



## REGULAR CITY COUNCIL MEETING AGENDA

City Hall - Council Chambers  
4381 Broadway St., Suite 201, American Canyon  
**May 21, 2024**  
**6:30 PM**

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

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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:** 849 9699 3806; **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](mailto: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](http://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](mailto: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 27, 2024 as Memorial Day**
  
4. **"Kids Commerce" Business License Fee Waiver**  
**Recommendation:** Adopt a Minute Order waiving Business License Fees for youth

participants in the 2024 American Canyon Chamber of Commerce's "Kid's Commerce" program.

5. **Introduction of American Canyon Police Explorers**
6. **Proclamation Proclaiming Public Works Week**
7. **Proclamation - May 2024 as Bike Month**
8. **Presentation - Vine Trail Update**

## **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**

9. **Minutes of April May 7, 2024**  
**Recommendation:** Approve the minutes of the Regular City Council meeting of May 7, 2024.
10. **Report Upon Return from Closed Session**  
**Recommendation:** Approve the Report Upon Return from Closed Session for the Regular City Council meeting of May 7, 2024.
11. **Projects Funded by SB1/Road Maintenance and Rehabilitation Account (RMRA) for Fiscal Year 2024-25**  
**Recommendation:** Adopt a Resolution of the City Council of the City of American Canyon approving a list of projects for Fiscal Year 2024-25 funded by SB1: The Road Repair and Accountability Act of 2017.
12. **Annual Communications Services Agreement**  
**Recommendation:** Adopt a Resolution of the City Council of the City of American Canyon authorizing the City Manager to execute Amendment No. 1 to Agreement No. 2023-77 with Tripepi Smith, increasing the contract amount by \$25,000 for a total not to exceed amount of \$182,000 and enter into an agreement for Fiscal Year 2024/25 Strategic Communication, Graphic Design, and Marketing Support Services with Tripepi Smith, not to exceed \$209,000, contingent on Budget adoption for FY2024/25.
13. **2023 Annual Napa Airport Corporate Center Development Agreement Review**  
**Recommendation:** Adopt a Resolution of the City Council of the City of American Canyon,

finding that G3 Kelly Devlin LLC demonstrated “Good Faith Efforts” to comply with the Napa Airport Corporate Center Development Agreement obligations during Calendar Year 2023 (PL24-0008).

14. **Notice of Completion for the Andrew Road Emergency Sewer Repair Project (WW24-0100)**  
**Recommendation:** Adopt a Resolution increasing the Project Budget, accepting the contracted work as complete, and authorizing the Public Works Director to file a Notice of Completion in conjunction with the Andrew Road Emergency Sewer Repair Project (WW24-0100).
15. **Citywide Grazing Contract Award**  
**Recommendation:** Adopt a Resolution of the City Council of the City of American Canyon authorizing the City Manager to enter into an agreement with Napa Pasture Protein, for citywide grazing for an amount not to exceed \$118,000.
16. **Napa County Animal and Licensing Services Agreement**  
**Recommendation:** Adopt a Resolution of the City Council of the City of American Canyon, authorizing the City Manager to sign Amendment 8, Napa County Agreement No. 170919B with the Napa County Sheriff's Office for animal and licensing services for the period of July 1, 2024, through June 30, 2027.
17. **Watson Ranch Lot 8 (Adjusted Parcel B) Final Map**  
**Recommendation:** Adopt a Resolution of the City Council of the City of American Canyon approving the Watson Ranch Lot 8 (Adjusted Parcel B) Final Map to subdivide the properties (Assessor's Parcel Numbers 059-430-037 and 059-430-012) to create 25 lots and three parcels.

## PUBLIC HEARINGS

18. **Design Permit Ordinance Update**  
**Recommendation:** Waive first reading, read by title only, and adopt an Ordinance of the City Council of the City of American Canyon amending American Canyon Municipal Code Chapter 19.41 “Design Permits” consistent with State Law and Housing Element Implementation Program C.
19. **Public Hearing for Citywide LLAD Fiscal Year 2024/25**  
**Recommendation:** Conduct a Public Hearing and adopt a Resolution of the City Council of the City of American Canyon approving the Fiscal Year 2024/25 Annual Engineer's Report for the American Canyon Landscaping and Lighting Assessment District, approving the budgets within the Engineer's Report, confirming the assessment diagram and the annual assessment amounts, and authorizing the levy and collection of annual assessment for Fiscal Year 2024/25.

## BUSINESS

20. **American Canyon Wetlands Restoration Plan**  
**Recommendation:** Adopt a Resolution of the City Council of the City of American Canyon

approving the American Canyon Wetlands Restoration Plan.

**21. Corporation Yard Relocation**

**Recommendation:** Adopt a Resolution increasing the Project Budget for the Corporation Yard Relocation and Facility Upgrade Project (CF23-0300) from \$700,000 to \$1,780,000.

**22. Fiscal Year 2024-25 Proposed Budget**

**Recommendation:** Review and Discuss the Fiscal Year 2024-25 Proposed Budget.

**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.*

**FUTURE AGENDA ITEMS**

**23. Future Agenda Items of Note**

**ADJOURNMENT**

**CERTIFICATION**

I, Cherri Walton, Deputy 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.

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Cherri Walton, CMC, City Clerk

# CITY OF AMERICAN CANYON PROCLAMATION



## May 27, 2024 as Memorial Day

**WHEREAS**, on Memorial Day, we undertake our solemn duty to remember the courageous men and women who made the ultimate sacrifice in the defense of our country and the cause of freedom around the world; and

**WHEREAS**, as we honor those who answered the call of duty, we understand and appreciate the values of patriotism, citizenship, commitment, honor, and duty; and

**WHEREAS**, when we consider the sacrifice, we must never forget that freedom comes at a cost, and we are the beneficiaries of their sacrifice; and

**WHEREAS**, even though the loss of a fallen hero can never be replaced, Memorial Day is an opportunity for all of us to recognize and honor our military fallen and Gold Star families through faith, love, and peace; and

**WHEREAS**, the American Canyon Troop Support, VFW Post 1123, American Canyon Community Church, American Canyon Army Recruiting Station, American Canyon High School Public Display of Acapella, Canyon Oaks Elementary students, Open Door Church, Jesse Martinez – American Canyon High School student, Delphine Metcalf-Foster 1SG USA Retired Disabled American Veterans Past National And Department Commander, Retired US Army Sgt. Jeremy Proffitt, American Canyon Starbucks, Fran Lemos, Sindy Beiderman, Beth Marcus, Hugh Marquez, and Mark and Julie Foster will join Gold Star families, various community leaders, and members who will be gathering in remembrance at Veterans Memorial Park on Monday, May 27, 2024, for a Memorial Day Ceremony.

**NOW, THEREFORE, BE IT RESOLVED** that I, Leon Garcia, Mayor of the City of American Canyon on behalf of the City Council, do proclaim Monday, May 27, 2024, as Memorial Day - a day for paying our respects and honoring the men and women who gave their lives serving our country, and to their families who continue to honor their memory and legacy.

Dated: May 21, 2024

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Mayor Leon Garcia



## **TITLE**

"Kids Commerce" Business License Fee Waiver

## **RECOMMENDATION**

Adopt a Minute Order waiving Business License Fees for youth participants in the 2024 American Canyon Chamber of Commerce's "Kid's Commerce" program.

## **CONTACT**

Jason Holley, City Manager

Valerie Zizak-Morais, Executive Director and CEO, American Canyon Chamber of Commerce

## **BACKGROUND & ANALYSIS**

The American Canyon Chamber of Commerce's "Kid's Commerce Program" teaches students everything they need to know to start a business. The program is free to Napa County youth, because of partnership with local businesses. Program graduates will also be given a free booth to sell their goods or services at this year's Meet Me in the Street events, which occurs the second Wednesday in June, July and August.

Before a business can operate in American Canyon, they must first obtain a business license. The application fee is \$25 and the cost of the license depends upon the amount of gross receipts. Staff recommends the Council exercise its authority under ACMC 5.04.435 to waive the application fee and any license fees (if applicable).

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

## **FISCAL IMPACT**

The Recommended Action to waive business license application fees and license fees will forgo General Fund revenue by approximately \$500.

## **ENVIRONMENTAL REVIEW**

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA")

because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

**ATTACHMENTS:**

None

# CITY OF AMERICAN CANYON PROCLAMATION



## **MAY 19 – MAY 25, 2024** **“NATIONAL PUBLIC WORKS WEEK”**

**WHEREAS**, public works professionals are the behind-the-scenes employees that focus on infrastructure, facilities, and services that are of vital importance to our community and their work is essential to the public health and advancement of quality of life for all people in the City of American Canyon; and

**WHEREAS**, the City of American Canyon’s infrastructure, facilities, and services could not be provided and maintained without the efforts of our public works professionals; and

**WHEREAS**, the City of American Canyon Public Works and Maintenance and Utilities Department workforces are a diverse, hard-working group of dedicated first responders, including engineers, supervisors, lead workers, maintenance workers, mechanics, technicians, and water and wastewater operators, who are responsible for maintaining and protecting our streets, creeks, water treatment, wastewater treatment, public buildings, parks, public landscaping, and structures and facilities essential for the sustainability of American Canyon; and

**WHEREAS**, it is in the public interest for the residents, students, business owners and community leaders in the City of American Canyon to understand the vital importance of public works and to support the success of public works programs in our community; and

**WHEREAS**, 2024 marks the 64<sup>th</sup> annual National Public Works Week sponsored by the American Public Works Association, it is the pleasure of the City of American Canyon to again join with the APWA to recognize and commend all public works professionals in the City of American Canyon and throughout the State of California; 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 this week, May 19 through May 25, 2024, as **“National Public Works Week”** in the City of American Canyon and call upon all residents to recognize and give thanks for all of the contributions the City’s public works professionals make every day in advancing quality of life for all.

Dated: May 21, 2024

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**Leon Garcia, Mayor**

# CITY OF AMERICAN CANYON PROCLAMATION



## May 2024 as National Bike Month

**WHEREAS**, the City of American Canyon recognizes May 2024 as National Bike Month which creates an opportunity for our community to celebrate the simple joys of getting outside and riding a bike; and

**WHEREAS**, bicycling stimulates fun and inspires a healthy and active lifestyle for all ages and skill levels; and

**WHEREAS**, bicycle riding is an environmentally friendly form of transportation that increases air quality, reduces air pollution, carbon dioxide, and greenhouse gas emissions that contribute to global climate change; and

**WHEREAS**, having bikeways is good for the entire community, calming traffic and reducing congestion on roadways creating a safer environment for people walking and children playing; and

**WHEREAS**, bicycling can help improve mental health by reducing stress, anxiety, and depression, can enhance creativity and productivity; and

**WHEREAS**, programs like Safe Routes to School, Bike Bash Event, Family Biking Workshops, and Bike to Work and School Day, provide critical opportunities to both educate and encourage members of our community to walk and bike; and

**WHEREAS**, whether you bike to work or school, ride to save money or time, pump those pedals to preserve your health or the environment, or simply to explore your community, National Bike Month is an opportunity to celebrate the unique power of the bicycle and the many reasons we ride; and

**NOW, THEREFORE, BE IT RESOLVED** that I, Mayor Leon Garcia, on behalf of the entire City Council, do hereby proclaim May 2024 as Bike Month in American Canyon.

Dated: May 21, 2024

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Leon Garcia, Mayor

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

**ACTION MINUTES**

*May 7, 2024*

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**5:30 P.M. – CLOSED SESSION**

**CALL TO ORDER - CLOSED SESSION**

The City Council meeting was called to order at 5:32 p.m.

**ROLL CALL - CLOSED SESSION**

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

**Absent:** None

**Excused:** Councilmember Mariam Aboudamous

**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). Two (2) Matters.

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

### **CALL TO ORDER - COUNCIL TO RECONVENE IN OPEN SESSION**

Council reconvened into Open Session at 6:42 p.m.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### **ROLL CALL - OPEN SESSION**

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

**Absent:** None

**Excused:** Councilmember Mariam Aboudamous

### **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 - May 6 - May 12, 2024 as National Nurses Week**

Mayor Garcia announced May 6 - May 12, 2024, as National Nurses Week proclamation. It was received by Lourdes Moldre, Mary J. Salo and Davet Mohammed with other nurses of our community.

### **4. Proclamation - May 2024 Older Americans Month**

Mayor Garcia announced the May 2024 Older Americans Month proclamation. It was received by Kristin Einberger with ladies of the Soroptimists and members of the community.

### **5. Proclamation - May 2024 as Asian American and Native Hawaiian/Pacific Islander Heritage Month**

Mayor Garcia announced the May 2024 as Asian American and Native Hawaiian/Pacific Islander Heritage Month proclamation. It was received by Charlie and Dana Plummer and Family with other AAIP community members.

### **6. Proclamation - May 2024 as Mental Health Matters Month**

Mayor Garcia announced May 2024 as Mental Health Matters Month proclamation. It was received by Behavioral Health Assistant Deputy Director Nathan Hobbs, Napa County Health and Human Services, Behavioral Health Division.

### **7. Proclamation - May 2024 as Historic Preservation Month**

Mayor Garcia announced May 2024 as Historic Preservation Month proclamation. It was received by Napa County Landmarks Board Member John Sensenbaugh.

### **8. Proclamation - May 2024 as National Building Safety Month**

Mayor Garcia announced May 2024 as National Building Safety Month proclamation. It was received by Community Development Director Brent Cooper, with Building Official Joshua Anderson, Building Official Sameh Zaki, Code Enforcement Officer Tiffany Ford, Permit Technician Laura Welch and Administrative Technician Nicole Hall.

### **9. Presentation - CalGreen Building Code Tier 1 and 2**

Council received a CalGreen Building Code Tier 1 and 2 presentation from Building Official Joshua Anderson.

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

Mayor Garcia called for public comments. Written comments: none. Oral comments: Yvonne Baginski was called to speak; Jeanette Goyetche was called to speak; Gretchen Burgess was called to speak; Anne Payne was called to speak; Michelle Marin was called to speak; Justin Hamilton Hole was called to speak; Hugh Marquez 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 Councilmember Mark Joseph, 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

**Excused:** Councilmember Mariam Aboudamous

### **10. Minutes of April 16, 2024**

**Action:** Approved the minutes of the Regular City Council meeting of April 16, 2024.

### **11. Report Upon Return from Closed Session**

**Action:** Approved the Report Upon Return from Closed Session for the Regular City Council meeting of April 16, 2024.

### **12. Prohousing Incentive Program**

**Action:** Adopted Resolution 2024-32 authorizing application to and participation in the Prohousing Designation Program.

### **13. Watson Ranch Highway 29 Sanitary Sewer Crossing Project**

**Action:** Adopted Resolution 2024-33 of the City of American Canyon authorizing the City Manager to enter into an agreement (Agreement 2024-64) 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**

**Action:** Received and filed the City and Fire District's Treasurer's Report for the quarter ended March 31, 2024.

## **PUBLIC HEARINGS**

There were no Public Hearing items.

## **BUSINESS**

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

Council received a Contract Award for Benton Way Pavement Rehabilitation Project (TR22-0400) staff report from Public Works Director Erica Ahman Smithies. Mayor Garcia called for public comments. Written comments: none. Oral comments: Fran Lemos was called to speak. The public comments period was closed.

**Action:** Motion to adopt Adopted Resolution 2024-34 amending the FY 2023-24 Capital Budget and increasing the Project Budget; awarding a construction contract (Agreement 2024-65) to Ghilotti Construction Company in the amount of \$1,344,985.50; and 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) 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

**Excused:** Councilmember Mariam Aboudamous

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

Council received an Engineer's Report for Citywide LLAD Fiscal Year 2024/25 staff report from Public Works Director Erica Ahman Smithies. Mayor Garcia called for public comments. Written comments: none. Oral comments: none. The public comments period was closed.

**Action:** Motion to adopt Adopted Resolution 2024-35 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 made by Councilmember Pierre Washington, seconded by Councilmember Mark Joseph, and CARRIED by roll call vote.

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

**Nays:** None

**Abstain:** None

**Excused:** Councilmember Mariam Aboudamous

### **17. Traffic Calming Program**

Council received a staff report from Public Works Director Erica Ahman Smithies with a presentation from Ashlee Takushi and Steve Brown of Fehr & Peers. Mayor Garcia called for public comments. Written comments: none. Oral comments: none. The public comments period was closed.

**Action:** Motion to adopt Adopted Resolution 2024-36 of the City Council of the City of American Canyon approving the 2024 City of American Canyon Traffic Calming Program Update made by Councilmember Pierre Washington, seconded by Councilmember Mark Joseph, and CARRIED by roll call vote.

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

**Nays:** None

**Abstain:** None

**Excused:** Councilmember Mariam Aboudamous

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

Council received a 2024 Water Supply and Demand Update staff report and presentation from Water Systems Manager Dominic Patrick. Mayor Garcia called for public comments. Written comments: none. Oral comments: none. The public comments period was closed. No action was taken on this item.

## **MANAGEMENT AND STAFF ORAL REPORTS**

City Manager Jason Holley recognized Municipal Clerk's Week by complimenting City Clerk Taresa Geilfuss, Deputy City Clerk Cherri Walton, and Administrative Technician Nicolle Hall for the work they do in the City Clerk's Office.

Council received oral updates from Parks & Recreation Director Alexandra Ikeda.

## **MAYOR/COUNCIL COMMENTS AND COMMITTEE REPORTS**

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

Councilmembers announced items of community interest.

## **FUTURE AGENDA ITEMS**

### **20. Future Agenda Items of Note**

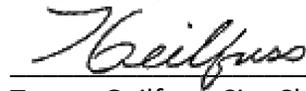
Future agenda items were reviewed.

## **ADJOURNMENT**

The meeting was adjourned at 9:35 p.m.

## **CERTIFICATION**

Respectfully Submitted,



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Taresa Geilfuss, City Clerk

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

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File No: 199/6

May 10, 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 May 7, 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 May 7, 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 public comments on the matters agendized for Closed Session, and after concluding that there were none, adjourned to Closed Session at 5:32 p.m. Councilmember Aboudamous was absent on medical leave.

There were two matters agendized 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)  
Two (2) 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 reportable action indicating that a trial or hearing on the merits would be held on May 28, 2024 in Department 31 of the Sacramento Superior Court. It was also indicated that the Reply Brief of the City of Vallejo (“Vallejo”) was due to be filed and served on May 16, 2024.

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)(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 reportable action in the indicating that the CEQA settlement conference took place on Friday, May 3, 2024 without a recommendation for resolution. Additionally, it was indicated that efforts are being made for an agreed upon venue for the required transfer to either the Superior Court in the County of Yolo, Sonoma, Marin, or Contra Costa County. It was further indicated that upon agreement among counsel as to the County for transfer that Council would be notified. Except as indicated, there

The Honorable Leon Garcia, Mayor  
and Members of the City Council  
May 10, 2024  
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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 the Closed Session Agenda Item No. 2, for the first matter of anticipated litigation considered, there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2).

With respect to the Closed Session Agenda Item No. 2, for the second matter there was reportable action in the form of direction to the City Attorney and City Manager of a unanimous Council vote (4-0) to prepare a proposed acknowledgement of receipt of public funds for planning and construction of an affordable ADU with a reimbursement and settlement agreement which may be forgiven by Council.

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).

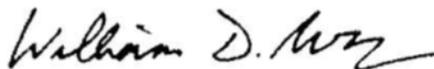
Your Council concluded the Closed Session at 6:32 p.m.

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:kt

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

The Honorable Leon Garcia, Mayor  
and Members of the City Council  
May 10, 2024  
Page 4



**TITLE**

Projects Funded by SB1/Road Maintenance and Rehabilitation Account (RMRA) for Fiscal Year 2024-25

**RECOMMENDATION**

Adopt a Resolution of the City Council of the City of American Canyon approving a list of projects for Fiscal Year 2024-25 funded by SB1: The Road Repair and Accountability Act of 2017.

**CONTACT**

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

**BACKGROUND & ANALYSIS**

The Road Repair and Accountability Act of 2017 (commonly referred to as SB1) provides funding for road maintenance projects through the Road Maintenance and Rehabilitation Account (RMRA). The RMRA requires annual reporting to the California Transportation Commission (CTC). The City is required to submit a list of potential projects to the CTC by July 1, 2024 in order to receive RMRA funds in FY 2024-25.

On December 5, 2023, the Council approved the revised 5-year Measure T Expenditure Plan. The Expenditure Plan included all proposed road maintenance projects regardless of funding source with segments of Benton Way between Wetlands Edge Road and Elliot Drive at the top of the list to be completed.

In order to comply with CTC requirements, the City must submit a list of only those streets anticipated to be funded with RMRA funds. The recommended project list is as follows:

<b>Street Name</b>	<b>Treatment</b>
Benton Way Pavement Rehabilitation	Road rehabilitation, signage, striping and pavement markings, and ADA curb ramp upgrades

The above street project represents only one of many streets proposed to be improved in FY 2024-25 with other funds such as Measure T. The RMRA funds do carryover from year to year and any

unused funds can be spent on other City funded projects in accordance with local needs and priorities so long as the projects are consistent with RMRA.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

## **FISCAL IMPACT**

As of January 2024, the State RMRA revenue projections for FY 2024-25 are \$551,362. There is no additional fiscal impact with the adoption of the resolution approving the RMRA Project List for Fiscal Year 2024-25.

## **ENVIRONMENTAL REVIEW**

The procurement of RMRA funding is not a "Project" subject to the California Environmental Quality Act ("CEQA") because securing the funding is exempt under the definition of a "Project" in CEQA Guidelines Section 15378(b)(3) in that it concerns a government funding mechanism or fiscal activity that does not involve a non-exempt activity that may result in a potentially significant physical impact on the environment. Further, the treatment of the existing streets subject to the funding is exempt consistent with CEQA Guidelines section 15301(c) – repair and maintenance of existing streets and sidewalks, and CEQA Guidelines Section 15302 – replacement or reconstruction of existing facilities where the new facilities are located at the same site and will have substantially the same purpose and capacity as the facilities being replaced.

## **ATTACHMENTS:**

1. [Resolution: RMRA FY2024-25](#)
2. [Exhibit A: Road Maintenance and Rehabilitation Account Project List for FY 2024-25](#)

**RESOLUTION NO. 2024-\_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ADOPTING A LIST OF  
PROJECTS FOR FISCAL YEAR 2024-25 FUNDED BY  
SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

**WHEREAS**, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

**WHEREAS**, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

**WHEREAS**, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

**WHEREAS**, the City, will receive an estimated \$551,362 in RMRA funding in FY 2024-25 from SB1; and

**WHEREAS**, this is the eighth year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB1; and

**WHEREAS**, the City has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

**WHEREAS**, the City used a Pavement Management System to assist in developing the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

**WHEREAS**, the City used a Pavement Management System to assist in developing the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

**WHEREAS**, the funding from SB 1 will help the City maintain and rehabilitate streets, roads, bridges, add active transportation infrastructure throughout the City this year and similar projects into the future; and

**WHEREAS**, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an at-risk condition and this revenue will help the City increase the overall quality of our road system and over the next decade will bring our streets and roads into a good to excellent condition; and

**WHEREAS**, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide and;

**WHEREAS**, prior to receiving funds for FY 2024-25, the City is required to submit a list of potential projects to the California Transportation Commission; and

**WHEREAS**, those streets anticipated to be repaired with SB 1 funds are identified in Exhibit A; and

**WHEREAS**, budget for the list of street repairs located in Exhibit A will be incorporated into the recommendations for the FY 2024-25 Capital Budget.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon adopts the Road Maintenance and Rehabilitation Account Project List for FY 2024-25 RMRA Revenues, as shown in Exhibit A, attached hereto and made a part thereof.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21<sup>st</sup> day of May, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Taresa Geilfuss, City Clerk

\_\_\_\_\_  
William D. Ross, City Attorney

Attachments:

Exhibit A - Road Maintenance and Rehabilitation Account Project List for FY 2024-25

**City of American Canyon  
Road Maintenance and Rehabilitation Account (RMRA)  
Fiscal Year 2024-25 Project List**

Project Title	Description	Location	Funding Source	Components	Linear Feet	Engineers Estimate	Estimated Start	Estimated Completion	Estimated Useful Life
<b>Benton Way Pavement Rehabilitation</b>	Road rehabilitation, signage, striping and pavement markings, and ADA curb ramp upgrades	Benton Way from Wetlands Edge to Elliot Drive	RMRA	Pre-construction and Construction	2,000	\$ 1,870,000	Mar-23	Sep-24	20 years
			<b>Total</b>	<b>Total</b>	<b>2,000</b>	<b>\$ 1,870,000</b>			



## **TITLE**

Annual Communications Services Agreement

## **RECOMMENDATION**

Adopt a Resolution of the City Council of the City of American Canyon authorizing the City Manager to execute Amendment No. 1 to Agreement No. 2023-77 with Tripepi Smith, increasing the contract amount by \$25,000 for a total not to exceed amount of \$182,000 and enter into an agreement for Fiscal Year 2024/25 Strategic Communication, Graphic Design, and Marketing Support Services with Tripepi Smith, not to exceed \$209,000, contingent on Budget adoption for FY2024/25.

## **CONTACT**

Jen Kansanback, Communications Manager

## **BACKGROUND & ANALYSIS**

American Canyon regularly communicates with residents, businesses, and other stakeholders and organizations about various matters, including emergency preparedness, City policy, traffic, public safety, events, key issues, areas of interest, department programs, projects, and campaigns. These efforts require support from graphic design, marketing, and strategic communication professionals.

American Canyon's communication needs continue to escalate. The number of projects and activities is growing in all departments, each with unique communication needs. In Fiscal Year (FY) 2023/24, the needs exceeded the planned budget, necessitating an amendment in the amount of \$25,000. This past year, to foster transparency and advance resident engagement, American Canyon expanded Tripepi Smith's support. We prioritized strategic communications through the introduction of quarterly strategy meetings and content calendar development, along with the creation of a strategic communications plan.

Tripepi Smith also assisted with crisis communications and outreach for numerous internal and external issues, unforeseen at the start of this year. As the City prioritizes proactive communication surrounding its services and programs, Tripepi Smith has also increased its support of various departmental initiatives. This includes award-winning Parks & Recreation activity guides (both summer and fall), Proposition 218 outreach related to recent rate adjustments, water quality outreach, key budget reports/updates, Public Works support, and more. Tripepi Smith has also provided support on the website transition/configuration process, along with advanced daily

monitoring through Meltwater to ensure the City is aware of community concerns and sentiments. While this elevated level of support does increase spending past the initial contract amount, it has been immensely valuable in better serving and communicating with our residents, businesses, and the surrounding community.

The anticipated communications need for FY 2024/25 is contemplated as a further increase in the number of projects and activities and is included in the Final FY 2024/25 Budget to be brought to the City Council on June 4, 2024.

**COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Organizational Effectiveness: "Deliver exemplary government services."

**FISCAL IMPACT**

Funding to implement the Recommended Action is already included or can be absorbed in the current FY 2023/24 Annual Budget in the following line items:

Finance	100-20-210-42160	\$5,000
Parks & Recreation	100-70-710-42190	\$5,000
City Manager	100-10-120-42160	\$8,000
Water Enterprise	510-80-810-42160	\$4,000
Sewer Enterprise	540-80-810-42160	\$2,000
Recycled Water Enterprise	580-50-590-42160	\$1,000

Funding to implement the Recommended Action is included in the Proposed FY 2024/25 Annual Budget in the following line items:

Communications	100-10-760-42190	\$169,000
Water Operations	510-40-560-42160	\$10,000
Water Distribution	510-40-565-42160	\$10,000
Water Reclamation: Environmental	540-40-585-42160	\$10,000
Water Reclamation: Recycled Water	580-40-590-42160	\$10,000

**ENVIRONMENTAL REVIEW**

Not applicable.

**ATTACHMENTS:**

[Resolution - Tripepi Smith](#)

**RESOLUTION NO. 2024-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO AGREEMENT NO. 2023-77 WITH TRIPEPI SMITH, INCREASING THE CONTRACT AMOUNT BY \$25,000 FOR A TOTAL NOT TO EXCEED \$182,000 AND ENTER INTO AN AGREEMENT FOR FISCAL YEAR 2024/25 STRATEGIC COMMUNICATION, GRAPHIC DESIGN, AND MARKETING SUPPORT SERVICES WITH TRIPEPI SMITH, NOT TO EXCEED \$209,000**

**WHEREAS**, the City of American Canyon regularly communicates to the members of the community utilizing multiple reports, mediums, and formats; and

**WHEREAS**, the City published a Request for Proposals on June 22, 2019, for qualified consultant(s) to work closely with the City's Communications Manager to provide strategic communication, graphic design, and marketing support services; and

**WHEREAS**, Tripepi Smith was selected amongst the proposals received as responsive and qualified for the work; and

**WHEREAS**, the City of American Canyon and Tripepi Smith entered into Agreement No. 2023-77 on June 21, 2023; and

**WHEREAS**, services provided by Tripepi Smith were expanded throughout Fiscal Year 2023/24 necessitating Amendment No. 1 in the amount of \$25,000 for a total amount not to exceed \$182,000, and

**WHEREAS**, funding to implement the Recommended Action is already included or can be absorbed in the current FY 2023/24 Annual Budget in the following line items:

Finance	100-20-210-42160	\$5,000
Parks & Recreation	100-70-710-42190	\$5,000
City Manager	100-10-120-42160	\$8,000
Water Enterprise	510-80-810-42160	\$4,000
Sewer Enterprise	540-80-810-42160	\$2,000
Recycled Water Enterprise	580-50-590-42160	\$1,000, and

**WHEREAS**, funding to implement the Recommended Action is included in the Proposed FY 2024/25 Annual Budget in the following line items:

Communications	100-10-760-42190	\$169,000
Water Operations	510-40-560-42160	\$10,000
Water Distribution	510-40-565-42160	\$10,000
Water Reclamation: Environmental	540-40-585-42160	\$10,000
Water Reclamation: Recycled Water	580-40-590-42160	\$10,000, and

**WHEREAS**, consistent with the "A/B/C Test" stipulated by the Dynamex Operations West Inc. v. Superior Court (Case No. S222732), Tripepi Smith is an independent contractor free from the control and direction of the City in connection with the performance of the work, who performs work that is outside the usual course of the City's business and is customarily engaged in an independently established trade, occupation, or business of the same nature as the work performed for the City.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon approves Amendment No. 1 to Agreement No. 2023-77 with Tripepi Smith, increasing the contract amount by \$25,000 for a total not to exceed \$182,000.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of American Canyon approves an agreement for Fiscal Year 2024/25 Strategic Communication, Graphic Design, and Marketing Support Services with Tripepi Smith, not to exceed \$209,000.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of American Canyon hereby determines that Tripepi Smith is free from the control and direction of the City in connection with the performance of the work, both under the agreement for the performance of such work and in fact.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of American Canyon hereby determines that Tripepi Smith performs work that is outside the usual course of the City's business.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of American Canyon hereby determines that Tripepi Smith is customarily engaged in an independently established trade, occupation, or business of the same nature as the work performed for the City.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21<sup>st</sup> 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



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## TITLE

2023 Annual Napa Airport Corporate Center Development Agreement Review

## RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon, finding that G3 Kelly Devlin LLC demonstrated “Good Faith Efforts” to comply with the Napa Airport Corporate Center Development Agreement obligations during Calendar Year 2023 (PL24-0008).

## CONTACT

Brent Cooper, AICP, Community Development Director

## BACKGROUND & ANALYSIS

On August 4, 2020, the Council approved the Napa Airport Corporate Center (Project) Development Agreement (DA) with, Napa Airport Corporate Center I, LLC (Ordinance No. 2020-03, Agreement 2020-08). The DA provides the Owner with a 5-year vested right to develop the “Project Approvals” for the following entitlements that accommodate up to 193,741 square feet as follows:

1. A Tentative Subdivision Map for subdivision of the Property into five lots, including public road rights-of-way;
2. Conditional Use Permits approving a Conditional Use Permit for Buildings A and B on Lots 1 and 2);
3. Conditional Use Permit and Design Permit for Building E on Lot 4;
4. Conditional Use Permit and Design Permit for Building G on Lot 5. These approvals allowed development of the Property with up to 261,541 square feet of industrial uses (warehouse, distribution, and/or E-commerce with accessory retail/office uses), and allowed the relaxation of certain lot size, front yard setbacks, and side yard landscaping requirements. The City conditioned the approval of the Project on the Owner’s agreement to provide public infrastructure and other benefits to the City; and
5. On July 10, 2020, the Owner obtained approvals from the City for modifications of the Conditional Use Permit/Design Permit for Building E on Lot 4 and Building G on Lot 5, which increased the area of preserved wetlands on Lot 4 and Lot 5, reduced the square footage and building site coverage of Building E and Building G, adjusted parking and loading consistent with the revised buildings and reduced overall development on the Property from approximately 261,541 square feet to approximately 193,741 square feet.

On June 12, 2023, G3 Kelly Devlin LLC (“G3”) acquired the Napa Airport Corporate Center (“Property”).

### **Standards of Review**

Annual review of Development Agreements is required by State law and Chapter 19.47 of the American Canyon Municipal Code. Therefore, this annual report represents the 2023 Calendar Year monitoring report.

The burden of demonstrating good faith compliance is dependent on the Owner. On April 29, 2024, the Owner transmitted a letter to the City explaining the Project’s entitlement status and progress made in substantial compliance with the Development Agreement’s terms. A copy of this letter is included as Exhibit A to Attachment 1.

### **Subsequent Discretionary Actions**

Within the introductory paragraph of the Annual Report, the Owner expressed an intent to request a Minor Modification to change the footprint of 2 of the 5 buildings to be constructed on the Property and a 10-year extension of the term of the Development Agreement to reflect current market conditions. A prospective Minor Modification and/or a Development Agreement application would be processed in accordance with the Municipal Code if it were submitted, but is not an issue related to the Calendar Year 2023 Development Agreement review.

### **Development Agreement Public Benefits**

Section 3.3 of the Development Agreement describes substantial public benefits the City will receive from the NACC Project. A table explaining each public benefit and its status is included as Attachment 3.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

### **FISCAL IMPACT**

The fiscal impacts of the Projects were addressed as part of the Tentative Parcel Map, Conditional Use Permits and Development Agreement.

### **ENVIRONMENTAL REVIEW**

The annual Development Agreement monitoring report is categorically exempt from California Environmental Quality Act (CEQA) in accordance with Government Code 15321 – Enforcement Actions by Regulatory Agencies (Class 21). Class 21 applies as an exemption because the annual Development Agreement monitoring report is intended to serve as a tool to enforce the Napa Airport Commerce Center Development Agreement.

**ATTACHMENTS:**

Resolution - NACC DA Annual Report

Exhibit A - 2023 Annual Report

Development Agreement Public Benefit Status

**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, CALIFORNIA, FINDING THAT G3 KELLY DEVLIN LLC DEMONSTRATED “GOOD FAITH EFFORTS” TO COMPLY WITH THE NAPA AIRPORT CORPORATE CENTER DEVELOPMENT AGREEMENT OBLIGATIONS DURING CALENDAR YEAR 2023 (PL24-0008)**

**WHEREAS**, pursuant to Section 65300 of the State Planning and Zoning Law, the City of American Canyon has adopted a General Plan to provide comprehensive long-range planning and a blueprint of the city’s future form, including land use and circulation maps that specify the roadway network and the distribution of types and intensities of land; and

**WHEREAS**, on August 4, 2020, the City Council City approved the Napa Airport Corporate Center Development Agreement between the City of American Canyon and the “Owner”, Napa Airport Corporate Center I, LLC (Ordinance 2020-03, Agreement 2020-08); and

**WHEREAS**, the Napa Airport Corporate Center Development Agreement provides the Owner with a 5-year vested right to develop the Napa Airport Corporate Center “Project Approvals”; and

**WHEREAS**, On June 12, 2023, G3 Kelly Devlin LLC (“G3”) acquired the Napa Airport Corporate Center (“Property”); and

**WHEREAS**, the Development Agreement contributes to achieving the City Council’s strategies to provide diverse employment opportunities, enhance the City’s transportation network, and provide jobs and tax revenue; and

**WHEREAS**, an annual review of the Napa Airport Corporate Center Development Agreement is required by Government Code section 65865.1 and American Canyon Municipal Code section 19.47.100; and

**WHEREAS**, during the 2023 Calendar period, the Development Agreement was reviewed to ensure compliance to the terms and provisions of the Agreement; and

**WHEREAS**, the burden of demonstrating good faith compliance with the Development Agreement is on the Owner; and

**WHEREAS**, on April 29, 2024, the Owner submitted a communication, attached as Exhibit A, detailing the status of Owner’s compliance, to date, with the Development Agreement and the status of remaining obligations and necessary conditions precedent, which have been reviewed by City Staff as set forth in the Staff Report accompanying this Resolution; and

**WHEREAS**, the annual Development Agreement monitoring report is categorically exempt from California Environmental Quality Act (CEQA) in accordance with Government Code 15321 – Enforcement Actions by Regulatory Agencies (Class 21). Class 21 applies as an exemption because the annual Development Agreement monitoring report is intended to serve as a tool to enforce the Napa Airport Corporate Center Development Agreement.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby has

concluded its review of the Napa Airport Corporate Center Development Agreement for Calendar Year 2023 and finds that the Owner has, to date, demonstrated “Good Faith” efforts toward meeting its Development Agreement obligations for the 2023 Calendar Year.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21<sup>st</sup> 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

Exhibit A:  
NACC Annual Report April 29, 2024



April 29, 2024

Mr. Brent Cooper, City Community Development Director  
City of American Canyon  
4381 Broadway Suite 201  
American Canyon, CA 94503

**RE: Annual Report for Development Agreement (the “Development Agreement”) by and between the City of American Canyon (the “City”) and Napa Airport Corporate Center I, LLC**

Dear Mr. Cooper,

On June 12, 2023, G3 Kelly Devlin LLC (“G3”) acquired the property commonly referred to as the Napa Airport Corporate Center (“Property”), which is described in Exhibit A of the Development Agreement, from Napa Airport Corporate Center I, LLC (“Prior Owner”), for the development of 5 buildings on 5 parcels (“Project”). The Property and Project is subject to the Development Agreement. G3 submits this letter to the City as the Annual Report required by Section 4.1 of the Development agreement, and to demonstrate good faith compliance with the terms of the Development Agreement (Gov’t Code § 65865.1). G3 will request a Minor Modification to change the footprint of 2 of the 5 buildings to be constructed on the Property and a 10-year extension of the term of the Development Agreement to reflect current market conditions.

Development Agreement Section 3.1: Project Summary

On July 31, 2018, the Prior Owner obtained approval from the City for: 1) a Tentative Subdivision Map for subdivision of the Property into five lots, including public road rights-of-way; 2) Conditional Use Permits approving a Conditional Use Permit for Buildings A and B on Lots 1 and 2); 3) Conditional Use Permit and Design Permit for Building E on Lot 4; 4) Conditional Use Permit and Design Permit for Building G on Lot 5. These approvals allowed development of the Property with up to 261,541 square feet of industrial uses (warehouse, distribution, and/or E-commerce with accessory retail/office uses), and allowed the relaxation of certain lot size, front yard setbacks, and side yard landscaping requirements. The City conditioned the approval of the Project on the provision of public infrastructure and other benefits to the City.

On July 10, 2020, Prior Owner obtained approvals from the City for modifications of the Conditional Use Permit/Design Permit for Building E on Lot 4 and Building G on Lot 5, which increased the area of preserved wetlands on Lot 4 and Lot 5, reduced the square footage and building site coverage of Building E and Building G, adjusted parking and loading consistent with the revised buildings and reduced overall development on the Property from approximately 261,541 square feet to approximately 193,741 square feet.

The Prior Owner also consented to the inclusion of the Property in the Green Island Road Community Facilities District.



### Development Agreement Section 3.2 and Section 3.5: Vested Rights and Subsequent Approvals

In addition to the vested rights described in Section 3.2 of the Development Agreement, Prior Owner obtained one Subsequent Approval from the City: A grading permit to allow for the export of stockpiled soil at the site (permit #DV21-0006, dated 7/13/21). This grading is not in preparation for the development of the Project.

Prior Owner obtained all requisite approvals and permits, related to the on-site wetlands, from the United States Army Corps of Engineers ("USACE") and the San Francisco Bay Regional Water Quality Control Board ("SFBRWQB"). The SFBRWQB issued its Clean Water Act section 401 Water Quality Certification and Order on February 14, 2022. USACE issued its permit pursuant to section 404 of the Clean Water Act on May 27, 2022.

As a condition of the approvals for the on-site wetlands, G3 will construct wetlands mitigation at the neighboring Napa Logistics Wetland Preserve. In preparation for that construction, there is an Endowment Funding Agreement with DWF IV NLP II, LLC (Napa Logistics) and Golden State Land Conservancy, and 100% of its required funding for that endowment, totaling \$200,890.06, was provided in June of 2021. G3 is working with its wetlands consultant and design team to complete the construction documents for the wetlands mitigation.

The Use Permits for Lots 1, 2, 4, and 5 require that G3 reimburse Napa Logistics Phase 2 and/or the City for its fair-share of the costs of two offsite projects: 1) sewer and pump station improvements, which are currently nearing completion; and 2) various road improvements at S. Kelly Road, including its intersections with SR-29 and Devlin Road, the design for which has not yet been completed. We understand that the City is in the process of confirming G3's fair-share percentage of these costs.

### Development Agreement Section 3.3: Public Benefits

The Project has and will continue to provide substantial public benefits to the City as described in Section 3.3 of the Development Agreement. The following sets forth the status of each required public benefit:

- a) G3 will provide to the City: (1) the Irrevocable Offers of Dedication for the right-of-way necessary to accommodate the planned widening of South Kelly Road and the planned improvements to the intersection of South Kelly Road with both Devlin Road and SR 29 as shown on the final approved plans for these improvements; and, (2) the offers for public utility and public access easements, within thirty (30) days of receiving a notice from the City that approval of the final plans for the construction of the improvements associated with the particular requested right-of way and easement has been obtained from Caltrans, the City, and all other necessary governmental agencies and that construction of the improvements will proceed within sixty (60) days of the date of the notice.
- b) Pursuant to Section 2.10 of the Development Agreement, G3 will pay applicable City fees at the rates in existence at the time of the applicable application submittal or permit issuance as



required by the terms of such fees. Fees applicable to the grading permit described above were paid, and G3 will pay any applicable fees for future submittals and approvals.

- c) Development of the Property will provide additional substantial financial benefits to the City through increased taxes, sales, jobs, business license fees, and other sources. These financial benefits will accrue once the project is constructed and operational.

#### Minor Modification

G3 has been working with Mr. He on a Minor Modification to increase the square footage of Buildings E and G by 3-5% and to modify the circulation near those two buildings. We plan to submit the application for the Minor Modification during May 2024.

#### Development Agreement Section 3.4: Timing

G3 intends to develop the Project in phases at a rate driven by market demand for the buildings to be developed. As recognized by Section 3.4 of the Development Agreement, market conditions and demand, interest rates, and competition, among other factors, will impact the timing and completion of construction. Market conditions has significantly changed since the City and the Prior Owner entered into the Development Agreement, with much higher interest rates and a softening wine market and demand for industrial space. G3's plan is to develop the buildings over time as new users are identified, currently forecasted for a building every 18-36 months. Therefore, G3 is requesting a ten-year extension to the Development Agreement.

Sincerely,

Steve Lay  
Property Development Manager

CC: William Ross, Jason Holley, William He, Erica Ahmann Smithies, Edison Bisnar, Christine Bellardo, Nicole Hall, Tim Byrd, Kevin Luttenegger, Mike Ash, Doug Smith

**Table 1 - Status of Napa Airport Commerce Center  
Development Agreement Public Benefits**

DA Section	Public Benefit	Status
3.3(a)	Owner will provide to the City: (1) the Irrevocable Offers of Dedication for the right-of-way necessary to accommodate the planned widening of South Kelly Road and the planned improvements to the intersection of South Kelly Road with both Devlin Road and SR 29 as shown on the final approved plans for these improvements; and, (2) the offers for public utility and public access easements, within thirty (30) days of receiving a notice from the City that approval of the final plans for the construction of the improvements associated with the particular requested right-of way and easement has been obtained from Caltrans, the City, and all other necessary governmental agencies and that construction of the improvements will proceed within sixty (60) days of the date of the notice.	<b>IN PROGRESS:</b> Owner awaiting notice to proceed from the City.
3.3(b)	Pursuant to Section 2.10 of the Development Agreement, Owner has agreed to pay applicable City fees at the rates in existence at the time of the applicable application submittal or permit issuance as required by the terms of such fees.	<b>IN PROGRESS:</b> Owner paid applicable fees for the grading permit described above, and will continue to pay applicable fees for future submittals and approvals.
3.3(c)	The Project will provide additional substantial financial benefits to the City through increased taxes, sales, jobs, business license fees, and other sources.	<b>IN PROGRESS:</b> These financial benefits will accrue once the project is constructed and operational.



## **TITLE**

Notice of Completion for the Andrew Road Emergency Sewer Repair Project (WW24-0100)

## **RECOMMENDATION**

Adopt a Resolution increasing the Project Budget, accepting the contracted work as complete, and authorizing the Public Works Director to file a Notice of Completion in conjunction with the Andrew Road Emergency Sewer Repair Project (WW24-0100).

## **CONTACT**

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

## **BACKGROUND & ANALYSIS**

The Andrew Road Emergency Sewer Project (WW24-0100) consisted of the removal and replacement of approximately 500 linear feet of deteriorated sewer main pipe under emergency conditions due to failure of the line and blockage.

The City contracted with Ghilotti Construction Company (GCC) to perform the work based on its fee estimate of \$125,000, with the understanding that payment would ultimately be based on actual costs (i.e. Time and Materials basis).

During the course of work, various unforeseen conditions were encountered including a water main conflict, a gas main conflict, and pavement restoration measures that were more extensive than originally anticipated. These issues consequently required more time and effort, and material, and hence, increased fee.

Staff has reviewed the GCC's work tags for labor, equipment, and materials, and has found them acceptable. GCC has completed the work, to the satisfaction of the Public Works Director, at a final contract cost of \$229,003.74. Staff recommends the Council accept the work as complete, and approve a Notice of Completion.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

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

## **FISCAL IMPACT**

Based on an initial estimate from GCC of \$125,000 for construction costs and a contingency of \$50,000, the authorized Project Budget was initially set at \$175,000. This included approximately \$5,000 allocated for material testing services. Funding was sourced from the Wastewater Enterprise Fund Reserves.

However, as noted above, the contract with GCC stipulates that the total fee would be ascertained on a Time and Materials basis. Hence, the Project Budget needs to be increased \$59,000, to \$234,000 (\$229,000 for construction costs, and \$5,000 for material testing services). Staff recommends the Council authorize an increase to the Project Budget of \$59,000, sourced from the Wastewater Enterprise Fund Reserves.

## **ENVIRONMENTAL REVIEW**

15301 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 1 exemption of existing facilities of Section 15301 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

## **ATTACHMENTS:**

- [1. Resolution - Andrew Road](#)
- [2. Notice of Completion WW24-0100](#)

**RESOLUTION NO. 2024-\_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON  
INCREASING THE PROJECT BUDGET, ACCEPTING THE PROJECT AS COMPLETE,  
AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF  
COMPLETION IN CONJUNCTION WITH THE ANDREW ROAD EMERGENCY SEWER  
REPAIR PROJECT (WW24-0100)**

**WHEREAS**, on January 25, 2024, City staff were conducting routine maintenance on a section of sewer main on Andrew Road at Thayer Way when a portion of asbestos clay pipe and soil collapsed in on the cleaning equipment requiring an immediate emergency response by the Public Works Department to maintain sanitary service essential to the public health; and

**WHEREAS**, City staff contacted Ghilotti Construction Company (“GCC”) to make emergency pipeline repairs as the depth of the sewer line, the extremely wet soil conditions, and the critical need to reestablish sewer service were beyond the available capacity of our staff resources; and

**WHEREAS**, GCC provided the City with a \$125,000 estimate based on time and materials to replace 500 feet of pipe, manhole to manhole, on Andrew Road between Thayer and Crawford Way. The work assumed standard shield/shoring for the 12-foot deep main, residential sewer lateral connection, no major groundwater or other conflicts, proper disposal of the asbestos clay pipe, and restoration of the trench with pavement; and

**WHEREAS**, on February 6, 2024, the City Council authorized the award of a construction contract to GCC in the amount of \$125,000 and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget (R2024-09); and

**WHEREAS**, various unforeseen conditions including multiple utility conflicts and increased pavement restoration requirements were encountered during the course of the work, which resulted in additional labor and equipment hours, and material quantities; and

**WHEREAS**, all contracted work has been completed at a total construction contract cost of \$229,003.74; and

**WHEREAS**, sufficient funds exist in Wastewater Enterprise Fund Reserves to cover the \$59,000 increase; and

**WHEREAS**, GCC has completed all of the contracted work to the satisfaction of the Public Works Director; and

**WHEREAS**, total project expenditures, including the construction contract, engineering and inspection services, material testing, and miscellaneous expenses, is estimated at \$234,000.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby amends the overall Project Budget, increasing it in the amount of \$54,000 via Wastewater Enterprise Fund Reserves, to \$234,000; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of American Canyon hereby accepts the Andrew Road Emergency Sewer Repair Project (WW24-0100) as complete, and authorizes the Public Works Director to file a Notice of Completion.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21<sup>st</sup> 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

**RECORDING REQUESTED BY:**

City of American Canyon  
4381 Broadway, Ste. 201  
American Canyon, CA 94503

**WHEN RECORDED RETURN TO:**

City of American Canyon  
4381 Broadway, Ste. 201  
American Canyon, CA 94503

***Exempt from recording fee pursuant to Government Code Section 27383***

---

**NOTICE OF COMPLETION**

**NOTICE IS HEREBY GIVEN:**

1. That the interest or estate stated in Paragraph 3 herein in the real property herein described is owned by:

City of American Canyon  
4381 Broadway, Ste. 201  
American Canyon, CA 94503

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.
3. That the nature of the original contract, if any, for said work of improvement was: the ANDREW ROAD EMERGENCY SEWER REPAIR PROJECT (WW24-0100) which consists of sewer main replacement via removal and replacement in Andrew Road, from Thayer Way to Crawford Way, in American Canyon.
4. That on the 21<sup>st</sup> day of May, 2024 a work of improvement on the real property herein described was completed.
5. That the name of the original contractor for said work of improvement was:

Ghilotti Construction Company  
246 Ghilotti Avenue  
Santa Rosa, CA 95407

6. That the name and address of the transferor is:

Ghilotti Construction Company  
246 Ghilotti Avenue  
Santa Rosa, CA 95407

7. That the real property referred to herein is situated in the County of Napa, State of California, at the following location within the City of American Canyon, California:  
Andrew Road, from Thayer Way to Crawford Way.

