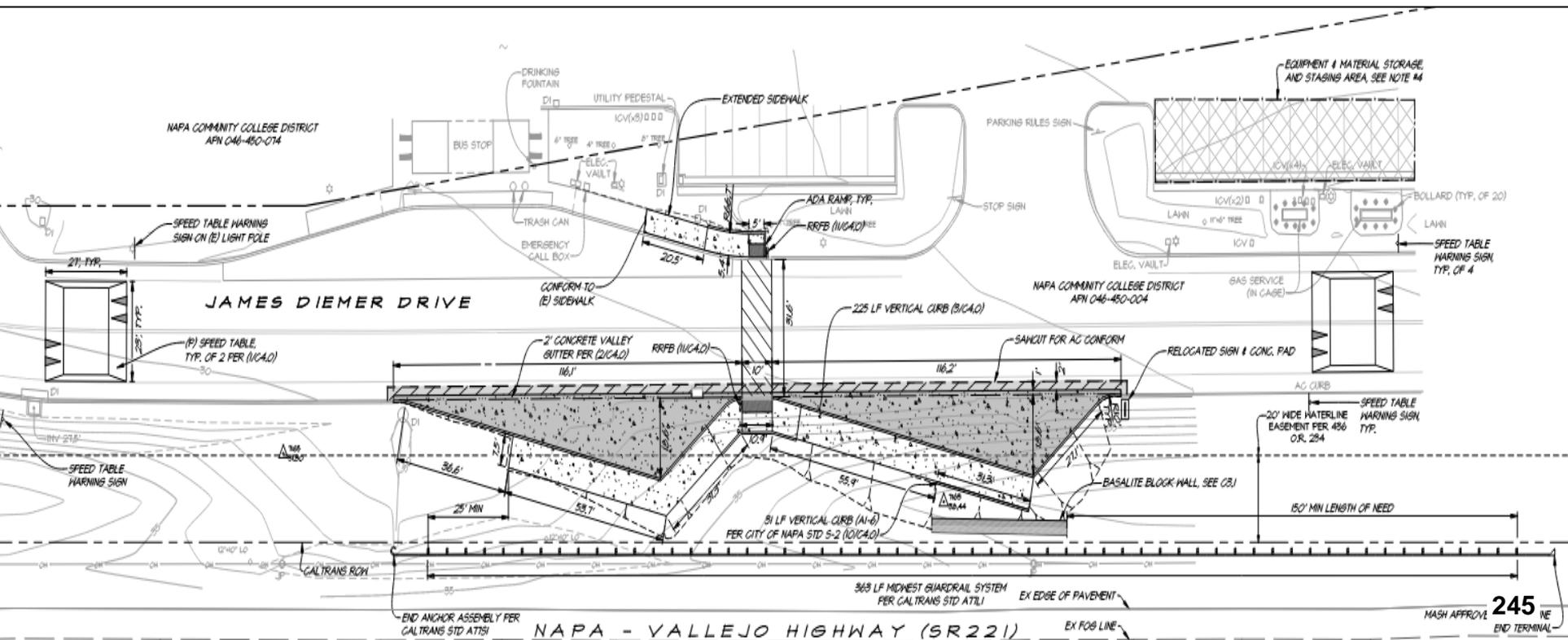
Napa Valley College Bus Stop



Napa Valley College Bus Stop

Project Scope

- Add northbound bus stop with shelter
- Install a crosswalk from existing stop with RRFB
- Speed Tables
- Retaining Wall, curb, gutter, and sidewalk
- Guardrail



Soscol Junction

Project Objective: reduce congestion on SR 29 by removing a signalized intersection at SR 221/Soscol Ferry Rd and SR 29 through grade separated roundabouts.

Project Manager: Grant Bailey

- **Status**

- ❑ Soscol Ferry Rd closed to SR 29 & SR 221 - detoured
- ❑ Roundabout construction ongoing
- ❑ Northbound traffic switched to overcrossing in January 2024

- **Upcoming Work/Risks**

- ❑ Shift southbound SR29 traffic to bridge crossing - Tonight
- ❑ SR221 single lane closure targeted mid-June
- ❑ Swainson's Hawk

- **Schedule**

- ❑ Ribbon Cutting – Summer 2024
- ❑ Contract Completion Target: November 2024

- **Costs**

- ❑ Preconstruction: \$11.4M
- ❑ Construction: \$37.7M
- ❑ Construction Support: \$5.7M



Vine Trail – St. Helena to Calistoga

Project Objective: Build an 8-mile segment of Vine Trail connecting Calistoga & St Helena, furthering build out of the 47-mile overall trail.

Project Manager: Grant Bailey

- **Milestones**

- ❑ Work resumed April 2024
- ❑ HAWK signals constructed

- **Upcoming Work**

- ❑ Reach 1 & 2 rough grading
- ❑ Trail barrier installs
- ❑ Property frontage alterations

- **Issues/Risks**

- ❑ Archaeological discoveries
- ❑ Property owners

- **Costs**

- ❑ Preconstruction: \$3.2M
- ❑ Construction Estimate: \$15.2M



SR 29 American Canyon Corridor

Project Manager: Grant Bailey

Project Objective: make operational and intersection improvements and add multimodal facilities along SR 29 between Napa Junction Road and American Canyon Road.

- **Cost**

- ❑ Pre-construction - \$20 million
- ❑ Construction - \$55 million

- **Status**

- ❑ PA&ED kicked off April 24
- ❑ Begin public outreach

- **Schedule (pending funding)**

- ❑ 2023 – PID approval (complete)
- ❑ 2024-25 – Environmental
- ❑ 2026-27 – Design
- ❑ 2026-27 – Right-of-way
- ❑ 2027 – Construction (funding dependent)



Q&A – Thank you!

Grant Bailey, PE/Program Manager, Engineer

Email: gbailey@nvta.ca.gov

Phone: 707-259-5951





Future Agenda Items of Note:

May 21, 2024: 6:30 p.m.

Proclamation - Memorial Day
Proclamation - Public Works Week
Proclamation - Bike Month
Presentation – Vine Trail Update
Presentation – ACPD Police Explorer
Kids Commerce Fee Waiver
Commissioner Appointment Review
LLAD Fiscal Year 24/25 Budget
Ordinance to Amend Design Permit Regulations
Proposed Fiscal Year 24/25 Budget

June 4, 2024; 6:30 p.m.

Proclamation - Juneteenth
Proclamation – LGBTQ/Pride Month
Presentation – Annual Housing Authority Report
Presentation - Fair Housing Napa Valley
Final Fiscal Year 2024/25 Budget
GIR Project: Authority to Issue Bonds, etc.

June 18, 2024; 7:30 p.m.

Special Joint City Council Meeting with Open Space, Active Transportation and Sustainability Commission

June 18, 2024; 8:30 p.m.

Special Joint City Council Meeting with Parks and Community Services Commission

July 2, 2024; 6:30 p.m. City Council Meeting Canceled