By: CITY OF AMERICAN CANYON

---

Erica Ahmann Smithies, P.E.  
Public Works Director



## **TITLE**

Citywide Grazing Contract Award

## **RECOMMENDATION**

Adopt a Resolution of the City Council of the City of American Canyon authorizing the City Manager to enter into an agreement with Napa Pasture Protein, for citywide grazing for an amount not to exceed \$118,000.

## **CONTACT**

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

## **BACKGROUND & ANALYSIS**

In September 2023, the City ran a pilot sheep grazing program at Veterans Park and along the Walsh Creek watershed area within the Montevino Subdivision. The goal of the program was to improve defensible space of the surrounding residential areas by reducing the fire load and forest understory as well as taking a more sustainable approach in vegetation management for the City. The sheep were not only able to get into areas that City work forces would not have been able to access without regulatory permits, they also brought positive feedback from around the community.

Following the success of the pilot grazing program, the American Canyon Fire District, Parks and Recreation and Public Works staff met to discuss the possibility of growing the program to maintain all City open space and watershed areas. February 2024, City staff sent out an informal request for proposals to three sheep and goat herders within the region for a cost to graze citywide for this coming year and potentially on an annual basis. Two responded with proposals, with Napa Pasture Protein being the lowest in the amount of \$218,000.

Napa Pasture Protein's proposal includes a dedicated herd of animals, that may consist of sheep, goats, and a livestock guardian animal, to graze approximately 218+ acre of the open space and park areas as identified on the attached maps. The herd will follow a path grazing from space to space in a rotational method throughout the year. They will pass through some of the spaces multiple times per year, to control the vegetation for ecological health, fire safety, and for safe public usage.

When grazing sites have multiple passes, the benefits are greater noxious weed control, decreased fire fuels, and improved soil health. This is due in part to the benefits achieved during different

seasons and vegetation phases. Additional benefits include improved carbon sequestering, decreased surface water loss, and improved wildlife habitats.

The original plan was to start grazing earlier this spring and get a head start on vegetation management in Newell Open Space while the soil was too damp to start mechanical mowing. However, a funding opportunity came up through Napa Firewise which caused the City to pause on initiating an agreement sooner.

Fire District Chief Belyea reached out to Firewise about funding a portion of the project and they have committed \$100,000 towards the first year of grazing in the City of American Canyon with the potential to fund the same amount again in 2025 pending budget authorization from the Napa County Board of Supervisors in June 2024. The intent is to continue the agreement with Napa Pasture Protein on an annual basis up to five years pending future budget appropriations.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Outdoors and Recreation: "Expand opportunities for use of outdoor recreation and an active and healthy lifestyle."

## **FISCAL IMPACT**

The original proposal for the citywide grading contract was for \$218,000. Firewise contracted directly with Napa Pasture Protein for \$100,000 therefore \$118,000 is remaining for the City to pay to continue the grazing contract through April 30, 2025. Napa Pasture Protein has divided the entire contract amount to be spread out over a 12-month period so the City's expenditures are anticipated to begin in October 2024 therefore a budget appropriation is not needed at this time.

Funding for this agreement is included in the proposed FY 2024/25 Budget in the amount of \$118,000. The funding source for this contract will be split among multiple operations as the grazing will be taking place on City open spaces located at various facilities, parks, right of way and watershed areas. The FY2024/25 budget will be allocated through the following funding sources:

- Fund 210 Measure A
- Fund 261, LLAD Zone 2
- Fund 252, Newell Open Space
- Fund 100, General Fund.
- Fund 540, Wastewater Enterprise

## **ENVIRONMENTAL REVIEW**

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

## **ATTACHMENTS:**

1. Resolution - Napa Pasture Protein
2. Napa Pasture Protein Proposal
3. Grazing Plan - Annual Herd Map

**RESOLUTION NO. 2024-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH NAPA PASTURE PROTEIN FOR CITYWIDE GRAZING FOR AN AMOUNT NOT TO EXCEED \$118,000**

**WHEREAS**, in September 2023, the City successfully ran a pilot sheep grazing program at Veterans Park and along the Walsh Creek watershed area to improve defensible space of the surrounding residential areas by reducing the fire load and forest understory as well as taking a more sustainable approach in vegetation management for the City; and

**WHEREAS**, building on the success of the pilot program, the American Canyon Fire District, Parks and Recreation and Public Works staff met to discuss the possibility of growing the grazing program to maintain all City open space and watershed areas year round; and

**WHEREAS**, in February 2024, staff solicited an informal request for proposals to three sheep and goat herders within the regional for a cost to graze citywide for this coming year and potentially on an annual basis; and

**WHEREAS**, in March 2024, staff received two proposals, with Napa Pasture Protein submitting the lowest annual cost of \$218,000; and

**WHEREAS**, Napa Pasture Protein's proposal includes a dedicated herd of animals, that may consist of sheep, goats, and a livestock guardian animal, to graze approximately 218+ acre of the open space and park areas that will follow a path grazing from space to space in a rotational method throughout the year with multiple passes to control the vegetation for ecological health, fire safety, and for safe public usage; and

**WHEREAS**, when grazing sites have multiple passes, the benefits are greater noxious weed control, decreased fire fuels, and improved soil health, as well as improved carbon sequestering, decreased surface water loss, and improved wildlife habitats; and

**WHEREAS**, on March 21, 2024, Napa Firewise committed \$100,000 towards the annual grazing contract for 2024 and another \$100,000 in 2025 pending budget authorization from the Napa County Board of Supervisors in June; and

**WHEREAS**, the City will initially need to budget \$118,000 to complete the citywide grazing contract for Fiscal Year 2024/25 with the intent to renew the contract on an annual basis up to five years pending future budget appropriations; and

**WHEREAS**, funding for the first year of citywide grazing has been included in the proposed Fiscal Year 2024/25 Budget in the amount of \$118,000 from the following fund accounts: Fund 210 Measure A, Fund 261, LLAD Zone 2, Fund 252, Newell Open Space, Fund 100, General Fund, and Fund 540, Wastewater Enterprise.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby authorizes the City Manager to enter into an agreement with Napa Pasture Protein, for citywide grazing for an amount not to exceed \$118,000.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21<sup>st</sup> 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



**Cori Carlson**  
1609 Capell Valley Road  
Napa, CA 94558  
(707) 287-5717  
[cori@napapastureprotein.com](mailto:cori@napapastureprotein.com)

## 2024-2029 Project Proposal

**Proposal Submitted to:** City of American Canyon, Erica Ahmann Smithies, Public Works Director

**Job Name:** Annual Herd for Parks & Open Spaces of City of American Canyon

**Job Location:** City of American Canyon, American Canyon, CA 94503

**Date of Proposal:** February 6, 2024

**Background:** This proposal is for a dedicated herd of animals, that may consist of sheep, goats, and a livestock guardian animal, to graze 218+ acres of the City of American Canyon’s open space/ park areas as identified on the attached maps. The herd will follow a path grazing from space to space in a rotational method throughout the year. They will pass through some of the spaces multiple times per year, to control the vegetation for ecological health, fire safety, and for safe public usage. It is estimated most zones will require 1-3 passes annually to meet the stated goals. The grazing path will be designed to minimize hauling between sites and maximize efficiency of grazing operations. When grazing sites have multiple passes, the benefits are greater noxious weed control, decreased fire fuels, and improved soil health. This is due in part to the benefits achieved during different seasons and vegetation phases. Additional benefits include improved carbon sequestering, decreased surface water loss, and improved wildlife habitats.

### **Details & Deliverables:**

1. The grazing animals will be pastured within temporary electric livestock netting where permanent fencing is unavailable.
2. They will have a dedicated on-site herder that manages rotations, fencing, and all animal husbandry needs. The herder will require a central, safe location to minimize moving of equipment and be within a relatively close distance to the animals for emergency needs. An agreed upon location can be determined prior to the start of a contract.
3. When sites are grazed without natural water sources, water will be accessed through City sources by working with appropriate public works staff.
4. Animals will be stocked to a density that allows for management of the acreage as described above. It is estimated that approximately 250 adult animals will be present with increased numbers (lambs) during high growth periods in the spring and early summer months. The husbandry cycle will follow this pattern to allow for more vegetation consumption to occur during optimal growth periods.
5. If the feed sources minimize for drought, flood, or other reasons, there is acreage identified as “holding zones” that may serve as such. This acreage is not included in the totaled 218 acres and is not guaranteed to be grazed unless necessary for reasons stated above.
6. This proposal is for a multi-year (5 year) period with an option of renewing upon completion of the term.

7. The grazing rotation will be set with input from department leaders and feedback will be encouraged to maximize stated goals for the City of American Canyon.

#### **Acreage Details:**

1. **Newell Open Space** expanded zone with approximately 58 +/- ac.
2. **American Canyon High School Frontage:** 22.75 ac.
3. **Walsh Creek & Mallard Ponds:** 16 ac.
4. **Gateway Village Creek:** 1.25 ac.
5. **Cartagena/ Montevino:** 12.6 ac
6. **Veterans Memorial:** 8.5 ac.
7. **Eisenhower Ct Hillside:** 5.9 ac.
8. **Las Casitas:** 2.9 ac.
9. **Canyon Oaks School Frontage:** 20 ac.
10. **Spinetta Ct.** 6.8 ac.
11. **Vintage Ranch** 5 ac.
12. **Napa Meadows** 13.5 ac.
13. **Kimberly Park** 17.5 ac.
14. **Kensington Wy** 4.7 ac.
15. **Rio Del Mar** 3 ac.
16. **North Slough** 27 ac.

Estimated total acreage grazed through passes is 400+ acres.

#### **Rates & Payment Structure:**

The annual cost to utilize grazing in the above zones in a 1-3 pass annual graze is \$218,000

An initial deposit of 10% of the total contract will be paid within the first month of hire, and the remaining amount divided evenly over 12 months and paid in monthly installments.

**The Annual Cost is \$218,000**

**NOTE: Insurance certificates available upon request**

**This proposal is based on the following conditions:**

1. *Napa Pasture Protein Inc. staff will have complete and unimpeded access to our entire work area for the duration of the grazing project.*
2. *An agreed upon site for the RV, full-time Herder, will be provided, if necessary, with access to water, sewer, and power.*
3. *In the event of fire, flood, or other natural disaster the animals will be relocated until it is safe to return.*
4. *Sheep and goats will consume vegetation in a non-uniform manner. They will not eat all the vegetation, depending upon palatability and nutrients. There will be vegetation left in a non-uniform pattern. It is the sole decision of this owner, Cori Carlson, to decide when the animals are completed with a grazing zone. This is based upon knowledge and experience with the health and well-being of the animals. This is also to preserve the health of the soils and reduce erosion events that may occur with over-grazing.*
5. *The herd may be moved to other locations than designated for herd health management needs, i.e. lambing, during the winter months, or for health needs.*

**DISCLAIMER OF RESPONSIBILITY:**

This proposal is subject to our approval of financial arrangements or funds set aside. In the event that it becomes necessary for Independent Contractor, by lien or other action, to enforce collection of any amount payable by Buyer hereunder, Buyer agrees to pay Independent Contractor all expenses, including interest and attorney's fees, incurred in the institution and prosecution of such action.

**Payment is as outlined above.**

**Job Name:**

**Authorized Signatures:**

\_\_\_\_\_  
**Cori Carlson, Owner Napa Pasture Protein, Inc.**

\_\_\_\_\_  
**Date:**

\_\_\_\_\_  
**Owner or Owner Representative Signature**

\_\_\_\_\_  
**Date:**

\_\_\_\_\_  
**Written Name & Title**

**ACCEPTANCE OF PROPOSAL:** The above prices, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

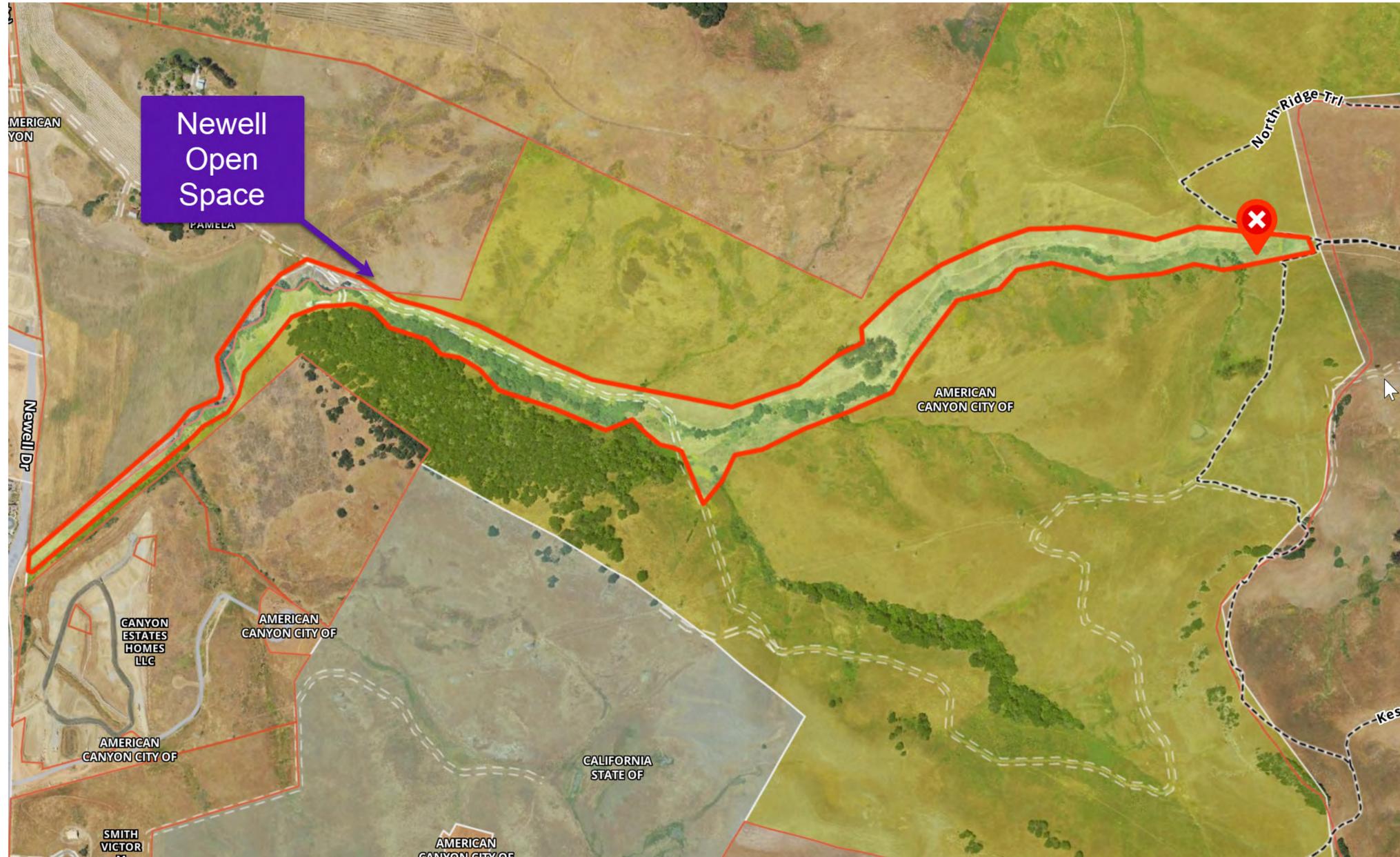




# GRAZING PLAN

FOR THE  
**City of American Canyon**

LOCATED AT  
 City of American Canyon



PREPARED BY:  
**NAPA PASTURE PROTEIN**  
 1609 CAPELL VALLEY ROAD  
 NAPA, CA 94558  
 (707) 287-5717  
 CORI@NAPAPASTUREPROTEIN.COM  
 NAPAPASTUREPROTEIN.COM

REV. #	DESCRIPTION	DATE

PROJECT INFO:  
 City of American Canyon

SHEET NAME:  
**GRAZING PLAN**

SHEET:  
**3**  
 OF 1



## **TITLE**

Napa County Animal and Licensing Services Agreement

## **RECOMMENDATION**

Adopt a Resolution of the City Council of the City of American Canyon, authorizing the City Manager to sign Amendment 8, Napa County Agreement No. 170919B with the Napa County Sheriff's Office for animal and licensing services for the period of July 1, 2024, through June 30, 2027.

## **CONTACT**

Maria Ojeda, Assistant City Manager

## **BACKGROUND & ANALYSIS**

In 1996, the City of American Canyon entered into an agreement with the Napa County Sheriff's Office (NSO) to provide Animal Control Services to American Canyon. This agreement is separate from the Law Enforcement Services agreement provided by the Napa County Sheriff's Office that provides police service to the City and is also separate from the Napa County Animal Shelter agreement, as the Napa County animal shelter is not part of the Sheriff's Department.

For Animal Control Field Services, the NSO Animal Services Bureau is comprised of 1 Sergeant (sworn), 1 senior Animal Services Officer (ASO), and 5 additional ASOs. These officers have specialized training, vehicles, and equipment to handle a large variety of animal related calls for services, to include the capturing of animals, finding owners for re-unification, transporting animals to the shelter, and transporting to a veterinary hospital. Often, they serve as the injured animal "ambulance" services. They have enforcement authority related to animal vaccination requirements, licensing requirements, leash laws, and animal neglect/abuse statutes. The ASO officers also assist the Police Department with animals in traffic incidents, vicious animal investigations, animal cruelty investigations, and wildlife related calls that impact neighborhood or community safety. ASO officers are available seven (7) days a week, Monday through Friday from 8:00 a.m. until 1 hour after sunset, Saturday and Sunday from 8:00 a.m. to 5:00 p.m., Holidays on - call/stand-by and at least on call at all other times.

In 2023, the City of American Canyon approved Amendment 7 of the Agreement, for the period of July 1, 2023 through June 30, 2024 in the amount of \$62,970. The new agreement, Amendment 8, is a three-year term with the costs as follows: FY 24/25 \$64,565, FY 25/26 \$66,824, FY 26/27 \$69,163.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Organizational Effectiveness: "Deliver exemplary government services."

### **FISCAL IMPACT**

The contract cost for Animal Control Services will be included as part of the 2024/2025 Budget. Subsequent year's costs will be included in future budgets.

### **ENVIRONMENTAL REVIEW**

Approval of Amendment 8 of Napa County Agreement No. 170919B is not a "project" as defined by the California Environmental Quality Act.

### **ATTACHMENTS:**

[Resolution - Animal Control Services](#)

[Animal Services Contract](#)

**RESOLUTION NO. 2024-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON,  
AUTHORIZING THE CITY MANGER TO SIGN AMENDEMENT # 8, NAPA COUNTY  
AGREEMENT NO. 170919B WITH THE NAPA COUNTY SHERIFF’S OFFICE FOR ANIMAL  
LICENSING SERVICES FOR THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2027**

**WHEREAS**, the County of Napa Sheriff's Office has provided the City of American Canyon with Animal Control Services since 1996; and

**WHEREAS**, the County has experienced increases in salaries/benefits and fuel costs; and

**WHEREAS**, the City is satisfied with the Animal Control Services provided by the Napa County Sheriff’s Office and wishing to continue the contract for services.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon authorizes the City Manager to sign Amendment #8 Napa County Agreement No. 170919B with the Napa County Sheriff's Office for animal and licensing services for the period of July 1, 2024 through June 30, 2027.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21 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

**AMENDMENT NO. 8**

**NAPA COUNTY AGREEMENT NO. 170919B  
CITY OF AMERICAN CANYON AGREEMENT NO. 2003-28**

**AGREEMENT FOR ANIMAL AND LICENSING SERVICES BETWEEN THE  
COUNTY OF NAPA AND THE CITY OF AMERICAN CANYON, CALIFORNIA**

THIS AMENDMENT NO. 8 (“Amendment”) to NAPA COUNTY AGREEMENT NO. 170919B, CITY OF AMERICAN CANYON AGREEMENT NO. 2003-28 (“Agreement”), is made and entered into as of this 1st day of July, 2024, by and between the NAPA COUNTY, a political subdivision of the State of California (hereinafter referred to as “COUNTY”), and the CITY OF AMERICAN CANYON, a municipal corporation of the State of California (hereinafter referred to as “CITY”).

**RECITALS**

**WHEREAS**, COUNTY presently provides certain animal services to CITY under the Agreement between the parties; and

**WHEREAS**, the parties desire to modify the services and annual compensation provided under the Agreement.

**TERMS**

**NOW, THEREFORE**, CITY and COUNTY amend the Agreement as follows:

A. Paragraph 4 of the Agreement is amended to read as follows:

**“4. Compensation.**

CITY shall pay COUNTY at the rate of Sixty-Four Thousand Five Hundred Sixty-Five Dollars (\$64,565) for Fiscal Year 2024-2025, Sixty-Six Thousand Eight Hundred Twenty-Four Dollars (\$66,824) for Fiscal Year 2025-2026, and Sixty-Nine Thousand One Hundred Sixty-Three Dollars (\$69,163) for Fiscal Year 2026-2027. COUNTY shall retain those fees described in Exhibit "B-8" attached hereto and incorporated herein by reference.”

B. Exhibit “A-8,” relating to Scope of Services, is attached hereto and is incorporated by reference herein. References in the Agreement to Exhibit “A” shall be deemed to mean Exhibit “A-8” for purposes of the obligations of the parties effective as of the date of this Amendment.

C. Exhibit “B-8,” relating to Compensation and Fees, is attached hereto and is incorporated by reference herein. References in the Agreement to Exhibit “B” shall be deemed to mean Exhibit “B-8” for purposes of the obligations of the parties effective as of the date of this Amendment.

D. This Amendment No. 8 shall be effective July 1, 2024.

E. All other terms and conditions of the Agreement not amended hereby shall remain in full force and effect.

EXECUTED in the County of Napa, State of California as of the day and year first above written.

NAPA COUNTY

By: \_\_\_\_\_  
JOELLE GALLAGHER  
Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel  By: S.Darbinian  Date: April 19, 2024	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS  Date: Processed By:  _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors  By: _____
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CITY OF AMERICAN CANYON

By: \_\_\_\_\_  
JASON HOLLEY  
City Manager

ATTEST: CHERRI WALTON American Canyon Deputy City Clerk  By: _____	APPROVED AS TO FORM: WILLIAM D. ROSS, City Attorney  By: _____
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**EXHIBIT “A-8”  
SCOPE OF SERVICES**

1. **Services Provided By County.** COUNTY shall enforce the CITY CODE and shall provide to CITY the following services:

- a. Animal Control Officers: COUNTY agrees to maintain at least one animal control officer on duty to respond to calls within the CITY area during all regular working hours and at least on call at all other times.
- b. Field Services: Field services will be provided seven days a week 6:00 A.M. – 11:00 P.M. with on call service from 11:00 P.M. to 6:00 A.M. This schedule includes holidays.

Field services will be provided as follows:

- (1) Enforcement of dog at large provisions of the Municipal Code
- (2) Routine patrol for stray dogs
- (3) Animal bite investigation
- (4) Injured animal pick-up and treatment
- (5) Stray livestock control
- (6) Enforcement of license and vaccination provisions of the Napa Municipal Code
- (7) Dead animal removal (dogs and cats only; public property only)
- (8) Eradication of rabid or suspected rabid animals
- (9) Community Education
- (10) Assistance to CITY Police including but not limited to:
  - a) Animals in traffic.
  - b) Vicious animal investigations.
  - c) Cruelty investigations.
  - d) Agency assist for safekeeping of animals during NPD enforcement

COUNTY’s Animal Control Officer shall have authority to provide the following field services, but primary responsibility for enforcement shall lie with CITY:

- (1) Enforcement of animal regulations in CITY Parks
- (2) Enforcement of the municipal code leash law provisions.

c. Emergency Field Services:

- (1) Emergency field services will be provided at all times that regular animal shelter and field services are not provided. Emergency field services will be provided by having an animal control officer on on-call or stand-by status.
- (2) Emergency Field Services will be provided as follows:
  - a) Injured animals
  - b) Dog bite investigations
  - c) Rabid animals
  - d) Traffic hazard
  - e) Assistance to CITY Police

2. **Parameters of Animal Services to be Provided.**

- a. COUNTY's obligation to keep an animal control officer on stand-by is limited to emergency field services.
- b. Regular field services, including patrol, shall be provided by the COUNTY to the CITY.

Seven days a week from 6:00 A.M. to 11:00PM with on-call service from 11:00 P.M. to 6:00 A.M.

- c. **Reports to be provided to the CITY by the COUNTY.** County shall report to CITY quarterly the level of animal services activity with the CITY. Such reports will describe activities undertaken by COUNTY Animal Control officers assigned to work within CITY limits.

Reports shall contain:

- Number of CITY cases
- Number of citations
- Number of bite reports
- Number of Correction notices
- Number of animals dispatched (injured or deceased)
- Number of transported injured animals
- Number of safe captured domestic animals

3. **Potentially Dangerous and Vicious Animal Violations Under County Code and Policies.**

The City has enacted American Canyon Municipal Code Section 8.05, entitled "Dangerous Animals," which authorizes investigation, enforcement and adjudication of potentially dangerous or vicious animal violations and contains substantively equivalent provisions to the Napa County Code Chapter 6.16. So long as CITY retains Section 8.05 substantially equivalent to Section 6.16, COUNTY shall provide all services relating to investigation, enforcement and adjudication of such matters relating to violations of section 8.05.

In the event the American Canyon Police Department has a potentially dangerous and vicious animal case, the Animal Services Sergeant will serve as the official liaison between the American Canyon Police Department and the Napa County District Attorney's Office. If the American Canyon Police Department is not the lead agency in such cases, the Animal Services Sergeant will be responsible for investigating any potentially dangerous or vicious animal violations, ensuring all related reports are submitted to the Napa County District Attorney's Office for review of any County or State violations.

4. **Services Not Provided By COUNTY.** COUNTY shall not enforce nor provide services to CITY that exceed or extend beyond the current provisions of the Napa County Code, including but not limited to the following:

- a. COUNTY will not enforce any zoning regulations, including those relating to agricultural operations or animal husbandry, or regulations concerning barking or howling dogs or other similar nuisances caused by animals.
- b. COUNTY will not undertake to represent CITY in any judicial or administrative

proceedings in relation to CITY's ordinance unless at the time of such representation the provisions of CITY's ordinance are substantively equivalent to the animal control and dangerous animal enforcement and adjudication provisions of Napa County Code Chapter 6.16 as determined by the Napa County Counsel. Notwithstanding the foregoing, COUNTY employees, compelled by a lawful subpoena, will testify as witnesses in judicial or administrative proceedings in which CITY's ordinance may be implicated if not in strict compliance with the COUNTY CODE.

**EXHIBIT “B-8”  
COMPENSATION AND FEES**

1. **Annual Compensation for Services.** CITY shall pay COUNTY at the rate of Sixty-Four Thousand Five Hundred Sixty-Five Dollars (\$64,565) for Fiscal Year 2024-2025, Sixty-Six Thousand Eight Hundred Twenty-Four Dollars (\$66,824) for Fiscal Year 2025-2026, and Sixty-Nine Thousand One Hundred Sixty-Three Dollars (\$69,163) for Fiscal Year 2026-2027. Payments are to be made quarterly each fiscal year. Said amount is intended to cover the salaries of one full-time animal control officers to work within the jurisdictional limits of CITY.
2. **CITY’s Sale of Licenses.** CITY retains the right to develop its own programs to issue dog licenses. COUNTY will allow CITY to retain 25% of the fee collected directly by CITY in the sale of CITY dog licenses.
3. **COUNTY’s Collection of Revenues Sale of Licenses.** COUNTY shall collect and retain all revenues from the COUNTY’s licensing of dogs within CITY limits, and shall also collect and retain all fees and charges (including but not limited to redemption fees) received at the animal shelter in relation to animals that originate within CITY limits.
4. **CITY’s Payment of Veterinarian Bills.** CITY shall pay all veterinarian bills and special care bills for injured animals and for the care of exotic animals outside of the COUNTY Shelter. Any cost recovered for these services by COUNTY shall be credited to CITY.
5. **CITY’s Payment of Veterinarian Bills.** CITY shall pay all veterinarian bills and special care bills for injured animals and for the care of exotic animals outside of the COUNTY Shelter. Any cost recovered for these services by COUNTY shall be credited to CITY.



## TITLE

Watson Ranch Lot 8 (Adjusted Parcel B) Final Map

## RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon approving the Watson Ranch Lot 8 (Adjusted Parcel B) Final Map to subdivide the properties (Assessor's Parcel Numbers 059-430-037 and 059-430-012) to create 25 lots and three parcels.

## CONTACT

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

## BACKGROUND & ANALYSIS

On April 16, 2024, a Vesting Tentative Subdivision Map for Watson Ranch Lot 8 project to create 25 single family home lots and three parcels, on a 2.30 acres property, was approved by City Council (Resolution 2024-30). The Watson Ranch Lot 8 project is an extension to the Watson Ranch Lot 10. All infrastructure that will serve Lot 8 was already constructed by Lot 10.

The City Engineer has reviewed the Final Map and determined that it is in conformance with the approved Vesting Tentative Map and the Subdivision Map Act. The Final Map includes the following offers of dedication to the City:

- Cartier Court (portion)
- Parcel B (PAE)
- Parcel C (PAE)
- Public utility easement (PUE)

Among other things, the property is subject to Community Facilities District (CFD) fees, consistent with CFDs established for the City and the American Canyon Fire Protection District.

Staff recommends the City Council approve the Final Map to sub-divide the Watson Ranch Lot 8 properties to create 25 lots for single family homes and accept the dedications of the right-of-way, public access and public utility easements offered thereon.

**FISCAL IMPACT**

The Recommended Action will have no impact on the General Fund.

**ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act, an Initial Study was prepared for Watson Ranch Specific Plan Project and at a noticed public hearing held on October 4, 2018, the City Council found and determined that the Project Final Environmental Impact Report is adequate to address environmental impacts associated with the Watson Ranch Specific Plan Project.

**ATTACHMENTS:**

- [1. Resolution - Lot 8 Final Map](#)
- [2. Exhibit A - Final Map](#)

**RESOLUTION NO. 2024-\_\_\_\_\_**

**ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING THE WATSON RANCH LOT 8 (ADJUSTED PARCEL B) FINAL MAP TO SUBDIVIDE THE PROPERTIES (ASSESSOR'S PARCEL NUMBERS 059-430-037 AND 059-430-012) TO CREATE 25 LOTS AND THREE PARCELS.**

**WHEREAS**, on April 16, 2024, a Vesting Tentative Subdivision Map for Watson Ranch Lot 8 project to create 25 single family home lots and three parcels, on a 2.30 acres property, was approved by City Council (Resolution 2024-30). The Lot 8 project is an extension to the Watson Ranch Lot 10. All infrastructure that will serve Lot 8 are already constructed by Lot 10; and

**WHEREAS**, the Final Map entitled "Watson Ranch Lot 8 (Adjusted Parcel B)" has been prepared and submitted to the City of American Canyon for approval (attached hereto as Exhibit A and incorporated herein); and

**WHEREAS**, the Final Map includes the offer of dedication of the right-of-way for portion of Cartier Court, public access easement and public utility easement; and

**WHEREAS**, on a duly noticed public hearing was held on October 4, 2018, the City Council found and determined that the Project Final Environmental Impact Report is adequate to address environmental impacts associated with the Watson Ranch Specific Plan Project; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby approves the Final Map for Watson Ranch Lot 8 (adjusted Parcel B) Assessor's Parcel Numbers 059-430-012 and 059-430-037; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of American Canyon hereby accepts the dedication of the right-of-way, public access and public utility easements offered thereon.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21<sup>st</sup> day of May 2024, by the following vote:

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

\_\_\_\_\_  
Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Taresa Geilfuss, City Clerk

\_\_\_\_\_  
William D. Ross, City Attorney

Attachments:  
Exhibit A – Watson Ranch Lot 8 Final Map

## OWNER'S STATEMENT

THE UNDERSIGNED, MCGRATH PROPERTIES AMERICAN CANYON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST AND; JAMCAM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50%, ALL AS TENANTS IN COMMON HEREBY STATE THAT THEY ARE THE ONLY ENTITIES HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION HEREON ENTITLED "WATSON RANCH LOT 8 (ADJUSTED PARCEL B)" CONSISTING OF 7 SHEETS; THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC ROAD AND UTILITY PURPOSES:

1. CARTIER COURT

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC PURPOSES:

1. PARCEL B
2. PARCEL C

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN NON-EXCLUSIVE EASEMENT FOR PUBLIC PURPOSES:

1. "PUBLIC UTILITY EASEMENT" OR "PUE" IS RESERVED FOR THE PURPOSE OF PUBLIC UTILITIES ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
2. "PUBLIC ACCESS EASEMENT" OR "PAE" IS RESERVED FOR THE PURPOSE OF PUBLIC PEDESTRIAN INGRESS AND EGRESS ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.

PARCEL A TO BE RETAINED BY THE OWNER FOR FUTURE SIGNAGE, LANDSCAPE AND PROJECT ENTRY PURPOSES.

MCGRATH PROPERTIES AMERICAN CANYON, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

JAMCAN, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
TERRENCE M. MCGRATH, MANAGER

BY: \_\_\_\_\_  
JEFFREY L. JAEGER, MANAGER

## OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_ }

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,  
PERSONALLY

APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY MCGRATH PROPERTIES AMERICAN CANYON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST PLUS; JAMCAM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50%, ALL AS TENANTS IN COMMON, 1001 42ND STREET, SUITE 200, OAKLAND, CA 94608:

FOR THE PURPOSE OF PUBLIC ROAD AND UTILITIES: CARTIER COURT

FOR THE PURPOSE OF PUBLIC PURPOSES: PARCEL B, AND PARCEL C

THE CITY OF AMERICAN CANYON SHALL RECONVEY THE ABOVE-DESCRIBED PROPOERTY TO THE ABOVE NAMES OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

## OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_ }

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY

APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## COUNTY TAX COLLECTOR AND REDEMPTION OFFICER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION, AND THAT SECURITY IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION, BUT WHICH ARE NOT YET PAYABLE.

\_\_\_\_\_  
ROBERT G. MINAHEN  
COUNTY TAX COLLECTOR AND  
REDEMPTION OFFICER  
COUNTY OF NAPA, STATE OF CALIFORNIA

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
DATE

## RECORDER'S STATEMENT

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202 \_\_\_\_\_, AT \_\_\_\_\_ .M., IN  
BOOK \_\_\_\_\_ OF RECORD MAPS AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, INCLUSIVE, COUNTY OF  
NAPA, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF AMERICAN CANYON.

FILE NO. \_\_\_\_\_ FEES: \_\_\_\_\_

\_\_\_\_\_  
JOHN TUTEUR  
COUNTY RECORDER IN AND FOR THE COUNTY  
OF NAPA, STATE OF CALIFORNIA.

\_\_\_\_\_  
DEPUTY COUNTY RECORDER  
COUNTY OF NAPA  
STATE OF CALIFORNIA

## WATSON RANCH LOT 8 (ADJUSTED PARCEL B)

CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF ADJUSTED PARCEL B AS DESCRIBED  
IN DN 2022-0015384 BEING A PORTION OF SECTION 24, T.4N., R.4W., M.D.B.&M.  
APN: 059-430-044  
25 LOTS, AND 3 PARCELS, 2.30± AC.  
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA



CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS  
APRIL 2024

SAN RAMON ■ (925) 866-0322  
ROSEVILLE ■ (916) 788-4456  
WWW.CBANDG.COM

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MCGRATH PROPERTIES AMERICAN CANYON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWO YEARS OF THE FILING OF THIS MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

MARK H. WEHBER, P.L.S.  
L.S. NO. 7960

DATE



## SIGNATURE OMISSIONS

PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

1. SPRINT COMMUNICATIONS COMPANY, QWEST COMMUNICATIONS COMPANY, LEVEL 3 COMMUNICATIONS AND WILTEL COMMUNICATIONS: EASEMENT FOR TELECOMMUNICATIONS AND INCIDENTAL PURPOSES PER SERIES NUMBER 2013-0035312 OF OFFICIAL RECORDS (NOT LOCATABLE OF RECORD).

## CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ HAS APPROVED THIS MAP ENTITLED "WATSON RANCH LOT 8 (ADJUSTED PARCEL B)" AND HAS ACCEPTED ON BEHALF OF THE CITY OF AMERICAN CANYON PUBLIC, THE FOLLOWING DEDICATIONS SHOWN HEREON IN THE BODY OF SAID MAP:

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC ROAD AND UTILITY PURPOSES:

1. CARTIER COURT

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF AMERICAN CANYON IN FEE FOR PUBLIC PURPOSES:

1. PARCEL B
2. PARCEL C

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1. "PUBLIC UTILITY EASEMENT" OR "PUE" IS RESERVED FOR THE PURPOSE OF PUBLIC UTILITIES ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.
2. "PUBLIC ACCESS EASEMENT" OR "PAE" IS RESERVED FOR THE PURPOSE OF PUBLIC PEDESTRIAN INGRESS AND EGRESS ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.

TARESA GEILFUSS  
CITY CLERK, CITY OF AMERICAN CANYON  
STATE OF CALIFORNIA

DATE

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION, THAT IT IS SUBSTANTIALLY THE SAME AS THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH.

ERICA AHMANN SMITHIES  
CITY ENGINEER, CITY OF AMERICAN CANYON  
STATE OF CALIFORNIA  
RCE 65468

DATE



I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ANTHONY G. CINQUINI  
STATE OF CALIFORNIA  
PLS 8614

DATE



# WATSON RANCH LOT 8 (ADJUSTED PARCEL B)

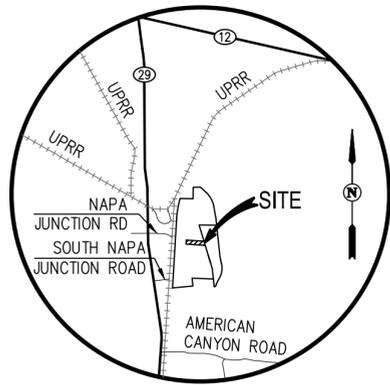
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BEING A SUBDIVISION OF ADJUSTED PARCEL B AS DESCRIBED  
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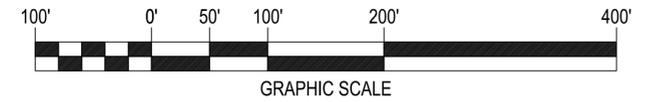
CIVIL ENGINEERS

SAN RAMON ■ (925) 866-0322  
ROSEVILLE ■ (916) 788-4456  
WWW.CBANDG.COM

■ SURVEYORS ■ PLANNERS  
APRIL 2024



VICINITY MAP  
NOT TO SCALE



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

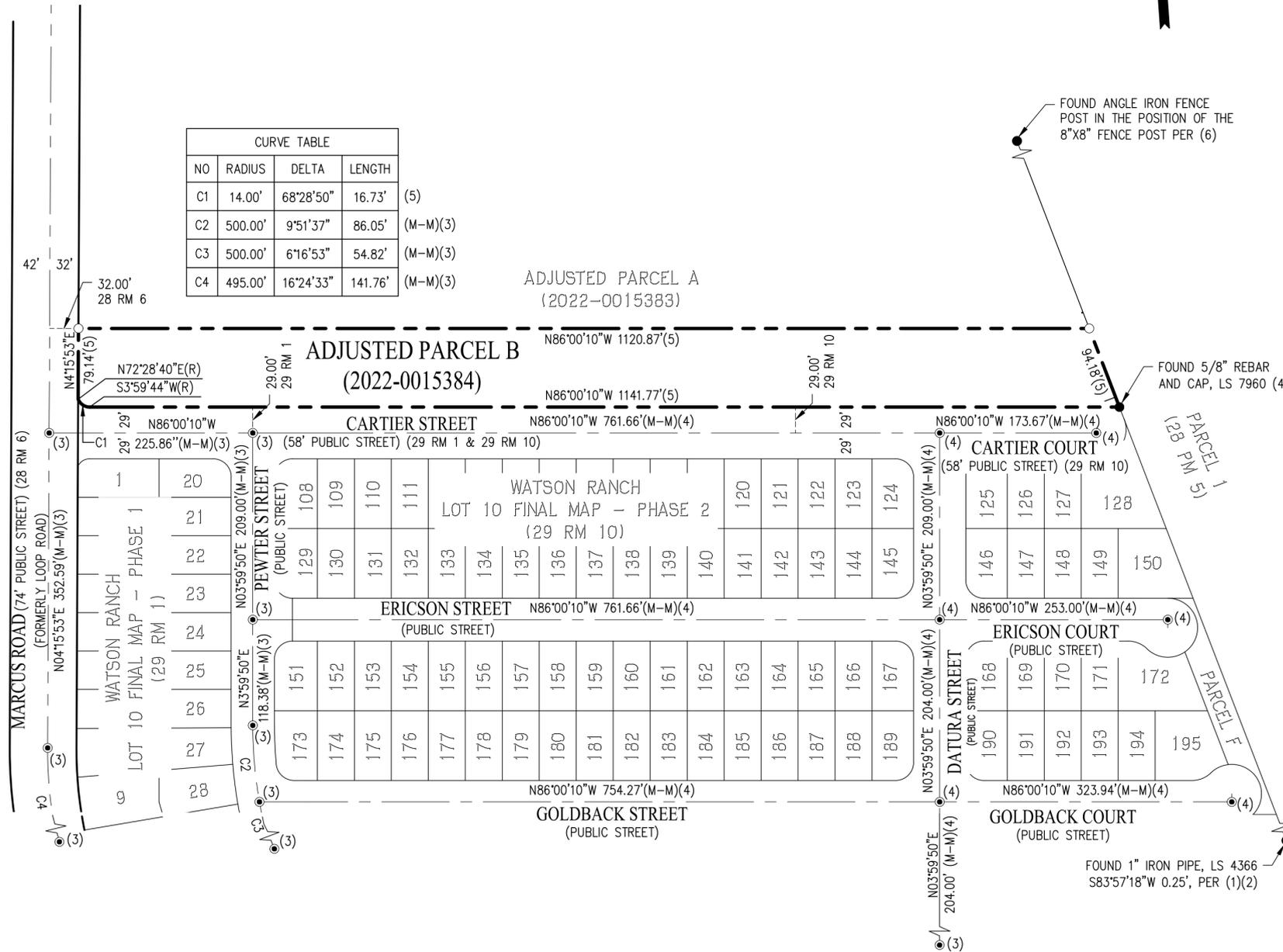
**LEGEND**

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (CL-PL) CENTERLINE TO PROPERTY LINE
- STANDARD STREET MONUMENT, LS 7960 TO BE SET PER 29 RM 1 OR 29 RM 10
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP OR NAIL & TAG, LS 7960
- PUE PUBLIC UTILITY EASEMENT
- PAE PUBLIC ACCESS EASEMENT

**REFERENCES:**

- (#) INDICATES REFERENCE NUMBER
- (1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
- (2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
- (3) WATSON RANCH LOT 10 FINAL MAP - PHASE 1 (29 RM 1)
- (4) WATSON RANCH LOT 10 FINAL MAP - PHASE 2 (29 RM 10)
- (5) GRANT DEED DOC. NO. 2022-0015384
- (6) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)

ADJUSTED PARCEL A  
2022-0021557



**WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)**

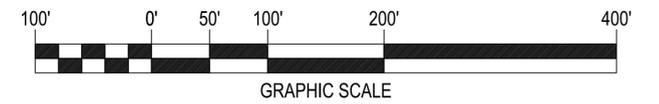
CONSISTING OF 7 SHEETS  
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SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 100' APRIL 2024



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
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- STANDARD STREET MONUMENT, LS 7960 TO BE SET PER 29 RM 1 OR 29 RM 10
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP OR NAIL & TAG, LS 7960
- PUE PUBLIC UTILITY EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- SHEET INDEX NUMBER
- SHEET LIMITS

**REFERENCES:**

- (#) INDICATES REFERENCE NUMBER
- (1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
- (2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
- (3) WATSON RANCH LOT 10 FINAL MAP - PHASE 1 (29 RM 1)
- (4) WATSON RANCH LOT 10 FINAL MAP - PHASE 2 (29 RM 10)
- (5) GRANT DEED DOC. NO. 2022-0015384
- (6) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)

**WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)**

CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF ADJUSTED PARCEL B AS DESCRIBED  
IN DN 2022-0015384 BEING A PORTION OF SECTION 24, T.4N., R.4W., M.D.B.&M.  
APN: 059-430-044  
25 LOTS, AND 3 PARCELS, 2.30± AC.  
CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

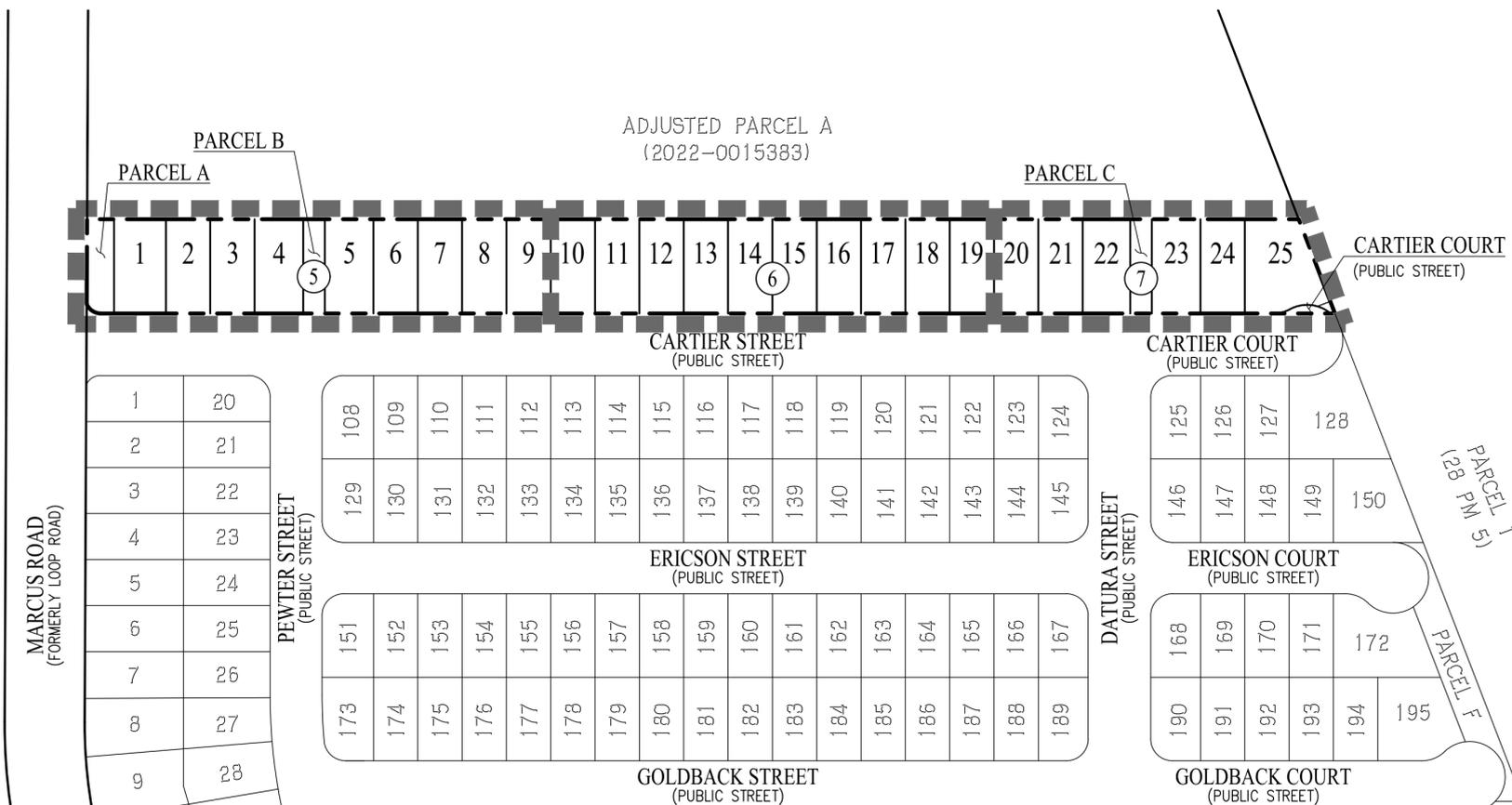


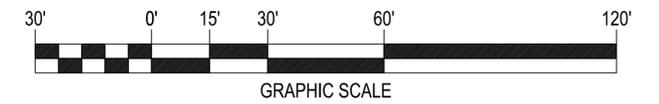
SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 100' APRIL 2024

ADJUSTED PARCEL A  
2022-0021557





**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	14.00'	68°28'50"	16.73'

LINE TABLE		
NO	BEARING	LENGTH
L1	N86°00'10"W	24.98'
L2	N86°00'10"W	20.00'
L3	N86°00'10"W	20.00'
L4	N86°00'10"W	12.31'

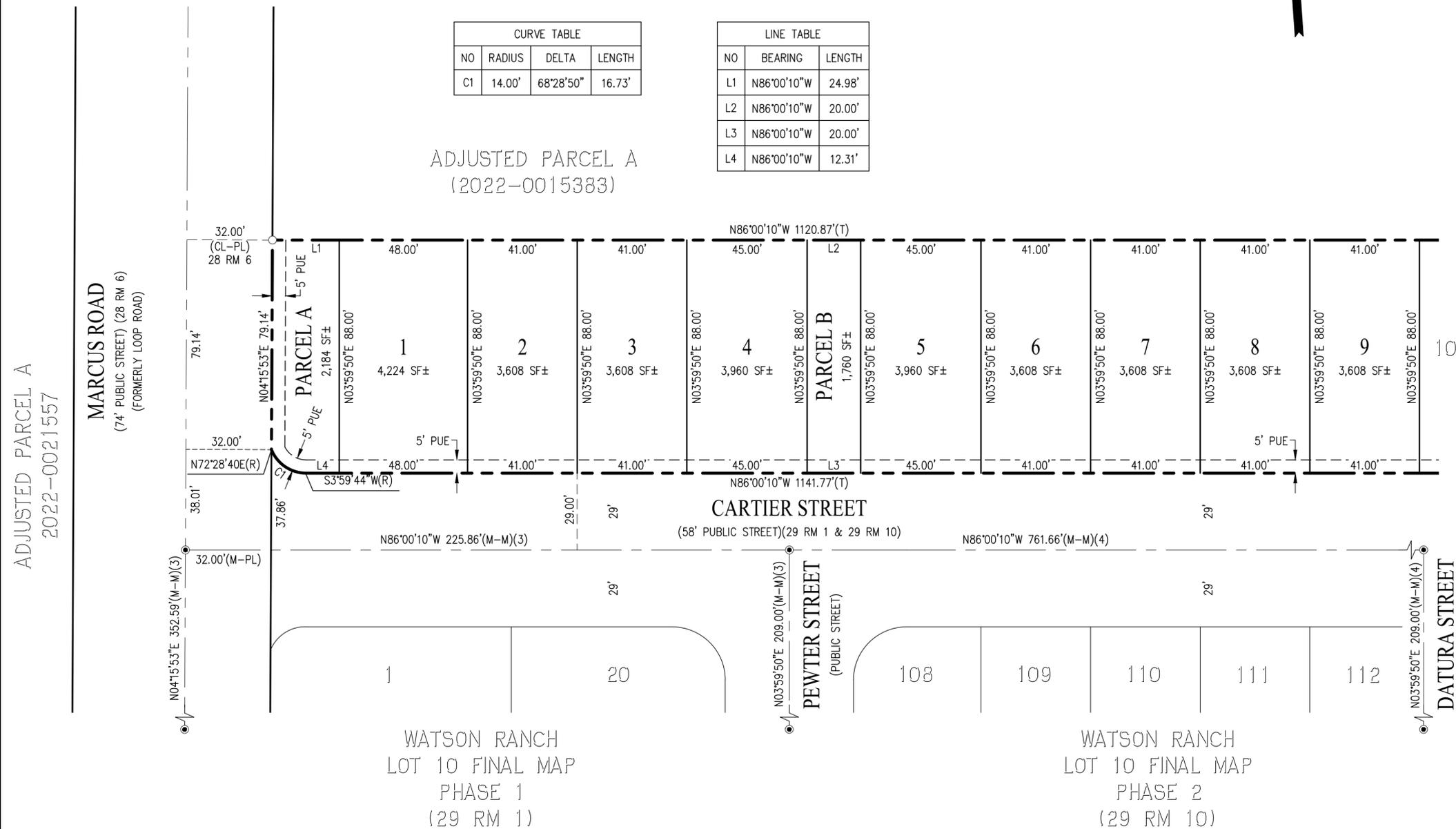
ADJUSTED PARCEL A  
(2022-0015383)

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (CL-PL) CENTERLINE TO PROPERTY LINE
- STANDARD STREET MONUMENT, LS 7960 TO BE SET PER 29 RM 1 OR 29 RM 10
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP OR NAIL & TAG, LS 7960
- PUE PUBLIC UTILITY EASEMENT
- PAE PUBLIC ACCESS EASEMENT

**REFERENCES:**

- (#) INDICATES REFERENCE NUMBER
- (1) LARGE LOT FINAL MAP WATSON RANCH (28 RM 6)
- (2) PARCEL MAP NEWELL PROPERTY (28 PM 5)
- (3) WATSON RANCH LOT 10 FINAL MAP - PHASE 1 (29 RM 1)
- (4) WATSON RANCH LOT 10 FINAL MAP - PHASE 2 (29 RM 10)
- (5) GRANT DEED DOC. NO. 2022-0015384
- (6) RECORD OF SURVEY NO. 3279 (21 SURVEYS 69)



**WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)**

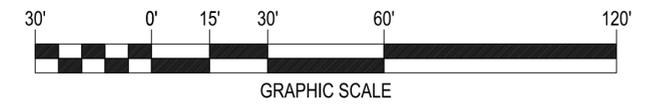
CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF ADJUSTED PARCEL B AS DESCRIBED  
IN DN 2022-0015384 BEING A PORTION OF SECTION 24, T.4N., R.4W., M.D.B.&M.  
APN: 059-430-044  
25 LOTS, AND 3 PARCELS, 2.30± AC.  
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' APRIL 2024



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON LARGE LOT FINAL MAP, WATSON RANCH (28 RM 6), THE BEARING BEING N16°52'49"W.

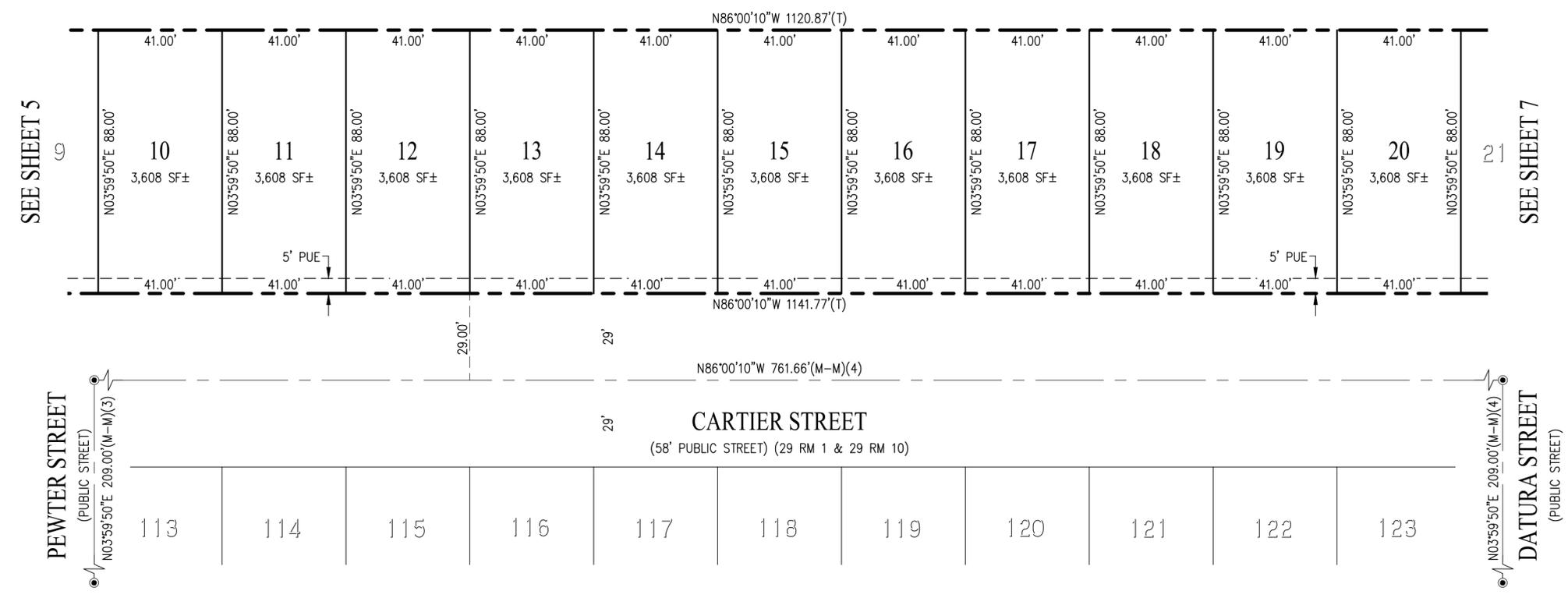
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ADJUSTED PARCEL A  
(2022-0015383)

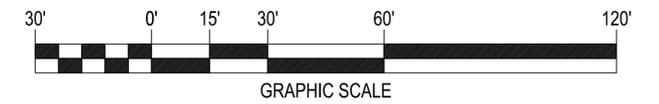


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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' APRIL 2024



**BASIS OF BEARINGS:**

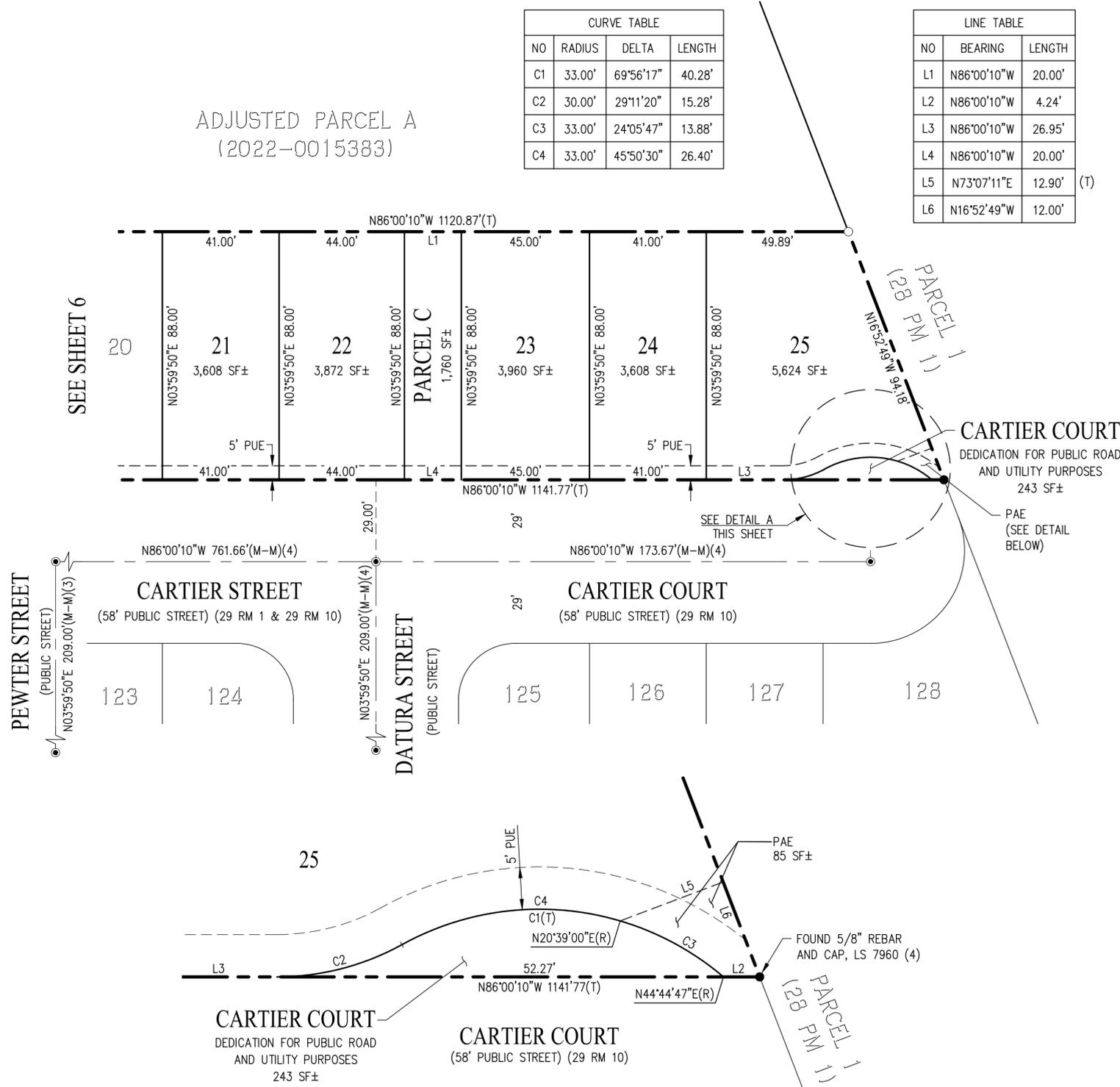
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**DETAIL A**  
NOT TO SCALE

**WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)**

CONSISTING OF 7 SHEETS  
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' APRIL 2024



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## **TITLE**

Design Permit Ordinance Update

## **RECOMMENDATION**

Waive first reading, read by title only, and adopt an Ordinance of the City Council of the City of American Canyon amending American Canyon Municipal Code Chapter 19.41 "Design Permits" consistent with State Law and Housing Element Implementation Program C.

## **CONTACT**

Brent Cooper, AICP, Community Development Director

## **BACKGROUND & ANALYSIS**

On May 30, 2023, the State Department of Housing and Community Development certified the City of American Canyon's 6th Cycle Housing Element (Housing Element). The Housing Element includes approximately 70 programs to Affirmatively Affirm Fair Housing in American Canyon and achieve the City's Regional Housing Needs Allocation (RHNA for the next 8 years (2023-2031)). Among the Housing Element programs, Implementation Program C requires several Municipal Code updates including Chapter 19.41 (Design Permits) to eliminate subjectivity in review and approval of housing developments protected by the Housing Accountability Act under Government Code Section 65589.5.

The Design Permit application is a commonly used entitlement for new development because it covers many types of land use changes. For example, a Design Permit is required before constructing any new building, altering or enlarging a building or altering a site (i.e.: changing landform through grading, allowing outdoor storage, uncovered commercial activities, and so on.). In some cases, a project may require a Conditional Use Permit. When a Conditional Use Permit includes new construction, all Design Permit requirements are included in the Conditional Use Permit application.

Although most Design Permits are approved by the Planning Commission, the Community Development Director is authorized to approve small projects, such as commercial structures less than 5,000 square feet; industrial structures less than 20,000 square feet, and small residential developments. In rare cases when a Design Permit requires an Environmental Impact Report that includes a Statement of Overriding Considerations, the City Council serves as the approval authority.

Recent examples of Design Permit applications approved by the Planning Commission include:

- The Ecology Center
- NVRG Hotel and Condominiums
- Napa Junction Solar Farm
- Watson Ranch Promontory Site Plan and Homes
- Bell Products Headquarters

### **The Housing Accountability Act**

The California State Legislature adopted the Housing Accountability Act in 2023 (Government Code Section 65589.5). The Housing Accountability Act suggests that California housing has become the most expensive in the nation, in part, due to inadequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects. The consequences of this problem further disadvantages low-income and minority households. (Gov. Code Section 65589.5(1)(C) and (D).

### **Design Permit Review Today**

Today, Design Permit applications are reviewed to ensure a development project satisfies adopted standards and policies, such as height, setback, landscaping, parking, and other adopted zoning development standards. Additional standards include architecture (when applicable), and adopted local, regional, and state engineering, water quality, environmental review, and other adopted standards.

While it is undesirable to eliminate all judgement, a healthy dialog between staff and the applicant will center on compliance with adopted standards. This discussion improves the project by accommodating alternatives that address site conditions, resolves competing interests, and accommodates allowable zoning variance or engineering design exceptions.

When judgements or differences of opinion arise, the issue is explained in the staff report and the Planning Commission makes its decision following a public hearing where all opinions are presented. The City Council would make the final decision on appeal or when the zoning code delegates the City Council as the approval authority.

### **Proposed Design Permit Changes**

Fortunately, there are no known circumstances where housing was denied, density reduced, or arbitrary housing development standards imposed. During the Housing Element analysis, however, it was pointed out that certain Design Permit review criteria could be interpreted to authorize subjectivity in project review process. Subjectivity could lead to decisions that make housing more costly and/or have its basis in discriminatory behavior.

Examples of subjective criteria include:

- Encourage the *harmonious* appearance of buildings and sites.
- Ensure that new and modified uses and development are *compatible* with existing and potential uses in the surrounding area.
- Produce an environment of *stable, desirable character*.
- *Appropriateness* of setbacks, site coverage, building heights, and outdoor use areas.
- *Relationship* to abutting or adjacent sites and land uses.
- *Minimization of impacts* on residential districts.

A criteria is subjective when the project approval is not based on adopted policy. For example, building appearance is harmonious when it complies with adopted architectural standards. Setbacks are appropriate when they meet the zoning standards. If these standards are replaced with a case-by-case opinion of the staff and decision makers, then the criteria is subjective.

The proposed Design Permit changes will eliminate subjective criteria. Consistent with staff and our decision maker's approach today, decisions will document ways the project fulfills adopted code and policies.

Apart from addressing subjectivity, staff noted that the Design Permit application includes evaluating changes, enlargements, and alterations to an existing project. Changes, enlargements, and alterations to an existing project with a documented entitlement is covered by the Minor and Major Modification process in Chapter 19.45. To avoid duplication, the Ordinance deletes addressing project modification from the Design Permit application process because they are addressed by the Minor and Major Modification process.

All proposed changes to the Design Permit process is included as Attachment 1. Additions are shown with a double underline. Deletions are shown with strikeout text. Reasons for proposed changes are explained with a justification paragraph that follows the amended text. A "clean" version showing all the changes without the redline/strikeout text is included as Attachment 2. A table that summarizes modifications to the Design Permit process to address subjectivity is included as Attachment 3.

The Planning Commission reviewed the proposed ordinance on April 25, 2024 and recommends its approval.

The Housing Element includes additional municipal code updates and other Housing Element Implementation Programs. As time permits, staff will bring additional program updates to the Planning Commission and City Council within the 8-Year Housing Element term. The 6th Housing Element Cycle Programs are included in Attachment 4.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Organizational Effectiveness: "Deliver exemplary government services."

### **FISCAL IMPACT**

N/A

### **ENVIRONMENTAL REVIEW**

The proposed policy amendments are not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(2) because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; and Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3 because it has no potential for resulting in physical change to the environment, directly or indirectly. In addition, the policy amendments are not a project under CEQA Regulation Section 15061(b)(3) because it has no potential for causing a significant effect on the environment.

### **ATTACHMENTS:**

1. [Ordinance Design Permit Update](#)
2. [REVISED Design Permit Update](#)
3. [Design Permit Ordinance Summary Table](#)
4. [6TH Cycle Housing Element CERTIFIED Implementation Programs](#)

**ORDINANCE NO. 2024-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING AMERICAN CANYON MUNICIPAL CODE CHAPTER 19.41 "DESIGN PERMITS" CONSISTENT WITH STATE LAW AND HOUSING ELEMENT IMPLEMENTATION PROGRAM C**

**WHEREAS**, on January 31, 2023, the City Council approved the 6<sup>th</sup> Cycle Housing Element (Housing Element); and;

**WHEREAS**, on June 30, 2023, the State of California Department of Housing and Community Development (HCD) certified the Housing Element; and

**WHEREAS**, the Housing Element includes approximately 70 programs to identify and reduce constraints to housing production; and

**WHEREAS**, Housing Element Implementation Program C requires certain Municipal Code updates to reduce constraints to housing production, including revising Chapter 19.41 (Design Permits) to eliminate subjectivity in review and approval of housing developments protected by the Housing accountability Act under Government Code Section 65589.5; and

**WHEREAS**, on April 25, 2024, the City of American Canyon Planning Commission conducted a duly noticed public hearing on the on the subject ordinance and recommends City Council approval; and

**WHEREAS**, on May 21, 2024, the City Council of the City of American Canyon conducted a duly-noticed public hearing on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

**NOW, THEREFORE, BE IT ORDAINED** that the City Council of the City of American Canyon, having considered all the evidence, including any submitted by member of the public, hereby adopts Municipal Code amendments as follows:

**SECTION 1:** Revise Chapter 19.41 (Design Permits) in compliance with Government Code Section 65589.5 and Housing Element Implementation Program C as follows:

Chapter 19.41 DESIGN PERMITS  
19.41.010 Purpose.

The purpose of this chapter is to:

~~(A) Provide for a review process that promotes~~ Ensure excellence in site planning and architectural design, consistent with the general plan, design, and applicable local, regional, and state development policies, and municipal code standards.

~~(B) Encourage the harmonious appearance of buildings and sites;~~

~~(C) Ensure that new and modified uses and development are compatible with existing and potential uses in the surrounding area;~~

~~(D) Produce an environment of stable, desirable character.~~

(Ord. 2001-02 § 1, 2001.)

**JUSTIFICATION:** The subjective intent has been removed from the purpose section and reference made to applicable adopted standards.

19.41.020 Applicability.

Design permit approval by the community development director, ~~or~~ planning commission, or city council is required for the following:

(A) New structures, except single-family detached dwellings and their attendant accessory structures constructed on a parcel of land. However, when a builder constructs three or more single-family dwellings in a single subdivision in one year, or on a single block in one year if the lots are not located within a subdivision, the dwelling units shall be subject to approval of a design permit.

(B) Proposed outdoor land use(s). ~~Enlargements and exterior alterations of structures, including repainting and color changes of commercial, industrial and multi-family structures, but excluding enlargements and alterations of single-family dwellings for which a design permit was not originally required, unless required as a condition of another approval.~~

**JUSTIFICATION:** Enlargements and exterior alterations are subject to Chapter 19.45 Minor and Major Modifications. Proposed outdoor land uses, such as storage projects where no structures are involved would be reviewed through the design permit process.

(C) Alterations of land in commercial or industrial districts, and/or of sites of more than one acre in residential districts that have no prior documented approvals.

**JUSTIFICATION:** Enlargements and exterior alterations when there has been no prior documented approval would require a Design Permit because there is no prior approval to modify.

(Ord. 2001-02 § 1, 2001; Ord. 2009-10 § 3, 2009.)

19.41.030 Design permit approval.

Except as provided in this chapter, no building or structure may be erected, and no proposed outdoor land use may permitted ~~be enlarged or altered, and no site may be altered~~ until a design permit application has been approved by the community development director, ~~or~~ planning commission, or city council as required below. Such review and approval may take place concurrently with the review of any other required approvals.

**JUSTIFICATION:** The emphasis is placed on new structures and land uses on a site whether they include new buildings or outdoor uses. Alterations and modifications to a previously-approved design permit are removed because they are subject to Chapter 19.45 Minor and Major Modifications. City Council is added as an approval authority to cross-reference Section 19.01.060(C) that requires City Council approval when the California Environmental Quality Act (CEQA) environmental review requires a statement of overriding considerations.

(A) Community Development Department Director Approvals. The community development director may approve the following design permit applications. No public hearing shall be required unless the design permit is being processed concurrently with other applications for which a hearing is required. In this case, the design permit shall be considered at the same public hearing.

(1) Two-family dwellings and appurtenant accessory structures.

(2) Multifamily projects containing fewer than five units.

(3) Commercial structures containing less than five thousand square feet total, industrial structures containing less than twenty thousand square feet total, ~~and subsequent substantial changes of use to these structures.~~

**JUSTIFICATION:** Subsequent changes to land use are subject to Chapter 19.45 Minor and Major Modifications.

(4) Proposed outdoor land use(s).

**JUSTIFICATION:** Clarifies that outdoor land uses would be reviewed and approved by the Community Development Director.

~~(4) Enlargements or alterations to a project originally approved by the planning commission involving an area of less than five percent of the project's floor or site area, that the director deems to be compatible with the original approval and an insignificant alteration to the project's appearance.~~

~~(5) Any visible enlargements or alterations to projects, as determined by the community development director.~~

~~(6) Changes in use to structures or property which cause a project to not meet design standards contained in this title for landscaping, parking, signage, screening, etc.~~

**JUSTIFICATION:** Modifications are subject to Chapter 19.45 Minor and Major Modifications.

(B) Planning Commission Approvals. The planning commission may approve the following design permit applications following a public hearing pursuant to the procedures set forth in Chapter 19.40:

(1) Multifamily dwelling projects containing five or more units.

(2) The construction in one year by a single builder of three or more single-family dwellings in a single subdivision, or on a single block if the lots are not located within a subdivision, except such construction in the PC zone district.

(3) Commercial structures containing five thousand total square feet or more and industrial structures containing twenty thousand square feet or more, ~~and/or substantial changes of use to these structures.~~

**JUSTIFICATION:** Subsequent changes to land use are subject to Chapter 19.45 Minor and Major Modifications.

~~(4) Enlargements and/or exterior alterations of projects and/or sites involving an area of more than five percent of the project's floor and/or site area, or lesser changes that the community development director has determined potentially represent a significant alteration to a project's and/or site's appearance.~~

**JUSTIFICATION:** Modifications are subject to Chapter 19.45 Minor and Major Modifications.

~~(5)~~ (4) Sign programs requiring commission approval, pursuant to Chapter 19.23.

~~(6)~~ (5) Small-cell antenna facilities that do not comply with standards described in Chapter 19.53.

~~(7)~~ (6) Design permit applications referred to the commission by the director because of unique circumstances, potential public controversy, or a need for policy direction.

(C) City Council Approvals. The City Council may approve a design permit following a recommendation by the Planning Commission when the California Environmental Quality Act (CEQA) environmental review requires a statement of overriding considerations pursuant to Section 19.01.060(C).

**JUSTIFICATION:** This amendment cross-references the CEQA delegation ordinance to help ensure it is not overlooked in the rare case when a Design Permit requires a statement of overriding considerations.

(Ord. 2001-02 § 1, 2001; Ord. 2009-10 § 3, 2009; Ord. 2018-05 § 7, 2018.)

19.41.040 Scope of design permit review.

The following areas of design shall be considered in reviewing design permits:

(A) Site Planning.

- (1) ~~Appropriateness of~~ Setbacks, site coverage, building heights, and outdoor use areas,
- (2) ~~Adequacy of~~ Parking, and vehicular and pedestrian circulation,
- (3) ~~Relationship to abutting or adjacent sites and land uses; minimization of impacts on residential districts,~~
- (4) Preservation of natural site amenities,
- (5) ~~Use of~~ Required landscaping, outdoor lighting, and outdoor furniture,
- (6) Usability of required public and private open spaces.

(B) Structural Design.

- (1) Compliance with required scale, mass, bulk, and proportions,
- (2) ~~Compatibility with the desirable qualities of the area and/or streetscape,~~
- (~~2~~ 3) Compatibility of Compliance with required building materials and detailing for all structures,
- (4) ~~Relationship to other structures and accessory elements on a site,~~
- (~~3~~ 5) Screening of utility, ~~and~~ mechanical facilities, and outdoor storage,
- (~~4~~ 6) Compliance with required Design of fences and walls design,
- (~~5~~ 7) ~~Use of~~ Compliance with required architectural elements that contribute to visual interest and variety, including variation to wall planes, multiple roof lines and defined entries.

**JUSTIFICATION:** The site planning criteria refers to ensuring new development complies with required development standards and design guidelines found in the zoning code, applicable specific plan, or adopted objective design standards.

(Ord. 2001-02 § 1, 2001.)

19.41.050 Required findings.

Approval of a design permit application may be granted by the appropriate decision-making authority only if all of the following findings are made:

- (A) The project complies with all applicable provisions of this title and any applicable approvals granted for the project by any decision-making authority.
- (B) The project and its design complies with any applicable design guidelines.
- (C) The project and its design complies with all applicable general plan policies, ~~design,~~ and applicable local, regional, and state development policies, and municipal code standards.
- (D) The project complies with applicable policies of the Napa County Airport land use compatibility plan.
- (E) ~~The project's quality and character are compatible with the surrounding area, unless physically deteriorated or blighted, and will not be materially detrimental to existing development.~~
- (F) ~~The proposed design is compatible with existing development in the area in terms of scale, height, bulk, proportion, materials, cohesiveness, color, and the preservation of privacy.~~

~~(G) The design improves the community's appearance by avoiding both excessive variety and monotonous repetition.~~

~~(H) The proposed design promotes a harmonious transition in terms of scale and character between areas of different general plan land use designations and zoning districts.~~

~~(I)~~ (E) The proposed design provides for adequate and safe on-site vehicular and pedestrian circulation.

**JUSTIFICATION:** The findings focus on documenting how the project complies with required development standards and design guidelines found in the zoning code, applicable specific plan, or adopted objective design standards. Subjective criteria not found in an adopted policy is proposed to be deleted.

(Ord. 2001-02 § 1, 2001; Ord. 2010-03 § 3, 2010.)

19.41.060 Expiration of approval.

(A) If the project for which a design permit has been approved pursuant to this chapter has not been inaugurated within two years of the granting of the design permit, the approval shall become null and void and of no effect. This provision shall not apply to applications approved in conjunction with another discretionary permit. In such cases, the expiration period shall coincide with that of the associated period.

(B) An extension of time may be granted by the community development director upon the written request by a responsible party before the expiration of the two-year period, provided that:

(1) There have been no changes in the approved plans; and

(2) There has been no change of circumstances which would prevent any of the required findings of approval ~~to be~~ from being made.

**JUSTIFICATION:** A grammatical correction.

(Ord. 2001-02 § 1, 2001.)

**SECTION 1: CALIFORNIA ENVIRONMENTAL QUALITY ACT** The proposed policy amendments are not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(2) because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; and Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3 because it has no potential for resulting in physical change to the environment, directly or indirectly. In addition, the policy amendments are not a project under CEQA Regulation Section 15061(b)(3) because it has no potential for causing a significant effect on the environment.

**SECTION 2. EFFECTIVE DATE.** This ordinance shall become effective effect 30 days after its final passage pursuant to Government Code Section 36937.

**SECTION 3. SEVERABILITY.** If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

**SECTION 4. CUSTODIAN OF RECORDS.** The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 4831 Broadway, Suite 201, American Canyon, CA 94503. The custodian of these records is the City Clerk.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 21<sup>st</sup> day of May, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
Leon Garcia, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Taresa Geilfuss, CMC, City Clerk

\_\_\_\_\_  
William D. Ross, City Attorney

### Chapter 19.41 DESIGN PERMITS

#### 19.41.010 Purpose.

The purpose of this chapter is to:

Ensure excellence in site planning and architectural design, consistent with the general plan, and applicable local, regional, and state development policies, and municipal code standards.

(Ord. 2001-02 § 1, 2001.)

#### 19.41.020 Applicability.

Design permit approval by the community development director, planning commission, or city council is required for the following:

(A) New structures, except single-family detached dwellings and their attendant accessory structures constructed on a parcel of land. However, when a builder constructs three or more single-family dwellings in a single subdivision in one year, or on a single block in one year if the lots are not located within a subdivision, the dwelling units shall be subject to approval of a design permit.

(B) Proposed outdoor land use(s).

(C) Alterations of land in commercial or industrial districts, and/or of sites of more than one acre in residential districts that have no prior documented approvals.

(Ord. 2001-02 § 1, 2001; Ord. 2009-10 § 3, 2009.)

#### 19.41.030 Design permit approval.

Except as provided in this chapter, no building or structure may be erected, and no proposed outdoor land use may be permitted until a design permit application has been approved by the community development director, planning commission, or city council as required below. Such review and approval may take place concurrently with the review of any other required approvals.

(A) Community Development Department Director Approvals. The community development director may approve the following design permit applications. No public hearing shall be required unless the design permit is being processed concurrently with other applications for which a hearing is required. In this case, the design permit shall be considered at the same public hearing.

(1) Two-family dwellings and appurtenant accessory structures.

(2) Multifamily projects containing fewer than five units.

(3) Commercial structures containing less than five thousand square feet total, industrial structures containing less than twenty thousand square feet total.

(4) Proposed outdoor land use(s).

(B) Planning Commission Approvals. The planning commission may approve the following design permit applications following a public hearing pursuant to the procedures set forth in Chapter 19.40:

(1) Multifamily dwelling projects containing five or more units.

(2) The construction in one year by a single builder of three or more single-family dwellings in a single subdivision, or on a single block if the lots are not located within a subdivision, except such construction in the PC zone district.

(3) Commercial structures containing five thousand total square feet or more and industrial structures containing twenty thousand square feet or more.

(4) Sign programs requiring commission approval, pursuant to Chapter 19.23.

(5) Small-cell antenna facilities that do not comply with standards described in Chapter 19.53.

(6) Design permit applications referred to the commission by the director because of unique circumstances, potential public controversy, or a need for policy direction.

(C) City Council Approvals. The City Council may approve a design permit following a recommendation by the Planning Commission when the California Environmental Quality Act (CEQA) environmental review requires a statement of overriding considerations pursuant to Section 19.01.060(C).

(Ord. 2001-02 § 1, 2001; Ord. 2009-10 § 3, 2009; Ord. 2018-05 § 7, 2018.)

19.41.040 Scope of design permit review.

The following areas of design shall be considered in reviewing design permits:

(A) Site Planning.

(1) Setbacks, site coverage, building heights, and outdoor use areas,

(2) Parking, and vehicular and pedestrian circulation,

(3) Preservation of natural site amenities,

(4) Required landscaping, outdoor lighting, and outdoor furniture,

(5) Usability of required public and private open spaces.

(B) Structural Design.

(1) Compliance with required scale, mass, bulk, and proportions,

(2) Compliance with required building materials and detailing for all structures,

(3) Screening of utility, mechanical facilities, and outdoor storage,

(4) Compliance with required fence and wall design,

(5) Compliance with required architectural elements that contribute to visual interest and variety, including variation to wall planes, multiple roof lines and defined entries.

(Ord. 2001-02 § 1, 2001.)

19.41.050 Required findings.

Approval of a design permit application may be granted by the appropriate decision-making authority only if all the following findings are made:

(A) The project complies with all applicable provisions of this title and any applicable approvals granted for the project by any decision-making authority.

(B) The project and its design complies with any applicable design guidelines.

(C) The project and its design complies with all applicable general plan policies, and applicable local, regional, and state development policies, and municipal code standards.

(D) The project complies with applicable policies of the Napa County Airport land use compatibility plan.

(E) The proposed design provides for adequate and safe on-site vehicular and pedestrian circulation.

(Ord. 2001-02 § 1, 2001; Ord. 2010-03 § 3, 2010.)

19.41.060 Expiration of approval.

(A) If the project for which a design permit has been approved pursuant to this chapter has not been inaugurated within two years of the granting of the design permit, the approval shall become null and void and of no effect. This provision shall not apply to applications approved in conjunction with another discretionary permit. In such cases, the expiration period shall coincide with that of the associated period.

(B) An extension of time may be granted by the community development director upon the written request by a responsible party before the expiration of the two-year period, provided that:

(1) There have been no changes in the approved plans; and

(2) There has been no change of circumstances which would prevent any of the required findings of approval from being made.

(Ord. 2001-02 § 1, 2001.)

# Design Permit Modifications

<b>Purpose Section 19.41.010</b>	
<b>Proposed Language</b>	<b>Current Language</b>
<ul style="list-style-type: none"> <li>● Ensure excellence in adopted standards</li> </ul>	<ul style="list-style-type: none"> <li>● Ensure excellence in adopted standards</li> <li>● Harmonious building appearance</li> <li>● Surrounding area compatibility</li> <li>● Produce Stable Character</li> </ul>
<b>Design Permit Approval 19.41.030</b>	
<b>Proposed Language</b>	<b>Current Language</b>
<ul style="list-style-type: none"> <li>● Applies to New Construction</li> </ul>	<ul style="list-style-type: none"> <li>● Applies to New Construction</li> <li>● Enlargements and alterations</li> </ul>
<b>Design Permit Scope 19.41.040</b>	
<ul style="list-style-type: none"> <li>● Documents compliance with adopted standards</li> </ul>	<ul style="list-style-type: none"> <li>● Staff's opinions on appropriateness of development standard compliance, building materials, relationship to other buildings and neighborhoods, and architecture.</li> </ul>
<b>Findings of Approval 19.41.050</b>	
<ul style="list-style-type: none"> <li>● Documents compliance with adopted standards</li> </ul>	<ul style="list-style-type: none"> <li>● Staff's opinions on appropriateness of development standard compliance, building materials, relationship to other buildings and neighborhoods, and architecture.</li> </ul>

## Goal H-9: Energy Conservation and Sustainable Development

To encourage sustainable residential development and energy conservation in new and existing housing.

- H-9.1 Energy Conservation.** Promote the use of energy conservation features in existing homes and the design of new residential development.
- H-9.2 Sustainable Development.** Encourage sustainable development and ensure, at a minimum, that the design of development is 15% more efficient than State laws regarding energy conservation and seek amendments to the zoning code that further reductions in automobile use and associated decreases in Vehicle Miles Travelled (VMT).
- H-9.3 Tree Planting.** Promote tree planting in residential areas to provide cooling during the summer months.
- H-9.4 Energy Saving Innovations.** Encourage innovative site designs that incorporate passive and active solar designs and natural cooling techniques.
- H-9.5 Weatherization and Energy-Efficiency Retrofitting.** Support weatherization and retrofit projects for existing housing units that fall below current state performance standards for energy efficiency.

## Implementation Programs

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
A	<b>No-Net-Loss Evaluation Procedure</b> Ensure sufficient residential capacity is maintained to accommodate the RHNA by continuing to implement an ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. The outcomes of monitoring shall be described in the City’s annual housing reports submitted to HCD as required pursuant to GC Section 65400.	Maintain a supply of developable land adequate to accommodate the RHNA.	H-1.1 H-1.2 H-1.3 H-8.7 H-8.10	Community Development Department	General Fund	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
<b>B</b>	<p><b>Available Sites Inventory</b></p> <p>The City will prepare and maintain publicly available sites inventory that allows developers to understand suitable sites by household income level. The City will monitor the status of current development projects listed as credits toward RHNA capacity and will remove and replace units assumed on sites if development within the planning period becomes infeasible.</p> <p>The City will consider the need to affirmatively further fair housing in the inventory sites by designating sites for lower- and moderate-income households in the western portion of the city.</p> <p>The City will monitor progress toward program objectives and implement additional measures as necessary if the metrics are not being met.</p>	<p>Identify housing sites suitable to accommodate 622 housing units:</p> <ul style="list-style-type: none"> <li>• Very low income: 169 units</li> <li>• Low-income: 109 units</li> <li>• Moderate-income: 95 units</li> <li>• Above moderate-income: 249 units</li> </ul> <p>Maintain a publicly available inventory of parcels on the City website that meet the requirements of Government Code Section 65583.2(c).</p> <p>Provide sites appropriate for affordable housing in low density and higher income areas to proactively work to overcome concentrations of lower- and moderate-income earning populations.</p>	<p>H-1.1</p> <p>H-1.3</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Publicly available inventory on City website: 2023</p> <p>Update sites inventory: annual</p>
<b>C</b>	<p><b>Municipal Code Updates</b></p> <p>The City will amend the Municipal Code to:</p> <ul style="list-style-type: none"> <li>• Allow low barrier navigation centers for compliance with Government Code Sections 65660 and 65668 (AB 101).</li> <li>• Allow small residential care facilities in the RRH zone in compliance with California Government Code Section 65583.</li> </ul>	<p>Provide zoning for a variety of housing types.</p> <p>Identify and remove constraints to housing production.</p> <p>Evaluate and update existing zoning to ensure compliance with State-mandated streamlining requirements (ADUs, area planning, and objective design standards) to address disproportionate</p>	<p>H-1.6</p> <p>H-3.3</p> <p>H-7.5</p> <p>H-7.6</p> <p>H-7.8</p> <p>H-7.9</p> <p>H-7.10</p> <p>H-8.1</p> <p>H-8.2</p> <p>H-8.4</p> <p>H-8.7</p>	<p>Community Development Department</p>	<p>General Fund</p> <p>State and regional grant funding</p>	<p>Update Municipal Code within three years of Housing Element adoption (by January 2026).</p> <p>Emergency Shelter resident parking requirements deleted on April 18, 2023 (Ordinance 2023-03)</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	<ul style="list-style-type: none"> <li>• Define and create a process to permit large residential care facilities in all residential zones, subject to objective standards similar to other residential uses in the same district.</li> <li>• Update Chapter 19.27 (Density Bonus) for compliance with California Government Code Sections 65915 through 65918.</li> <li>• Define and allow manufactured housing subject only to the restrictions of single-family uses.</li> <li>• Update FAR standards in the CN and CC zoning districts to allow a minimum of 1.0 for projects with three to seven units or 1.25 for projects with eight to 10 units.</li> <li>• Update standards related to transitional and supportive housing for compliance with AB 2162.</li> <li>• Remove the conditional use permit requirement for large farm employee housing in the CC district.</li> <li>• Revise Chapter 19.41 (Design Permits) to limit subjectivity in review and approval of housing developments and provide objective design standards for developments protected by the Housing Accountability Act under Government Code Section 65589.5.</li> </ul>	housing needs and disparities in access to opportunity related to land use and zoning issues.	H-8.10			

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	<ul style="list-style-type: none"> <li>Modify emergency shelter standards to remove the requirement for occupant parking.</li> </ul>					
<b>D</b>	<p><b>General Plan Update</b></p> <p>The City will update the General Plan for consistency with the 2023-2031 Housing Element Update and for State law compliance. As part of this update, the City will remove growth limits established within the General Plan Land Use Element.</p>	<p>Compliance with State law.</p> <p>Identify and remove constraints to housing production.</p>	<p>H-1.5</p> <p>H-1.6</p> <p>H-2.3</p> <p>H-2.6</p> <p>H-2.7</p> <p>H-2.8</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p>	<p>General Fund</p> <p>State and regional grant funding</p>	<p>Growth limits were removed on April 2023 (Resolution 2023-05).</p>
<b>E</b>	<p><b>Missing Middle/Workforce Housing</b></p> <p>The City will review and amend the zoning ordinance and applicable development standards to encourage and promote missing middle-density housing types (e.g., triplexes, courtyard buildings, townhomes, live/work) to create a diversity of housing types and densities to reduce displacement pressures on residents overpaying for housing.</p> <p>Specifically, the City will evaluate and revise, as necessary, lot sizes, setbacks, height, and parking requirements to encourage development of missing middle housing, particularly in moderate and high resource areas and low-density residential zones.</p>	<p>Revise zoning standards to encourage missing middle housing by 2026.</p> <p>Provide informational materials about missing middle housing development and related zoning code revisions in multiple languages on the City website.</p> <p>Enhance housing mobility and housing choice, encourage development of a variety of missing middle housing types in infill projects.</p> <p>Through revised zoning standards, support development of four missing middle housing developments between 3 and 20 units and 15 moderate-income</p>	<p>H-2.1</p> <p>H-2.2</p> <p>H-2.9</p> <p>H-2.8</p> <p>H-2.9</p> <p>H-6.7</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>City Council</p>	<p>General Fund</p>	<p>Review and revise zoning ordinance and development standards, as necessary, by 2026.</p> <p>Support development of at least four missing middle-density housing developments by 2031.</p> <p>Support development of at least 15 moderate-income units in moderate and high resource areas by 2031.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
		units in moderate and high-resource areas.				
<b>F</b>	<p><b>Accessory Dwelling Units</b></p> <p>The City shall continue to incentivize development of accessory dwelling units (ADUs) and adopt, as appropriate, additional programs and incentives for encouraging ADUs, particularly in moderate and high resource, low density areas.</p> <p>For compliance with State law and HCD’s findings documented in its February 7, 2023, letter, the City shall update American Canyon Municipal Code (ACMC) Section 19.39.090 to remove subjective design criteria and Sections 19.11.040 and 19.42.020 to allow ADUs in the CN and CC zones by-right.</p> <p>The City shall create informational guides for ADU development, including information on incentives, and make them available on the City website in multiple languages.</p>	<p>Update the Accessory Dwelling Unit Ordinance by 2025</p> <p>Encourage development of 26 ADUs in the planning period across all income categories</p> <p>Encourage development of the following number of ADUs affordable to low-income households in low-density or high resource areas:</p> <ul style="list-style-type: none"> <li>• 5 ADUs by 2025</li> <li>• 10 ADUs by 2028</li> <li>• 15 ADUs by 2031</li> </ul> <p>Provide informational materials about ADUs and ADU development in multiple languages on the City website.</p>	<p>H-2.7</p> <p>H-2.8</p> <p>H-4.6</p> <p>H-6.7</p> <p>H-8.7</p> <p>H-8.10</p>	Community Development Department	General Fund	<p>ADU Ordinance was updated on April 18, 2023 (Ordinance 2023-03).</p> <p>Create informational guides and have available on the City’s website by 2025.</p> <p>Support development of 26 ADUs in the city by 2031; including 3 ADUs affordable to low-income households.</p>
<b>G</b>	<p><b>Neighborhood Preservation Program</b></p> <p>The City shall continue to enforce Neighborhood Preservation (Chapter 9.04 of the Municipal Code), which is designed to ensure that individual properties within neighborhoods are maintained at levels that</p>	<p>Continue to maintain high-quality neighborhoods and minimize impacts to public health, safety, and welfare through active code enforcement.</p>	<p>H-4.1</p> <p>H-4.2</p> <p>H-4.3</p> <p>H-4.4</p> <p>H-4.5</p>	Community Development Department	General Fund	<p>Active program</p> <p>Ongoing</p>

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	minimize potential nuisances and public health, safety, and welfare public impacts.					
H	<p><b>Residential Rehabilitation Loan Program</b></p> <p>Working in collaboration with the City of Napa Housing Authority, the City shall apply as feasible for CDBG funding to support the Residential Rehabilitation Loan Program, which provides no or low deferred interest loans to low-income homeowners to finance home repairs.</p> <p>The City shall publicize information about the program on the City website and shall make information available in multiple languages.</p>	<p>Apply for additional funding annually and as notices of funding available are released. Support the City of Napa Housing Authority to provide funding to repair or replace deficiencies to residential structural, mechanical, plumbing, and electrical systems, roofing, water damage, energy conservation, correction of health and safety issues and accessibility/mobility modifications.</p> <p>Pursue rehabilitation financing assistance for at least 5 households annually during the 2023- 2031 planning period to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors.</p> <p>Provide informational materials in multiple languages on the City website. Concentrate program outreach in areas where rehabilitation needs are greatest (e.g., east of Highway 29, neighborhoods in the southern part of the city).</p>	<p>H-4.1 H-4.2 H-4.3 H-6.7 H-7.9 H-8.6 H-8.7 H-8.10</p>	<p>City of Napa Housing Authority  Community Development Department</p>	<p>General Fund  CDBG Grant</p>	<p>Annually apply for CDBG funding.</p> <p>Translated materials on City website: within six weeks of English-version release.</p> <p>Provide support to ensure that at least 40 households in the city participate in the Residential Rehabilitation Loan Program by 2031.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
<b>I</b>	<b>Code Enforcement</b> <p>The City shall continue to use code enforcement efforts to improve the existing housing stock. The City shall inform owners of residential housing units that received code enforcement actions caused by substandard housing conditions with Residential Rehabilitation Loan Program information and shall provide direct technical assistance to lower-income households dealing with code compliance issues. Technical assistance may include, but is not limited to, one-on-one assistance from staff with technical expertise, assistance with the rehabilitation loan program application, or informational workshop events.</p>	<p>Provide direct technical assistance on the Residential Rehabilitation Loan Program to at least 60 households with substandard housing issues that led to code compliance, including:</p> <ul style="list-style-type: none"> <li>• 15 extremely low-income households</li> <li>• 15 very low-income households, and</li> <li>• 30 low-income households</li> </ul>	H-4.1 H-4.2 H-4.5 H-6.7 H-7.9 H-8.6 H-8.7 H-8.10	Community Development Department	General Fund	Provide technical assistance on applying for the Residential Rehabilitation Loan Program to at least 60 households with substandard housing identified through code compliance program by 2031.
<b>J</b>		<p>In 2023, engage housing developers to discuss parking standards and any constraints posed by existing standards.</p> <p>Evaluate parking requirements by 2024, and revise, as necessary, by 2025.</p> <p>Removing unnecessary requirements and constraints posed by parking restrictions will incentivize development of 50</p>	H-1.6 H-5.8 H-6.7 H-7.9 H-8.7 H-8.10 H-9.2	Community Development Department	General Fund	Evaluate parking requirements by 2024, and revise, as necessary, by 2025.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
		units in the planning period.				
<p><b>K</b></p>	<p><b>City-owned Land for Affordable Housing</b></p> <p>The City shall sell City-owned land, as available and feasible for residential development, at a reduced cost to developers to build affordable housing. The City shall notify non-profit affordable housing developers of opportunity sites as they become available and shall provide information on the sites and incentives for affordable housing development on the City website and in informational brochures available at City Hall. The City shall distribute Requests for Proposals for housing development as sites become available.</p> <p>The City shall, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory sites owned by the City that have been sold, leased, or otherwise disposed in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the City Council and submitted to HCD.</p>	<p>Encourage development of affordable housing on City-owned land.</p> <p>Regularly maintain an inventory of publicly owned surplus or excess land on the City website. Annually release information regarding publicly owned sites that have been sold, leased, or disposed.</p> <p>Notify non-profit affordable housing developers via email as City-owned land becomes available for sale and as the public-facing inventory is revised.</p> <p>Reduce disproportionate housing needs and disparities by evaluating sources of additional public sites for affordable housing.</p>	<p>H-5.8</p> <p>H-5.16</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	<p>City Council</p> <p>Community Development Department</p>	<p>General Fund</p>	<p>Annually identify and inventory sites owned by the City that are available for affordable housing development, and sites that have been sold, leased, or otherwise disposed of in the prior year.</p>
<p><b>L</b></p>	<p><b>Affordable Housing Fund</b></p> <p>The City shall provide Affordable Housing Fund financial assistance, as available, to assist</p>	<p>Provide financial assistance for development of at least 65 moderate and</p>	<p>H-5.3</p> <p>H-5.10</p> <p>H-5.14</p>	<p>Community Development Department</p>	<p>Affordable Housing Fund</p>	<p>Evaluate opportunities and meeting with developers: biannually.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	<p>construction of affordable housing and/or subsidize affordable housing development impact fees. The City shall review and prioritize potential affordable housing projects based on the following criteria:</p> <ol style="list-style-type: none"> <li>1. Convenient access to transit (or provision of transit by the project to meet the needs of its prospective residents).</li> <li>2. Convenient access to neighborhood services and facilities, as needed by the prospective residents.</li> <li>3. Convenient access to neighborhood recreation facilities, or onsite provision of adequate facilities.</li> <li>4. Minimal environmental constraints or cost-effective mitigation of constraints.</li> <li>5. Cost-effective provision of services and utilities to the site and onsite.</li> <li>6. Adequate site area to provide sufficient parking, open space, setbacks, and building separations.</li> <li>7. Location within a moderate and high resource area of the city.</li> </ol> <p>The City shall hold informational meetings bi-annually, based on funding availability, to inform affordable</p>	<p>lower-income housing units:</p> <ul style="list-style-type: none"> <li>• 10 extremely low-income units</li> <li>• 15 very low-income units</li> <li>• 15 low-income units</li> <li>• 25 moderate-income units</li> </ul> <p>Hold bi-annual coordination meetings with local affordable housing providers.</p> <p>Prioritize affordable projects in moderate- and high-resource areas with convenient access to transportation, services, and recreation opportunities.</p> <p>Identify additional sources of public funds for affordable housing.</p>	<p>H-6.7 H-7.9 H-8.5 H-8.7 H-8.10</p>	<p>Planning Commission City Council</p>		<p>Provide financial assistance for development of at least 65 moderate and lower-income housing units by 2031.</p>

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	housing developers of available funding.					
M	<p><b>Incentives for Affordable Housing</b></p> <p>The City shall facilitate development of affordable housing through the following:</p> <ol style="list-style-type: none"> <li>1. Regulatory incentives, such as expediting permit processing, deferred, reduced, or waived fees, or reduced parking requirements; and</li> <li>2. Providing a density bonus and concessions/incentives for developments that include affordable housing, consistent with State density bonus law.</li> </ol> <p>The City shall publicize the above incentives to developers and/or other interested parties by providing informational fliers at the Community Development Department counter and on the City website. The City shall provide information in multiple languages on the City website.</p> <p>The City shall monitor progress toward program objectives annually in the Annual Progress Report and shall implement additional measures as necessary if the metrics are not being met.</p>	<p>During the planning period, support development of at least 115 lower- and moderate-income units:</p> <ul style="list-style-type: none"> <li>• 81 extremely low-income units</li> <li>• 88 very low-income units</li> <li>• 109 low-income units</li> <li>• 95 moderate-income units</li> </ul> <p>Provide accessible information on incentives for affordable housing development on City website.</p> <p>Meet with at least one established and bona fide developer annually to provide information on density bonus programs and other available incentives.</p>	<p>H-1.6 H-5.8 H-5.9 H-5.10 H-7.8 H-7.9 H-8.10</p>	<p>Community Development Department</p>	<p>Affordable Housing Fund General Fund CDBG Grant Federal Tax Credit Financing Section 8 Vouchers</p>	<p>Information on incentives in multiple languages: published on City website by 2024.</p> <p>Support development of at least 115 lower- and moderate-income units by 2031.</p> <p>Meet with developers annually.</p> <p>Monitor progress annually and implement changes as needed.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
<b>N</b>	<p><b>Identification and Application for Funding</b></p> <p>The City shall identify and apply for housing-related funding to assist in the development, rehabilitation, preservation, or acquisition of housing affordable to lower- and moderate-income households. In the pursuit of funding, the City shall create partnerships with affordable housing developers and non-profit organizations in the pursuit of competitive project-based grant opportunities.</p>	<p>Partner with affordable housing developers or non-profit agencies in the pursuit of four project-based funding opportunities in the planning period.</p> <p>Create an inventory of funding opportunities available to the City and local developers within six month of the adoption deadline.</p> <p>Provide information regarding identified funding opportunities on the City website in 2023 with annual updates thereafter.</p> <p>Contact affordable housing developers and non-profit housing agencies to explore potential funding opportunities and public-private partnerships.</p>	<p>H-1.6</p> <p>H-5.8</p> <p>H-5.10</p> <p>H-5.12</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.10</p>	<p>Community Development Department</p>	<p>CDBG grants</p> <p>Federal Tax Credit Financing</p> <p><a href="#">HOME</a></p> <p><a href="#">CalHOME</a></p> <p><a href="#">HomeKey</a></p> <p><a href="#">PLHA</a></p> <p><a href="#">AHSC</a></p> <p><a href="#">ERAP</a></p> <p><a href="#">HHC</a></p>	<p>Funding applications: four in the planning period, including two by 2026</p> <p>Inventory of funding opportunities: within six months of the housing element deadline</p> <p>Information to website: 2023 with annual updates</p> <p>Engage developers/non-profits: annually</p>
<b>O</b>	<p><b>Funding to Address Nongovernmental Constraints</b></p> <p>The City may use CDBG funds to provide necessary on- and off-site improvements for affordable housing developments to reduce development costs. Further, as funding permits, the City may provide financial assistance to offset the cost of land acquisition for development of affordable housing.</p>	<p>During the planning period, submit competitive CDBG grant applications funds to support development of:</p> <ul style="list-style-type: none"> <li>• 10 very low-income units</li> <li>• 10 low-income units</li> <li>• 20 moderate-income units</li> </ul> <p>Improve public funds invested in development of affordable housing that contributes to disproportionate housing needs and</p>	<p>H-1.4</p> <p>H-1.5</p> <p>H-1.6</p> <p>H-2.3</p> <p>H-5.13</p> <p>H-5.14</p> <p>H-7.9</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>Affordable Housing Fund</p> <p>General Fund</p>	<p>Facilitate CDBG funds for improvements to support development of 40 lower- and moderate-income housing units by 2031</p>

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
		disparities in access to opportunity.				
<b>P</b>	<p><b>Density Bonus Program</b></p> <p>The City shall continue to offer density bonuses consistent with State law for qualifying affordable housing and senior housing developments. The City shall continue to distribute and revise, as necessary, the City's informational brochure describing the density bonus provisions, and shall provide the information in multiple languages on the City website. As discussed in Program C, the City shall update Chapter 19.27 (Density Bonus) for compliance with California Government Code Sections 65915 through 65918.</p>	<p>Ensure density bonus information is easily available to the public and housing developers.</p> <p>During the planning period, implement density bonus regulations for development of:</p> <ul style="list-style-type: none"> <li>• 15 extremely low-income units</li> <li>• 45 very low-income units</li> <li>• 65 low-income units</li> </ul> <p>Provide informational materials on the City website and at the planning counter</p> <p>Work to overcome lack of language access by providing informational materials in multiple languages on the City website.</p>	<p>H-1.6</p> <p>H-2.2</p> <p>H-2.3</p> <p>H-2.5</p> <p>H-2.8</p> <p>H-5.8</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	Community Development Department	General Fund	<p>Annually</p> <p>Translated materials: by 2024</p> <p>Update Municipal Code within three years of Housing Element adoption (by January 2026)</p>
<b>Q</b>	<p><b>Planned Development Process</b></p> <p>To promote development of affordable housing units, the City shall comply with State Law that permits affordable housing applicants to propose alternative development standards, such as alternative parking standards, street improvement standards, maximum density, lot coverage, and height limits.</p>	<p>Consistent with State Law, evaluate proposed alternative development standards to support development of:</p> <ul style="list-style-type: none"> <li>• 6 very low-income units</li> <li>• 10 low-income units</li> <li>• 40 units accessible to seniors or persons with a disability</li> </ul> <p>Provide informational materials in on the City website by 2024.</p>	<p>H-1.6</p> <p>H-2.3</p> <p>H-3.1</p> <p>H-5.8</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p> <p>H-9.2</p>	Community Development Department	General Fund	<p>15 units by 2026.</p> <p>30 units by 2028.</p> <p>56 units within the planning period.</p> <p>Reporting: Annually.</p> <p>Information on the City website: by 2024.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	The City shall publicize State Law information on the City website.					
<b>R</b>	<p><b>Assist in Accessing Grant Funding</b></p> <p>The City shall offer assistance in accessing local, State, and Federal funding for affordable housing by applying for such funding, when feasible, in partnership with affordable-housing developer(s), or by providing technical assistance or documentation necessary to support an application for funding.</p>	<p>Partner with, or provide technical assistance to, affordable housing developers in the pursuit of funding to assist in development of:</p> <ul style="list-style-type: none"> <li>• 20 very-low income units</li> <li>• 20 low-income units</li> <li>• 60 units accessible to seniors or persons with a disability</li> </ul> <p>Address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and disparities in access to opportunity</p>	<p>H-5-8 H-5.10 H-5.11 H-7.9 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>Affordable Housing Fund</p> <p>General Fund</p> <p>Federal Tax Credit Financing</p>	<p>Annually</p> <p>On-going</p>
<b>S</b>	<p><b>Partner with the Housing Authority</b></p> <p>The City shall continue to partner with the City of Napa Housing Authority or similar entity to take advantage of administrative resources and receive a reasonable share of federal, State, and private funding for housing.</p>	<p>Meet with the Housing Authority to explore potential partnership opportunities at least once a year.</p> <p>Obtain additional funding to address the shortage of public funds invested in development of affordable housing that contributes to disproportionate housing needs and</p>	<p>H-5.10 H-7.9 H-6.7 H-7.9 H-8.5 H-8.7 H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>General Fund</p>	<p>Currently active program</p> <p>Meet with Housing Authority: annually</p>

			Implements	Responsible Party	Potential Funding Source	Timeline
	Programs	Objectives	Which Policy(ies)	Supporting Department(s)		
		disparities in access to opportunity.				
<b>T</b>	<p><b>Homebuyer Assistance Program</b></p> <p>The City shall continue to seek grant funding to assist first time and low-income homebuyers in purchasing housing. Program actions include down-payment assistance or the establishment of a mortgage credit certificate program.</p> <p>The City shall provide information on incentives available to homeowners in multiple languages on the City website.</p>	<p>Identify and apply for two funding opportunities.</p> <p>Depending on funding availability, provide direct assistance to eight first-time homebuyers.</p> <p>Increase opportunities for housing mobility by providing direct assistance to first-time and lower-income homebuyers.</p> <p>Work to overcome lack of language access by providing informational materials in multiple languages on the City website.</p>	<p>H-5.3</p> <p>H-5.4</p> <p>H-5.5</p> <p>H-5.10</p> <p>H-5.8</p> <p>H-5.14</p> <p>H-5.11</p> <p>H-5.12</p> <p>H-5.13</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>CDBG, HOME, and other grant funding as available</p>	<p>Establish homebuyer assistance program by 2026. Identify and apply for potential funding at least twice by 2031.</p> <p>Depending on funding availability provide direct assistance to eight first-time homebuyers by 2031.</p> <p>Provide materials in multiple languages on City website within six weeks of program initiation.</p>
<b>U</b>	<p><b>Incentives for Lot Consolidation</b></p> <p>The City shall offer incentives, such as reduced or deferred fees, expedited processing, or modified development standards to owners of small and underutilized properties to consolidate and/or re-use small lots to create larger parcels with greater affordable housing development potential. The City will post information on its website about available incentives for lot consolidation.</p>	<p>Through a lot consolidation program, incentivize development of:</p> <ul style="list-style-type: none"> <li>• 10 units affordable to lower incomes</li> <li>• 10 units accessible to seniors or persons with a disability</li> </ul> <p>Engage developers to identify and discuss potential sites annually and as new lots are identified.</p>	<p>H-1.2</p> <p>H-1.6</p> <p>H-2.1</p> <p>H-2.3</p> <p>H-5.8</p> <p>H-6.7</p> <p>H-7.9</p> <p>H-8.4</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Establish incentive policy/program: by 2025</p> <p>Engage developers: annually and as new lots are identified.</p>
<b>V</b>	<p><b>Inclusionary Housing Program</b></p> <p>The City shall continue to require all residential</p>	<p>Encourage development of:</p> <ul style="list-style-type: none"> <li>• 20 very low-income units</li> </ul>	<p>H-1.6</p> <p>H-2.1</p> <p>H-2.3</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Annually</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	<p>projects of three or more above moderate-income units to include affordable units consistent with the Inclusionary Housing Requirements (Municipal Code Chapter 19.28). The City will encourage developers to consider providing inclusionary units that are accessible to seniors or persons with a disability.</p> <p>The City will evaluate the inclusionary housing program and identify changes or revisions necessary to increase lower-income housing supply and remove constraints to production. As part of this effort, the City will explore alternative options for developers other than in-lieu fees for meeting requirements for providing affordable units.</p>	<ul style="list-style-type: none"> <li>• 20 low-income units</li> <li>• 20 moderate-income units</li> <li>• 20 units accessible to seniors and persons with a disability</li> </ul> <p>At least once annually during the planning period, review and propose updates to the City’s existing inclusionary zoning ordinance to address disproportionate housing needs and disparities in access to opportunity related to housing cost factors.</p> <p>Engage with market-rate developers and organizations that represent low-income households to discuss constraints and potential revisions to the Inclusionary Housing Program annually.</p>	<p>H-5.1</p> <p>H-5.13</p> <p>H-6.7</p> <p>H-7.1</p> <p>H-7.5</p> <p>H-7.8</p> <p>H-7.9</p> <p>H-8.4</p> <p>H-8.7</p> <p>H-8.11</p>	City Council		
<b>W</b>	<p><b>Preserve At-Risk Housing</b></p> <p>Although no assisted affordable units are currently at-risk of conversion to market rate, the City shall monitor at-risk status of all assisted units. If units are identified as at-risk of conversion, the City shall:</p> <ul style="list-style-type: none"> <li>• contact property owners two years from affordability expiration to discuss</li> </ul>	<p>Preserve all affordable units during the planning period.</p> <p>Monitor at-risk status of assisted affordable housing units annually.</p>	<p>H-6.1</p> <p>H-6.2</p> <p>H-6.4</p> <p>H-6.6</p> <p>H-6.7</p> <p>H-7.3</p> <p>H-7.9</p> <p>H-8.5</p> <p>H-8.7</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	General Fund	<p>Monitor At-Risk Status: annually and with changes in ownership</p> <p>Engage property owners: two years from affordability expiration</p>

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	<p>options to preserve the units as affordable housing.</p> <ul style="list-style-type: none"> <li>• seek participation from agencies interested in purchasing and/or managing units at risk of conversion.</li> <li>• contact tenants and provide education regarding tenant rights and conversion procedures pursuant to California law.</li> </ul>					
X	<p><b>Mobilehome Park Rent Stabilization Program</b></p> <p>The City shall continue to protect the interests of residents living in existing mobile home parks by enforcing the Mobilehome Park Rent Stabilization Program (Chapter 15.04 of the Municipal Code, adopted 1995) which includes measures for rent stabilization, strict conversion standards, and relocation assistance and compensation to residents if parks are converted to another use.</p>	<p>Enforce the Mobilehome Park Rent Stabilization Program.</p> <p>Retain all affordable mobilehome park units</p>	<p>H-2.1</p> <p>H-6.1</p> <p>H-6.5</p> <p>H-7.9</p> <p>H-8.10</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Annual enforcement.</p>
Y	<p><b>Rental Assistance Programs</b></p> <p>The City shall continue to partner with the City of Napa Housing Authority in the administration of the Housing Choice Voucher program and other tenant based rental assistance programs regionally. The City shall partner with the Housing Authority to</p>	<p>Address the high cost of rent for lower income households by partnering with the Housing Authority in the administration of at least 140 housing choice vouchers regionally, including 34 at the Valley View Senior Apartments in American Canyon.</p>	<p>H-2.7</p> <p>H-2.8</p> <p>H-5.1</p> <p>H-5.2</p> <p>H-5.8</p> <p>H-5.9</p> <p>H-5.10</p> <p>H-5.11</p> <p>H-5.12</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Engage with the Housing Authority: Annually.</p> <p>Apply for funding: as available.</p> <p>Information on City website: by 2024.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	pursue additional rental assistance funding and publicize existing programs information on the City website.	Engage with the Housing Authority annually to discuss opportunities to pursue additional funds for rental assistance programs.  Provide informational materials detailing existing rental assistance programs and available resources on the City website by 2024.	H-5.14 H-5.15 H-6.1 H-6.4 H-6.5 H-6.6 H-6.7 H-7.3 H-7.6 H-7.8 H-7.9 H-8.5 H-8.7 H-8.10			
<b>Z</b>	<b>Senior Homeowner Assistance</b>  The City shall conduct targeted outreach to senior homeowners to inform them of the Residential Rehabilitation Loan Program, PACE Program, and other resources available to assist with home rehabilitation.	Inform seniors about City programs that assist with rehabilitation costs by providing information on the City website by 2024.  Outreach directly with 100 senior homeowners during the planning period, including 50 in the first three years of the planning period.  Provide technical assistance to assist 10 senior households with funding applications.	H-7.1 H-7.3 H-7.4 H-7.5 H-7.9 H-8.2 H-9.5	Community Development Department	General Fund	Release information: by 2024.  Outreach to 50 homeowners by 2026 and 100 homeowners by 2031.
<b>AA</b>	<b>Housing for Persons with Disabilities</b>  The City shall facilitate construction of subsidized rental housing affordable to extremely low-, very low- and low-income persons that	Encourage development of 40 affordable units accessible to persons with a disability, including 25 by 2028  Provide information on financial and	H-1.6 H-2.1 H-2.3 H-2.4 H-3.5	Community Development Department	Affordable Housing Fund  General Fund	Engage with developers: annually  Encourage development of 40 affordable units accessible to persons with a

3. HOUSING

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	meet the physical and supportive service needs of persons with disabilities, including developmental disabilities, such as: handicapped accessibility; on-site supportive services and/or daily living assistance; and transportation. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Community Development Department and in all general development application packets.	regulatory incentives to prospective developers directly and on the City website.	H-4.4 H-4.5 H-4.6 H-5.1 H-5.2 H-5.9 H-5.11 H-7.1 H-7.3 H-7.4 H-7.5 H-7.7 H-7.8 H-7.9 H-8.4 H-8.11			disability, including 25 by 2028.
<b>BB</b>	<b>Outreach to Developmentally Disabled</b>  The City shall continue to work with the North Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall continue to make information available on the City website.	Provide direct outreach to 20 households with persons with a developmental disability.  Provide information on available resources and the North Bay Regional Center on the City website.	H-7.1 H-7.4 H-7.5 H-7.9 H-8.1 H-8.2 H-8.4 H-8.5 H-8.6 H-8.7 H-8/10 H-8.11	Community Development Department	General Fund	Annually
<b>CC</b>	<b>Facilitate Construction of Large Units</b>  The City shall encourage construction of housing	Encourage development of 40 large housing units, including 20 available	H-1.6 H-2.1 H-2.3	Community Development Department	General Fund	Encourage development of 40 large housing units, including 20

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	that includes three- and four-bedroom units affordable to extremely low-, very low-, and low-income households. The City shall continue to publicize financial and regulatory incentive opportunities to developers interested in constructing housing that includes larger affordable units by providing informational fliers at the Community Development Department and in all general development application packets. The City shall update these materials as necessary throughout the planning period.	to lower income households  Review and revise the informational materials provided on the City website and at the planning division counter by 2024.	H-4.6 H-7.2 H-7.9 H-8.4 H-8.6 H-8.7 H-8.10			available to lower income households, by 2031  Update materials: by 2024
<b>DD</b>	<b>Farmworker Housing</b>  The City shall continue to support regional efforts to address farmworker housing issues. The City shall also offer incentives, such as fee waivers and reduced development standards, for farmworker housing.	Provide incentives to encourage development of 25 units intended as farmworker housing.  Meet bi-annually with regional partners and neighboring jurisdictions to coordinate regional efforts.	H-1.6 H-2.1 H-2.3 H-4.6 H-5.15 H-7.1 H-7.6 H-7.8 H-7.9 H-8.4 H-8.6 H-8.7 H-8.10	Community Development Department	Affordable Housing Fund  General Fund	Regional coordination: biannually  Encourage development of 25 units intended as farmworker housing by 2031
<b>EE</b>	<b>Distribute Homeless Shelter Information</b>  The City shall provide information regarding the Napa Valley Shelter	Provide information on resources to those in need of shelter, with a goal to directly connect with 50 households in the	H-1.6 H-2.1 H-2.3	Community Development Department	General Fund	Connect with 30 households by 2028; 50 households by 2031.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	System to City personnel and others (e.g., newspapers, churches) likely to be in contact with those needing shelter and shall direct personnel to refer such persons as appropriate.	<p>planning period, including 30 by 2028.</p> <p>Provide information and training, as necessary, to City staff in direct contact with residents experiencing homelessness.</p>	<p>H-2.4</p> <p>H-3.5</p> <p>H-4.4</p> <p>H-7.1</p> <p>H-7.8</p> <p>H-7.9</p> <p>H-8.4</p> <p>H-8.5</p> <p>H-8.6</p> <p>H-8.7</p> <p>H-8.10</p>			
FF	<p><b>Affirmatively Furthering Fair Housing</b></p> <p>The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>The City identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment and meaningful actions to begin to proactively address factors</p>	<p>a) Identify private programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly persons with disabilities, seniors, students, and single person households, and provide information and links to the programs on the City website by 2024.</p> <p>b) Invest and encourage outside investment in infrastructure improvements throughout the city, particularly to increase connectivity and fill gaps. Investigate investment opportunities annually and with each update to the Capital Improvement Program.</p> <p>c) Participate in Napa Valley Transportation</p>	<p>H-1.5</p> <p>H-1.6</p> <p>H-2.1</p> <p>H-2.3</p> <p>H-2.4</p> <p>H-3.5</p> <p>H-3.6</p> <p>H-4.4</p> <p>H-7.1</p> <p>H-7.8</p> <p>H-7.9</p> <p>H-7.10</p> <p>H-8.1</p> <p>H-8.6</p> <p>H-8.7</p> <p>H-8.8</p> <p>H-8.9</p> <p>H-8.10</p>	<p>Community Development Department</p> <p>Public Works Department</p> <p>City Manager Communications Staff</p>	<p>General Fund</p> <p>Affordable Housing Fund</p> <p>CDBG, HOME, and other Federal and State grant programs.</p>	<p>a: by 2024</p> <p>b: annually and though the CIP process</p> <p>d: annually</p> <p>e: by 2026</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	<p>contributing to fair housing barriers. Actions the City will take to address the identified barriers and foster an inclusive community include:</p> <p><b>Lack of language access:</b> Programs F, H, M, P, T, and GG</p> <p><b>Lack of local fair housing outreach and enforcement:</b> Programs GG and HH</p> <p><b>Disproportionate housing needs and disparities:</b></p> <p><b>Housing Cost:</b> Programs H, V, FF (objective a)</p> <p><b>Funding:</b> Programs K, L, M, O, R, S</p> <p><b>Land Use and Zoning:</b> C, FF (objective b)</p> <p><b>Alternative Modes of Transportation:</b> FF (objectives c-e)</p> <p>The City included additional AFFH objectives with this program. The City shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures, as necessary.</p>	<p>Authority Transit Route Updates as they occur to encourage transit improvements to VineGo and American Canyon Transit in neighborhoods with below average walkability scores (Figure C21) and areas that are not within 0.5 miles of a transit stop.</p> <p>d) Expand the bicycle and pedestrian infrastructure network throughout the city to improve bikeability and walkability, especially in areas with below-average walkability scores, as shown on Figure C21.</p> <p>e) By 2026, update the City’s accessibility program with emphasis on improving access to public buildings, facilities and housing, and infrastructure improvements including sidewalks and pedestrian crossings to increase accessibility for all residents of the city, especially for persons with disabilities. Within this effort, engage with disability rights groups to conduct a neighborhood gap analysis.</p>				
<b>GG</b>	<b>Distribute Fair Housing Information</b>	Provide information to City staff immediately.	H-1.6 H-3.5	City of Napa Housing Authority	General Fund	Update materials and website: by 2024.

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
	<p>The City shall provide information about Housing Authority services to all City personnel and shall continue to distribute fair housing information to public agencies and establishments in American Canyon, in City buildings and other public locations (e.g., City hall, fire station, library, post office, community centers), in City mailings to residents, and on the City website. The City shall provide these materials in multiple languages.</p>	<p>Update informational materials and website content related to Housing Authority services by 2024 and annually thereafter. Provide these materials in multiple languages.</p> <p>Increase fair housing outreach through staff training, updated resource materials, and multi-language outreach (in particular, Spanish and Tagalog). Ensure materials are available at mobilehome parks.</p>	<p>H-4.4 H-7.1 H-7.8 H-7.9 H-8.1 H-8.3 H-8.7 H-8.8 H-8.9 H-8.10</p>	<p>Community Development Department  Other city personnel</p>		<p>Translated materials: by 2024.</p>
<p><b>HH</b></p>	<p><b>Fair Housing Enforcement and Outreach</b></p> <p>The City shall collaborate with Fair Housing Napa Valley (FHNV), the Housing Authority, or similar entity to provide fair housing enforcement and outreach targeted residents who may experience housing discrimination, rental property owners, real estate industry representatives, and lenders.</p>	<ul style="list-style-type: none"> <li>Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues.</li> <li>At least once annually, work with FHNV to obtain feedback through a multimedia campaign, including public surveys, focused discussions, and in-person to obtain public input and feedback on fair housing issues. With FHNV, modify approach to outreach or provide information to the</li> </ul>	<p>H-3.5 H-4.4 H-7.1 H-7.8 H-7.9 H-8.1 H-8.7 H-8.8 H-8.9 H-8.10</p>	<p>Community Development Department  Fair Housing Napa Valley</p>	<p>General Fund</p>	<p>Hold workshops at least annually</p> <p>Evaluate outreach methods annually</p> <p>Establish partnerships with community groups on an ongoing basis</p>

Programs	Objectives	Implements Which Policy(ies)	Responsible Party	Potential Funding Source	Timeline
			Supporting Department(s)		
	<p>community as needed.</p> <ul style="list-style-type: none"> <li>• Work with the FHNV to conduct random testing at least once every five years. Specifically, with the release of the 2020 Census, determine the appropriate biases be tested in the city.</li> <li>• At least once a year during the 2023 – 2031 planning period, ensure the City’s contract with FHNV continues to mutually resolve rent disputes and provide education to tenants and landlords on their rights.</li> <li>• Conduct at least one fair housing workshop annually with targeted populations, including residents of mobilehome parks, people who speak English as a second language, seniors, and people with disabilities.</li> <li>• Partner with neighborhood groups and other community organizations to conduct outreach</li> </ul>				

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
		<p>and education activities.</p> <ul style="list-style-type: none"> <li>Conduct an annual workshop and partner with local organizations including the Housing Authority and Fair Housing Napa Valley to present free homeownership education seminars in lower-income neighborhoods.</li> </ul>				
<p><b>II</b></p>	<p><b>Maintain Adequate Staffing</b></p> <p>The City shall maintain City staffing or contracted services at levels that are adequate to ensure continued prompt review of residential development applications. The City shall strive to affirmatively recruit a diverse and multilingual staff, as positions become available.</p>	<p>Maintain adequate staffing levels.</p> <p>Recruit a diverse and multilingual staff by considering diversity in hiring decisions and by promoting job postings in a variety of languages and on a variety of platforms.</p>	<p>H-1.6 H-6.7 H-7.9 H-8.1 H-8.5 H-8.7 H-8.10</p>	<p>Community Development Department  Human Resources</p>	<p>General Fund</p>	<p>Translated job postings: by 2024.</p>
<p><b>JJ</b></p>	<p><b>Encourage Sustainable Building</b></p> <p>The City shall continue to encourage new residential development and rehabilitation projects incorporate sustainable building design and siting, construction, and operation. The City reduces energy consumption through the use of recycled water for new large residential, commercial, and industrial, projects; requires adherence to</p>	<p>Encourage sustainable building design in all residential development.</p> <p>Update the Building Code as necessary for compliance with periodic updates to State building code and CalGreen requirements.</p> <p>Provide information on resources and incentives on the City website.</p>	<p>H-1.6 H-6.7 H-8.7 H-8.10 H-9.1 H-9.2 H-9.4</p>	<p>Community Development Department</p>	<p>General Fund</p>	<p>Ongoing, with code updates, as necessary.</p>

	Programs	Objectives	Implements	Responsible Party	Potential Funding Source	Timeline
			Which Policy(ies)	Supporting Department(s)		
	the City's Zero Water Footprint Policy that requires new development to fund potable water conservation in the water distribution system to offset potable water demand from the project, or additional off-site water sources; and participates in the regional trash recycling programs. The City shall continue to enforce the Electric Vehicle Charging Ordinance to streamline permit processing.					
<b>KK</b>	<p><b>Energy Conservation Fact Sheet</b></p> <p>The City shall make an informational fact sheet available that will describe energy conservation measures that can be instituted in existing homes for little cost and will save energy and utility expenses.</p>	Provide and update, as necessary, information fact sheets on energy conservation measures on the City website and at the planning counter.	H-1.2 H-6.7 H-8.5 H-8.7 H-8.10 H-9.1 H-9.2 H-9.3 H-9.4 H-9.5	Community Development Department	General Fund	2024 Updated: Annually
<b>LL</b>	<p><b>Adjust Utility Allowances for Green Affordable Housing Units</b></p> <p>As an incentive for development of affordable housing projects, the City shall continue to work to reduce utility allowances for affordable green housing units.</p>	<p>Incentivize green affordable housing projects.</p> <p>Review and update utility allowances annually.</p>	H-1.2 H-6.7 H-8.7 H-8.10 H-9.1 H-9.2 H-9.3 H-9.4 H-9.5	<p>Community Development Department</p> <p>City of Napa Housing Authority</p>	<p>General Fund</p> <p>Affordable Housing Fund.</p>	Annually

	Programs	Objectives	Implements Which Policy(ies)	Responsible Party Supporting Department(s)	Potential Funding Source	Timeline
<b>MM</b>	<p><b>Adopt Streamlined Application Approval Procedures</b></p> <p>The City shall adopt written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process.</p>	<p>Create a process to facilitate review of applications submitted pursuant to SB 35.</p>	H-5.7	Community Development Department	General Fund	Within one year of Housing Element adoption
<b>NN</b>	<p><b>Pipeline Projects</b></p> <p>The City shall facilitate development and monitor approvals of the pending and approved projects in the 6th Cycle Sites Inventory. (See Chapter 6, Resources.) The City will coordinate with applicants to complete Planning Commission and/or City Council review for remaining entitlements, supporting funding applications, and expediting project review and issuance of construction permits. The City shall rezone or identify additional sites if pending or approved projects are not approved or do not develop at the densities anticipated in the inventory.</p>	<p>Facilitate the development of all 1,539 units anticipated to be developed in the 12 pending and approved projects in sites inventory.</p>	H-1.1 H-1.2 H-1.3 H-1.6	Community Development Department	General Fund	As needed



## TITLE

Public Hearing for Citywide LLAD Fiscal Year 2024/25

## RECOMMENDATION

Conduct a Public Hearing and adopt a Resolution of the City Council of the City of American Canyon approving the Fiscal Year 2024/25 Annual Engineer's Report for the American Canyon Landscaping and Lighting Assessment District, approving the budgets within the Engineer's Report, confirming the assessment diagram and the annual assessment amounts, and authorizing the levy and collection of annual assessment for Fiscal Year 2024/25.

## CONTACT

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

## BACKGROUND & ANALYSIS

This Public Hearing item is 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.

On May 7, 2024, City Council took action on the following items: 1) preliminarily approved the FY2024/25 Annual Engineer's Report, 2) declared the intention to levy and collect assessments, and 3) set the time and date of the Public Hearing for consideration of the American Canyon Landscaping and Lighting Assessment District assessments for FY2024/25.

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	<b>\$447.44</b>	\$707.51
2	\$302.42	\$319.36	<b>\$338.52</b>	\$1,084.51
3	\$1,022.01/acre (\$207.56/unit)	\$1,079.22/acre (\$219.18/unit)	<b>\$1,079.22/acre (\$219.18/unit)</b>	\$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.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Community and Sense of Place: "Build on the strength of our local community to develop a clear 'sense of place' and establish our unique identity."

## **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 Final Engineers Report](#)

**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING THE 2024/25 ANNUAL ENGINEER’S REPORT FOR THE AMERICAN CANYON LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT, APPROVING THE BUDGETS WITHIN THE ENGINEER’S REPORT, CONFIRMING THE ASSESSMENT DIAGRAM AND THE ANNUAL ASSESSMENT AMOUNTS, AND AUTHORIZING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2024/25**

**WHEREAS**, the City Council of the City of American Canyon ordered the formation of the American Canyon Landscaping and Lighting Assessment District (LLAD) in 2001 in order to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et. seq.); and

**WHEREAS**, the City Council intends to levy and collect assessments within the American Canyon LLAD during Fiscal Year 2024/25; and

**WHEREAS**, the Engineer of Work has prepared and filed with the City Clerk the Fiscal Year 2024/25 Engineer’s Report for the Assessment District as required by the Landscaping and Lighting Act of 1972 outlining the proposed budgets, the proposed improvements, and/or changes to the Assessment District in order to levy and collect assessments during any following fiscal year; and

**WHEREAS**, all interested persons are referred to the Fiscal Year 2024/25 Engineer’s Report for a full and detailed description of the improvements, the proposed operation and maintenance costs, the boundaries of the Assessment District, and the proposed assessments upon assessable lots or parcels of land within the Assessment District boundaries; and

**WHEREAS**, on May 7, 2024, the City Council adopted a Resolution of Intention to levy and collect annual assessments for Fiscal Year 2024/25, preliminarily approved the annual Engineer’s Report for Fiscal Year 2024/25, and set the time and date of the public hearing pursuant to Section 22624 of the Streets and Highways Code; and

**WHEREAS**, for Fiscal Year 2024/25, the proposed annual assessment is \$447.44 per Equivalent Single-Family Dwelling Unit (ESD) for all properties within Zone 1; and

**WHEREAS**, for Fiscal Year 2024/25, the proposed annual assessment is \$338.52 per ESD for all properties within Zone 2; and

**WHEREAS**, for Fiscal Year 2024/25, the proposed annual assessment is \$219.18 per ESD and \$1,079.22 per acre of commercial property for all properties within Zone 3; and

**WHEREAS**, this Resolution is adopted pursuant to Section 22620 of the California Streets and Highways Code; and

**WHEREAS**, on May 21, 2024, the City Council held the public protest hearing and gave persons the opportunity to protest the Fiscal Year 2024/25 Engineer’s Report, either in writing or orally, and the City Council has fully heard and considered all matters and things pertaining to the levy and collection of the proposed assessments.

**NOW THEREFORE, BE IT RESOLVED** that in accordance with the requirements of Section 22631 of the California Streets and Highways Code, the City Council of the City of American Canyon hereby:

1. Approves the Fiscal Year 2024/25 Annual Engineer’s Report, attached hereto as Exhibit A and incorporated herein, for the Landscaping and Lighting Assessment District as prepared and filed.
2. Approves the budgets for each of the three zones within the Engineer’s Report.
3. Confirms the assessment diagram and assessment as set forth in the Annual Engineer’s Report or as modified as allowed by the City Council.
4. Authorizes the levy and collection of annual assessments for Fiscal Year 2024/25 as set forth in said report for Landscaping and Lighting Assessment District Zone 1 - LaVigne Subdivision, Zone 2 - Vintage Ranch Subdivision, and Zone 3 – Napa Junction Mixed Use Development.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21<sup>st</sup> 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 Fiscal Year 2024/25 Annual Engineer’s Report



Harris & Associates

# **CITY OF AMERICAN CANYON**

**FINAL ENGINEER'S REPORT**

**FISCAL YEAR 2024-25**

**NAPA COUNTY, CALIFORNIA**

**LANDSCAPE AND LIGHTING**

**ASSESSMENT DISTRICT**

**MAY 21, 2024**

*PREPARED BY*

*Harris & Associates*

*1401 Willow Pass Road, Suite 500*

*Concord, CA 94520*

[www.weareharris.com](http://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 XIIIID, 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**

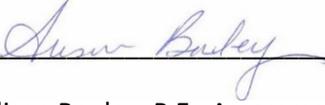
**Method of Apportionment of the Assessments:** This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the 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 8<sup>th</sup> day of May, 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 (3.67% 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 2023-24 Maximum Assessment <sup>(1)</sup>	Allowable CPI Increase <sup>(2)</sup>	FY 2024-25 Maximum Assessment	Preliminary FY 2024-25 Annual Assessment	Final FY 2024-25 Annual Assessment
Zone 1	\$682.49	\$25.02	\$707.51	\$447.44	\$447.44
Zone 2	\$1,046.16	\$38.35	\$1,084.51	\$338.52	\$338.52
Zone 3 - ESD	\$382.59	\$14.03	\$396.62	\$219.18	\$219.18
Zone 3 - Acre	\$2,307.89	\$84.61	\$2,392.50	\$1,079.22	\$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 \$1,010,412, with \$141,321 contributed to operating reserves and \$194,500 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 <sup>1</sup>
- 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	\$378,133
Zone 2 Budget	\$516,972	\$516,972
Zone 3 Budget	\$115,307	\$115,307
Operating Reserve Contributions	(\$141,321)	(\$141,321)
Capital Reserve Contributions	(\$194,500)	(\$194,500)
Balance to Assessment	\$674,591	\$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
<b>MAINTENANCE COSTS</b>				
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
<b>SUBTOTAL MAINTENANCE COSTS</b>	<b>\$ 123,781</b>	<b>\$ 139,919</b>	<b>\$ 356,700</b>	<b>\$ 194,660</b>
<b>CAPITAL PROJECT/REPAIRS COSTS</b>				
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	\$ -	\$ -	\$ -	\$ -
<b>SUBTOTAL CAPITAL PROJECT COSTS</b>	<b>\$ -</b>	<b>\$ 284,513</b>	<b>\$ -</b>	<b>\$ -</b>
<b>RESERVE CONTRIBUTIONS</b>				
Capital Reserve Contribution (Code XFER TO RESERVE)	\$ 10,000	\$ 132,519	\$ 10,000	\$ 10,000
<b>SUBTOTAL RESERVE COSTS</b>	<b>\$ 10,000</b>	<b>\$ 132,519</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>
<b>DISTRICT EXPENSES</b>				
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
<b>SUBTOTAL DISTRICT EXPENSES</b>	<b>\$ 6,735</b>	<b>\$ 6,735</b>	<b>\$ 11,433</b>	<b>\$ 11,433</b>
<b>TOTAL EXPENSES</b>	<b>\$ 140,516</b>	<b>\$ 563,686</b>	<b>\$ 378,133</b>	<b>\$ 216,093</b>
<b>Collections/(Credits) Applied to Levy</b>				
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)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL ADJUSTMENTS</b>	<b>\$ 45,884</b>	<b>\$ (366,848)</b>	<b>\$ (169,626)</b>	<b>\$ (3,416)</b>
<b>Balance to Levy (Budgeted)</b>	<b>\$ 186,400</b>	<b>\$ 196,838</b>	<b>\$ 208,507</b>	<b>\$ 212,677</b>
<b>Applied Charge</b>	<b>\$ 186,400</b>	<b>\$ 196,838</b>	<b>\$ 208,507</b>	<b>\$ 212,677</b>
<b>FUND BALANCE INFORMATION</b>				
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
<b>Reserve Total</b>	<b>\$ 558,067</b>	<b>\$ 324,807</b>	<b>\$ 167,181</b>	<b>\$ 175,765</b>
<b>Transfer/(Contribution) from Unrestricted Operating Reserves</b>	<b>\$ 45,884</b>	<b>\$ (82,335)</b>	<b>\$ (169,626)</b>	<b>\$ (3,416)</b>
<b>Transfer/(Contribution) from Capital Reserves</b>	<b>\$ -</b>	<b>\$ (284,513)</b>	<b>\$ -</b>	<b>\$ -</b>
<b>BALANCE TO ASSESSMENT</b>	<b>\$ 186,400</b>	<b>\$ 196,838</b>	<b>\$ 208,507</b>	<b>\$ 212,677</b>
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)
<b>Maximum Allowable Assessment</b>	<b>\$ 646.31</b>	<b>\$ 682.49</b>	<b>\$ 707.51</b>	<b>\$ 721.66</b>
<b>Assessment to Fully Fund Maintenance Costs and Reserve Contributions</b>	<b>\$ 323.00</b>	<b>\$ 883.46</b>	<b>\$ 832.90</b>	<b>\$ 485.18</b>
<b>Actual/Proposed Assessment</b>	<b>\$ 400.00</b>	<b>\$ 422.40</b>	<b>\$ 447.44</b>	<b>\$ 456.39</b>



<b>LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT</b>				
<b>ZONE 2 VINTAGE RANCH SUBDIVISION</b>				
<b>FY 2024-25 BUDGET</b>				
	<b>Actual 2022-23</b>	<b>Estimated YE 2023-24</b>	<b>Proposed Budget 2024-25</b>	<b>Projected Budget 2025-26</b>
<b>MAINTENANCE COSTS</b>				
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
<b>SUBTOTAL MAINTENANCE COSTS</b>	<b>\$ 171,995</b>	<b>\$ 267,341</b>	<b>\$ 340,100</b>	<b>\$ 305,256</b>
<b>CAPITAL PROJECT/REPAIRS COSTS</b>				
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	\$ -	\$ -
<b>SUBTOTAL CAPITAL PROJECT COSTS</b>	<b>\$ -</b>	<b>\$ 167,278</b>	<b>\$ 164,500</b>	<b>\$ -</b>
<b>RESERVE CONTRIBUTIONS</b>				
General Fund Contribution for Parks (General Benefit)	\$ -	\$ (30,473)	\$ (30,473)	\$ (30,473)
<b>Capital Reserve Contribution (Code XFER TO RESERVE)</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>
<b>SUBTOTAL RESERVE COSTS</b>	<b>\$ 25,000</b>	<b>\$ (5,473)</b>	<b>\$ (5,473)</b>	<b>\$ (5,473)</b>
<b>DISTRICT EXPENSES</b>				
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
<b>SUBTOTAL DISTRICT EXPENSES</b>	<b>\$ 8,344</b>	<b>\$ 8,345</b>	<b>\$ 17,845</b>	<b>\$ 17,845</b>
<b>TOTAL EXPENSES</b>	<b>\$ 205,339</b>	<b>\$ 437,490</b>	<b>\$ 516,972</b>	<b>\$ 317,628</b>
<b>Collections/(Credits) Applied to Levy</b>				
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)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL ADJUSTMENTS</b>	<b>\$ 26,012</b>	<b>\$ (162,713)</b>	<b>\$ (225,710)</b>	<b>\$ (20,540)</b>
<b>Balance to Levy (Budgeted)</b>	<b>\$ 231,351</b>	<b>\$ 274,777</b>	<b>\$ 291,263</b>	<b>\$ 297,088</b>
<b>Applied Charge</b>	<b>\$ 231,351</b>	<b>\$ 274,777</b>	<b>\$ 291,263</b>	<b>\$ 297,088</b>
<b>FUND BALANCE INFORMATION</b>				
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
<b>Reserve Total</b>	<b>\$ 1,041,628</b>	<b>\$ 881,689</b>	<b>\$ 666,506</b>	<b>\$ 656,493</b>
<b>Transfer/(Contribution) from Unrestricted Operating Reserves</b>	<b>\$ 26,012</b>	<b>\$ 4,565</b>	<b>\$ (61,210)</b>	<b>\$ (20,540)</b>
<b>Transfer/(Contribution) from Capital Reserves</b>	<b>\$ -</b>	<b>\$ (167,278)</b>	<b>\$ (164,500)</b>	<b>\$ -</b>
<b>BALANCE TO ASSESSMENT</b>	<b>\$ 231,351</b>	<b>\$ 274,777</b>	<b>\$ 291,263</b>	<b>\$ 297,088</b>
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)
<b>Maximum Allowable Assessment</b>	<b>\$ 990.70</b>	<b>\$ 1,046.16</b>	<b>\$ 1,084.51</b>	<b>\$ 1,106.20</b>
<b>Assessment to Fully Fund Maintenance Costs and Reserve Contributions</b>	<b>\$ 301.10</b>	<b>\$ 307.69</b>	<b>\$ 403.30</b>	<b>\$ 362.80</b>
<b>Actual/Proposed Assessment</b>	<b>\$ 302.42</b>	<b>\$ 319.36</b>	<b>\$ 338.52</b>	<b>\$ 345.29</b>



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
<b>MAINTENANCE COSTS</b>				
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
<b>SUBTOTAL MAINTENANCE COSTS</b>	<b>\$ 97,422</b>	<b>\$ 53,435</b>	<b>\$ 77,100</b>	<b>\$ 117,696</b>
<b>CAPITAL PROJECT/REPAIRS COSTS</b>				
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)	\$ -	\$ -	\$ -	\$ -
<b>SUBTOTAL CAPITAL PROJECT COSTS</b>	<b>\$ -</b>	<b>\$ 77,899</b>	<b>\$ 30,000</b>	<b>\$ 120,000</b>
<b>RESERVE CONTRIBUTIONS</b>				
Capital Reserve Contribution(Code XFER TO RESERVE)	\$ -	\$ -	\$ -	\$ -
<b>SUBTOTAL RESERVE COSTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>DISTRICT EXPENSES</b>				
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
<b>SUBTOTAL DISTRICT EXPENSES</b>	<b>\$ 4,121</b>	<b>\$ 4,121</b>	<b>\$ 8,207</b>	<b>\$ 8,207</b>
<b>TOTAL EXPENSES</b>	<b>\$ 101,543</b>	<b>\$ 135,456</b>	<b>\$ 115,307</b>	<b>\$ 245,903</b>
<b>Collections/(Credits) Applied to Levy</b>				
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)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL ADJUSTMENTS</b>	<b>\$ 8,138</b>	<b>\$ 39,366</b>	<b>\$ 59,515</b>	<b>\$ (67,585)</b>
<b>Balance to Levy (Budgeted)</b>	<b>\$ 109,681</b>	<b>\$ 174,822</b>	<b>\$ 174,822</b>	<b>\$ 178,318</b>
<b>Applied Charge</b>	<b>\$ 165,553</b>	<b>\$ 174,822</b>	<b>\$ 174,822</b>	<b>\$ 178,318</b>
<b>FUND BALANCE INFORMATION</b>				
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
<b>Reserve Total</b>	<b>\$ 1,344,764</b>	<b>\$ 1,392,961</b>	<b>\$ 1,472,476</b>	<b>\$ 1,424,891</b>
<b>Transfer/(Contribution) from Unrestricted Operating Reserves</b>	<b>\$ 8,138</b>	<b>\$ 117,265</b>	<b>\$ 89,515</b>	<b>\$ 52,415</b>
<b>Transfer/(Contribution) from Capital Reserves</b>	<b>\$ -</b>	<b>\$ (77,899)</b>	<b>\$ (30,000)</b>	<b>\$ (120,000)</b>
<b>BALANCE TO ASSESSMENT</b>	<b>\$ 109,681</b>	<b>\$ 174,822</b>	<b>\$ 174,822</b>	<b>\$ 178,318</b>
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)
<b>ESD Budget total (includes ratio of overhead costs)</b>	<b>\$ 75,461</b>	<b>\$ 120,277</b>	<b>\$ 120,277</b>	<b>\$ 122,683</b>
<b>Acreage Budget total (includes ratio of overhead costs)</b>	<b>\$ 34,221</b>	<b>\$ 54,544</b>	<b>\$ 54,544</b>	<b>\$ 55,635</b>
Estimated Number of ESD Units	570.92	570.92	570.92	570.92
Estimated assessable Acres	46.04	46.04	46.04	46.04
<b>Maximum Allowable Assessment per ESD</b>	<b>\$ 362.31</b>	<b>\$ 382.59</b>	<b>\$ 396.62</b>	<b>\$ 404.55</b>
<b>Assessment to Fully Fund Maintenance Costs and Res. Contr. per ESD</b>	<b>\$ 122.37</b>	<b>\$ 163.23</b>	<b>\$ 138.95</b>	<b>\$ 296.33</b>
<b>Actual/Proposed Assessment per ESD</b>	<b>\$ 207.56</b>	<b>\$ 219.18</b>	<b>\$ 219.18</b>	<b>\$ 223.56</b>
<b>Maximum Allowable Assessment per Acre</b>	<b>\$ 2,185.54</b>	<b>\$ 2,307.89</b>	<b>\$ 2,392.50</b>	<b>\$ 2,440.35</b>
<b>Assessment to Fully Fund Maintenance Costs and Res. Contr. per Acre</b>	<b>\$ 688.13</b>	<b>\$ 917.94</b>	<b>\$ 781.40</b>	<b>\$ 1,666.41</b>
<b>Actual/Proposed Assessment per Acre</b>	<b>\$ 1,022.01</b>	<b>\$ 1,079.22</b>	<b>\$ 1,079.22</b>	<b>\$ 1,100.80</b>



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		USE		ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
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 NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
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		USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN						
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
							<b>\$208,507.04</b>	



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 CODE	ACRES	ESD UNITS	Rate per		2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN				ESD	ESD		
2	473	59373003000	111	0.15	1.00	\$338.52	\$338.52	215 CANTADA WAY	
2	474	59373004000	111	0.18	1.00	\$338.52	\$338.52	211 CANTADA WAY	
2	475	59373005000	80	0.02	-	\$338.52	\$0.00		
2	476	59374001000	111	0.19	1.00	\$338.52	\$338.52	202 CANTADA WAY	
2	477	59374002000	111	0.24	1.00	\$338.52	\$338.52	206 CANTADA WAY	
2	478	59374003000	111	0.19	1.00	\$338.52	\$338.52	210 CANTADA WAY	
2	479	59374004000	111	0.17	1.00	\$338.52	\$338.52	214 CANTADA WAY	
2	480	59374005000	111	0.17	1.00	\$338.52	\$338.52	218 CANTADA WAY	
2	481	59374006000	111E	0.17	1.00	\$338.52	\$338.52	211 SORRENTO LN	
2	482	59374007000	111E	0.17	1.00	\$338.52	\$338.52	207 SORRENTO LN	
2	483	59374008000	111E	0.2	1.00	\$338.52	\$338.52	203 SORRENTO LN	
2	484	59374009000	80	0.03	-	\$338.52	\$0.00		
2	485	59375001000	111	0.17	1.00	\$338.52	\$338.52	178 GOLD VALLEY WA	
2	486	59375002000	111E	0.15	1.00	\$338.52	\$338.52	174 GOLD VALLEY WA	
2	487	59375003000	111E	0.15	1.00	\$338.52	\$338.52	170 GOLD VALLEY WA	
2	488	59375004000	111	0.15	1.00	\$338.52	\$338.52	166 GOLD VALLEY WA	
2	489	59381001000	111	0.15	1.00	\$338.52	\$338.52	22 SELVINO CT	
2	490	59381002000	111	0.15	1.00	\$338.52	\$338.52	18 SELVINO CT	
2	491	59381003000	111E	0.17	1.00	\$338.52	\$338.52	14 SELVINO CT	
2	492	59381004000	111	0.15	1.00	\$338.52	\$338.52	10 SELVINO CT	
2	493	59381005000	111	0.18	1.00	\$338.52	\$338.52	6 SELVINO CT	
2	494	59382001000	80	1.09	-	\$338.52	\$0.00		
2	495	59383001000	111	0.11	1.00	\$338.52	\$338.52	151 HORIZON WAY	
2	496	59383002000	111	0.12	1.00	\$338.52	\$338.52	147 HORIZON WAY	
2	497	59383003000	111	0.12	1.00	\$338.52	\$338.52	143 HORIZON WAY	
2	498	59383004000	111	0.15	1.00	\$338.52	\$338.52	139 HORIZON WAY	
2	499	59383005000	111	0.13	1.00	\$338.52	\$338.52	135 HORIZON WAY	
2	500	59383006000	111	0.16	1.00	\$338.52	\$338.52	131 HORIZON WAY	
2	501	59383007000	111	0	1.00	\$338.52	\$338.52	127 HORIZON WAY	
2	502	59383008000	111	0.16	1.00	\$338.52	\$338.52	123 HORIZON WAY	
2	503	59383009000	111E	0.13	1.00	\$338.52	\$338.52	119 HORIZON WAY	
2	504	59383010000	111	0.16	1.00	\$338.52	\$338.52	115 HORIZON WAY	
2	505	59383011000	111	0.14	1.00	\$338.52	\$338.52	111 HORIZON WAY	
2	506	59383012000	111	0.16	1.00	\$338.52	\$338.52	107 HORIZON WAY	
2	507	59383013000	111	0.14	1.00	\$338.52	\$338.52	103 HORIZON WAY	
2	508	59384001000	111E	0.16	1.00	\$338.52	\$338.52	23 HORIZON CT	
2	509	59384002000	111E	0.16	1.00	\$338.52	\$338.52	19 HORIZON CT	
2	510	59384003000	111	0.14	1.00	\$338.52	\$338.52	15 HORIZON CT	
2	511	59384004000	111E	0.13	1.00	\$338.52	\$338.52	11 HORIZON CT	
2	512	59384005000	111	0.16	1.00	\$338.52	\$338.52	7 HORIZON CT	
2	513	59385001000	111	0.16	1.00	\$338.52	\$338.52	134 HORIZON WAY	
2	514	59385002000	111	0.13	1.00	\$338.52	\$338.52	130 HORIZON WAY	
2	515	59385003000	111	0	1.00	\$338.52	\$338.52	126 HORIZON WAY	
2	516	59385004000	111	0.14	1.00	\$338.52	\$338.52	122 HORIZON WAY	
2	517	59385005000	111	0.13	1.00	\$338.52	\$338.52	118 HORIZON WAY	
2	518	59385006000	111E	0.14	1.00	\$338.52	\$338.52	114 HORIZON WAY	
2	519	59385007000	111	0.16	1.00	\$338.52	\$338.52	110 HORIZON WAY	



ZONE	ASMT NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
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		ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
	NO.	APN	CODE	ACRES				
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 CODE	ACRES	ESD UNITS	Rate per ESD	2024-25		PROPERTY ADDRESS
	NO.	APN					ASSESSMENT		
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 NO.	APN	USE CODE	ACRES	ESD UNITS	Rate per ESD	2024-25 ASSESSMENT	PROPERTY ADDRESS
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. &amp; 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>
				<b>570.92</b>	<b>46.04</b>				<b>\$174,821.62</b>	

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



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## TITLE

American Canyon Wetlands Restoration Plan

## RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon approving the American Canyon Wetlands Restoration Plan.

## CONTACT

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

## BACKGROUND & ANALYSIS

On January 21, 2021, City Council approved Resolution No, 2021-03, approving San Francisco Bay Clean Water, Pollution Prevention and Habitat Restoration Measure (Measure AA) grant funds from the San Francisco Bay Restoration Authority in the amount of \$450,000 for the North Slough Restoration, Reclamation and Recreation Access Project now known as the Wetland Restoration Plan (Plan). The Plan's purpose is to protect, restore, and enhance wetland and upland habitat along the shoreline in American Canyon. On February 15, 2022, City Council awarded a professional services agreement to Environmental Sciences Associates to initiate the studies and the Plan as detailed below.

The Plan consists of three main elements: (1) A Wetlands Restoration Plan, (2) a Technical Advisory Committee (TAC), and (3) a Monitoring Plan. The Wetlands Restoration Plan will identify potential projects to improve habitat, reduce flooding, reduce wastewater contamination risk, increase public access, and increase resiliency to sea level rise along the American Canyon shoreline. Suitable projects will be chosen based on results from the TAC feedback and three feasibility studies geared at evaluating the needed improvements in the project area and determining the potential benefits from the proposed restoration/enhancement efforts:

1. North Slough Levee Flood Protection and Habitat Restoration Study
2. Corp Yard Wastewater Overflow Pond and Environmental Education Facilities Opportunities Study
3. Kayak Launch Recreational Facility Study

For each project identified by the Wetlands Restoration Plan, the Monitoring Plan identifies

monitoring strategies, outlines evaluation methods, and suggests baseline and post-project measures. Where appropriate, data from these elements will be made publicly available online.

Alternatives that were considered with the Plan:

- Kayak Launch: Three locations are being considered in a feasibility study 1) at the Corporation Yard, 2) at the Bay Trail levee crossing North Slough 3) at glass beach.
- Culvert Repair and North Pond Habitat Improvements: A no project, muted tidal, and full tidal alternative are being considered in a feasibility study.
- Bay Trail levee Improvements: A feasibility study is currently consider raising sections of the Bay Trail levee to improve resiliency to sea level rise.
- Corporation Yard Redevelopment: Currently the Corporation Yard site is being considered for development of an Eco Center. A feasibility study is also considering whether an existing overflow pond can be repurposed or restored to improve habitat and public access.

The final Plan is still in the feasibility and concept level project phase. It is anticipated that impacts from the new kayak launch will require mitigation. Additionally, raising the Bay Trail levee may have impacts to tidal marsh margin along the levee toe. Opportunities to enhance habitat in the North Pond and potentially restore areas around the Corporation Yard (Napa River Ecology Center) or in the sewer overflow pond are being considered as potential mitigation actions.

## **PROJECT PROGRESS**

The Plan is now complete and ready for adoption by City Council. Prior to finalizing the Plan, the draft was circulated for internal staff review before being presented to the Plan's Technical Advisory Committee on March 21, 2024. On May 1, 2024, the Open Space, Active Transportation and Sustainability Commission was shared the Draft Wetlands Restoration and Monitoring Plan.

By adopting the Plan, the City can apply for new grant funding opportunities so that design, permitting, and implementation of the identified projects within the Plan can move forward. Whether projects can move forward concurrently or independently will be determined by available funding.

More information about the project and the initial planning grant can be found in the San Francisco Bay Restoration Authority's Staff Recommendation from July 17, 2020: [https://www.sfbayrestore.org/sites/default/files/2020-07/American%20Canyon%20Staff%20Rec\\_0.pdf](https://www.sfbayrestore.org/sites/default/files/2020-07/American%20Canyon%20Staff%20Rec_0.pdf).

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Community and Sense of Place: "Build on the strength of our local community to develop a clear 'sense of place' and establish our unique identity."

## **FISCAL IMPACT**

The project included in the City's adopted FY2023/24 Capital Improvement Program and is being funded through a \$517,500 Measure AA restoration grant. The original grant funding amount was for \$450,000, but was increased by the San Francisco Bay Restoration Authority in May 2023 to specifically assist the preliminary work being completed by the American Canyon Community and Parks Foundation in conjunction with the Environmental Education Facilities Opportunities Study (Napa River Ecology Center Project.)

## **ENVIRONMENTAL REVIEW**

The proposed project is statutorily exempt from the requirement to prepare an environmental document under the California Environmental Quality Act and categorically exempt from CEQA under 14 Cal. Code of Regulations Sections 15262 and 15306, as it only involves preparation of feasibility and planning studies for possible future actions that have not yet been approved, adopted or funded, and basic data collection, research and resource evaluation activities that will not result in serious or major disturbance to an environmental resource. The planning studies will consider environmental factors. Once the Restoration Plan is completed and specific project actions are identified, then environmental documentation and CEQA will be conducted for those specific project actions.

## **ATTACHMENTS:**

- [1. Resolution](#)
- [2. American Canyon Draft Restoration Plan April 2024](#)

**RESOLUTION NO. 2024-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ADOPTING THE CITY OF AMERICAN CANYON WETLANDS RESTORATION PLAN**

**WHEREAS**, on January 21, 2021, City Council approved Resolution No. 2021-03, approving San Francisco Bay Clean Water, Pollution Prevention and Habitat Restoration Measure (Measure AA) grant funds from the San Francisco Bay Restoration Authority (Authority) in the amount of \$450,000; and

**WHEREAS**, Measure AA is funding the American Canyon Wetlands Restoration and Monitoring Plan (PR20-0300) (Plan) described in the City's Fiscal Year 2023-24 budget as the North Slough Restoration, Reclamation and Recreation Access Project; and

**WHEREAS**, on February 15, 2022, City Council awarded a professional services agreement to Environmental Sciences Associates to initiate the studies and the Plan; and

**WHEREAS**, the Plan identifies potential projects to improve habitat, reduce flooding, reduce wastewater contamination risk, increase public access, and increase resiliency to sea level rise along the American Canyon shoreline; and

**WHEREAS**, the Plan over the course of two years included opportunities for community engagement through two special webinars, periodic reviews by a technical advisory committee, and two Open Space, Active Transportation and Sustainability Commission meetings; and

**WHEREAS**, by adopting the Plan, the City can apply for new grant funding opportunities so that design, permitting and implementation of the identified projects within the Plan can move forward.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby adopts the City of American Canyon Wetlands Restoration Plan.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21<sup>st</sup> 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

DRAFT FINAL FOR CITY APPROVAL

# AMERICAN CANYON WETLANDS PROJECT

## Restoration and Public Access Plan

Prepared for  
City of American Canyon

April 2024





DRAFT FINAL FOR CITY APPROVAL

# AMERICAN CANYON WETLANDS PROJECT

## Restoration and Public Access Plan

Prepared for  
City of American Canyon

April 2024

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Suite 3700  
San Francisco, CA 94105  
415.896.5900  
esassoc.com



Atlanta	Palm Beach County	San Diego
Bend	Pasadena	San Francisco
Irvine	Pensacola	San Jose
Los Angeles	Petaluma	Sarasota
Mobile	Portland	Seattle
Oakland	Rancho Cucamonga	Tampa
Orlando	Sacramento	Thousand Oaks

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# AMERICAN CANYON WETLAND RESTORATION AND PUBLIC ACCESS PROJECT

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## Restoration and Public Access Plan

### 1 Introduction

The City of American Canyon (the City) is located in southern Napa County, east of the Napa River. Between the Napa River and residential development of the City are the American Canyon wetlands, which provide habitat for native fish and wildlife species and natural aesthetic value to the local community. A popularly used segment of the San Francisco Bay Trail is located along Wetlands Edge Road and Eucalyptus Drive and connects the community to the wetland ecosystem while allowing opportunity for recreation and education (**Figure 1**).

#### 1.1 Purpose

With increasing sea levels and storm events, portions of the Bay Trail are being overtopped, resulting in erosion along the trail margins. Additionally, culverts under the Bay Trail on Eucalyptus Drive are undersized, which creates scour, safety hazards, and reduced water and habitat quality in North Slough Pond. There are also limited locations where the public can access the water and the marsh directly for in-water recreation and education. The American Canyon Wetland Restoration and Public Access Project (Project), led by the City of American Canyon (City), proposes improvements to nature-oriented public access, recreation, and educational opportunities and wetland habitats. Project planning is funded by Measure AA grant funding administered by the San Francisco Bay Restoration Authority.

This Wetland Restoration and Public Access Plan (Plan) provides conceptual level design for public access and ecological restoration at the American Canyon Wetlands. The recommended design addresses the Project goals and objectives as noted below. This is a planning document that can support subsequent environmental and design phases for shovel-ready projects that can compete for grant funding from the San Francisco Bay Restoration Authority and other state and federal agencies.

This report builds on three prior feasibility studies conducted for the Project. The three feasibility studies are: the Kayak Launch Recreational Feasibility Study (**Appendix A**), the North Slough Trail Resilience and Habitat Restoration Feasibility Study (**Appendix B**), and the Corporation Yard Feasibility Study (**Appendix C**).

## 1.2 Goals and Objectives

The Project goals are to restore and enhance a mix of wetland habitats and to provide nature-oriented public access, recreation, and educational opportunities along the North Slough and lower Napa River at the City. Project objectives are to:

- Restore or enhance wetland and associated upland habitats to:
  - Support increased abundance and diversity of native species in various Napa River wetlands aquatic and terrestrial ecosystems.
  - Benefit special status species that rely on the Napa River wetlands.
  - Maintain or increase habitat connectivity within wetlands and between wetlands and uplands to support species migration, refugia, and climate resiliency.
- Increase public access and recreational opportunities compatible with wildlife and habitat goals.
- Support the development of an educational facility that serves the community and fosters environmental stewardship.
- Increase the resilience of habitats and public access to sea level rise and flooding.
- Reduce long-term maintenance obligations.

The Project must also be feasible to fund, permit, and construct. Funding feasibility includes implementation and long-term maintenance activities.

## 1.3 Technical and Community Engagement

The Project planning team, led by the City with assistance from ESA, benefitted from input from a Technical Advisory Committee (TAC) comprised of representatives from the following:

- American Canyon Community and Parks Foundation.
- California Department of Fish and Wildlife.
- Napa County Flood Control and Water Conservation District.
- Napa County Regional Park and Open Space District.
- Napa County Resource Conservation District.
- American Canyon Open Space Advisory Committee.

In addition, the Project received input from the local community. Information about the Project has been included on the City's wetlands website ([www.cityofamericancanyon.org/wetlands](http://www.cityofamericancanyon.org/wetlands)). Two public meetings were held to solicit community input – on October 25, 2022, and on November 1, 2023. These meetings were advertised through the City's newsletter, on the City's website, on social media, and through posted signage at the wetlands. The website also included a short questionnaire where the public was able to submit feedback on their interests in the wetland restoration and public access elements.



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The Project's Conceptual Design benefitted from feedback in following forms:

- The Bay Restoration Regulatory Integration Team site walk held on October 4, 2023, during which regulatory agencies asked questions and provided feedback on the Recommended Project Alternative in person (and on November 3 in writing).
- The City of American Canyon's Open Space, Active Transportation, and Sustainability Commission meeting held on November 1, 2023, during which members of the public, TAC, and City asked questions pertaining to the conceptual design.

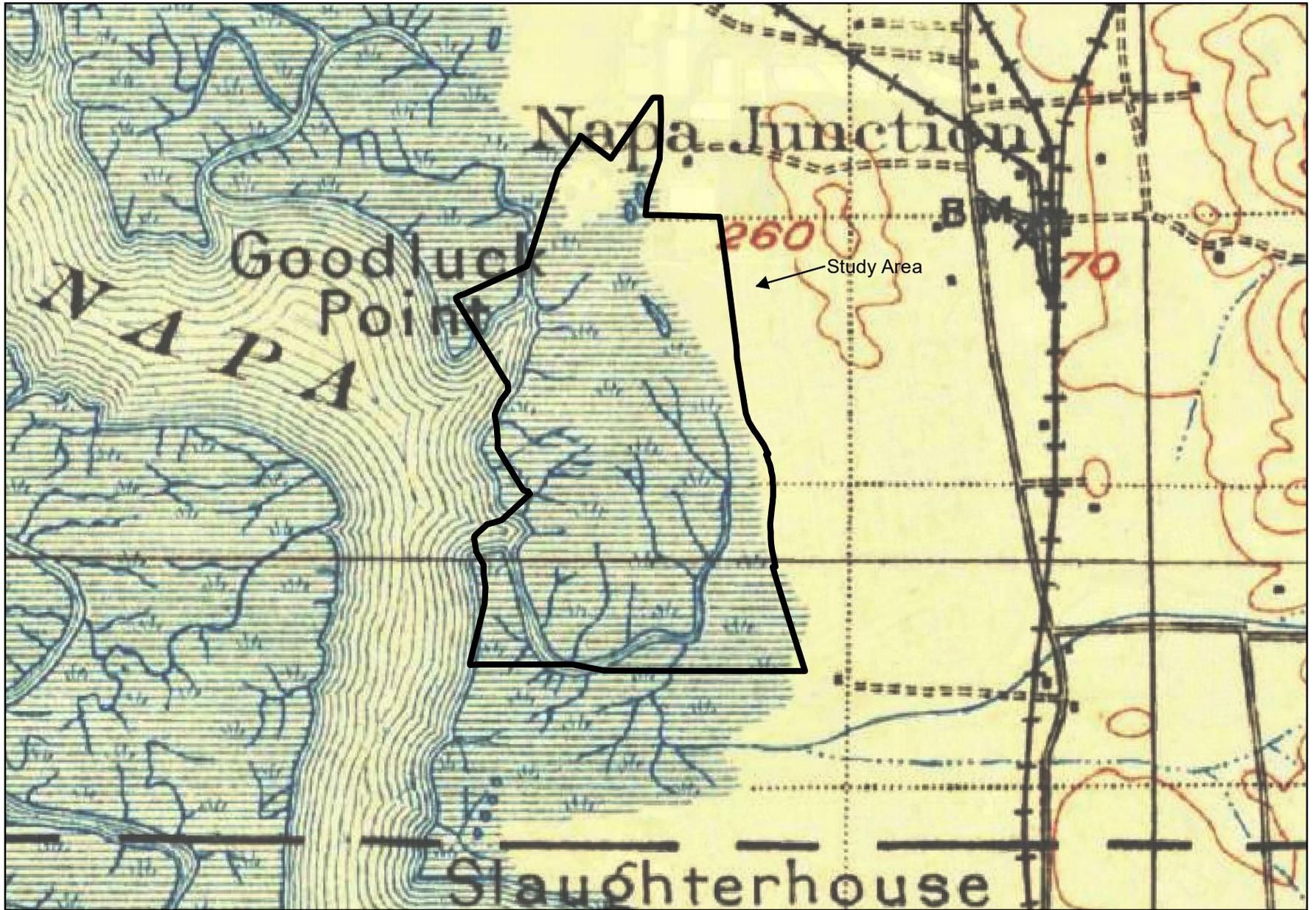
## 2 Site Conditions

The American Canyon Wetlands are located about 35 miles northeast of San Francisco at the southern end of Napa County (**Figure 1**). The wetlands are bordered by the Napa River to the west and urban development to the north and east. The City's current Wastewater Treatment Plant (WWTP) is at the northern end and just outside of the Project area. The Napa River flows south into San Pablo Bay, which is the northern end of San Francisco Bay, connecting to the Pacific Ocean through the Golden Gate Bridge. Within the wetlands is a closed landfill, and the San Francisco Bay Trail runs along the edge of the wetlands and around the landfill.

### 2.1 Site History

Historically, the Project area consisted of natural tidal wetlands along the margins of the Napa River and its sloughs (**Figure 2**). The Patwin, Coast Miwok, and Wappo tribes lived in the Napa Valley and along the lower Napa River for thousands of years. They used the abundant natural resources of the area, including the fish, wildlife, and plants of historic wetlands that are now part of the American Canyon Wetlands. Spanish and Mexican settlers colonized the area from the 1700s to 1800s. In the mid to late 1800s, the settlement that is now the City of American Canyon began to develop as a farming community (American Canyon 2023).

In the early 1900s, the natural wetlands were diked and used for agriculture (**Figure 3**). By the 1930s, Wetlands Edge Road and Eucalyptus Drive are visible in historic photographs. Residential development to the east increased through the 1940s to 2000s. By 1965, the City's WWTP was in operation in the southeastern portion of the wetlands, a landfill was under construction in the wetlands, and a culvert under the newly-extended access road to the landfill separated the North Slough Pond from the wetlands across Eucalyptus Drive. In 2002, the City relocated the WWTP to the north (just outside the Project area) and in 2006, many of the remaining wetlands were reopened to tidal inundation with the breaching of North Slough where it connects to the Napa River. Today, the remaining wetlands are used by a diversity of species and enjoyed by the local community for active and passive recreation.



SOURCE: ESRI (background imagery)

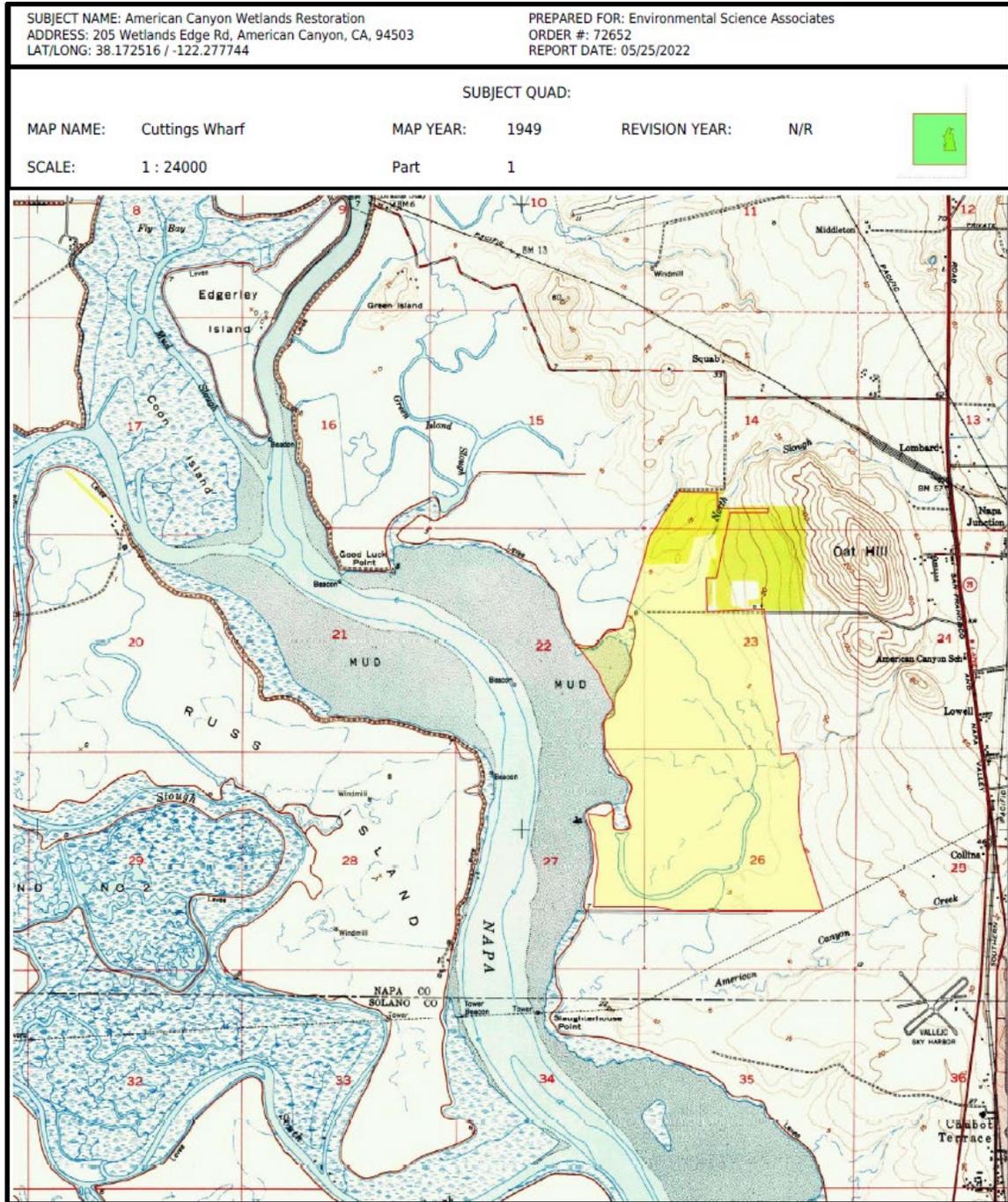
American Canyon Wetland Restoration Project

**Figure 2**

Historical Topographic Map, 1902

0 0.15 0.3 0.6 0.9 1.2  
Miles





SOURCE: EnviroSite 2022

**Figure 3**  
Historical Topographic Map, 1949

## 2.2 Land Ownership

Most of the wetlands are owned by the California Department of Fish and Wildlife (CDFW) and are part of the Napa-Sonoma Marshes Wildlife Area (**Figure 4**). Parcels at the east and north ends of the Project area, where the former and current WWTP are located, are owned by the City. The closed landfill within the wetlands is owned by the Napa-Vallejo Waste Management Authority.

Parcels outside of the Project area to the east and north are mostly privately held with the Napa Valley Unified School District owning one parcel adjacent to Eucalyptus Drive just east of the Project area.

## 2.3 Land Use and Infrastructure

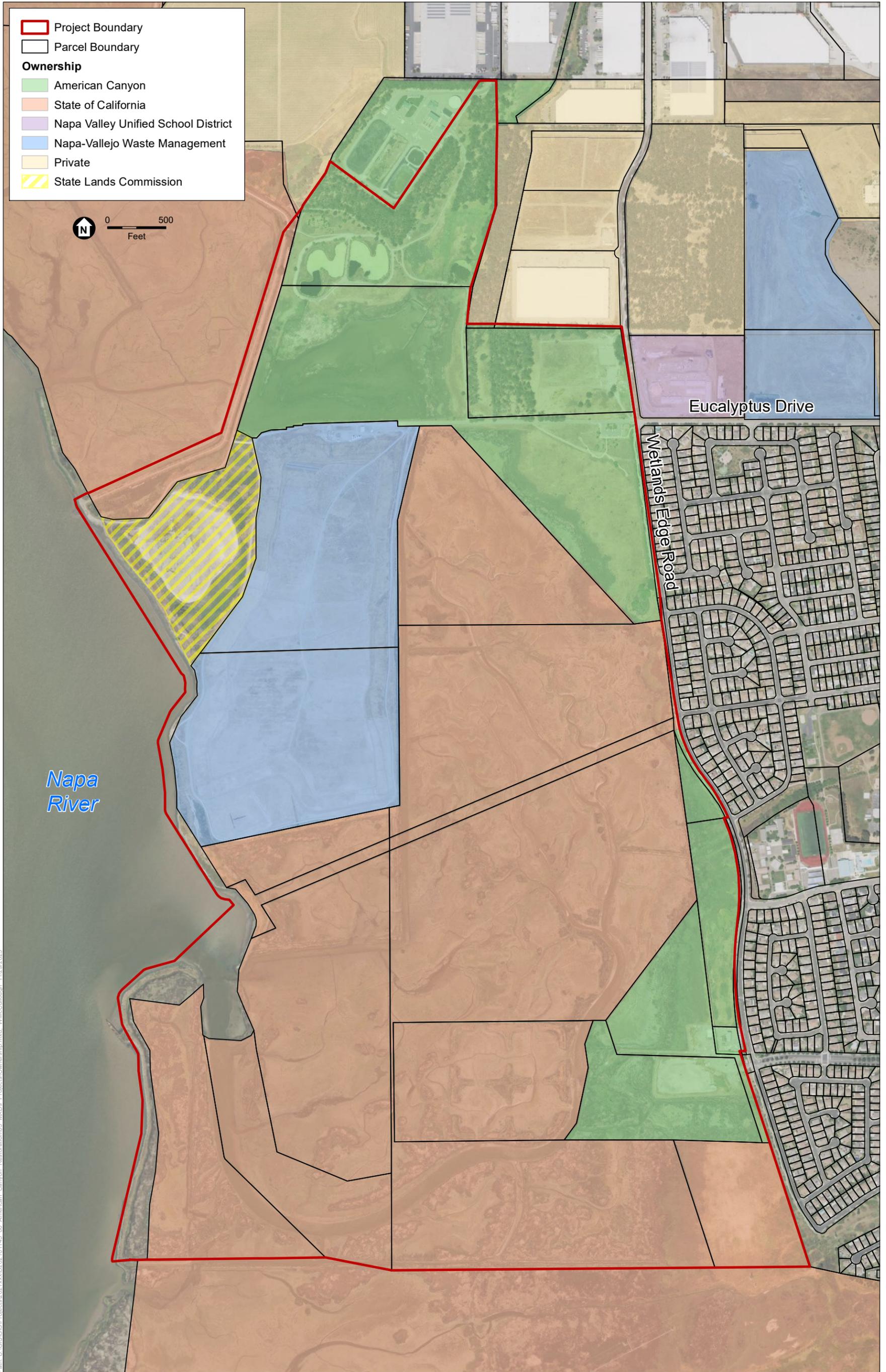
The Napa County General Plan Recreation and Open Space Element (2008) shows that much of the Project area is dedicated Open Space administered by the City of American Canyon. A Corporation Yard—formerly part of the City’s WWTP—in the southeast corner of the Project area, is currently in use by the City as a maintenance facility. In the northeast, west of the terminus of Eucalyptus Drive, is a closed landfill. Other land within the Project area is part of the Napa Sonoma Marshes and used as wildlife habitat and for recreation. Adjacent to the Project area to the east is a residential area and the City’s WWTP is located to the north.

### Corporation Yard

The Corporation Yard is an approximately 2-acre developed site built on former wetlands. The facilities previously were part of the City’s WWTP infrastructure. With the relocation of the WWTP to the north, the facilities are currently used as a general maintenance yard.

The Corporation Yard has a sliding access gate that restricts entrance (**Figure 5**). Facilities include storage and maintenance buildings, two underground diesel tanks, an active pump station building with a basement and generator, small accessory utility structures, a paved parking lot, and an unpaved overflow parking area (RIM et al. 2022; Atkinson, pers. comm., 2023). An active pump station transports sewage from residential areas east of the Project area to the WWTP. At the southeast corner of the Corporation Yard, a storm drain outfall from Wetlands Edge Road and a drainage swale from the Corporation Yard’s paved parking lot enter the surrounding wetlands (**Figure 6**). The City has plans to remove the underground tanks, accessory structures, and all other miscellaneous utility boxes, appurtenances, signage, and yard materials to clear the site for construction of the new Ecology Center. An existing PG&E transformer located west of the building will need to remain operational.

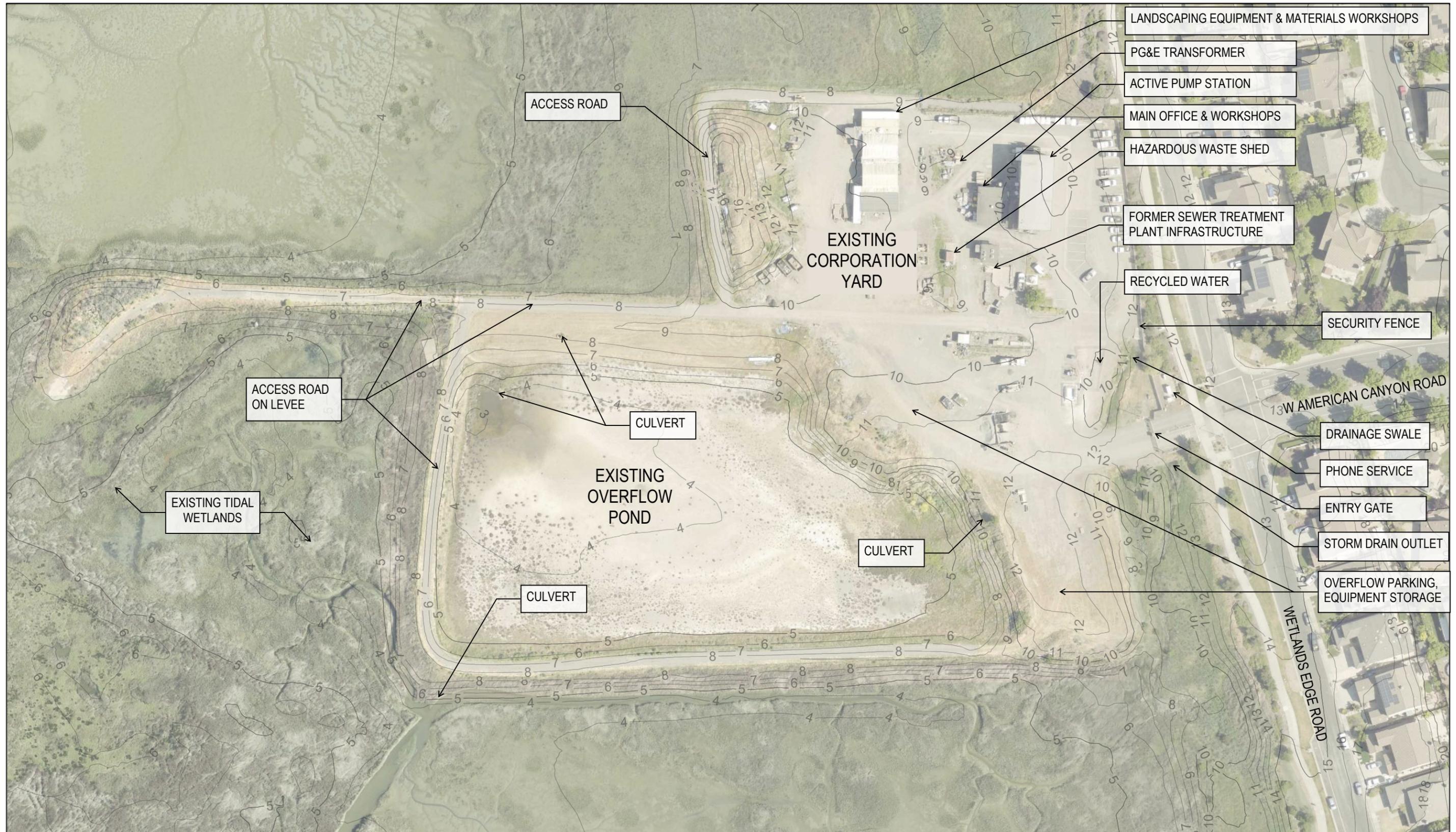
Separately, the City and the American Canyon Community and Parks Foundation have been advancing planning and design for the Eco Center, a regional environmental education hub and community center, proposed for construction at the Corporation Yard in the mid-2020s.



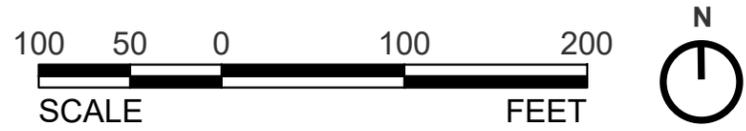
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American Canyon Wetlands Restoration Project

**Figure 4**  
Land Ownership in the Project Area



American Canyon Wetlands Restoration Project



**Figure 5**  
Existing Infrastructure: Corporation Yard and Overflow Pond Detail



**Figure 6**  
Storm Drain Outfall and Drainage Swale at Corporation Yard

## Overflow Pond

The Overflow Pond, located southwest of the Corporation Yard facilities, is an approximately 4-acre basin surrounded by a perimeter levee with an asphalt maintenance lane at its crest. The Overflow Pond is used as a containment area for emergency wastewater overflow from the City’s sanitary sewer system.<sup>1</sup> During large precipitation events, stormwater enters the City’s sewer lines, increasing the volume of flow to the Corporation Yard’s pump station. When inflow rates exceed pumping rates, water is routed to the Overflow Pond for temporary storage. Once inflow rates reduce sufficiently, sewage is carried in underground lines to the Corporation Yard, where it is then pumped to the WWTP to the north. The Overflow Pond was most recently used in October 2022 then again during record-breaking rainfall in January 2023 (Atkinson, pers. comm., 2023). Prior to these events, the pond had not been activated since 2008. It follows that the release of wastewater into the Overflow Pond typically happens once or twice per decade during exceptionally large stormwater events.

## Landfill

The American Canyon Landfill is a closed landfill in the northern portion of the Project area that operated from 1966 to 1995. The landfill is closed to the public, has an operating landfill gas collection system that is used to generate electricity, and has public hiking trails around the fenced perimeter of the landfill.

## 2.4 Public Access

Existing public access at the site includes the Bay Trail and a handful of other levee trails connected to the Bay Trail (Figure 1). A parking lot, picnic areas, and an outdoor fitness equipment station (the Wetlands Edge Fitness Center) are located at Wetlands Edge Park, which is just west of the intersection of Eucalyptus Drive and Wetlands Edge Road. Additional street parking is located along Wetlands Edge Road. The site is accessible by boat from the Napa River via North Slough, but there currently are no boat launches in the City.

<sup>1</sup> Similar ponds are also known as wet weather equalization ponds.

## San Francisco Bay Trail

The Bay Trail is located on the eastern and northern edges of the American Canyon wetlands (Figure 1). Many people use the Bay Trail for hiking, running, and biking. The trail provides the public with recreational opportunities as well as opportunities for environmental education programming, enjoying nature, and bird-watching.

**Figure 7** provides details of trail elevations, widths, and surfacing. A 1.37-mile segment of concrete Bay Trail multi-use trail follows Wetlands Edge Road along the eastern side of the wetlands from Kensington Way in the south to Eucalyptus Drive in the north. From the intersection of Wetlands Edge Road and Eucalyptus Drive, the trail extends westward along a 24-foot-wide levee with asphalt surfacing. This levee separates the North Slough Pond from the American Canyon wetlands to the south. This trail segment is also the primary vehicle access to the landfill maintenance and parking areas.

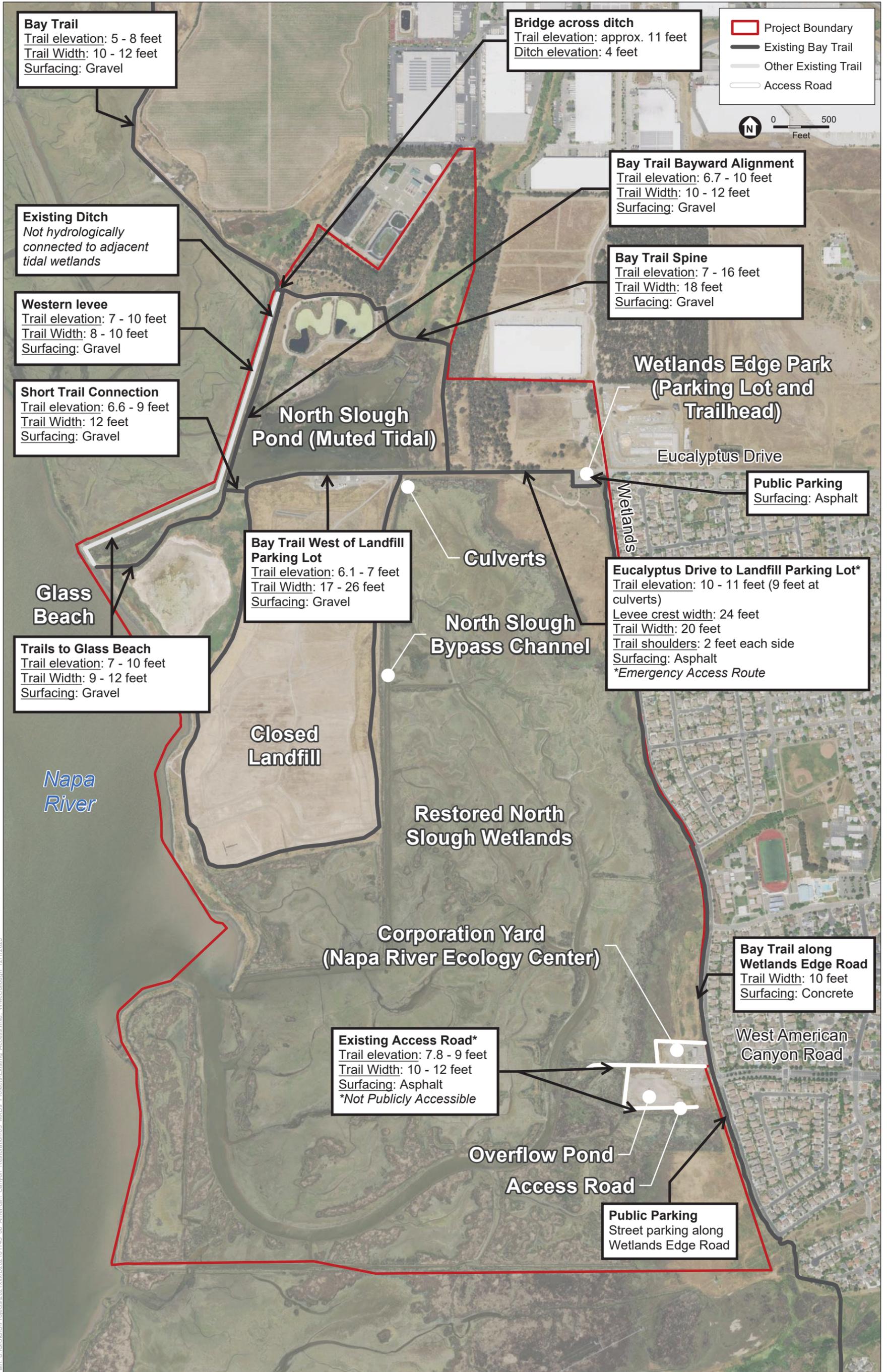
There is a 2-mile loop around the closed landfill, a spur trail out to Glass Beach, and a loop around the northeast side of the North Slough Pond. All of these segments are dirt/gravel. The trail continues north, connecting the American Canyon wetlands to other portions of the Napa-Sonoma Marshes Wildlife Area (MTC 2023).

## San Francisco Bay Water Trail

The San Francisco Bay Water Trail is intended to provide shoreline access for small watercraft all around San Francisco Bay. There are no public kayak launches in the 11 miles between Vallejo and Cuttings Wharf; a kayak launch at the City would fill this gap in Bay Water Trail trailheads, providing more access opportunities for users of small watercraft. The Vallejo Launching Facility, Brinkman's Marina, is about 5.5 miles to the south; Cullinan Ranch Boat Launch (off Highway 37) is about 5 miles to the southwest; and Cuttings Wharf Boat Launch is just over 5 miles to the northwest (**Figure 8**). A less developed launch exists at Green Island Road on the Napa River, 3 miles to the north, but this water entry path/boat launch does not appear to be compliant with the Americans with Disabilities Act (ADA) and is not considered an official Bay Water Trail trailhead.

## Napa River Ecology Center (Eco Center)

The American Canyon Community and Parks Foundation is leading an effort to renovate the Corporation Yard into a regional environmental education and community center as part of a separate project (**Figure 9**). The existing Main Office & Workshops building will be renovated into the primary visitor-facing Napa River Ecology Center (Eco Center) facility (**Figure 10**). The Foundation anticipates that the Eco Center will be built and open to the public by 2025. The Eco Center is expected to be a major destination in the region with over 12,000 visitors annually, not including kayak launch visitors (Sellick, pers. comm., 2022). Proposed Eco Center amenities include renovated existing structures, teaching gardens, wetland exhibits, environmental sculptures, informational signage, a wetland discovery trail, public parking, bicycle racks, and outdoor gathering areas adjacent to the Bay Trail (**Figure 11**). Public parking will make the Eco Center a primary access point for the Bay Trail within the City (RIM et al. 2022). Native plantings, gardens, and a demonstration wetland will contribute to improved habitat for migratory birds and pollinators. The Eco Center is a separate, but related, project that helps achieve the Project goals.



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SOURCE: ESA, 2023

American Canyon Wetlands Restoration Project

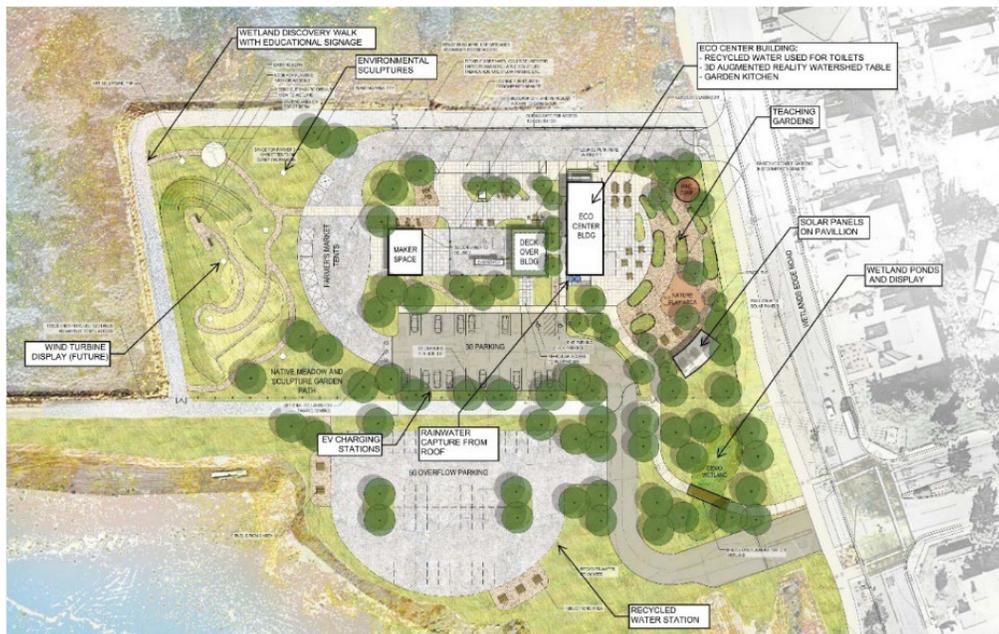
**Figure 7**  
Existing Public Access

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SOURCE: San Francisco Bay Water Trail 2022

**Figure 8**  
Nearby San Francisco Bay Water Trail Kayak Launches



SOURCE: RIM et al. 2022

**Figure 9**  
Eco Center Illustrative Site Plan



SOURCE: RIM et al. 2022

**Figure 10**  
Artist's Rendering of the Eco Center



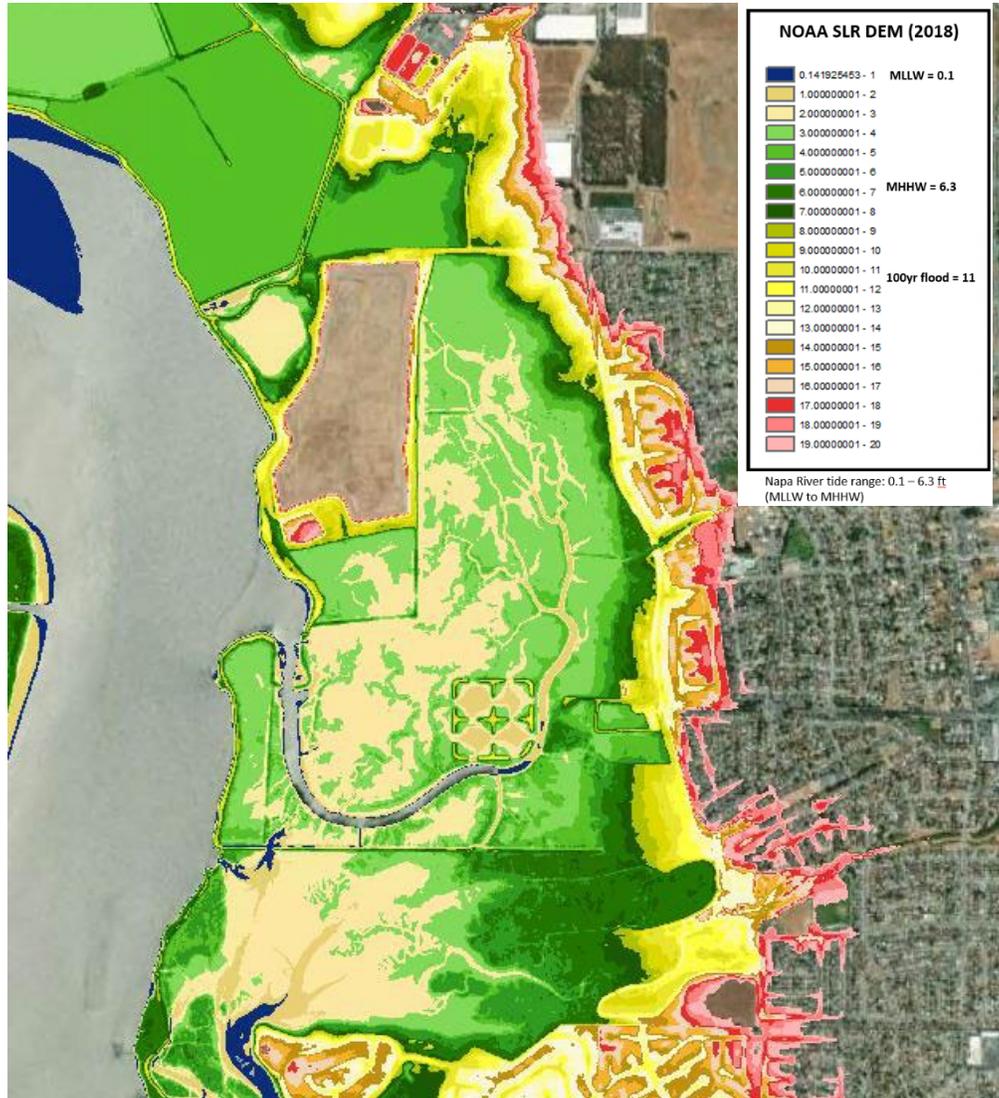
SOURCE: RIM et al. 2022

**Figure 11**  
Artist's Bird's-Eye View of the Eco Center

## 2.5 Physical Processes

### Topography

Elevations in the Project area range from 0 to 20 feet NAVD<sup>2</sup> as shown in **Figure 12**. Tidal wetlands within the Project area generally range in elevation from 0 to 8 feet, with higher areas (4.5 to 8 feet) supporting tidal emergent vegetation and lower, subsided areas (0 to 4.5 feet) supporting intertidal mudflat. These tidal wetlands gradually transition to higher ground towards the east, up to 11–16 feet at Wetlands Edge Road. The top of the landfill is approximately 50 feet NAVD 88.



SOURCE: NOAA (2022a)

**Figure 12**  
Site Topography

<sup>2</sup> NAVD 88 is the North American Vertical Datum of 1988. It is used in this feasibility study unless otherwise noted.

The open water and muted<sup>3</sup> tidal wetland areas of the North Slough Pond range in elevation from approximately 1 to 4 feet (mudflats and open water), 4 to 7 feet (emergent wetland vegetation), and transition to upland vegetation-dominated habitats at higher elevation areas to the north and east.

The bottom elevation of the Overflow Pond is similar to the elevation range of the surrounding tidal wetlands, generally about 3 to 6 feet. The Overflow Pond is separated from the wetlands by an earthen berm with a low point of approximately 8.4 feet. This is below 10-year storm event water levels (8.7 feet) (**Table 1**), indicating it is at risk of overtopping during storm events.

The Bay Trail segments in the northern Project area range in elevation from 6.1 to 22 feet NAVD. Some segments of trail are below the 100-year and even the 10-year coastal flood elevations (9.9 and 8.7 feet NAVD88, respectively). These trail segments are susceptible to overtopping during coastal flood events under present-day sea levels, and the risk of coastal flooding affecting trail segments in this region will increase with sea level rise.

Most of the Bay Trail from the Wetlands Edge Park at Eucalyptus Drive and Wetlands Edge Road to the landfill dirt parking area is above 10 feet NAVD 88 (**Figure 12**). This is 0.1 feet above 100-year storm event sea levels at 2023 sea levels. The exception is a localized area near the North Slough Pond culverts, which dips down to approximately 9 feet. The Bay Trail section west of the North Slough Pond ranges in elevation from approximately 7 to 9 feet. West of the landfill parking area to Glass Beach, the trail is lower in elevation, approximately 6.5 to 10 feet.

The Corporation Yard is located on upland fill between 9 and 16.7 feet NAVD88 (Figure 12). The proposed Eco Center main visitor facility (Main Office and Workshops) is located at 10.0 feet NAVD88. Surrounding the Corporation Yard and the Overflow Pond are levees with paved maintenance lanes. There is also a spur trail from the Overflow Pond that extends approximately 500 feet into the wetlands area.

## Tides and Hydrology

The Project area is located along the east shore of the Napa River, a tidally influenced channel that flows into San Pablo Bay. ESA installed a set of temporary water level gauges at four locations within the Project area in May and June 2022 to measure local tide elevations. ESA calculated tidal datums for the Napa River near Glass Beach based on the water levels measured at the Napa River temporary gauge, with adjustments to account for the limited two-month duration of measurements, using the National Oceanic and Atmospheric Administration (NOAA) CO-OPS Tidal Analysis Datum Calculator (NOAA 2022b). The NOAA Richmond Tide Gauge was used as the long-term reference station. Table 1 lists the published flood levels and calculated tidal datums. Flood levels listed are for 100-year and 10-year storm events (FEMA 2016). Measured water levels show almost no difference between the Napa River, North Slough west of the Corporation Yard, and North Slough south of the Bay Trail culverts.

<sup>3</sup> Muted tides have a smaller tide range—lower high tides and higher low tides—than a full tide range. The Napa River and wetlands south of the Bay Trail experience a full tide range. The North Slough Pond experiences muted tides.

**TABLE 1  
FLOOD LEVELS AND TIDAL DATUMS FOR THE PROJECT AREA AT THE NAPA RIVER**

Datum	Napa River Water Levels (ft NAVD88)	North Slough Pond Water Levels (ft NAVD88)	Description
100-year water level	11.0	11.0	100-year Design Storm (FEMA 2016). Includes storm surge and wave runup. (9.9 feet excluding storm surge and wave runup.)
10-year water level	8.7	8.7	10-year Design Storm (FEMA 2016)
HOWL	7.22	5.5	Highest Observed Water Level from May–June 2022 (June King Tide)
MHHW	6.31	5.18	Mean Higher-High Water
MHW	5.78	4.93	Mean High Water
MSL	3.43	3.78	Mean Sea Level
MLW	1.04	2.25	Mean Low Water
MLLW	0.05	1.57	Mean Lower-Low Water
LOWL	-1.38	0.87	Lowest Observed Water Level (May–June 2022)

NOTES: ft = feet; NAVD88 = North American Vertical Datum of 1988; HOWL = highest observed water level; MHHW = mean higher-high water; MHW = mean high water; MSL = mean sea level; MLW = mean low water; MLLW = mean lower-low water; LOWL = lowest observed water level.

Federal Emergency Management Agency (FEMA) flood elevations include storm surge and wave runup.

SOURCES: FEMA 2016; water level observations and datum analysis conducted by Environmental Science Associates (ESA) in 2022.

Tides in the North Slough Pond are muted by restricted flow through the two undersized culverts that connect the North Slough Pond to the North Slough tidal marsh. As such, tidal datums for the North Slough Pond were calculated separately from the Napa River tidal datums. ESA calculated North Slough Pond tidal datums based on approximately two months of measured water levels from temporary gauges placed and the NOAA CO-OPS Tidal Analysis Datum Calculator (NOAA 2022b).

**Figure 13** shows the culverts in the Bay Trail at North Slough during a low tide.



**Figure 13**  
Existing Conditions: Culverts at the San Francisco Bay Trail at North Slough at Low Tide

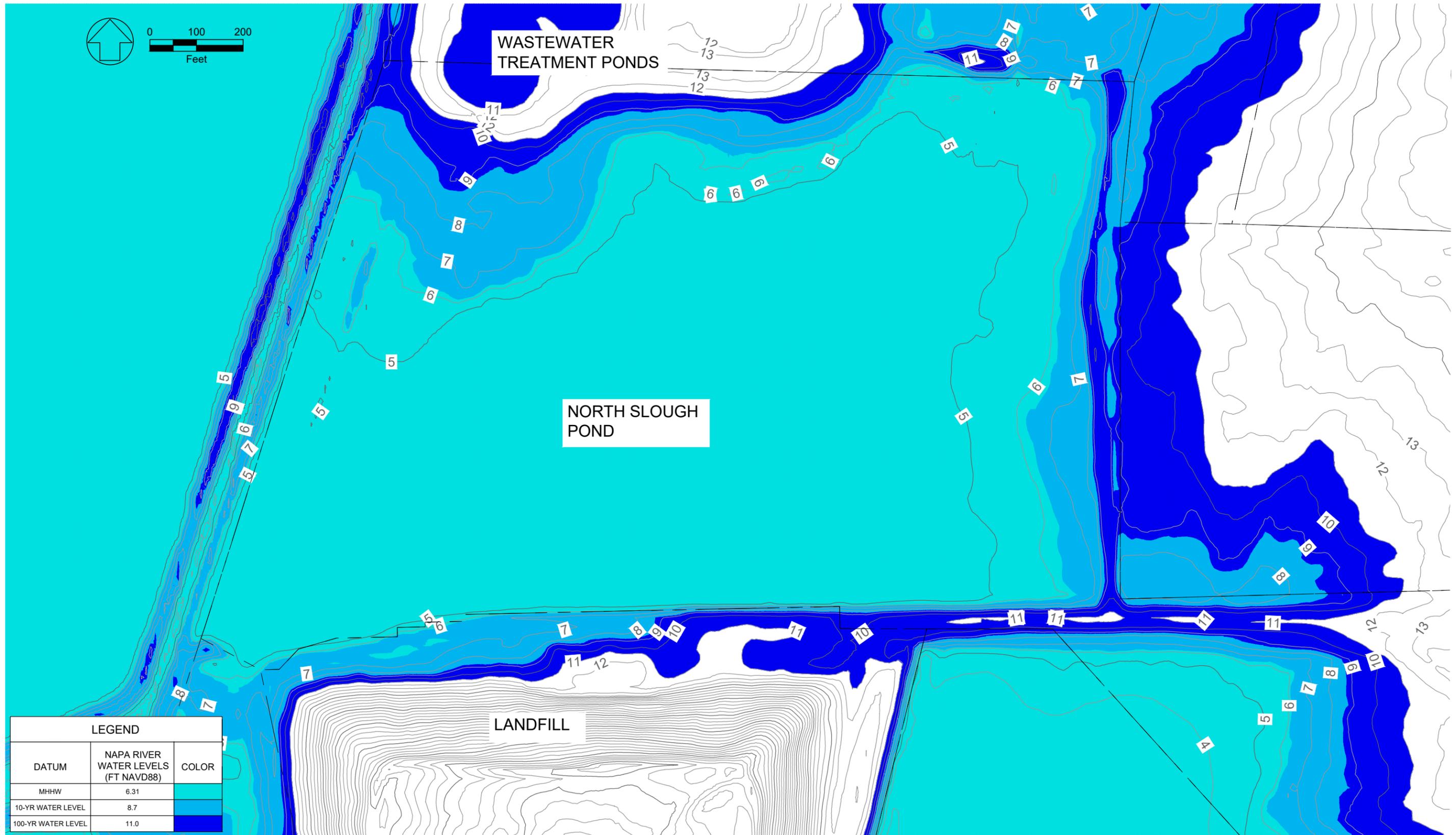
## Sea Level Rise

Currently, the Bay Trail in the Project area is at risk of periodic flooding and overtopping (**Figure 14a**). Parts of the trail flood at high spring tides. Based on mapping by San Francisco Bay Conservation and Development Commission (BCDC) (BCDC 2023), as little as 24 inches of sea level rise (SLR) above mean higher high water (MHHW) could cause overtopping of the Bay Trail in the southwest corner of the North Slough Pond.<sup>4</sup> As sea levels rise, much of the Bay Trail around North Slough Pond will overtop during storm events if these levees are not raised (**Figures 14b and 14c**).

Towards the southern end of the Project area, the Corporation Yard buildings are currently within the 1% annual chance flood zone. And the low point of the Overflow Pond's levees is approximately 8.4 feet high, below the 10-year storm event at current sea level of 8.7 feet. Accordingly, the Corporation Yard buildings and the Overflow Pond will become increasingly at risk for flooding as sea levels rise (**Figures 14d through 14f**).

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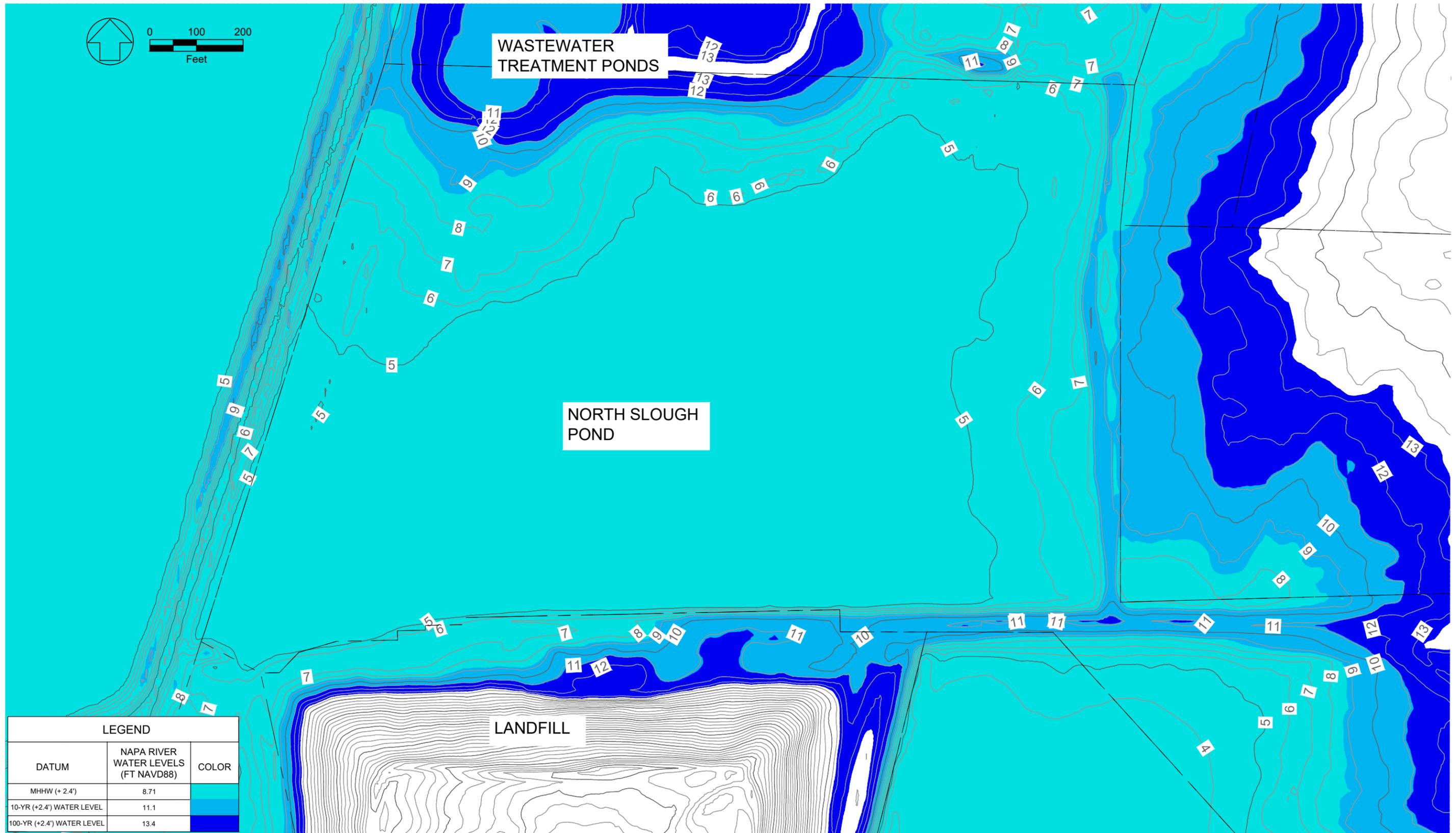
<sup>4</sup> This amount of water level rise could result from other flood and sea level rise combinations, such as 12 inches of SLR and a king tide, or from no SLR and a five-year storm event (BCDC 2023)



SOURCE: National Oceanic and Atmospheric Administration (NOAA) Digital Coast Data Access Viewer, 2022.

American Canyon Wetland Restoration Project

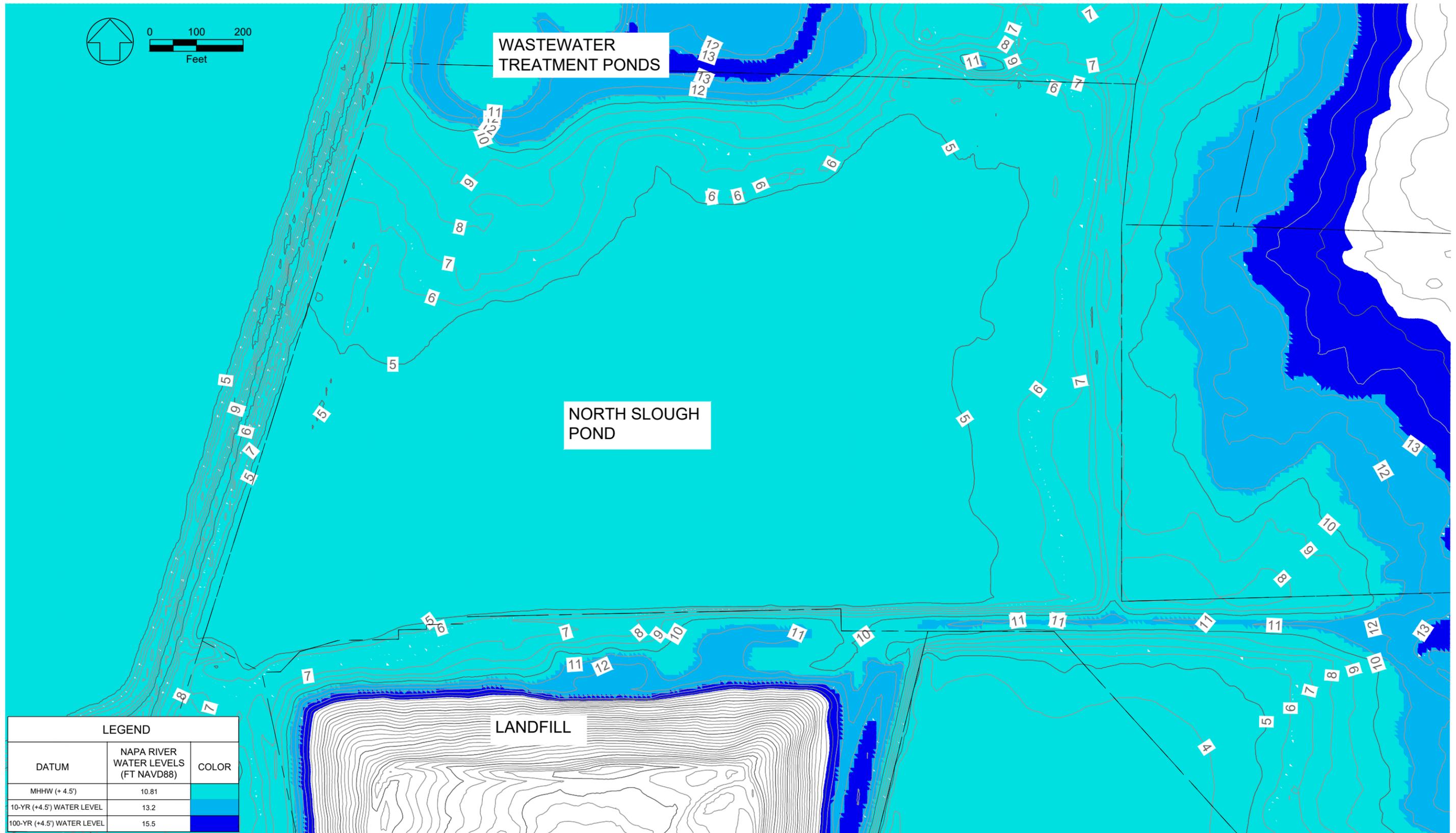
**Figure 14a**  
Sea Level Rise Scenarios: North Slough Pond Detail, Existing Flood Conditions



SOURCE: National Oceanic and Atmospheric Administration (NOAA) Digital Coast Data Access Viewer, 2022.

American Canyon Wetland Restoration Project

**Figure 14b**  
Sea Level Rise Scenarios: North Slough Pond Detail, 2080 Low Risk Aversion SLR (8.7 ft.) Flood Conditions

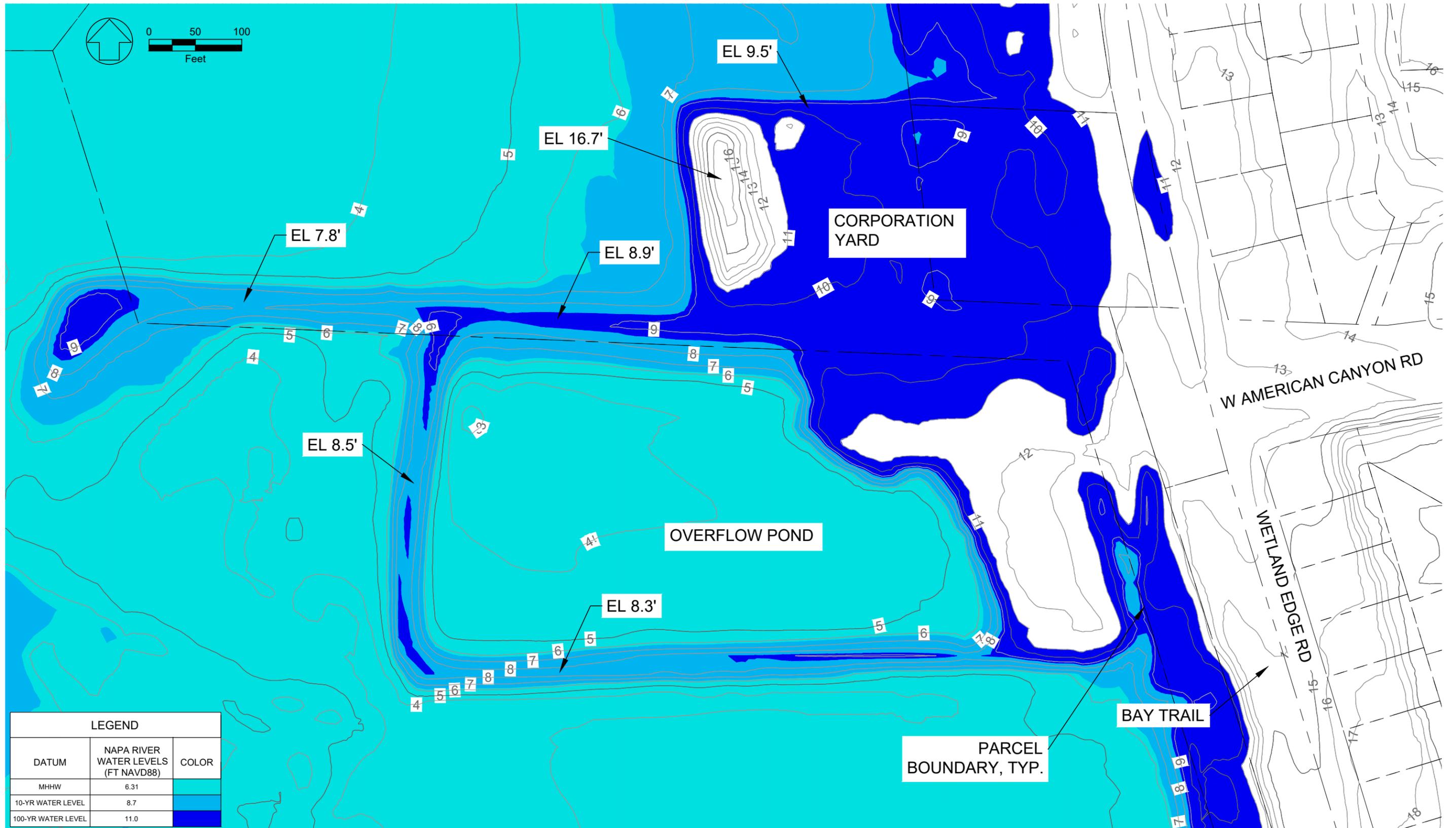


SOURCE: National Oceanic and Atmospheric Administration (NOAA) Digital Coast Data Access Viewer, 2022.

American Canyon Wetland Restoration Project

**Figure 14c**

Sea Level Rise Scenarios: North Slough Pond Detail, 2080 Moderate-High Risk Aversion SLR (10.8 ft.) Flood Conditions

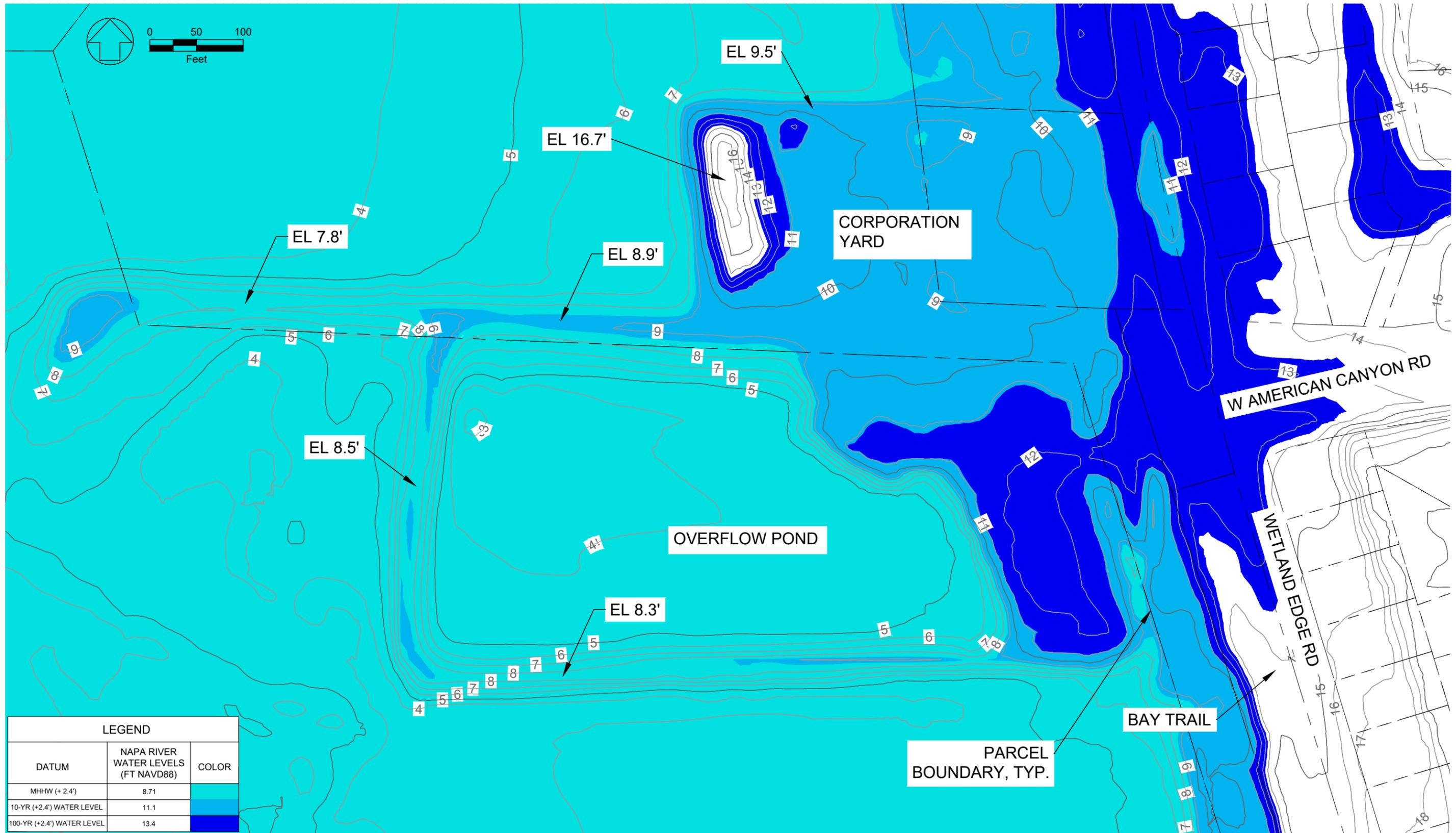


SOURCE: National Oceanic and Atmospheric Administration (NOAA) Digital Coast Data Access Viewer, 2022.

American Canyon Wetland Restoration Project

**Figure 14d**  
Sea Level Rise Scenarios: Corporation Yard Detail, Existing Flood Conditions

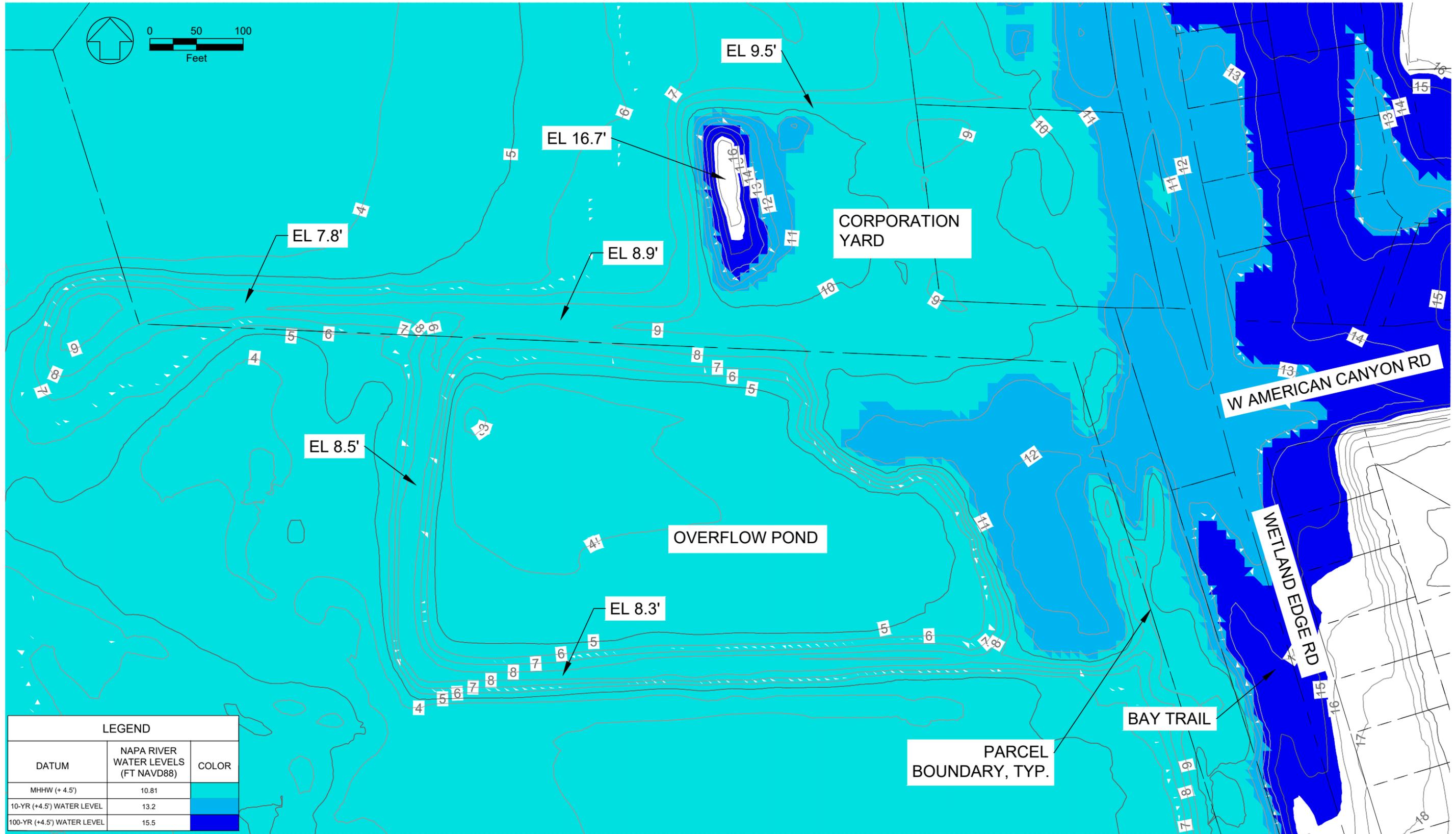




SOURCE: National Oceanic and Atmospheric Administration (NOAA) Digital Coast Data Access Viewer, 2022.

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**Figure 14e**  
Sea Level Rise Scenarios: Corporation Yard Detail, 2080 Low Risk Aversion (8.7 ft.) SLR Flood Conditions



SOURCE: National Oceanic and Atmospheric Administration (NOAA) Digital Coast Data Access Viewer, 2022.

American Canyon Wetland Restoration Project

Figure 14f

Sea Level Rise Scenarios: Corporation Yard Detail, 2080 Moderate-High Risk Aversion (10.8 ft.) SLR Flood Conditions

## Soils

The Project area contains three soil types (USDA 2023), described as follows:

- **Reyes silty clay loam:** This soil is present in the bay flat and low marsh portions of the Project area south of Eucalyptus Drive and west of the Bay Trail Spur.<sup>5</sup>
- **Haire clay loam and Haire loam, 2 to 9 percent slopes:** These soils are present in upper marsh locations in the vicinity of North Slough Pond and along the western edge of Wetlands Edge Road.
- **Clear Lake clay, drained, 0 to 2 percent slopes:** This soil is present in the developed portions of the Project area along Wetlands Edge Road, including the Corporation Yard site. The water table is approximately 3 feet below the soil surface.

## Hazardous Materials

A Phase I Environmental Site Assessment was conducted for the Project area to identify recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and controlled recognized environmental conditions (CRECs) in the Project area (see **Appendix D**, Phase I Environmental Site Assessment, Section 2.1, for definitions of terms). The Project area was inspected on June 2 and July 1, 2022. The assessment provided the following observations and conclusions:

- The closed American Canyon Landfill is entirely capped and vegetated. No areas of erosion into the landfill cap or exposed waste were observed. The landfill is considered a CREC because it contains buried municipal waste that is in a controlled, sealed condition; is controlled by the cap and leachate and landfill gas collection systems; and is subject to land use restrictions that prohibit disturbing the buried waste.
- The Corporation Yard serves as the City's maintenance and landscaping facility, which stores and uses fuels and motor oils, antifreeze, pesticides, and herbicides. No RECs, CRECs, or HRECs were observed relative to hazardous materials, hazardous waste, or chemical use, storage, or disposal.
- The wetland areas did not have any observed chemical containers or tanks, chemical spills, stained soil, or stressed vegetation. No RECs, CRECs, or HRECs were observed relative to hazardous materials, hazardous waste, or chemical use, storage, or disposal.
- With regard to the Overflow Pond:
  - As of the summer of 2022, the Overflow Pond had not been used for raw sewage overflow since 2008 and its bottom appeared to have a thin cover of dried sewage sludge (**Appendix D**). Dried sludge is mostly dried organic matter and grit and is not considered a hazardous material. No spills, stained soil, stressed vegetation, unusual odors, or chemical containers were noted.
  - Flows to the Overflow Pond, when they occur, consist of raw sewage. Continued intermittent use of the Overflow Pond poses a contamination risk to adjacent wetlands, uplands, and proposed publicly accessible trails associated with the renovation of the Corporation Yard into a regional environmental education center. Untreated wastewater

<sup>5</sup> The Bay Trail Spur is the segment of existing Bay Trail west of North Slough Pond (**Figure 7**).

- that enters the Overflow Pond is a public health risk, and the introduction of pathogens in untreated wastewater can transmit disease to marsh wildlife.
- Birds and small mammals that enter the Overflow Pond during overflow events could be vectors for the spread of disease to surrounding areas (USEPA 2003).
  - Members of the public should not be near untreated wastewater during active overflows.
  - Per- and Polyfluorinated Substances (PFAS) are a potential concern with regards to potential effects on people (CDC 2023). These water-resistant, non-biodegradable chemicals from industrial manufacturing are commonly found in people, drinking water, and soil (USEPA 2023). Their impacts on people range from harmful to unknown. PFAS are likely present in the Overflow Pond from previous wastewater overflow events.
- The search of government regulatory records conducted in 2022 did not reveal any RECs that would adversely affect the Project area or prevent restoration activities.
  - The Project area contains five listings that are considered HRECs. These consist of historical spills of sewage or wine/spirits that are considered no longer able to adversely affect the Project area or restoration activities.

## 2.6 Biology

### Natural Communities

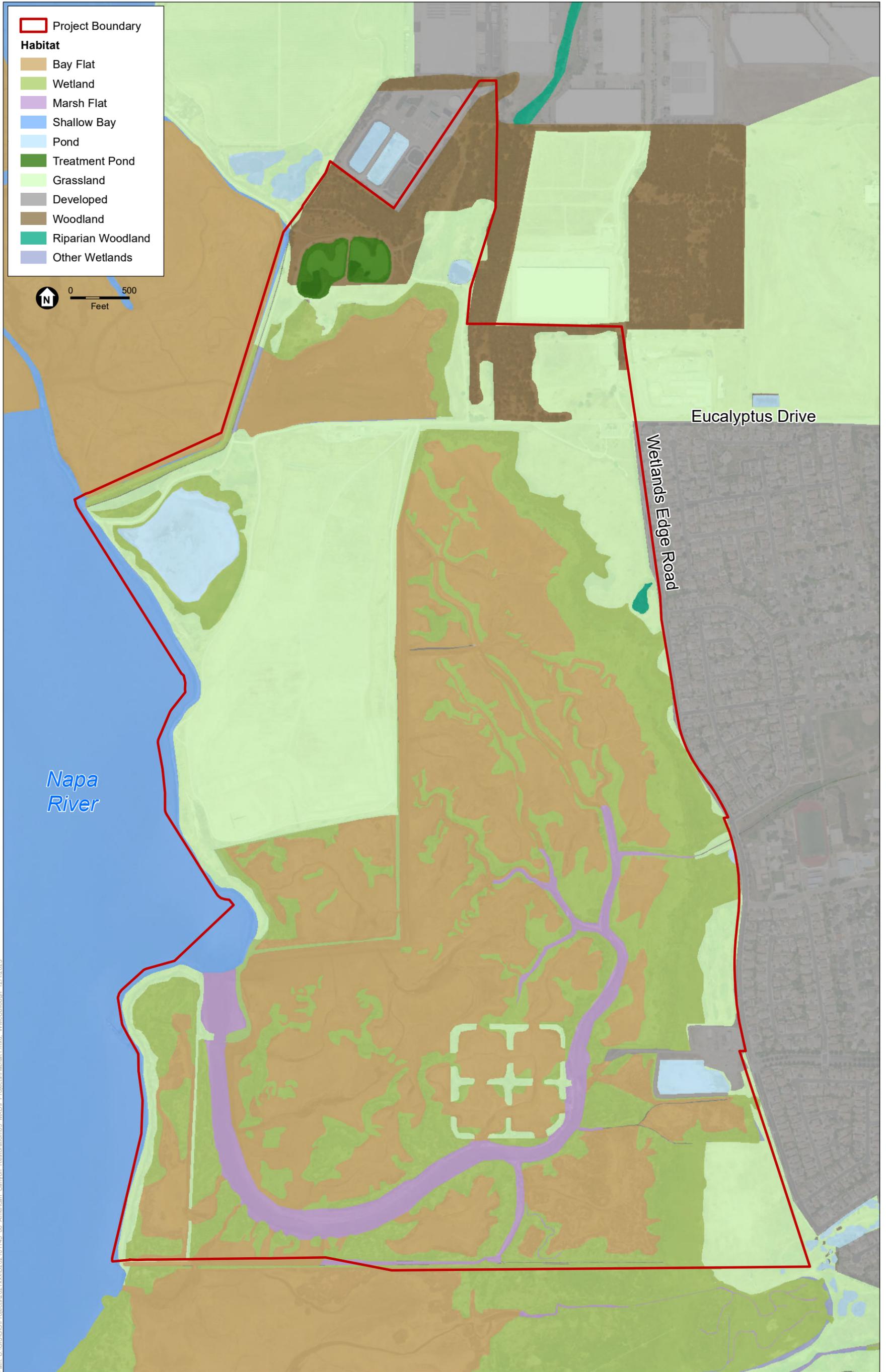
The American Canyon wetlands have a diverse assemblage of native tidal marsh species with some sloped transition zones that connect wetlands with neighboring upland habitat. Natural communities in the study area are shown in **Figure 15**. These communities were compiled using a combination of Napa County’s fine scale vegetation map (Napa County 2016) and the Bay Area Aquatic Resource Inventory (BAARI) datasets (San Francisco Estuary Institute and Aquatic Sciences Center 2017). Habitats consist of shallow bay (Napa River), bay flat (tidal flat), tidal marsh (pickleweed marsh, tidal nascent marsh), marsh flat (tidal slough/channel), depression (open water), grassland, eucalyptus, and riparian and are described in the Biological Resources Memo (**Appendix E**).

Overall, the habitat quality in the restored tidal wetland areas is good, with a mosaic of habitats and elevational gradients. Levee margins throughout the Project area contain an assortment of non-native ruderal species such as fennel (*Foeniculum vulgare*) and black mustard (*Brassica nigra*).

### Special-Status Plants and Wildlife

**Table 2** provides a listing of special-status species with moderate or high potential to occur in the Project area. Species that are protected under state or federal endangered species acts may require consultation with regulatory agencies prior to implementing projects that could negatively affect them or their habitat. A complete record search<sup>6</sup> of all special status species documented in the vicinity along with their potential to occur can be found in **Appendix E**. This evaluation of species’ potential to occur can be used as part of environmental documentation for future phases of the Project.

<sup>6</sup> Records were obtained and compiled from the California Natural Diversity Database, the California Native Plant Society, and the U.S. Fish and Wildlife Service’s iPaC resource list for the Project area (see **Appendix E**).



Path: U:\GIS\GIS\Projects\2021\002\01145\_00\_American\_Canyon\_Restoration\03\_MXDs\_Projects\Habitat.mxd, W:\McCollough\_12/1/2023

SOURCE: ESA, 2023; ESRI 2023; SFEI ASC 2017; Thorne et al. 2019

American Canyon Wetlands Restoration Project

**Figure 15**  
Existing Habitats

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**TABLE 2  
SPECIAL STATUS SPECIES WITH MODERATE TO HIGH POTENTIAL TO OCCUR WITHIN THE PROJECT AREA**

Common Name	Scientific Name	Listing Status
<b>Fish</b>		
Longfin smelt	<i>Spirinchus thaleichthys</i>	FC/ST/--
Central California Coast steelhead DPS	<i>Oncorhynchus mykiss</i>	FT/--/--
North American green sturgeon southern DPS	<i>Acipenser medirostris</i>	FT/SSC/--
<b>Birds</b>		
Great egret	<i>Ardea alba</i>	--/*/--
Snowy egret	<i>Egretta thula</i>	--/*/--
Northern harrier	<i>Circus hudsonius</i>	--/SSC/--
White-tailed kite	<i>Elanus leucurus</i>	--/FP/--
California black rail	<i>Laterallus jamaicensis coturniculus</i>	--/ST, FP/--
California Ridgway's (formerly: clapper) rail	<i>Rallus obsoletus obsoletus</i>	FE/SE, FP/--
Burrowing owl	<i>Athene cunicularia</i>	--/SSC/--
San Pablo song sparrow	<i>Melospiza melodia samuelis</i>	--/SSC/--
Saltmarsh common yellowthroat	<i>Geothlypis trichas sinuosa</i>	--/SSC/--
Tricolored blackbird	<i>Agelaius tricolor</i>	--/SSC/--
<b>Mammals</b>		
Salt marsh harvest mouse	<i>Reithrodontomys raviventris</i>	FE/SE, FP/--
Suisun shrew	<i>Sorex ornatus sinuosus</i>	--/SSC/--
<b>Plants</b>		
Johnny-nip	<i>Castilleja ambigua</i> var. <i>ambigua</i>	--/--/4.2
Lyngbye's sedge	<i>Carex lyngbyei</i>	--/--/2B.2
Soft bird's beak	<i>Chloropyron molle</i> ssp. <i>molle</i>	FE/SR/1B.2
Bolander's water-hemlock	<i>Cicuta maculata</i> var. <i>bolanderi</i>	--/--/2B.1
Small spikerush	<i>Eleocharis parvula</i>	--/--/4.3
San Joaquin spearscale	<i>Extriplex joaquinana</i>	--/--/1B.2
Congested-headed hayfield	<i>Hemizonia congesta</i> ssp. <i>congesta</i>	--/--/1B.2
Delta tule pea	<i>Lathyrus jepsonii</i> var. <i>jepsonii</i>	--/--/1B.2
Mason's lilaeopsis	<i>Lilaeopsis masonii</i>	--/SR/1B.1
Suisun marsh aster	<i>Symphotrichum lentum</i>	--/--/1B.2
Saline clover	<i>Trifolium hydrophilum</i>	--/--/1B.2

**STATUS CODES:**

FEDERAL: U.S. Fish and Wildlife Service (USFWS)

- FE = Federally Endangered
- FT = Federally Threatened
- FC = Federal Candidate Species

STATE: California Department of Fish and Wildlife (CDFW)

- SE = State Endangered
- ST = State Threatened
- SR = State Rare
- FP = Fully Protected
- SSC = California Species of Special Concern
- \* = Special animal present on CDFW's Special Animal List

Other

- VU = Listed as Vulnerable by Xerces Society for Invertebrate Conservation

**California Rare Plant Ranks (CRPR):**

- List 1B = Plants rare, threatened, or endangered in California and elsewhere
- List 4 = Plants with limited distribution or infrequent throughout a broader area in California, and their status should be monitored regularly
- An extension reflecting the level of threat to each species is appended to each rarity category as follows:
  - .1 – Seriously threatened in California
  - .2 – Fairly threatened in California
  - .3 – Not very threatened in California

In particular, federally or state-listed species such as the longfin smelt (*Spirinchus thaleichthys*), Central California Coast steelhead Distinct Population Segment (DPS, *Oncorhynchus mykiss*), North American green sturgeon southern DPS (*Acipenser medirostris*), California Ridgway's rail (*Rallus obsoletus obsoletus*), salt marsh harvest mouse (*Reithrodontomys raviventris*), California black rail (*Laterallus coturniculus jamaicensis*), and soft bird's beak (*Chloropyron molle* ssp. *molle*) have potential to occur in or near the American Canyon wetlands. The Project area is located within an area identified as Essential Fish Habitat for various life stages of fish species managed under the Pacific Groundfish Fishery Management Plan (FMP), the Coastal Pelagic Species FMP, and the Pacific Coast Salmon FMP. San Francisco Bay, including the Project area, is also designated as an estuary habitat area of particular concern for various federally-managed fish species as defined in the Pacific Salmon and Groundfish FMPs.

Habitat enhancements should help to improve conditions for these species. Any proposed projects would need to consider impacts to these and other potentially sensitive species in the area, such as nesting birds. Activities determined to impact listed species or their habitats protected under the California Fish and Game Code and the federal and California endangered species acts, may require permits from the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and/or the National Marine Fisheries Service.

## Aquatic Resources

Much of the Project area consists of aquatic resources, such as tidal marshes, tidal channel, and seasonal wetlands. Aquatic resources are considered sensitive and are regulated under several laws, such as the Clean Water Act, the Porter-Cologne Water Quality Control Act, the Rivers and Harbors Act, the National Environmental Policy Act, the California Environmental Quality Act (CEQA), and the McAtteer-Petris Act. Activities resulting in unavoidable impacts to aquatic resources may require permitting by the relevant agencies with regulatory authority, including the United States Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife, and the Bay Conservation and Development Commission (BCDC).

## 2.7 Cultural Resources

Background research identified one previously recorded cultural resource, P-28-000602, in the Project area. P-28-000602 was first recorded in 1986 (Baker et al. 1986) as an historic-era farmstead in the northeast portion of the Project area. The resource was determined not eligible for the National Register of Historic Places (National Register) in 1987 (OHP 2012) and appears to have been demolished around 2006. Therefore, it does not appear that there are any previously recorded cultural resources still present in the Project area.

Research on historic-era maps and aerial photography identified the following six potential features of historic age (50 years of age or greater) in the Project area: the Corporation Yard, the former sewage treatment ponds (in the south portion of the Project area), two berms/levees (one at the mouth of Green Island Slough, one northwest of the former landfill), and two ditches (one at the south edge of the Project area, one northwest of the former landfill west of the WWTP). These should be considered potential cultural (architectural) resources, for National Historic

Preservation Act (NHPA) and CEQA purposes. Additional research identified a shipwreck (naval destroyer) 100 feet west of the west-central portion of the Project area, just southwest of the confluence of North Slough and the Napa River. **Table 3** summarizes these resources.

**TABLE 3**  
**ARCHITECTURAL RESOURCES (ALL PREVIOUSLY UNRECORDED) IDENTIFIED IN OR ADJACENT TO THE PROJECT AREA THROUGH HISTORICAL RESEARCH**

Description	Location	Specific Restoration Concept
Ditch with berms/levees, east-west-aligned	South edge of Project area	[none]
Berm/levee, east-west-aligned	Mouth of Green Island Slough mouth, in Southwest portion of Project area	[none]
Berm/levee, west southwest-east northeast-aligned	Northwest of former landfill and along northern edge of former bay/inlet in northwest portion of Project area	North Slough Levee Flood Protection and Habitat Restoration
Ditch with berms/levees, north northeast-south southwest-aligned	Northwest of former landfill and west of sewage treatment plant, in northwest portion of Project area	North Slough Levee Flood Protection and Habitat Restoration
Corporation Yard, buildings/facilities	Southeast portion of Project area	Corporation Yard Wastewater Overflow Pond and Environmental Education Facilities
Sewage treatment ponds	Southeast portion of Project area	[none]
Shipwreck, destroyer	100 feet west of Project area, southwest of Green Island Slough mouth	[none]

Based on the archaeological sensitivity analysis conducted for this study, the Project area has the following archaeological sensitivity:

- Pre-contact archaeological material:
  - Buried deposits—High.
  - Surficial deposits:
    - Previously undisturbed portions of the northernmost Project area—Moderate.
    - Remainder of Project area—Low.
- Historic-era archaeological material:
  - Buried deposits—Low.
  - Surficial deposits—Low.

ESA recommends that, upon completion of preliminary Project design, a qualified cultural resources consultant carry out the following to support Project compliance with the NHPA and CEQA:

1. Establish a Project area, for CEQA purposes, and an Area of Potential Effect (APE), for NHPA purposes, for analysis of cultural resources-related impacts/effects that could result from the Project. Likely, the Project area /APE would include all areas of proposed Project-

related ground-disturbance, development, staging/laydown areas, management, recreation. The Project area /APE should also consider any potential visual and vibratory impacts.

2. Conduct a cultural resources pedestrian survey of the Project area /APE.
3. Conduct an archaeological subsurface survey of portions of the Project area /APE where ground disturbance would occur and that are considered to have a high sensitivity for buried archaeological material.
4. Conduct an architectural resources field survey to verify the presence of the potential historic-era architectural resources identified through historical research, and any other potential architectural resources 50 years of age or older in the Project area /APE, and formally record any such resources confirmed through the field survey as present in the Project area/APE.
5. Evaluate the National Register- and California Register-eligibility of any archaeological and architectural resources identified in the Project area /APE through this study and the studies recommended above (field survey and resource recordation). This may entail additional archival research and/or field investigations.

ESA also recommends that consultation with potentially interested Native American Tribes, as required under the NHPA and CEQA, be conducted by the lead federal agency and lead CEQA agency to support cultural resources and tribal cultural resource identification efforts for NHPA and CEQA purposes.

Finally, because the Project would involve ground-disturbing activities, there is the chance that previously unrecorded archaeological material, including human remains, could be encountered during Project construction activities. To address the potential for such materials to be encountered during Project construction, ESA recommends that unanticipated discovery protocol for archaeological resources and human remains be established prior to commencement of any Project construction.

### **3 Restoration and Public Access Constraints and Design Criteria**

Site constraints related to habitat restoration and improved public access at the site are described below. Additional detail is available in the three prior feasibility studies conducted for the Project (the Kayak Launch Recreational Feasibility Study, the North Slough Trail Resilience and Habitat Restoration Feasibility Study, and the Corporation Yard Feasibility Study) and in associated background studies. Background studies for the Project include a Biological Resources Memorandum, a Phase 1 Environmental Site Assessment, and a Cultural Resources Constraints Analysis. Overall, constraints pertaining to the feasibility of implementing the Project include hazardous materials, cultural resources, biological resources, and infrastructure. All Project alternatives were developed to accommodate these constraints.

#### **3.1 Hazardous Materials**

The Phase 1 Environmental Site Assessment for the Project (**Appendix D**) did not identify any hazardous materials that would preclude the appropriately designed use of the site for wetland restoration or public access, including use as an ecology education center. However, exposure to

raw sewage in the Overflow Pond during large storm events is a public safety concern that must be addressed by the project design if public access is extended into this area. The Phase I Environmental Site Assessment did not include “non-scope issues” as specified by ASTM E2247-16, such as surveys for the presence of the following items on or in the vicinity of the subject property: asbestos-containing materials, polychlorinated biphenyls (PCBs), radon, effects on indoor air quality, lead-based paint, lead in drinking water, industrial hygiene, health and safety, regulatory compliance, and high-voltage lines. These additional studies are recommended for prior to repurposing existing buildings at the Corporation Yard.

## 3.2 Cultural Resources

The Cultural Resources Constraints Analysis concluded that there are no extant previously recorded cultural resources in the Study area, but there are several features that are potentially 50 years of age or older and may be considered architectural resources for National Historic Preservation Act (NHPA) Section 106 and CEQA purposes. This includes the Corporation Yard as well as some of the ponds, ditches, and levees. Generally, the site has low to moderate sensitivity for surficial pre-contact archaeological resources, high sensitivity for buried pre-contact archaeological artifacts, and low sensitivity for historic-era archaeological resources (buried and surficial). As part of the permitting and design phase of work, it is recommended that a cultural resources pedestrian survey, architectural resources field survey, and archaeological subsurface survey (where ground disturbance would occur in high sensitivity areas) be conducted in addition to outreach with potentially interested Native American Tribes.

## 3.3 Biological Resources

There are several sensitive environmental resources within the Project area (**Figure 15**); therefore, efforts will be needed to avoid and minimize impacts to these species and habitats. Should impacts be unavoidable, habitat preservation, restoration, or enhancement actions would be needed on or off-site to offset any habitat loss. The sensitive resources primarily consist of tidal wetland and waters habitat as well as wildlife and fish species listed by the state and federal Endangered Species Acts (**Appendix E**). Design alternatives should consider, avoid, and minimize potential impacts on sensitive aquatic resources and potential suitable habitat for special-status species. Limiting impacts would facilitate Project permitting and reduce the need for compensatory mitigation that may be required to offset impacts of the Project.

Protection measures will be developed during the permitting phase in consultation with regulatory agencies and may include actions such as work window restrictions, personnel training, biological monitoring during construction, exclusion buffers, and erosion control placement.

## 3.4 Infrastructure

Several remnant pieces of infrastructure are currently in use at the Corporation Yard and will need to remain operational even after the City relocates their Corporation Yard functions offsite. These include the existing PG&E transformer and a building housing the active pump station that pumps sewage to the WWTP. These constraints are already factored into the conceptual design for the Eco Center (RIM et al. 2022).

In addition, the City of American Canyon has indicated that the existing emergency Overflow Pond at the Corporation Yard will need to be maintained for the immediate future in order to maintain adequate retention capacity for the city's storm sewer system. The City is actively investigating alternative retention facilities and expects that it will be possible to decommission and restore this pond to wetlands at some future date. In the interim, fencing will be required to avoid access by humans and pets.

Other important infrastructure around the site includes The San Francisco Bay Trail and the American Canyon landfill. All Project designs must maintain functionality and access to these features.

### 3.5 Flood Design Criteria for Recreational Trails and Project Infrastructure

The design elevation for trails and other Project elements is calculated as follows:

$$\text{Design Elevation} = \text{Present Day Design Flood Elevation} + \text{Freeboard} + \text{Projected SLR}$$

**Table 8** in Section 5 provides a summary of the selected elevations for each trail segment. The selected design flood elevation and design elevations for the various Project elements will be discussed further with BCDC during subsequent planning and permitting. Projected SLR is discussed in the next subsection.

#### Design Flood Event

The City of American Canyon identified a 1-in-10% chance (10-year) coastal flood event as the design flood event for trail segments managed by the City. This corresponds to a water surface elevation of 8.7 feet NAVD under present-day sea-levels. The design flood event was selected by balancing the desire to protect public access with the desire to protect ecological resources. While raising the trail higher would provide improved flood performance for the trail, it would require additional fill, negatively affecting adjacent wetlands and sensitive habitats.

#### Freeboard

Freeboard is an additional design factor that increases the elevation above the selected design flood event. Freeboard might be added to a design to accommodate further increases in water levels due to waves or other localized hydraulic phenomena and to provide an additional factor of safety. In some situations, regulations or design guidelines require a certain minimum amount of freeboard. This is common for the design of flood protection levees and bridges. ESA is not aware of any regulatory requirements for freeboard for recreational trails.

After considering the hydrologic setting and the risks associated with potential inundation of the various Project elements, the Project used the following freeboard amounts:

- Landfill Access Road and Bay Trail: +0 feet.
- Other Project elements, including all other trails: +0 feet.

## Functionality

The design of the improved trail segments is based on guidance from the *San Francisco Bay Trail Design Guidelines and Toolkit* (2M Associates et al. 2016). Design considerations associated with the Project's functionality include providing sufficient trail widths and stable levee slopes, and installation of a firm and durable surface material.

### Trail Width

The Project's improved and new trails need sufficient trail width to support the expected variety of trail users, including pedestrians, cyclists, and equestrian riders.

### Levee Slopes

The Project's levee slopes need to be sufficiently stable to allow designed public access, including vehicle access for emergencies and maintenance. A geotechnical study has not yet been conducted. In absence of a geotechnical study, 3:1 embankment slopes are a typical maximum allowable slope steepness for fill on soft soils. Actual allowable slopes can vary based on specific site conditions and should be selected based on geotechnical analysis. Future design phases should be supported by a geotechnical analysis to determine whether even gentler slopes are necessary, or whether steeper slopes might be allowable.

## 3.6 Sea Level Rise Scenarios

The Project accounts for anticipated future SLR based on the *State of California Sea-Level Rise Guidance, 2018 Update* (CNRA and OPC 2018).<sup>7</sup> The guidance specifies selecting a SLR scenario based on the design life and the flood sensitivity of the Project element being designed. For planning purposes, ESA assumes that the majority of the Phase I Project improvements will be constructed by 2030 or earlier, and would have a design life of 50 years, or through Year 2080. Project elements that can tolerate flooding with minor consequences and are readily adaptable to higher rates of SLR are considered to have a "low risk aversion." Project elements that are more sensitive to flooding, but are not considered critical infrastructure, and are less adaptable to SLR are considered to have "med/high risk aversion." The guidance provides SLR values associated with an appropriate level of risk aversion and planned design life span (**Table 4**).

The low risk aversion projections (+2.4 feet for 2080) are used here for the design of new public access trails (except for the Bay Trail Spine) and used for design of new parking areas.<sup>8</sup> The medium/high risk aversion projections (+4.5 feet for 2080) are used for the Bay Trail Spine and the Landfill Access Road.

<sup>7</sup> OPC recently released a *California Sea Level Rise Guidance: 2024 Science and Policy Update* in draft form. Subsequent iterations of the design will incorporate the new California guidance.

<sup>8</sup> The California Natural Resources Agency and California Ocean Protection Council (CNRA and OPC 2018) identify an unpaved trail as an example of a "low risk aversion" land use, as recreational trails can be inaccessible during large flood events and the trail surface would likely tolerate occasional inundation during large floods with minimal damage. The risk of severe consequences from flooding, such as property damage and threats to health and safety, is much lower for a recreational trail than for a roadway or developed land use. More typical consequences of trail flooding include potential damage to the trail surface from erosion or deposition of sediments, and disruption of public access for the duration of the flood event and subsequent clean-up/repairs (if needed).

**TABLE 4  
PROBABILISTIC PROJECTIONS (IN FEET) FOR SEA LEVEL RISE, SAN FRANCISCO**

Year	Upper limit of “likely range” (less than 34% probability SLR exceeds): Low Risk Aversion	1-in-200 chance (0.5% probability SLR exceeds): Medium/High Risk Aversion
2030	0.5	0.8
2040	0.8	1.3
2050	1.1	1.9
2060	1.5	2.6
2070	1.9	3.5
2080	2.4	4.5
2090	2.9	5.6
2100	3.4	6.9
2110	3.5	7.3
2120	4.1	8.6
2130	4.6	10.0
2140	5.2	11.4
2150	5.8	13.0

NOTES: SLR = sea level rise.

High emissions scenario.

SOURCES: CNRA and OPC (2018), Table G-5.

### 3.7 Integration with the Eco Center Project

The conceptual design prepared as part of this Project integrates with the design work proposed as part of the Eco Center project. Integrating this Project with the Eco Center project will reduce costs and impacts by consolidating infrastructure investments at a facility serving multiple uses. Improvements to the Eco Center as a result of the integration will make it an even more attractive regional destination. Specific design interventions that tie in with the Eco Center are described in detail in Section 5, *Conceptual Design*.

## 4 Alternatives Considered

The City and ESA, in consultation with the Project’s technical advisors, developed a set of habitat restoration and public access alternatives. To evaluate the alternatives and select the preferred alternatives, the Project Team developed a set of criteria to assess how well each alternative performs with respect to the Project objectives. This section summarizes the alternatives development and evaluation results. Detailed discussion is provided in the three Project Feasibility Studies: Kayak Launch Feasibility Study (**Appendix A**), North Slough Trail Resilience and Habitat Restoration Feasibility Study (**Appendix B**), and Corporation Yard Feasibility Study (**Appendix C**).

## 4.1 Alternatives Development

Design alternatives included a combination of habitat restoration and public access improvements. The Project improvements recommended for integration into the final conceptual design are identified within the discussion of alternatives below.

### Habitat Restoration Alternatives

#### *North Slough Restoration Alternatives*

The following North Slough Pond restoration alternatives were considered as part of the North Slough Trail Resilience and Habitat Restoration Feasibility Study. The alternatives are shown in **Appendix B: Figures 9 through 11**, and summarized below.

- **No-Project Alternative:** No-Project would be implemented, and the current infrastructure would remain (**Appendix B: Figure 9**).
- **Alternative 1, Muted Tidal:** Culverts in North Slough at the Bay Trail would be replaced and sized to maintain current muted tidal marsh conditions (**Appendix B: Figure 10**). Areas of existing erosion would be repaired and revegetated, and the culverts realigned to reduce future erosion.
- **Alternative 2, Full Tidal (Recommended):** Culverts in North Slough at the Bay Trail would be replaced with larger culverts or an open channel to allow full tidal exchange into the North Slough Pond (**Appendix B: Figure 11**). Continued trail access over the channel would be provided via an earthen berm or bridge. As in Alternative 1, areas of existing erosion would be repaired and revegetated, and the culverts or open channel realigned to reduce future erosion. Tidal marsh acreage would increase, and mudflat acreage would decrease.

**Appendix B** describes in detail additional design interventions that were considered but excluded from the alternatives, such as:

- Installing marsh mounds.
- Increasing the overall marsh plain elevation.
- Installing nesting islands.

#### *Corporation Yard Restoration Alternatives*

A number of habitat enhancement and restoration alternatives for the Corporation Yard were considered (**Table 5**). **Appendix C**, the Corporation Yard Feasibility Study, contains detailed descriptions, figures, and evaluation for each alternative. Alternative 2 is the recommended habitat restoration alternative for this part of the Project area.

**TABLE 5  
CORPORATION YARD RESTORATION ALTERNATIVES CONSIDERED**

<b>Alternative #</b>	<b>Phase 1 – With Overflow Pond in Place</b>	<b>Phase 2 – Without Overflow Pond</b>
No Project	None ( <b>Appendix C: Figure 13</b> )	None ( <b>Appendix C: Figure 13</b> )
Alternative 1: Upland Habitat Enhancement	Upland habitat enhancement and stormwater wetland. ( <b>Appendix C: Figure 14</b> )	Restore tidal habitat by breaching the Overflow Pond levee. ( <b>Appendix C: Figure 16</b> )
Alternative 2: Habitat Restoration (Recommended)	A small amount of restored tidal marsh at the existing Corporation Yard dirt parking area, integrated with a stormwater wetland capturing stormwater runoff from the adjacent stormwater outfall. ( <b>Appendix C: Figure 15</b> )	Levee removal with tidal and wetland-upland transition habitat restoration. ( <b>Appendix C: Figure 17</b> )

## Public Access and Bay Trail Resilience Alternatives

### North Slough Bay Trail Resilience Alternatives

The following Bay Trail Resilience alternatives were considered. The alternatives are shown in **Appendix B: Figure 12**, and are summarized below.

- **No-Project Alternative:** No improvements would be made to raise or resurface the Bay Trail near North Slough. In the long term, both the Bay Trail loop trail around the North Slough Pond and the spur trail to Glass Beach would be overtopped and degraded.
- **Alternative 1, Spine Trail:** This alternative would raise the trail on the northern and eastern sides of the North Slough Pond to elevation 11.1 feet to provide a resilient Bay Trail spine connection set back from the marsh. In the long term, the spur trail to Glass Beach and the southern and western segments of trail around the North Slough Pond would be overtopped.
- **Alternative 2, Loop Trail:** This alternative would raise the trail around the north and east of the North Slough Pond (as in Alternative 1) and around the southern and western sides of the pond to elevation 11.1 feet to provide a resilient Bay Trail loop. In this alternative, the spur trail to Glass Beach would not be raised and would likely be overtopped and degraded over time. There are two parallel trails along the west side of the North Slough Pond. The Bay Trail is located on the eastern levee; an unofficial trail is on the western levee. The feasibility study proposed raising the western levee (and realigning the Bay Trail) because it is currently at a higher elevation.
- **Alternative 3, Loop and Spur Trail:** This alternative would raise the Bay Trail to retain both a resilient Bay Trail loop around the North Slough Pond (as in Alternative 2) and access to Glass Beach.

**Appendix B** describes in detail additional public access design interventions considered but excluded from the alternatives, such as adding signage for trails in the vicinity of the North Slough Pond.

### Corporation Yard Public Access Alternatives

Because the timing of improvements to the Overflow Pond is not known, public access improvements at the Corporation Yard are designed to be implemented in Phases, where Phase 1 can advance with the Overflow Pond still in operation, plus the proposed Eco Center in place, and

Phase 2 can advance from presumed future conditions if/when the Overflow Pond is no longer needed for emergency wastewater storage. **Table 6** summarizes how these alternatives relate to each other.

**Kayak Launch Alternatives**

The City identified three possible locations for installation of a kayak launch: (1) North Slough at the Corporation Yard, (2) North Slough at the Bay Trail, and (3) Glass Beach (**Appendix A**). These locations are shown in **Appendix A: Figure 2**.<sup>9</sup> The Project team developed boat launch concepts to define kayak launch alternatives at these three locations. The kayak launch at North Slough at the Corporation Yard performed best with regards to the evaluation criteria and, ultimately, was the only alternative considered feasible for reliable site access and safety. North Slough at the Bay Trail crossing was eliminated as an entry point due to lack of sufficient open water channel to access at low astronomical tide, while the Glass Beach location had site hazards, such as broken metal and glass.

**TABLE 6  
CORPORATION YARD PUBLIC ACCESS ALTERNATIVES CONSIDERED**

<b>Alternative #</b>	<b>Phase 1 – With Overflow Pond in Place</b>	<b>Phase 2 – Without Overflow Pond</b>
No Project	No public access around Overflow Pond. Assumes Eco Center is in place.	None
Alternative 1: Levee Loop Trail, Spur Trail	Recreation enhancement with levee loop trail around Overflow Pond and spur trail towards North Slough. Other smaller recreation enhancements.	Recreation enhancement with levee loop trail around Overflow Pond and spur trail towards North Slough. Pedestrian crossing across Overflow Pond levee breach. Other smaller recreation enhancements.
Alternative 2: No Levee Loop Trail (Recommended)	New picnic areas adjacent to Overflow Parking Lot. No new trails.	Recreational boardwalk through restored marsh. New picnic areas adjacent to Overflow Parking Lot.

**4.2 Recommended Combination of Project Alternatives**

The Project team consolidated the habitat enhancement and public access alternatives that best met the Project objectives for each of the feasibility studies into the Recommended Project Alternative. The conceptual design described in Section 5 reflects the recommended combination of alternatives plus refinements per City, agency, and public feedback.

**5 Conceptual Design**

The Recommended Concept is a more detailed version of the Recommended Project Alternative identified for each of the three feasibility studies, incorporating more refined site programming, engineering analysis, and vetting by agencies, the City, and members of the public.

<sup>9</sup> A fourth location at a side channel at the Corporation Yard was also considered initially but was eliminated early in the evaluation process due to too-shallow and too-narrow channel conditions.

## 5.1 Overview

Project actions included in the Recommended Concept are habitat restoration and enhancement, new and improved trails, and a kayak launch integrated with the Eco Center. These are summarized below and shown in more detail in **Appendix F**.

The Recommended Concept (**Figure 16**) will:

- Enhance tidal wetlands by increasing tidal exchange between the Napa River and the North Slough Pond. The Project will replace the undersized culverts where North Slough crosses the Bay Trail with a large box culvert or an open channel with a bridge.
- Raise Bay Trail segments around North Slough Pond to decrease flood risk to inland infrastructure and increase the Bay Trail’s resilience to sea level rise.
- Construct a kayak launch, a raised spur trail to the kayak launch, and related recreational amenities near the proposed Eco Center.
- Create new wetland and transitional ecotone habitat around the proposed Eco Center and near the kayak launch.
- Enhance habitat throughout the Project area through native plant restoration and invasive weed management.

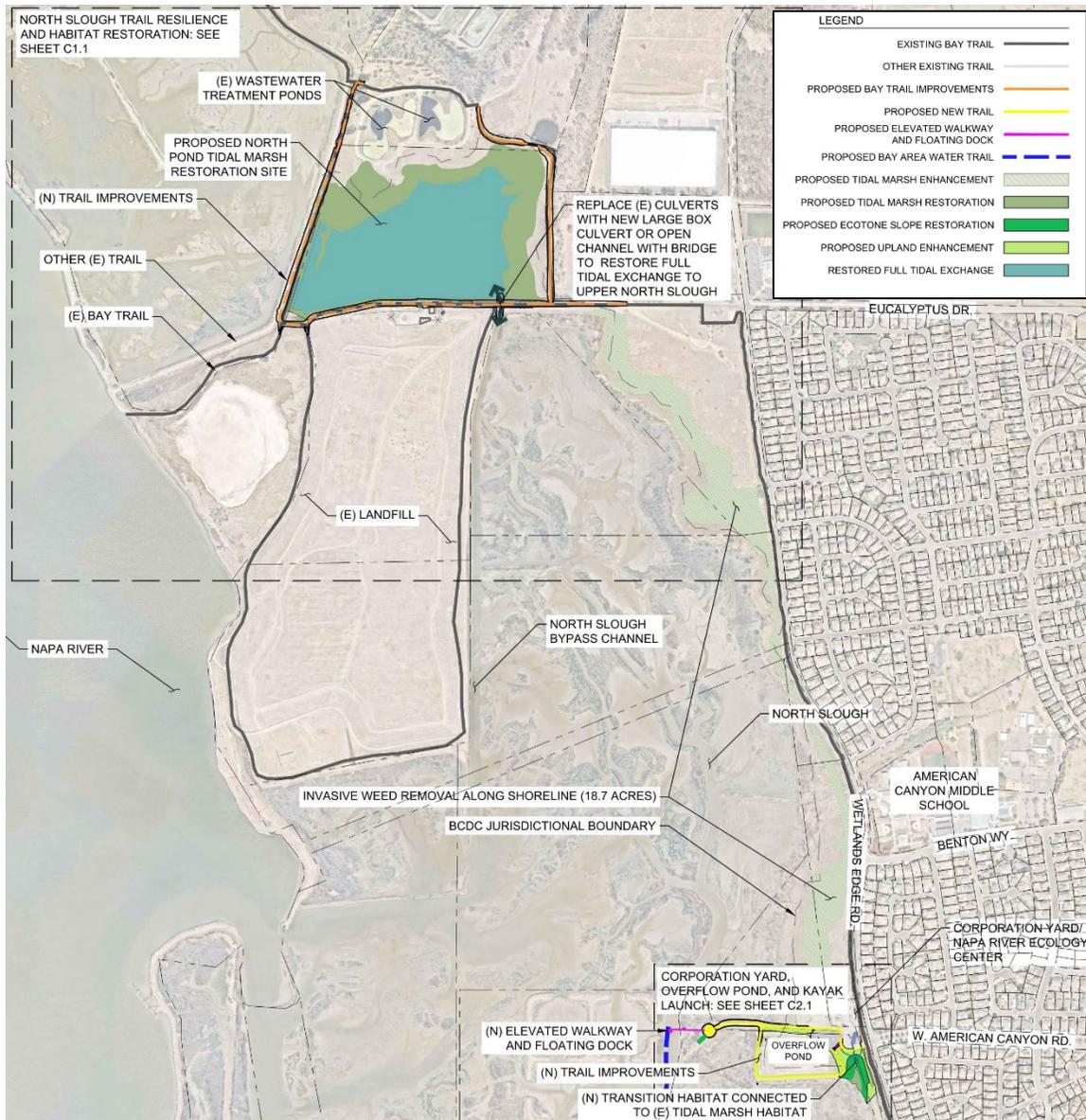
In total, the Recommended Concept will restore and enhance 60 acres of tidal wetland and other Bay habitats (**Table 7**), raise and improve approximately 1.2 miles of Bay Trail, and add 0.5 miles of new public trails. The conceptual design will provide a balance of benefits for ecosystem restoration and public access.

**TABLE 7  
HABITAT ESTABLISHMENT AND RESTORATION OF AQUATIC RESOURCES IN THE PROJECT AREA**

Location	Enhanced	Restored/ Re-establishment	Established	Total
Wetland/Marsh	5.12	8.18	0.37	13.67
Bay Flat/Playa/Tidal Unnatural/ Shallow Bay (acre)	26.35			26.35
Ecotone Transition <sup>a</sup>	up to 18.67		0.64	Up to 19.31
Upland	1.0			1.0
<b>Total</b>	<b>50.14</b>	<b>8.18</b>	<b>0.81</b>	<b>60.33</b>

NOTES:

a. Optional invasive plant removal is proposed in the upland transition area.



**Figure 16**  
Concept Design Overview

The proposed habitat enhancements will support diverse native species, particularly special-status species with potential to occur in the region, and will support habitat connectivity. Habitat enhancements will provide a mix of open water, mudflat, low marsh, high marsh, ecotone transition, and upland habitats, which will benefit a diverse array of species. Diverse habitats support different types of species, different life stages for individual species, and different habitat functions. Enhanced wetland-to-upland transitional slopes will provide high-tide and storm refugia and migration space as sea levels rise. Water quality in North Slough Pond will be improved with increased tidal exchange.

Habitat enhancements will benefit special-status species by increasing the habitat types that special-status species need for survival. Three special-status species have high potential to occur

in the area: San Pablo song sparrow, salt marsh common yellow-throat, and salt marsh harvest mouse. Many other species have moderate potential to occur. These species are dependent on tidal marsh habitats, although they differ in their preferred vegetation community. Developing low and high marsh habitats will benefit a diversity of special-status species.

Habitat connectivity will be enhanced by restoring continuous tidal marsh and adjacent transition zone habitats along the eastern side of the Napa River, by supporting the north-south gene flow of marsh-dependent species, and by reducing passage barriers to fish and wildlife species. Increasing the conveyance capacity of the culverts along North Slough will allow fish and other aquatic species to move between North Slough Pond and the American Canyon tidal marshes more easily.

The Recommended Concept includes enhancements to public access and recreational amenities at both the Corporation Yard and in the vicinity of North Slough Pond. The Bay Trail in the project vicinity is heavily used for hiking, running, and biking. The Recommended Concept will raise the elevation of the Bay Trail Spine, the Landfill Access Road, and the North Slough Pond Loop Trail segments to reduce the risk of inundation during extreme high tides and to provide an appropriate level of resilience to coastal floods and SLR. The trail design is based on a risk-based approach that balances resilience with costs, long-term maintenance, and ecological impacts of trail fill.

The Project proposes new trails near the Corporation Yard and Overflow Pond, including a spur trail to the new kayak launch. These new trails will offer users a way to safely interact with the natural environment. The design aims to maximize visibility across the site with low-profile fencing and plantings and includes gates and fencing to manage access to trails, the Eco Center, and the Overflow Pond vicinity as needed. Proposed screening vegetation will improve aesthetics and the user experience.

The Project's improved and new trails will be constructed with sufficient trail width and surfacing to support the expected variety of trail users, including pedestrians, cyclists, and equestrian riders<sup>10</sup>. All project improvements meet accessibility requirements for people with special mobility needs.

The proposed kayak launch on North Slough will be located at the end of the existing path leading west from the Eco Center, providing nearby parking, easy access, and a strong visual connection to the Eco Center's recreational and educational programs. The proposed kayak launch is located where vessels will have access during a wide tidal range with sufficiently slow currents for safe water entry and sufficient space for boaters to pass and turn around within North Slough. The kayak launch will be a part of the San Francisco Bay Water Trail, which provides shoreline access for small watercraft all around San Francisco Bay. There are no public kayak launches in the 11 miles between Vallejo and Cuttings Wharf; a kayak launch at the City of American Canyon will fill this gap in Bay Water Trail trailheads.

The Recommended Concept presented in this section can be implemented in the near term. In addition, the Project team proposed design elements that are compatible with future opportunities,

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<sup>10</sup> Equestrian use is anticipated around North Slough Pond, but not at the Corporation Yard.

such as the future decommissioning and restoration of the Overflow Pond (see Phasing Discussion below).

## 5.2 Habitat Restoration and Enhancement

Habitat restoration and enhancement elements included in the conceptual design are summarized below and shown in **Figures 17** and **18**.

### Tidal Habitat Improvements at North Slough Pond

The Project will provide for restoration of fully tidal conditions to North Slough Pond. Full tidal exchange will be provided by replacing the undersized culverts at North Slough with a large box culvert or an open channel with a bridge<sup>11</sup>. This expansion will establish more open water and wetland habitat, reduce current shading of culverted habitat, and improve passage for fish and other organisms into and out of North Slough Pond. Existing erosion near the North Slough culverts will be repaired using nature-based bank stabilization.

The Project will reestablish full tidal exchange at North Slough Pond to expand vegetated tidal marsh extent, increase habitat diversity and resilience, and improve water quality. Restoring full tides will increase the range of elevations in which tidal marsh could develop. Based on survey data from the surrounding marsh, it is estimated that existing tidal marsh habitat will migrate upslope to approximately 7-foot NAVD elevation by the end of the century, resulting in the net increase of approximately 2.1 acres of new tidal marsh habitat (16.7 acres compared to the existing 14.6 acres). Marsh may also expand into lower mudflat areas due to improved low tide drainage. It is anticipated that with the expanded tidal prism a more pronounced tidal channel will naturally scour in North Slough Pond, creating more topographic variation and deeper water habitat suitable for some aquatic species.

Full tidal exchange will improve water quality in North Slough Pond, specifically dissolved oxygen concentration, pH, temperature, and nutrient concentrations. Increased water exchange tends to keep ponded waters cooler in the summer and less stagnant, which is beneficial to aquatic organisms. Poor water quality can deter or kill aquatic organisms, affecting the larger food chain. Poor water quality can also result in algae blooms that can affect public recreation by causing visual and odor impacts.

Restoring full tidal exchange will improve the ability of North Slough Pond habitats to adapt to SLR by increasing sediment supply and allowing for more rapid expansion of tidal marsh vegetation. Sediment deposition and accumulation of organic material will both allow the marsh plain to rise with SLR. Marsh modeling indicates that North Slough Pond marshes will require high sedimentation and possibly high organic materials to sustain its marsh through the end of the century in a high SLR scenario (+ 6.9 feet) (Stralberg et al. 2011, Point Blue 2023).

Installing larger culverts will reduce water velocities through North Slough adjacent to the Bay Trail, improving safety and reducing bank erosion. Appendix D of the North Slough Trail

<sup>11</sup> Geotechnical and structural engineering is needed to determine whether a large box culvert or open channel with a bridge is preferred. Both design elements would be built with a natural channel bottom for optimal habitat value.

Resilience and Habitat Restoration Feasibility Study (**Appendix B**) presents several culvert and open channel configurations that will result in an increase in the tidal range. The Project assumes the opening will be a concrete box culvert. However, other possible options are large, corrugated metal pipes or an open channel with a full-span bridge. A bridge would be more expensive than culvert options, but using a prefabricated design could reduce costs. Regardless of the opening type, the Project team and TAC recommend a natural channel bottom to encourage wildlife migration and support habitat connectivity goals.

Modeling conducted for the project suggests that an open channel or equivalent set of culverts will reduce water velocities in North Slough through the Bay Trail from the existing 7.9 feet per second to 3.4 feet per second. This is similar to velocities in natural tidal channels in San Francisco Bay and meets the design criteria for safety should people or animals enter the water at this location.

### **Habitat Enhancements at the Corporation Yard/Proposed Eco Center**

The Project will restore two upland areas to tidal marsh and ecotone transitional habitat at the Corporation Yard (**Figure 18**). At the southeastern corner of the Corporation Yard, existing upland fill will be regraded to create a new ecotone slope with new tidal wetland habitat at its toe. Similarly, a former road segment at the end of the spur trail to the proposed kayak launch will be removed and the elevation lowered to create a new area of tidal marsh. Regraded areas will be revegetated with appropriate native plants.

The Project also will include new stormwater wetlands (bioswales) or rain gardens to clean stormwater from adjacent paved areas prior to that stormwater entering North Slough. These bioswales will originate from the Overflow Parking lot, from the demonstration wetland proposed for the Eco Center project, and from the existing storm drain outlet at the intersection of Wetlands Edge Road and West American Canyon Boulevard. These bioswales will tie into the proposed ecotone slope in the southeast corner of the Corporation Yard.

In addition, areas around the Overflow Pond and overflow parking lot<sup>12</sup> will be landscaped with native plants that provide habitat benefits in addition to shading and aesthetic benefits for visitors.

### **Project Area-wide Weed Management and Installation of Native Plants**

Due to the high-quality transitional habitat along the shoreline from the Corporation Yard to Wetlands Edge Park, there is little need for grading to improve habitat features. However, the Project will include weed removal with replacement native plantings along the shoreline as funding allows. This work will provide the dual benefits of improving species habitat and engaging with the community in weeding and revegetation activities.

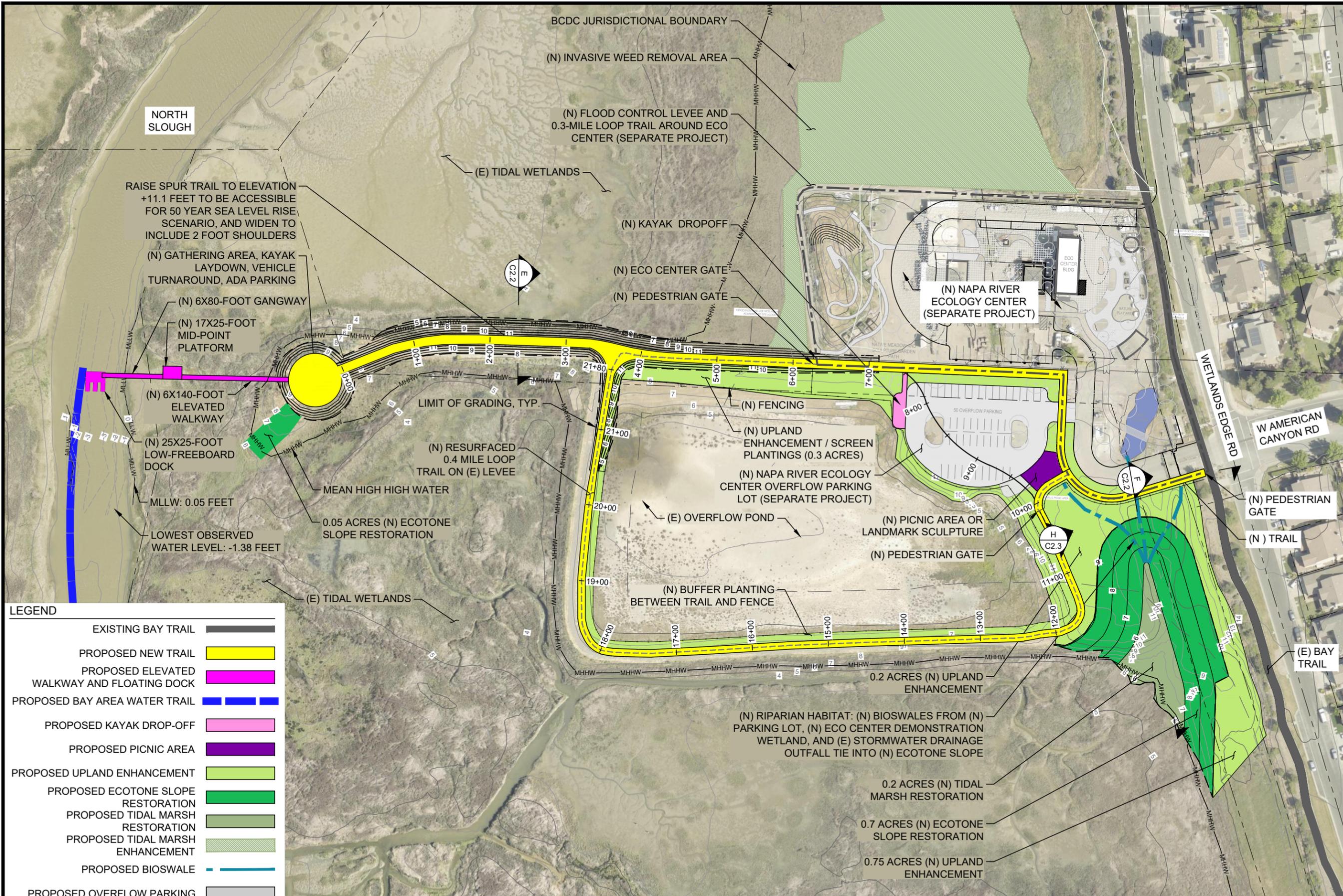
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<sup>12</sup> The overflow parking lot is part of the separate Eco Center project, but the landscaped areas around the overflow parking lot are part of the Recommended Concept described herein.



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**LEGEND**

EXISTING BAY TRAIL	
PROPOSED NEW TRAIL	
PROPOSED ELEVATED WALKWAY AND FLOATING DOCK	
PROPOSED BAY AREA WATER TRAIL	
PROPOSED KAYAK DROP-OFF	
PROPOSED PICNIC AREA	
PROPOSED UPLAND ENHANCEMENT	
PROPOSED ECOTONE SLOPE RESTORATION	
PROPOSED TIDAL MARSH RESTORATION	
PROPOSED TIDAL MARSH ENHANCEMENT	
PROPOSED BIOSWALE	
PROPOSED OVERFLOW PARKING	
BCDC JURISDICTIONAL BOUNDARY	

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AND BRRIT REVIEW  
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CONSULTANT

PROJECT NAME  
**AMERICAN CANYON  
WETLAND RESTORATION  
PLAN**  
205 WETLANDS EDGE ROAD  
AMERICAN CANYON, CA 94503

REVISIONS

#	DATE	DESCRIPTION

DESIGNED XXX  
DRAWN IS, LCT  
CHECKED XXX  
IN CHARGE XXX  
### ##

PROJECT NUMBER D202101145  
ISSUE DATE MM/DD/YY

SCALE IS AS SHOWN WHEN  
PLOTTED TO FULL SIZE (22"x34")  
1" = 60'  
PHASE  
CONCEPTUAL DESIGN

SHEET TITLE  
**CORPORATION  
YARD, OVERFLOW  
POND, AND KAYAK  
LAUNCH  
ENLARGEMENT**  
SHEET NUMBER  
**C2.1**  
SHEET 16 OF 18 **234**

### 5.3 New Trails and Picnic Area

The Recommended Concept proposes new trails and a small picnic area in the Corporation Yard area (**Figure 19**). New Project trails will include:

- A 2,160-linear-foot loop trail around the Corporation Yard’s Overflow Pond (a resurfaced 8-foot-wide trail at the existing levee crest elevation of approximately 8.5 feet).
- An 800-linear-foot spur trail (a raised trail as specified in **Table 8**) from the Corporation Yard to the new kayak launch in the approximate footprint of an existing levee spur towards North Slough.

**TABLE 8  
PROPOSED TRAIL DESIGN CRITERIA**

Trail Classification	Min Trail Width (ft.)	Shoulder Width (ft.)	Total Width (ft.)	Design Flood Event	Present Day Flood Elevation (ft. NAVD)	SLR (ft.)	Freeboard (ft.)	Design Elevation (ft. NAVD)
<b>New Trails</b>								
Spur Trail to Kayak Launch	12	2	16	10-yr.	8.7	2.4	0	11.1
<b>Improved Trails</b>								
North Slough Pond Loop Trail	8	3	14	10-yr.	8.7	2.4	0	11.1
Bay Trail Spine	12	3	18	10-yr.	8.7	4.5	0	13.2
Landfill Access Road	20	2	24	10-yr.	8.7	4.5	0	13.2

NOTES: ft = feet; NAVD88 = North American Vertical Datum of 1988; SLR = sea level rise; yr = year.

Federal Emergency Management Agency (FEMA) flood elevations include storm surge and wave runoff.

SOURCES: FEMA 2016; water level observations and datum analysis conducted by Environmental Science Associates (ESA) in 2022

These new trails will create increased recreational opportunities adjacent to the proposed Eco Center and will be valuable for educational programming in addition to recreation. The trails will be easily accessed from the Eco Center’s proposed primary and overflow parking lots as well as via existing street parking along Wetlands Edge Road. The New Kayak Launch section (below) includes additional information about the proposed spur trail.

New landscaping and a picnic area adjacent to the overflow parking lot will be installed to improve the visitor experience for trail users. A picnic area at the southern end of the overflow parking lot will connect to the proposed loop trail around the Overflow Pond and to the Bay Trail via a 300-foot path across the 3 proposed bioswales. Gates and fencing will control access to the Corporation Yard outside of park opening hours. Fencing will also be installed around the Overflow Pond for public safety. Drawings in **Appendix F** show where such gates and fences will be located.

The raised spur trail to the proposed kayak launch could be built irrespective of the kayak launch being constructed. It will include a circular terminus where vehicles could turn around and groups could gather for educational programming about the wetlands. A raised perimeter trail/levee around the Eco Center could be built as well as part of a separate project.

## 5.4 Improved Bay Trail

The Project proposes to raise the Bay Trail in the North Slough Pond Area to reduce the frequency of tidal inundation and improve SLR resilience. The design elevation of these raised trails was selected to balance tradeoffs between improving SLR resilience for trails and limiting the amount of fill in adjacent sensitive habitats and other potential adverse ecological impacts from the trail improvements (Figure 19).

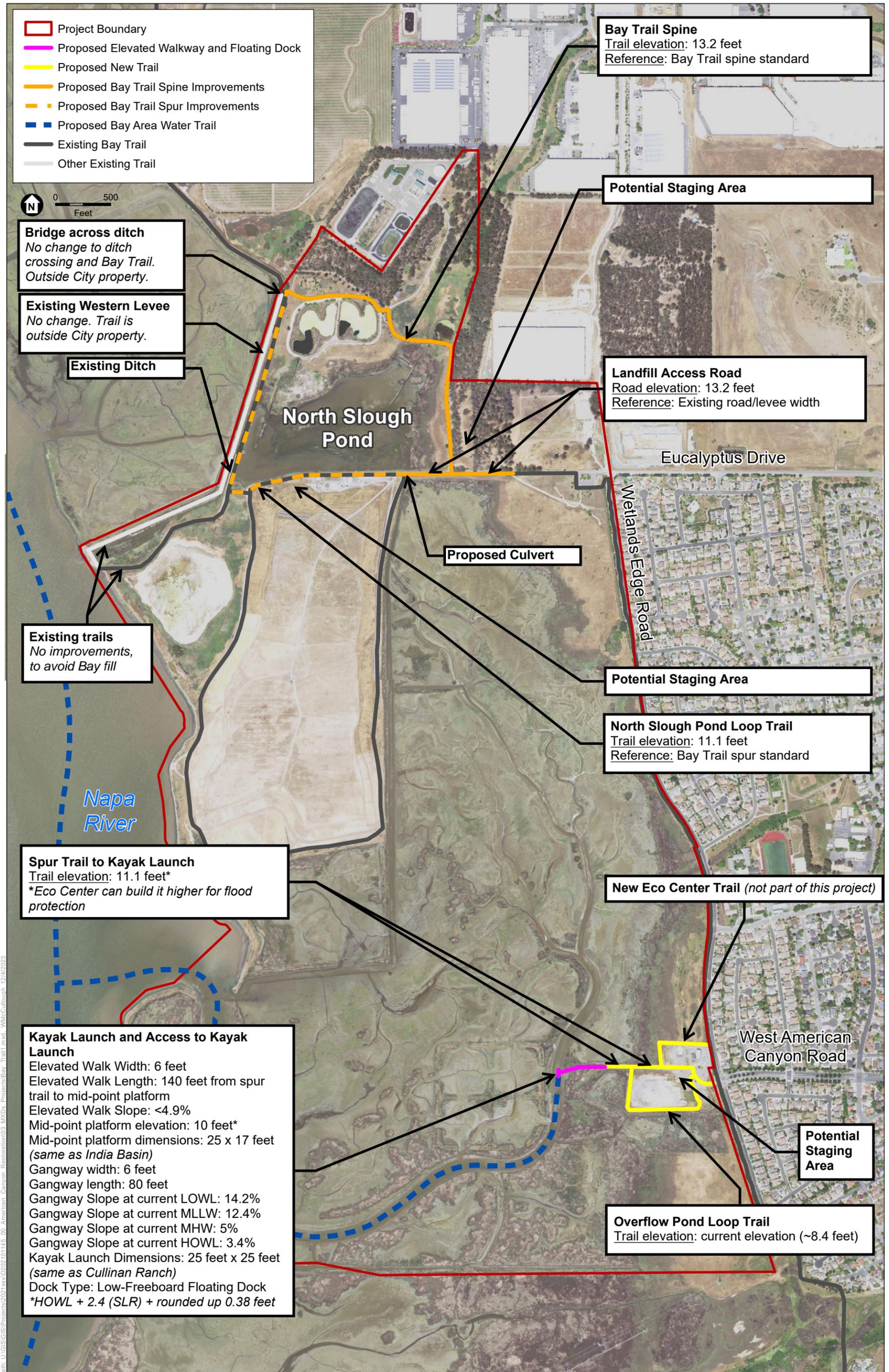
Improved (elevated and resurfaced) Bay Trails segments associated with the Project include:

- Bay Trail Spine. Approximately 1,770 linear feet of Bay Trail Spine along the eastern and northern sides of North Slough Pond.
- North Slough Pond Loop Trail. Approximately 3,600 linear feet of Bay Trail<sup>13</sup> from the landfill along the southern and western sides of North Slough Pond.
- Landfill Access Road: Approximately 950 linear feet of trail along the Eucalyptus Road trail alignment extending from North Slough halfway towards Wetlands Edge Park. Part of the Landfill Access Road overlaps with the existing Bay Trail Spine. For cost efficiency, the Project team recommends that the City consider raising the Landfill Access Road when the existing road is due to be repaved. The levee for the Landfill Access Road can be raised following replacement of the existing culverts with a large box culvert or open channel with a bridge. The Project team recommends designing the Landfill Access Road and the associated box culvert or bridge to be resilient in a medium/high risk SLR scenario because the box culvert or bridge are not as readily adaptable (as easy to raise in elevation) as other sections of Bay Trail, and because they provide access to the Landfill Loop Trail, which is adaptable to SLR because it is adjacent to higher ground.

These elevated and resurfaced trails will reduce maintenance obligations and will provide long-term sea level resilience for a trail system that is already heavily used and enjoyed by the public. Currently, Bay Trail users enjoy running, biking, bird watching and other recreational activities along these existing trails.

Table 8 shows the design elevations for proposed Project improvements based upon the 10-year design storm and SLR scenario used. The Glass Beach Spur Trail will remain at its current elevation to avoid impacting adjacent wetlands.

<sup>13</sup> This trail was originally proposed on the western most levee of two parallel levees west of North Slough Pond in the feasibility study. Based on City and agency feedback, the trail has been realigned on the eastern most levee in order to remain on City property.



American Canyon Wetland Restoration Project

**Figure 19**  
Proposed Public Access

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## 5.5 New Kayak Launch

The Project proposes a new kayak launch west of the Eco Center on North Slough (Figure 18 and **Figure 20**) that would be part of the San Francisco Bay Water Trail. The kayak launch dock will be approximately 600 square feet and will accommodate 6-8 boaters and groups of up to 15 people, subject to final engineering design. The kayak launch will be owned, operated, and maintained by the City.



**Figure 20**

Approximate Location of Kayak Launch Gangway and Dock on North Slough

The kayak launch will consist of a floating low-freeboard dock accessible via a 6 x 80-foot prefabricated gangway from an elevated walkway leading to the Spur Trail. The dock will be approximately 600 feet square with 2 finger docks for accessible water access and several piles to secure the dock, similar to the kayak launch a few miles to the west at Cullinan Ranch (**Figures 21 and 22**). The dock surfacing will have minimum 40% light transmittance, such as with a molded fiberglass reinforced plastic (FRP) grating, to minimize potential adverse impacts to fish habitat.

The kayak launch will be accessible from parking areas associated with the Eco Center via an approximately 800-foot-long renovated spur trail with resting areas at regular intervals. The spur trail will be wide enough for limited emergency vehicle access and vehicle access by people with special accessibility needs. The trail could also be made available by vehicle to pre-approved groups who check-out a key providing vehicle access to the kayak launch from the Eco Center. The terminus will include a gathering area with seating, interpretive signage, a kayak laydown area, and ADA parking that is sufficiently large for school groups and for vehicles to turn around. Otherwise, parking for the kayak launch will be at the Overflow Parking Lot proposed as part of the Eco Center. Associated with the Overflow Parking Lot will be a passenger drop-off and kayak laydown area adjacent to the spur trail.



**Figure 21**  
Example Gangway at Cullinan Ranch Boat Launch, Napa County



**Figure 22**  
Example Finger dock with grab bar and toe boards at Cullinan Ranch Boat Launch, Napa County

The elevated walkway to the kayak launch will include a mid-point platform (gathering area) and a linear walk. The elevated mid-point platform will be at 10 feet elevation and 25 x 17 feet in size, similar to the mid-point platform proposed for India Basin Shoreline Park in San Francisco. The 6-foot-wide, 140-foot-long elevated walk will be made of structural steel with a walking surface up to 6 feet above the ground, similar to the Nurim Circuit elevated boardwalk in Queensland, Australia (**Figure 23**). Most of the elevated walkway will be at elevation 11.1 feet. Specific construction details will be developed in subsequent design with the input of a structural engineer. To avoid impact to fish species, neither the dock nor the elevated walkway will have artificial lighting.



SOURCE: Leighton Smith 2018

**Figure 23**  
Elevated Walkway Example

The dock will be located in the approximate center of the North Slough channel (thalweg is approximately -3 feet NAVD88) to keep the bottom of the dock off of the channel bed during extreme low tide events (-1.38 feet NAVD88), maintain water access at low tide, and prevent adverse grounding impacts to benthic habitat while still providing adequate space for kayakers to pass and maneuver around the dock (16 feet passing space on either side of the dock at astronomical low tides).

## 5.6 Phasing

The Recommended Concept described above and shown in **Appendix F** is Phase 1 for the Project. The Project team recommends a second phase to restore the Overflow Pond to tidal marsh. Phase 2 will include moving the Overflow storage under West American Canyon Boulevard and related Overflow Pond habitat improvements (**Appendix C**). ESA evaluated the wastewater overflow storage capacity needs, potential alternative storage locations and designs, and range of magnitude costs anticipated for relocating the sewage overflow. Restoring tidal

marsh under Phase 2 will be more expensive per acre than Phase 1 improvements, but it will reduce public health and environmental risks associated with occasional sewage overflow events.

Because Phase 2 will be more capital-intensive and the timing of improvements to the Overflow Pond is not known, public access improvements at the Corporation Yard are designed to be implemented in Phases. Phase 1 can advance with the Overflow Pond still in operation, plus the proposed Eco Center in place, and Phase 2 can advance from presumed future conditions if/when the Overflow Pond is no longer needed for emergency wastewater storage. A full analysis of proposed Phase 2 improvements can be found in the Corporation Yard Feasibility Study included as **Appendix C**.

## 6 Construction Methods and Engineering Quantities

This section provides preliminary notes on anticipated construct methods and considerations associated with the construction sequence and logistics. This section also provides preliminary estimates of construction quantities and costs.

### 6.1 Construction Access

Construction will require mobilization of heavy equipment including cranes, large earthmoving equipment, and haul trucks. There are a number of potential access routes to the Project Area and locations for stockpiles during construction. Future phases of design will refine construction vehicle access routes and staging areas.

It is generally preferable to control which nearby roads are used by the construction contractor to minimize noise and traffic impacts to nearby communities. In this conceptual plan, the Project proposes to utilize existing access roads for construction.

- The Corporation Yard site can be readily accessed via West American Canyon Road. This road supports two-lane traffic in both directions and appears suitable as a primary construction access route for the Corporation Yard work.
- The typical public vehicle access route to the North Slough Pond site is via Eucalyptus Drive. However, this route requires driving on a one-lane road through residential neighborhoods and next to Napa Junction Magnet Elementary School. This route might not be suitable for heavy vehicles. Alternate routes might reduce potential conflicts with residential and school-related traffic.
- Alternate access routes to North Slough Pond are via Commerce Boulevard and via the WWTP. These routes might require agreements with private landowners and/or City agencies. It is unclear whether the segment of Commerce Boulevard at Paintball Jungle is suitable for heavy vehicle loads. Access via the WWTP would require travel along the inland branch of the Bay Trail. It is unclear whether this segment of Bay Trail is suitable for heavy vehicle loads. However, this trail segment will be re-graded as part of the Project and that work could include repair of any damage due to vehicle access.

Staging areas will be needed for equipment storage, material stockpiles, and construction offices. Separate staging areas will be provided at the Corporation Yard and North Slough Pond. This conceptual design assumes a minimum of ¼ acre for each staging area. Large staging areas may

be needed if it is necessary to stockpile large quantities of imported soils or other construction materials (preferably imported materials would be stockpiled off-site and placed directly at the time of delivery). Potential staging areas have been identified for the purpose of estimating impacts but are subject to change. The Project will use developed and disturbed upland areas for staging:

- At the Corporation Yard, the Eco Center’s proposed overflow parking area, which is currently disturbed upland, is proposed for use as a staging area.
- At North Slough Pond, staging areas are proposed in upland areas west of the landfill parking lot and near the northwest corner of the intersection of the Bay Trail Spine and the Landfill Access Road. The City may consider exploring opportunities for staging and stockpiling material further east and north along Eucalyptus Drive where future development is planned.

## 6.2 Construction Timing

The timing of construction will likely be limited to specific seasonal work windows in order to minimize adverse effects on sensitive species—including protected birds and fish—and to avoid work during the winter, when there is a greater risk of rain and other adverse weather conditions.

ESA recommends sequencing the Project so that the majority of construction occurs in September, October and November. Initial mobilization and site preparation might be allowed to begin in August, but work during these months will be restricted to limit potential impacts to nesting protected bird species. Work extending into and beyond November will have a higher risk of delays due to adverse weather.

### Bird Nesting

The nearby tidal marsh habitats have the potential to support nesting Ridgway’s Rail and California Black Rail between February 1<sup>st</sup> and August 30<sup>th</sup>. These protected species are highly sensitive to noise and visual disturbances and permitting agencies are likely to put strict restrictions on construction activities in the vicinity of tidal marsh habitats where these birds are nesting.

Pre-construction surveys and construction-period monitoring will help verify whether these birds are present and nesting in the marshes. However, agencies might still place restrictions on work in the vicinity of the marshes during the nesting season even if nesting individuals are not observed.

ESA recommends assuming that the majority of the construction work will not begin until September 1, after the end of the bird nesting season. Some initial low-impact site preparation activities like staging and stockpiling materials, vegetation management, and other activities not requiring heavy equipment might be allowable in August.

### Fish Migration and Spawning

ESA anticipates that the permitting agencies will require restrictive environmental protection measures for any in-water work occurring during fish migration and spawning seasons (December – April). Typical measures include daily monitoring to observe potential fish

spawning within the work area, and installation of turbidity curtains or coffer dams to isolate the work area from nearby tidal waters during activities that might generate excessive turbidity.

## Weather and Seasonal Hydrology

To the extent feasible, ESA recommends prioritizing completion of the majority of the construction work prior to December 1st in order to avoid work during the peak rainy season. Work in the rainy season has a higher risk of delays due to inclement weather and will have more burdensome requirements for stormwater management and erosion control.

It is generally acceptable for restoration planting and vegetation management activities to extend into the winter months.

## 6.3 Construction Activities

The following is a summary of the anticipated construction activities. Activities are listed in the approximate sequence of work; however, the exact sequence of work will be determined by the construction contractor. Work may be able to be conducted simultaneously at the North Slough Pond and Corporation Yard areas by separate crews or contractors.

- **Mobilization:** Contractor will establish staging areas and temporary construction facilities, including temporary power, restrooms, construction office, equipment storage, and temporary stockpile locations.
- **Site Preparation:** Contractor will prepare the work areas, including installation of fencing and gates as required for safety and security of the work area, demolition, clearing and grubbing, and temporary improvements to allow for construction vehicle access. The City or the Contractor may also be required to install temporary signage and fencing to notify trail users of the trail closures and to identify potential details (if available). It may be desirable to do some invasive species management to reduce potential seed sources into restoration areas.
- **Environmental Protection:** Contractor will install environmental protection measures required by the Project permits and Stormwater Pollution Prevention Plan (SWPPP). Typical protection measures include installation of environmental protection fencing where work is to occur in close proximity to sensitive habitats, and stormwater management and erosion control measures.
- **North Slough Pond Area Work:**
  - Remove Existing North Slough Pond culverts
  - Install new North Slough Pond box culvert. Will likely require a large crane to deliver and place the pre-fabricated box culvert.
  - Improve trails at North Slough Pond, including raising levees, installing signage, and re-surfacing of trails, including re-paving raised portions of the Landfill Access Road.
- **Corporation Yard Area Work:**
  - Raise the Corporation Yard spur trail, which will provide construction vehicle access to the kayak launch location.

- Grade the kayak launch turnaround area and nearby tidal marsh restoration transition slope.
  - Install dock piles and elevated walkway piles. Pile drivers may need to be floated into North Slough via boat or installed using a long-reach excavator from the turnaround location.
  - Install the kayak launch elevated walkway, gangway, and dock.
  - Grade the ecotone slope and bioswales east of the Overflow Pond.
  - Complete trail improvements, including installing signage and re-surfacing of trails.
  - Install picnic area amenities.
- **Invasive Plant Management:** The City, potentially with support from a contractor or community volunteer support, will remove invasive plants along levees and in the wetland transition slope along West American Canyon Road. The timing of this work is flexible and can be scheduled to accommodate community participation.
  - **Revegetation:** Contractor will revegetate disturbed areas and plant habitat enhancement plantings around the North Slough Pond culvert construction area and in the upland and transitional slope areas around the Corporation Yard.
  - **Site Stabilization and Winterization:** Contractor will install any necessary erosion control to stabilize the site for winter storm events. This could include hydroseeding or installing erosion blankets or straw wattles to reduce erosion and turbidity impacts. Winterization and demobilization activities may vary depending on whether construction can be completed in one season (anticipated) or if it will extend into a second construction season.
  - **Demobilization:** Following completion of major construction activities, construction equipment will be removed from site, and any staging areas and temporary access areas will be restored.
  - **Ongoing Maintenance and Monitoring:** The City, potentially with the support of contractors or consultants, will conduct on-going maintenance and monitoring activities necessary to ensure the restoration meets its success criteria and regulatory compliance requirements.

## 6.4 Environmental Impacts

Impacts to existing habitats will be minimized to the extent possible. However, some impacts will occur in the locations of the proposed trail and habitat improvements. Additional temporary impacts will occur during construction, for access. **Table 9** depicts the anticipated impacts and benefits to aquatic habitats at the American Canyon site (Figure 15).<sup>14</sup> On-site aquatic habitat improvements (40.02 acres) more than offset temporary and permanent impacts (5.09 acres) resulting from Project construction. Including ecotone transition and uplands, total restored and enhanced habitat will be 60.33 acres.

<sup>14</sup> A formal wetland delineation has not been conducted for the site. A U.S. Army Corps of Engineers–verified delineation along with revised impact numbers will be developed as part of future design and permitting phases.

**TABLE 9  
TEMPORARY AND PERMANENT IMPACTS, BENEFITS, AND NET BENEFITS TO EXISTING AQUATIC RESOURCES  
IN THE PROJECT AREA**

Location	Temporary Impacts/Benefits (acres)		Permanent Impacts/Benefits (acres)	
	Wetland/ Marsh	Bay Flat/ Playa/ Tidal Unnatural/ Shallow Bay	Wetland/ Marsh	Bay Flat/ Playa/ Tidal Unnatural/ Shallow Bay
<b>Impact</b>				
North Slough Pond	1.69	0.46	2.36	0.24
Corporation Yard (excluding Eco Center project) <sup>a</sup>	0.84	0.013	0.47	0.005
Floating Dock and Elevated Walkway	0.08	0.08	0.03	0.024
<b>Total Impacts</b>	<b>2.61</b>	<b>0.553</b>	<b>2.86</b>	<b>0.269</b>
<b>Benefit</b>				
Habitat Established			0.37	0
Habitat Enhanced/Restored			13.30	26.35
<b>Total Benefits<sup>b</sup></b>			<b>13.67</b>	<b>26.35</b>
<b>Net Benefit</b>			<b>10.81</b>	<b>26.08</b>

NOTES: Impacts are estimated based on existing vegetation maps and design concepts. A U.S. Army Corps of Engineers–verified wetland delineation will be needed along with more advanced designs to finalize impact numbers.

a. Acreage does not include impacts to the interior of the Overflow Pond, which is managed for sewage overflow and provides minimal habitat value. This area will likely have the soils, vegetation, and hydrology to delineate as a wetland, but is isolated from the tidal marsh by berms. 0.58 acres of temporary impacts and 0.22 acres of permanent impacts are estimated for inside the Overflow Pond as a result of raising trail elevations.

b. In addition, ecotone transition and upland enhancements are proposed near the Corporation Yard.

## 6.5 Earthwork Volumes

The conceptual design involves raising trails within the Project area and creating an Ecotone Slope transition habitat area east of the Overflow Pond. **Table 10** estimates the earthwork needed. Earthwork estimates will be refined in subsequent phases of design.

**TABLE 10  
EARTHWORK ESTIMATES FOR CONCEPTUAL DESIGN**

Project Element	Excavation Needed (cubic yards)	Fill Needed (cubic yards)
North Slough Pond Trail Improvements	<100	26,300
Corporation Yard Trail Improvements	<100	3,700
Corporation Yard Ecotone Slope	3,100	<100
<b>Total</b>	<b>3,300</b>	<b>30,100</b>

## 6.6 Cost Estimate

ESA prepared a preliminary estimate of costs to build the Recommended Concept. Since the cost of fill material can vary greatly depending on when and where it is sourced, we provide a cost range, in 2024 dollars. ESA also prepared costs for a variation of North Slough Bay Trail Resilience Alternative 1 to provide a lower cost option for comparison. Costs are detailed in **Appendix G**.

**Appendix G** provides preliminary estimates of costs for Scenario 1, representing the cost to construct the Recommended Concept (Base Project) and three lower cost scenarios. 2, 3, and 4 reduce costs by adjusting the extent of trail improvements that are included in the project (Scenario 2), by assuming that the fill material required to construct the trail improvements can be acquired and from a nearby local source and stockpiled (Scenario 3), or both (Scenario 4).

- **Scenario 1 - Base Project with Imported Fill:** This scenario represents an estimate for constructing the Recommended Concept project elements as described in this report. It assumes that fill material will not be able to be sourced locally or in advance of the Project and therefore will be subject to potentially unfavorable market conditions at the time of bidding. Costs for importing large volumes of fill material can be highly variable but recent bids for projects in the San Francisco Bay Area have exceeded \$120/CY. This scenario assumes a unit cost of \$125/CY for imported fill material. Total Phase 1 construction costs are estimated at \$13,725,500.
- **Scenario 2 – Reduced Trail Improvements with Imported Fill:** This scenario represents a variation of North Slough Bay Trail Resilience Alternative 1. This scenario raises the Bay Trail Spine trail, the Landfill Access Road (including installation of the large box culvert or bridge across North Slough), and the spur trail to the kayak launch at the Corporation Yard. The North Slough Pond Loop Trail would not be improved under this scenario. Additionally, the trail surfacing material is changed from decomposed granite to gravel. Total Phase 1 construction costs are estimated at \$10,158,700.
- **Scenario 3 Base Project with Stockpiled Local Fill:** This scenario represents the same design as the Scenario 1 Base Project, however under Scenario 3 it is assumed that a local source of fill material will be identified and that the material will be stockpiled by the City nearby until ready for use. The combination of local source and local stockpiling greatly reduces the potential range of costs for fill material import, justifying a much lower assumed unit cost for the material. Assumed fill material costs are reduced from \$125/cubic yard to \$15/cubic yard. This scenario will require more intensive contracting and construction management effort on the part of the City as the material stockpiling will likely need to be conducted a year or more prior to the overall project construction, and consequently construction management costs are increased slightly. Scenarios 1 and 3 together represent a range of potential costs that may be expected for the Recommended Concept depending on fill material costs. Total Phase 1 construction costs are estimated at \$8,962,500.
- **Scenario 4 – Reduced Trail Improvements with Stockpiled Local Fill:** combines the cost savings from both Scenarios 2 and 3. It assumes the less expensive fill material costs of \$15/cubic yard and additionally reduces the extent of improved trails and changes the surfacing material to less expensive gravel. Scenarios 2 and 4 together represent a range of potential costs that may be expected for this variation of North Slough Bay Trail Resilience Alternative 1, depending on fill material costs. Total Phase 1 construction costs are estimated at \$7,396,700.

The cost estimate additionally breaks down the costs by component: North Pond Culvert Replacement, North Slough Pond Loop Trail Improvements, Other North Slough Pond Trail and Levee Improvements and Public Access Infrastructure, Kayak Launch, and Corporation Yard Enhancements. Costs are also shown separately for Phases 1 and 2 of the project. The allowance for potential Phase 2 wastewater infrastructure relocation costs is based upon a reference project in Washington State built in 2023 (see **Appendix C**). The Phase 2 allowance has a high level of uncertainty, and additional engineering and design development would be required to provide a more detailed estimate of Phase 2 construction costs.

All costs presented in this report are considered order of magnitude opinions of probable construction costs. These costs are based on the conceptual design alternatives described in this report, and have been informed by market information at the time this report was prepared. These costs are intended to inform ongoing project planning, and should be revised and updated during future phases of design. Given the conceptual level of design development, these costs are considered to be approximately -30% to +50% accurate, and the costs include a 35% contingency to account for project uncertainties. ESA has no control of the actual costs at the time of construction.

The City may elect to implement the project in phases or implement some of the work with City staff. Constructing the project in phases could affect the overall costs of the project, potentially affecting costs associated with mobilization, environmental protection, construction management, and others.

All costs are presented in 2024 (Quarter 1) dollars, and should be adjusted to account for anticipated price excavation once the anticipated timing of construction is known with more certainty.

## 7 Monitoring and Maintenance Plan

The Project's detailed Monitoring and Maintenance Plan (MMP) can be found in **Appendix H**. It describes monitoring and maintenance actions that will be conducted to evaluate and manage Project progress toward desired outcomes.

### 7.1 Plant Establishment Maintenance

Plantings installed as part of Phase 1 construction will be maintained during the Project's 3-year maintenance period by the Project's contractor. This includes temporary irrigation (where applicable) and replacing any plants that die during the Plant Establishment Maintenance Period. More information about the Project's Plant Establishment Maintenance Period is described in **Appendix H** and will be determined during the preparation of construction documents.

### 7.2 Routine Maintenance Activities

The Project has been designed to minimize the need for active operations and ongoing maintenance. Raising existing trails and access roads to current Bay Trail standard heights will minimize long-term maintenance obligations by reducing erosion and damage caused by trail inundation. The Project design considered the minimum levee height needed to provide cost-

saving and accessibility benefits without causing excessive adverse effects on adjacent protected ecological resources.

Routine maintenance activities will be limited to areas within the Project area. The City will continue to maintain the Bay Trail in the North Slough Pond vicinity as it currently does. The City would run the Corporation Yard site like a City park, with routine repairs and maintenance like trash collection, trail inspection and repair, and vandalism damage repair. The native plantings used at the Corporation Yard site will require a lower level of maintenance than a typical a City park. The MMP (**Appendix H**) contains a detailed summary of expected maintenance activities.

## 7.3 Monitoring

The Project's MMP will support initial Project planning and outreach to regulatory agencies, and ensure the constructed Project meets the Project objectives. Detailed information about monitoring is described in **Appendix H**.

## 8 Next Steps

The Restoration Plan provides a conceptual design that can be used for subsequent phases of the Project, which include preliminary design, CEQA compliance, permitting, final design, construction, and performance monitoring. Design, CEQA compliance and permitting should continue in coordination with the development of the Eco Center. The next phase of design will also require geotechnical recommendations and evaluation of whether overbuild is needed for levee raising, and structural engineering design for the kayak launch's elevated walkway and dock. Installation of the kayak launch and work around North Pond should be done in coordination with CDFW, who owns adjacent property.

The City is committed to pursuing grants and funding for subsequent phases of project development. **Appendix I** provides a preliminary list of potential grant funding sources and implementation schedule.

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## **TITLE**

Corporation Yard Relocation

## **RECOMMENDATION**

Adopt a Resolution increasing the Project Budget for the Corporation Yard Relocation and Facility Upgrade Project (CF23-0300) from \$700,000 to \$1,780,000.

## **CONTACT**

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

## **BACKGROUND & ANALYSIS**

In September 2022, the American Canyon acquired the former Napa Junction Elementary School property from the Napa Valley Unified School District. In exchange, American Canyon relinquished its shared interest in the American Canyon Middle School Gymnasium/Community Center. This exchange is a great opportunity for American Canyon serving multiple interests and needs including expanding recreation programs/services and maintenance needs.

The exchange requires funding and staff time to renovate the dilapidated property. That work continues today. Recreational programming began in June 2023. Community groups such as the American Canyon Arts Foundation and American Canyon Kiwanis Club began using four of the former classrooms in October 2023. Relocation of the City's general maintenance operations should occur by the end of 2024. (Of note, this relocation clears the way for the American Canyon Community and Parks Foundation's re-purposing of the former Corporation Yard into the Napa River Ecology Center.)

In February 2023, the Council established a preliminary budget of \$700,000 and created a new capital project: Corporation Yard Relocation and Facility Upgrades Project (CF23-0300). The partial scope of work includes replacing broken windows, painting, new alarms & security, fencing, tables and chairs, kitchen appliances, lighting, new shop facilities, covered parking, upgrade electrical and telecommunications services, door locks and keys (Attachment 2). Thus far, \$495,000 has been spent.

The original scope contemplates reusing certain facilities for maintenance operation offices and building a new maintenance shop, all the while adjusting to unique site constraints. In October

2023, the staff engaged a consultant (RSA+) to assist with developing a final scope of work, site planning, etc. The updated scope (Attachment 3) includes all of the work necessary to relocate this critical maintenance operation, which includes approximately 20 staff members, covered facilities for solid waste and materials handling, re-furnished office trailer, new utilities, fuel pumps, upgraded storm water facilities, refurbished parking lot and a new maintenance shop (Attachment 4). The scope no longer includes covered parking with solar panels, although that could be added in the future.

Staff recommends the Council authorize additional appropriations of \$1,080,000 to complete the Project.

**COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Community and Sense of Place: "Build on the strength of our local community to develop a clear 'sense of place' and establish our unique identity."

**FISCAL IMPACT**

Expenditures/encumbrances to date are approximately \$495,000 of the current budget (\$700,000).

The Recommended Action increases the Project Budget by \$1,080,000 to \$1,780,000 with following source of funding:

Source	Current Amount	New Amount
Fund 240, American Rescue Plan Act (ARPA) Grant	\$0	\$215,904
Fund 330, Civic Impact	\$0	\$864,096
Fund 350, Capital Projects Fund	\$700,000	\$700,000
<b>Total</b>	<b>\$700,000</b>	<b>\$1,780,000</b>

The impact of Recommended Action will reduce Fund 330 Fund Balance to \$1,234,634. An expansion of the Corporation Yard is one of the projects contemplated in Ordinance 2004-03: 2004 Parks and Civic Impact Fee Fund Nexus Study and thus, an appropriate use of these funds. Of note, the other civic facility projects (new city hall, police station, library, and aquatics center office) contemplated are largely complete (Attachment 5).

The impact of Recommended Action will also utilize all of the remaining ARPA grant funding (when considering the other existing appropriations for other capital projects.)

**ENVIRONMENTAL REVIEW**

The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 1 exemption of existing facilities of Section 15301 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

**ATTACHMENTS:**

1. Resolution - Corporation Yard Relocation
2. 2023 Estimated Project Cost
3. 2024 Estimated Project Cost
4. Site Plan
5. ORDINANCE 2004-03.pdf

**RESOLUTION NO. 2024-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON INCREASING THE TOTAL PROJECT BUDGET FOR THE CORPORATION YARD RELOCATION AND FACILITY UPGRADE PROJECT (CF23-0300) FROM \$700,000 TO \$1,780,000**

**WHEREAS**, the City acquired the former Napa Junction Elementary School (NJES) property and gave up its partial interest in the Middle School Gymnasium/Community Center through the property exchange with the Napa Valley Unified School District (NVUSD) in September 2022; and

**WHEREAS**, the former NJES property will serve multiple interests and needs including expanding parks and recreation programs and services, and City maintenance needs; and

**WHEREAS**, the City "as-is" property swap with NVUSD required the City to put in additional funding and staff time to be able to begin Recreational Programming on the eastern half of the campus by June 2023 as well as to relocate the City's Corporation Yard on Wetlands Edge Road to the western half of the campus by the end of calendar year 2024; and

**WHEREAS**, on February 15, 2023, City Council adopted Resolution No. 2023-14 establishing a project budget and creating a capital project for the Corporation Yard Relocation and Facility Upgrades Project (CF23-0300); and

**WHEREAS**, the original scope of work included replacing broken windows, painting, new alarms and security, fencing, tables and chairs, kitchen appliances, lighting, new shop facilities, covered parking, upgrade electrical and telecommunications services, door locks and keys at the former NJES property; and

**WHEREAS**, additional site work and funding is necessary to level the property, procure a modular office to accommodate all the maintenance staff, build covered facilities for solid waste and materials handling, upgrade storm water facilities, build a new maintenance shop, add utilities, relocate and upgrade the fuel island, and relocate containers and furniture from the existing Corporation Yard on Wetlands Edge Road; and

**WHEREAS**, in order to complete the additional work, the project budget will need to be increased from \$700,000 to \$1,780,000; and

**WHEREAS**, there is sufficient funding available in Fund 240, American Rescue Plan Act (ARPA) and Fund 330, Civic Impact to accommodate the proposed budget increase.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby increases the project budget for the Corporation Yard Relocation and Facility Upgrade Project (CF23-0300) from \$700,000 to \$1,780,000 as follows:

<b>Source</b>	<b>Current Amount</b>	<b>New Amount</b>
Fund 240, ARPA	\$0	\$215,904
Fund 330, Civic Impact	\$0	\$864,096
Fund 350, Capital Projects	\$700,000	\$700,000
<b>Total</b>	<b>\$700,000</b>	<b>\$1,780,000</b>

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 21<sup>st</sup> 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



DATE: January 31, 2023

TO: Jason Holley, City Manager

FROM: Felix Hernandez, III Maintenance and Utilities Director

COPY: Alexandra Ikeda, Parks and Recreation Director  
 Brian Materne, Public Works Superintendent

RE: Former Napa Junction School Upgrades Project (CF23-0100)

Below is a summary of estimated costs for this Project:

Item	Estimated Cost
Replace Broken Glass	\$ 25,000
New Paint	\$ 32,000
Alarm & Security	\$ 15,000
Fencing	\$ 80,000
Covered Parking Solar Array	\$ 240,000
Tables and Chairs	\$ 25,000
Maintenance Workshop	\$ 200,000
Kitchen Appliances	\$ 15,000
Cleanup / Retrofit / Electrical	\$ 50,000
EV Charging Station	\$ 10,000
Locks & Keys	\$ 8,000
<b>Subtotal</b>	<b>\$ 700,000</b>

Some of these items as based on formal quotes received to date, while others are informal based on pricing for comparable items on previous projects. Of note, there are potential outside funding sources for the solar array and EV charging station that warrant further investigation.

## Corporation Yard Relocation and Facility Upgrades Project (CF23-0300)

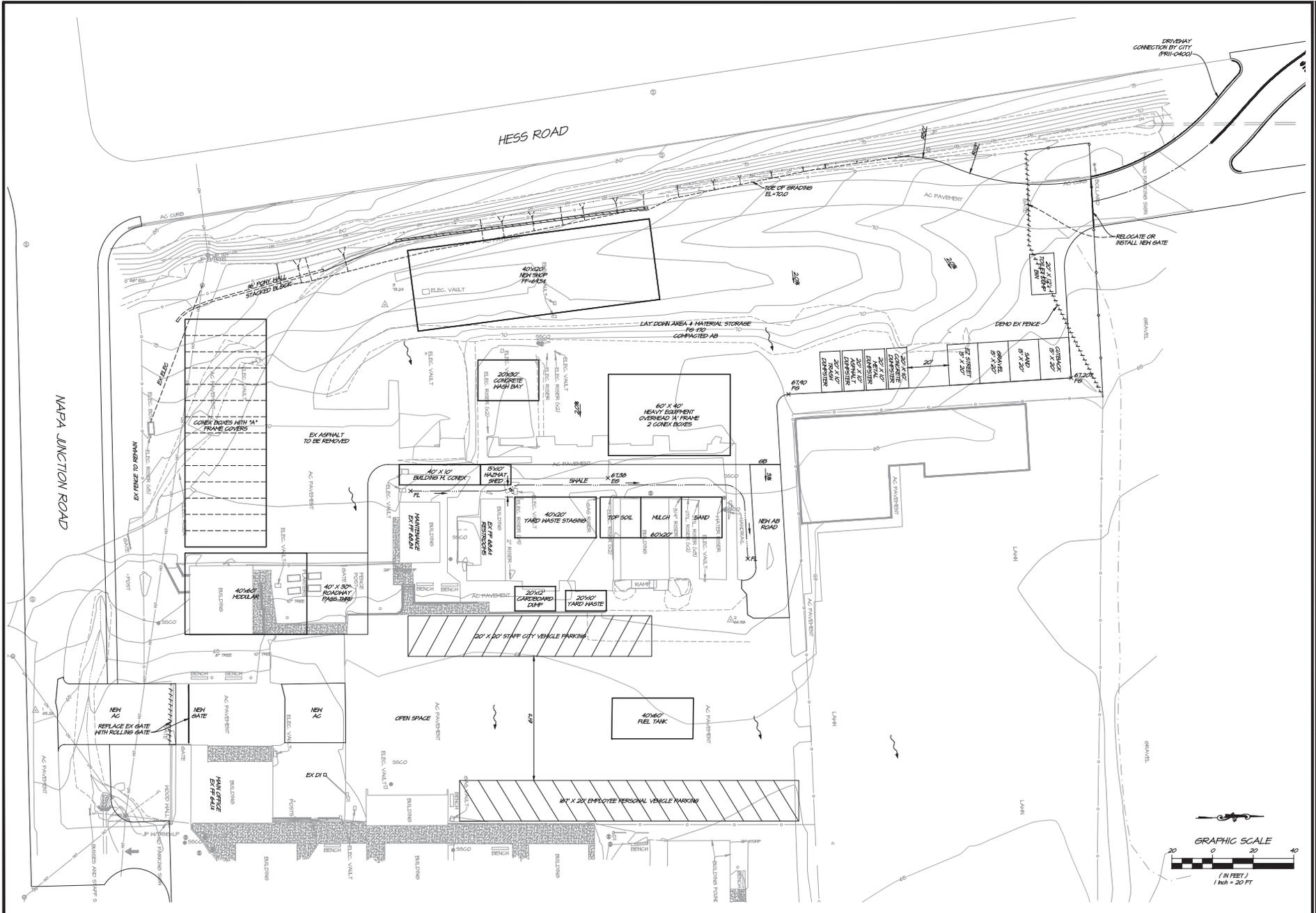
**Work completed or encumbered thru May 21, 2024:**

Purchase Shop building, Alarms, Fencing, Gates, Painting, Locks, Windows, Site Planning	\$	495,000.00
<b>Subtotal Spent/Encumbered to Date</b>	<b>\$</b>	<b>495,000.00</b>

**Additional Work Needed:**

Modular Office (Level 5 Refurbished)	\$	318,721.82
Grading the site	\$	202,000.00
Concrete pad for shop	\$	105,000.00
Concrete pad fuel tank	\$	25,000.00
Concrete for material storage	\$	60,000.00
Concrete for dumpsters	\$	60,000.00
Asphalt surfacing	\$	100,000.00
Hazmat abatement of buildings	\$	30,000.00
Demolition of 2 buildings	\$	80,000.00
Bio-retention basins	\$	30,000.00
New electrical tie-in shop	\$	10,000.00
New electrical tie-in for office	\$	5,000.00
New electrical tie-in for gates	\$	8,500.00
New Electrical tie -in for fuel tank	\$	7,500.00
New security flood lighting	\$	15,000.00
New alarm for buildings	\$	3,000.00
New plumbing tie -in office	\$	2,000.00
New phone/ computer for office	\$	8,278.18
Shop lighting	\$	5,000.00
Moving / furniture costs	\$	7,500.00
Re-modeling classrom#2	\$	10,000.00
Covering for dumpsters	\$	45,000.00
Covering for fuel tank	\$	10,000.00
Covering for material storage	\$	45,000.00
Moving Con x boxes	\$	5,000.00
insallation /sheathing interior of shop	\$	15,000.00
Drainage/ grates of hardscape	\$	20,000.00
Moving fuel tank	\$	2,500.00
Misc overrun costs	\$	50,000.00
<b>Subtotal Additional Budget Needed</b>	<b>\$</b>	<b>1,285,000.00</b>

<b>TOTAL ESTIMATED PROJECT BUDGET</b>	<b>\$</b>	<b>1,780,000.00</b>
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FOR AGENCY REVIEW ONLY

NO.	DATE	REVISIONS	BY	APP'D

**RS&T**  
 CONSULTING CIVIL ENGINEERS & SURVEYORS • 11000  
 815 FOURTH STREET  
 SUITE 101  
 SAN FRANCISCO, CA 94103  
 WWW.RSANDT.COM

**300 NAPA JUNCTION ROAD**  
**CONCEPTUAL SITE PLAN**  
 CITY OF AMERICAN CANYON CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
 No. 9086  
 Exp. 03/31/2024  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

DATE	JAN 4 2024
DRAWN	PV
DESIGNED	PV
CHECKED	END
JOB NO.	423042
SHEET NO.	C1
1 OF 1 SHEETS	

R:\2023\423042\300 NAPA JUNCTION ROAD\300 NAPA JUNCTION ROAD Conceptual Site Plan.dwg - Conceptual Site Plan.dwg - 04/22/2024 10:48:00 AM - User: pva

**ORDINANCE 2004-03**

**AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF AMERICAN CANYON, STATE OF CALIFORNIA  
APPROVING REVISIONS TO MUNICIPAL CODE, TITLE 15, CHAPTER 15.08  
UPDATING THE CITY'S  
PARKS AND CIVIC FACILITIES IMPACT FEES**

**WHEREAS**, pursuant to Section 66000 of the Government Code, the City Council in 1998 established Parks and Civic Facilities Development Impact Fees to recover costs associated with projected impacts that development will have on the City's park and civic facilities infrastructure and services; and

**WHEREAS**, in accordance with the regulations established in the Government Code, adjustments to the impact fees may be made from time to time to ensure that the fees reflect realistic construction costs; and

**WHEREAS**, it is common practice and equitable to tie a City's Development Impact Fee to the Engineering News Record 20-City Construction Cost Index (ENR Index) to ensure that any increases in construction costs can be accurately tracked by a nationally recognized benchmark; and

**WHEREAS**, the ENR Index in June 1998 was 5,895 and the ENR index as of November 2003 was 6,794, representing an increase in construction costs of 15.3%; and

**WHEREAS**, in order to ensure that the City's Development Impact Fees keep pace with current construction costs, the City's fees need to be increased by 15.3% above the fees approved in 1998, and

**WHEREAS**, attached and incorporated herein by references is Exhibit A as provided in Ordinance 98-03 but updated for inflation using the ENR Index, the projects cost estimates, and fee calculations for Parks and Civic Facilities Impact Fees, including a small amount to recover costs for future plan updates, and

**WHEREAS**, in accordance with Section 66016 of the Government Code the City of American Canyon has held a duly noticed Public Hearing to consider the recommendations of City Staff; and

**WHEREAS**, the City Council considered all testimony given at the Public Hearing on January 15, 2004 regarding a proposed Ordinance to amend the City of American Canyon Municipal Code Section 15.08

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON  
DOES HEREBY ORDAIN THE FOLLOWING:**

Section 1: Section 15.08.050 B of the American Canyon Municipal Code is amended to read as follows:

**Ordinance**

**Page 2**

- B. The City of American Canyon at its sole discretion may adopt revised parks and civic facilities impact fees based on the proportionate effects of inflation or changes to the cost of living. For purposes of calculation, the Engineering News Record 20-City Construction Cost Index shall be used for adjusting said fees. Said adjustments in accordance with this section may be approved by a resolution of the City Council.

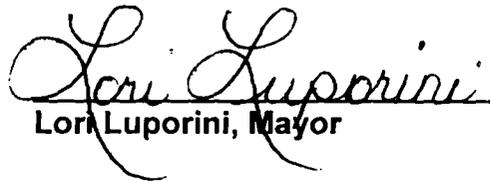
Section 2: Exhibit A of Chapter 15.08 of the American Canyon Municipal Code is amended to read per Attachment A of this Ordinance, "Exhibit A for Parks and Civic Facilities Impact Fees American Canyon Municipal Code Chapter 15.08."

Section 5: Effective Date. This ordinance shall take effect sixty (60) days after its adoption.

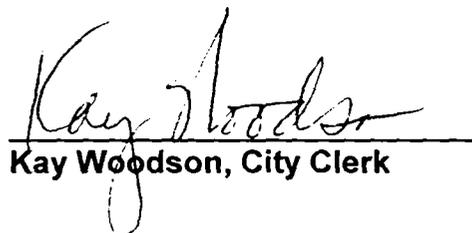
Section 6: Severability. This Ordinance shall be liberally construed to achieve its purposes and preserve its validity. If any provision or clause of this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are declared to be severable and are intended to have independent validity.

The foregoing ordinance was introduced and read at a regular meeting of the City Council of American Canyon, State of California, held on the 15th day of January, 2004 and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 5th day of February, 2004, by the following vote:

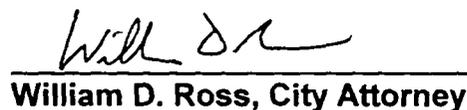
**AYES:** Shaver, Anderson, Garcia  
**NOES:** Luporini, Colcleaser  
**ABSTAIN:** None  
**ABSENT:** None

  
Lori Luporini, Mayor

**ATTEST:**

  
Kay Woodson, City Clerk

**APPROVED AS TO FORM:**

  
William D. Ross, City Attorney





## **TITLE**

Fiscal Year 2024-25 Proposed Budget

## **RECOMMENDATION**

Review and Discuss the Fiscal Year 2024-25 Proposed Budget.

## **BACKGROUND & ANALYSIS**

The Fiscal Year (FY) 2024-25 Budget process kicked off in February. Finance Department staff is actively developing the new budget in collaboration with other City departments, the Assistant City Manager and the City Manager. The "Proposed Budget" was presented to the Finance Subcommittee on May 9, 2024. The "Final Budget" will be brought to Council on June 4, 2024 for adoption.

### **All Funds**

The FY 2024-25 Proposed Budget for All Funds is approximately \$128.5M. This amount represents an increase of approximately \$900,000 (or less than 1%) from the FY 2023-24 Adopted Mid-Year Budget.

### **General Fund**

The FY 2024-25 General Fund (GF) Proposed Budget is "balanced", with no projected deficit or surplus.

General Fund appropriations are approximately \$31.7M. This amount represents a decrease of \$2.8M (or 8.0%) from the FY 2023-24 Adopted GF Budget. Of note, last year's budget includes one-time fund balance transfers in the amount of \$5.0M to establish new "renovation and replacement funds". (These funds will be used to replace/replace aging infrastructure in the future).

To create a more useful comparison to the FY 2023-24 Midyear Adopted Budget, those one-time transfers are subtracted from the analysis. Then, the FY 2024-25 Proposed GF Budget represents an increase of approximately \$2.3M (or 7.7%).

Overall budget categories at their aggregate levels are shown in Attachment 1. Estimated revenues and expenses (by fund) and projected ending fund balances are shown in Attachment 2.

### *General Fund Revenue*

The FY 2024-25 Proposed GF Revenues total approximately \$31.7M. Of that amount, property taxes are expected to increase 4.7% (to \$14.7M). This increase reflects continued development activity and the sale of new homes in 2023. There is lag between a home sale and realization of new property tax. For example, home sales in 2023 are placed on the "January 2024 Property Tax Roll", and then become property tax revenue in FY 2024-25.

Sales tax revenues are estimated to decrease by \$541k to \$3.9M. This reduction reflects the expected closure of a top sales tax producer in February 2025. Other sales tax generated from existing taxpayers are expected to remain flat, however new businesses opening later this year will add to these revenues.

Transient Occupancy Taxes (TOT) revenues are projected to increase by \$309k to \$2.1M. This increase reflects the opening of a new hotel (Home to Suites) in Fall 2024. TOT revenues from the existing three properties are projected to remain flat. Additional hotels (Hampton Inn and Watson Ranch Hotel) are expected to increase TOT revenues in outlying fiscal years.

Other taxes, such Franchise Fees (\$1.2M), will continue to increase as American Canyon grows. Most of these estimates are based on consultant analysis of economic performance.

Transfers-in for support services are projected to increase by \$1.1M to \$3.5M. This increase reflects updated methodology for allocating certain costs not previously recovered from the Enterprise Funds. For example, the cost of the City Manager's office, City Clerk or Communications were not previously included in the calculation for reimbursement from the Enterprise Funds.

The remainder of the operational revenues are budgeted conservatively but continue to grow moderately. Most of these estimates are based on consultant analysis of economic performance and will be reassessed as more information becomes available.

### *General Fund Expenditures*

The FY 2024-25 Proposed GF Expenditures total approximately \$31.7M. Of that amount, personnel expenditures - including cost-of-living-adjustments for employees, step increases and re-classifications for eligible employees, costs for employee retirement benefits, and Other Post-Employment Benefits - are proposed to increase by \$652,000 (or 10.3%) to \$10.5M.

Of note, investment returns of the CalPERS pension system and CERBT trust fell short of expectations, resulting in increased retirement and OPEB costs in FY2024-25.

The Proposed Budget includes the addition of (1) Management Analyst and (1) Capital Projects Coordinator in the Public Works Department. These new positions were identified in a recent

organizational study and are vital to the delivery of projects in the Capital Improvement Program (CIP). An organizational chart and description of the proposed Public Works Department structure will be provided as part of the Final Budget.

The Proposed Budget also includes filling three (3) currently vacant full-time Maintenance Worker positions and the addition of five (5) seasonal Maintenance Workers. Of the seasonal workers, three (3) are allocated to the General Fund and the other are allocated to the Enterprise Funds. Regardless of whether these employees work in an office or in the field, these new "boots on the ground" will aid in the delivery of new projects and services to the community.

Non-personnel expenditures include a \$0.9M increase to the Sheriff Contract for Police Services, totaling \$9.4M. The increase reflects costs salaries, benefits and insurance, but does not include any increased staffing.

Contributions to the Internal Service Fund (ISF) for Fleet and Information Technology (IT) are proposed to increase 7.4%, resulting from continued replacement of the City's vehicle fleet with leased vehicles. The majority of the City's fleet is now under three years old and under the Enterprise lease program.

Increases to the IT ISF are attributed to technological upgrades (financial system upgrade, new permitting software) and increases to the contract with the third-party IT provider.

#### *Fund Balance*

GF Fund Balance is proposed to be \$10.5M. Fund Balance will be comprised of \$1.6M in restricted funds, \$1.0M in undesignated reserve, with \$7.9M reserved for contingency. The GF Contingency Reserve represents 25% of the proposed FY24-25 expenditures and will remain fully funded under the proposed budget.

#### **Capital Improvement Program**

The Capital Improvement Program (CIP) is primarily funded from restricted sources (such as Gas Tax, etc.), as well as Enterprise Funds, where appropriate.

Proposed CIP expenses total \$34.7M. Notable expenses include \$13.2M for Green Island Rd Reconstruction/Utility Undergrounding Project and \$6.1M for Rancho Del Mar Paving and Utility Improvements.

The CIP includes prior appropriations of \$4.7M American Rescue Plan Act (ARPA) funding that will also be combined with other sources to provide previously approved improvements. The Proposed Budget includes allocating the remainder of the \$0.2M ARPA funds to the Corporation Yard Relocation Project.

### **Water Fund**

The FY 2024-25 Water Fund Proposed Budget is balanced, with no projected deficit or surplus.

Water Fund revenues are projected to be \$16.3M, with operations revenues projected to increase by \$0.5M to \$10.5M as a result of anticipated increases to service rates in January 2025.

Water Fund expenditures are projected to be \$16.3M. Expenses are projected to increase \$0.2M to \$14.8M primarily due to a major membrane replacement project at the treatment plant offset by decreased costs for water purchases. The recently completed rate study provides for upfront cash funding for the \$1.2M membrane filters instead of financing.

Capacity fee revenues are projected at \$4.7M. Of note, many of the revenues projected in the Midyear 2023-24 Budget are not yet received and are now projected to be collected in FY2024-25. These revenues are collected from development projects and funds will be utilized as the water system is expanded.

### **Wastewater Fund**

The FY 2024-25 Wastewater Fund Proposed Budget is projected to have a deficit of \$3.1M.

Wastewater Fund revenues are projected to increase by \$0.2M to \$11.3M, with operations revenues projected to increase \$0.1M to \$5.3M.

Wastewater Fund expenditures are projected to be \$14.3M. Expenses are projected to increase by \$1.9M to \$9.4M, primarily to fund capital projects, as the contribution to the CIP is \$2.5M.

Also, as intended in the recently completed rate study, rates were not increased as much as needed in anticipation of drawing down reserves to the minimum target.

Capacity Fee revenues are projected at \$2.5M, expenses are projected at \$0.6M and include a \$0.5M transfer to the CIP for a pump station replacement.

### **Recycled Water Fund**

This newly created fund is now reported as a separate enterprise in our financial statements. Recycled Water is a key aspect of our water supply system – and as such – it was appropriate to create a separate enterprise fund separate from the Water and Wastewater Enterprise Funds. The proposed fund revenue totals \$0.3M and proposed expenditures total \$1.2M.

FY 2023-24 was the first year that employees will be partially allocated to this fund which is reflected in the operational costs for the fund. A rate study was recently completed, increasing the rates for recycled water to fund operational costs, and as more customers join the system, more revenue will be available to help this enterprise become self-sufficient.

### **Internal Services Funds**

The City has historically maintained four (4) internal service funds (ISF) to support city services: Building Maintenance, Fleet, Information Technology, and Legal Services. The FY 2023-24 Budget created four (4) new "Renovation and Replacement Funds", as well as a new Pension Stabilization Fund, bringing the total internal service funds to nine (9).

The goal of any ISF is to breakeven over time. Fund balances are allowable if there is a plan to use those resources to fulfill the objective of the fund, such as information technology replacement, fleet replacements or other asset replacements such as playground equipment, streets, or civic facilities.

Total ISF revenues are projected to increase \$0.5M to \$4.4M. Total ISF expenditures are projected to increase by \$0.2M to \$5.0M.

Fund Balance in the Fleet ISF has been built to pay for the outfitting of three (3) police interceptor vehicles. Fund Balance in the Parks Renovation and Repair ISF is to be drawn down for the Veteran's Park Playground replacement. (Of note, renovations of other playgrounds are included in the LLAD budget, which is the subject of another item tonight).

### **Debt Service**

The City maintains total debt of \$10.9M as of June 30, 2023. This amount represents 8% of the City's All Funds amount. Annual debt service payments total \$1.0M in FY 2024-25 across a number of funding sources, excluding non-financed long-term liabilities such as compensated absences, claims and judgments, net pension liability, and other post-employment benefits.

### **Looking Towards the Future**

Projected growth in American Canyon will increase our property tax base, which accounts for over half of the City's discretionary income. New residential, industrial and commercial development will also likely increase sales tax revenues to help pay for City services as more residents shop and dine in town and more businesses open up. There are also three (3) proposed new hotels, with one currently under construction, that would supplement TOT revenues and a new fast casual restaurant, which is expected to open in Summer 2024.

The City has fully recovered from the pandemic lows and with new developments underway the city has a mix of healthy future revenue growth projections. Our projections for Fiscal Year 2024-25 continue to evolve with continued inflationary pressures in mind, we have begun to see minimal to no growth in many sales tax categories and a slowdown in existing home sales as inventory continues to be limited. New homes continue to sell and add to the City's property tax base, although persistently high interest rates have tempered demand somewhat as American Canyon continues to be a desirable place to live and remains the most affordable area in the County.

Staff has also developed a 5-Year forecast providing analysis on projected revenues, employee

benefits, pension costs and non-personnel expense trends.

**Next Steps**

The Fiscal Year 2024-25 Final Budget will incorporate any changes from Council tonight and brought forward on June 4, 2024 for adoption.

**ATTACHMENTS:**

1. [Summary of Proposed Revenues, Expenses FY2024-25](#)
2. [Summary of Projected Fund Balances FY2024-25](#)

## Proposed Budget General Fund Revenues and Expenditures

REVENUES	2018-19 Actuals	2019-20 Actuals	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Midyear Adopted Budget	2024-25 Budget (Proposed)	% of Budget
PROPERTY TAX	10,552,090.00	11,140,203.00	11,348,827.00	12,194,040.00	12,469,791.00	14,085,402.00	14,741,500.00	46.6%
SALES TAX	2,710,944.00	2,463,610.00	2,848,230.00	3,095,329.00	5,901,732.00	4,400,000.00	3,859,500.00	12.2%
TRANSIENT OCCUPANCY TAX	1,548,920.00	1,140,969.00	885,394.00	1,643,934.00	1,573,877.00	1,750,000.00	2,059,000.00	6.5%
OTHER TAXES	688,897.00	382,440.00	319,570.00	561,532.00	601,576.00	621,800.00	613,464.00	1.9%
<b>TOTAL TAX REVENUES</b>	<b>15,500,851.00</b>	<b>15,127,222.00</b>	<b>15,402,021.00</b>	<b>17,494,835.00</b>	<b>20,546,976.00</b>	<b>20,857,202.00</b>	<b>21,273,464.00</b>	<b>67.2%</b>
FRANCHISE FEES	750,990.00	784,698.00	814,696.00	839,555.00	1,031,184.00	1,133,520.00	1,171,000.00	3.7%
LICENSES AND PERMITS	218,405.00	308,107.00	362,504.00	505,802.00	805,052.00	890,779.00	941,000.00	3.0%
FINES, FORFEITURES, AND PENALTIES	139,272.00	60,068.00	70,242.00	102,326.00	147,502.00	110,867.00	136,500.00	0.4%
INTERGOVERNMENTAL	290,984.00	61,093.00	82,743.00	61,789.00	46,737.00	94,100.00	105,500.00	0.3%
CHARGES FOR SERVICES	1,825,774.00	944,836.00	1,164,863.00	1,651,732.00	2,134,359.00	2,088,836.00	1,875,945.00	5.9%
INVESTMENT EARNINGS (INTEREST AND RENTS)	987,814.00	1,070,610.00	92,279.00	(831,019.00)	340,808.00	440,529.00	792,129.00	2.5%
MISCELLANEOUS	715,515.00	480,117.00	371,170.00	515,850.00	645,735.00	450,486.00	515,125.00	1.6%
<b>TOTAL OPERATING REVENUES</b>	<b>4,928,754.00</b>	<b>3,709,529.00</b>	<b>2,958,497.00</b>	<b>2,846,035.00</b>	<b>5,151,377.00</b>	<b>5,209,117.00</b>	<b>5,537,199.00</b>	<b>17.5%</b>
TRANSFERS IN - INTERFUND FOR SUPPORT SERVICES	1,313,800.00	1,385,500.00	1,486,362.00	1,529,924.00	1,949,627.00	2,386,393.00	3,484,841.00	11.0%
TRANSFERS IN - GASOLINE TAX	300,000.00	300,000.00	300,000.00	300,000.00	300,000.00	300,000.00	400,000.00	1.3%
TRANSFERS IN - CAPITAL PROJECTS	520,292.00	371,030.00	416,398.00	163,491.00	-	-	-	0.0%
TRANSFERS IN - OTHER	300,800.00	183,654.00	429,752.00	440,326.00	932,098.00	894,150.00	957,150.00	3.0%
<b>TOTAL TRANSFERS IN</b>	<b>2,434,892.00</b>	<b>2,240,184.00</b>	<b>2,632,512.00</b>	<b>2,433,741.00</b>	<b>3,181,725.00</b>	<b>3,580,543.00</b>	<b>4,841,991.00</b>	<b>15.3%</b>
<b>TOTAL REVENUES</b>	<b>22,864,497.00</b>	<b>21,076,935.00</b>	<b>20,993,030.00</b>	<b>22,774,611.00</b>	<b>28,880,078.00</b>	<b>29,646,862.00</b>	<b>31,652,654.00</b>	<b>100.0%</b>
<b>EXPENDITURES</b>								
SALARIES	4,680,995.00	5,090,516.00	4,392,433.00	4,975,258.00	5,514,643.00	6,334,965.00	6,987,243.00	22.1%
BENEFITS	1,231,393.00	1,204,813.00	1,292,298.00	1,284,293.00	1,402,693.00	1,569,458.00	1,731,200.00	5.5%
RETIREMENT (CalPERS)	659,567.00	731,134.00	730,520.00	851,515.00	937,812.00	908,594.00	1,098,918.00	3.5%
RETIREE MEDICAL (OPEB)	312,405.00	287,655.00	476,347.00	519,659.00	496,679.00	526,342.00	690,300.00	2.2%
<b>TOTAL PERSONNEL</b>	<b>6,884,360.00</b>	<b>7,314,118.00</b>	<b>6,891,598.00</b>	<b>7,630,725.00</b>	<b>8,351,827.00</b>	<b>9,339,359.00</b>	<b>10,507,661.00</b>	<b>33.2%</b>
SUPPLIES AND SERVICES	5,578,997.00	4,620,694.00	3,658,525.00	5,243,955.00	7,500,869.00	8,461,197.00	8,572,823.00	27.1%
INTERNAL SERVICE FEES	1,230,500.00	363,500.00	1,443,200.00	1,602,995.00	1,444,689.00	2,124,398.00	2,283,128.00	7.2%
DEBT SERVICE	792,769.00	473,159.00	54,670.00	135,380.00	115,985.00	505,588.00	507,098.00	1.6%
SHERIFF CONTRACT	6,210,313.00	6,751,165.00	6,778,700.00	7,227,151.00	7,681,635.00	8,502,293.00	9,419,409.00	29.8%
UTILITES	441,740.00	492,072.00	469,878.00	425,258.00	403,539.00	501,500.00	455,300.00	1.4%
CAPITAL OUTLAY	23,712.00	103,432.00	29,107.00	183,764.00	31,733.00	20,000.00	55,500.00	0.2%
MISCELLANEOUS	(236,059.00)	(36,680.00)	(45,807.00)	(56,549.00)	(64,135.00)	(96,051.00)	(178,738.00)	
<b>TOTAL NON-PERSONNEL</b>	<b>14,041,972.00</b>	<b>12,767,342.00</b>	<b>12,388,273.00</b>	<b>14,761,954.00</b>	<b>17,114,315.00</b>	<b>20,018,925.00</b>	<b>21,114,520.00</b>	<b>66.7%</b>
TRANSFERS OUT - CAPITAL PROJECTS	136,057.00	524,912.00	-	-	700,000.00	-	-	
TRANSFERS OUT - OTHER	-	38,666.00	299,646.00	-	-	5,067,473.00	30,473.00	
<b>TOTAL TRANSFERS OUT</b>	<b>136,057.00</b>	<b>563,578.00</b>	<b>299,646.00</b>	<b>-</b>	<b>700,000.00</b>	<b>5,067,473.00</b>	<b>30,473.00</b>	<b>0.1%</b>
<b>TOTAL EXPENDITURES</b>	<b>21,062,389.00</b>	<b>20,645,038.00</b>	<b>19,579,517.00</b>	<b>22,392,679.00</b>	<b>26,166,142.00</b>	<b>34,425,757.00</b>	<b>31,652,654.00</b>	<b>100.0%</b>
<b>Revenues Less Expenditures</b>	<b>1,802,108.00</b>	<b>431,897.00</b>	<b>1,413,513.00</b>	<b>381,932.00</b>	<b>2,713,936.00</b>	<b>(4,778,895.00)</b>	<b>-</b>	
<b>Total Fund Balance</b>	<b>10,359,214.00</b>	<b>10,791,111.00</b>	<b>12,204,624.00</b>	<b>12,586,556.00</b>	<b>15,300,492.00</b>	<b>10,521,597.00</b>	<b>10,521,597.00</b>	

## Proposed Budget Special Revenue Funds Revenues and Expenditures

REVENUES	2018-19 Actuals	2019-20 Actuals	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Midyear Adopted Budget	2024-25 Budget (Proposed)
PROPERTY TAX	581,237.00	637,547.00	668,114.00	665,443.00	651,971.00	703,750.00	722,750.00
SALES TAX	9,434,516.00	1,731,038.00	1,218,056.00	1,885,379.00	1,986,982.00	1,760,000.00	1,800,000.00
<i>TOTAL TAX REVENUES</i>	<b>10,015,753.00</b>	<b>2,368,585.00</b>	<b>1,886,170.00</b>	<b>2,550,822.00</b>	<b>2,638,953.00</b>	<b>2,463,750.00</b>	<b>2,522,750.00</b>
LICENSES AND PERMITS	-	-	-	-	-	-	-
INTERGOVERNMENTAL	2,830,048.00	1,744,147.00	4,544,174.00	5,041,915.00	2,364,007.00	20,130,004.00	13,766,021.00
CHARGES FOR SERVICES	-	100,000.00	2,342.00	6,913.00	4,495.00	30,124.00	24,400.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	192,943.00	242,413.00	72,179.00	(79,054.00)	320,385.00	289,955.00	755,650.00
MISCELLANEOUS	37,823.00	12,540.00	494,094.00	37,083.00	598,729.00	107,575.00	166,307.00
<i>TOTAL OPERATING REVENUES</i>	<b>3,060,814.00</b>	<b>2,099,100.00</b>	<b>5,112,789.00</b>	<b>5,006,857.00</b>	<b>3,287,616.00</b>	<b>20,557,658.00</b>	<b>14,712,378.00</b>
TRANSFERS IN - OTHER	-	-	232,146.00	-	-	30,473.00	30,473.00
<b>TOTAL REVENUES</b>	<b>13,076,567.00</b>	<b>4,467,685.00</b>	<b>7,231,105.00</b>	<b>7,557,679.00</b>	<b>5,926,569.00</b>	<b>23,051,881.00</b>	<b>17,265,601.00</b>
<b>EXPENDITURES</b>							
SUPPLIES AND SERVICES	1,081,227.00	480,590.00	455,710.00	733,575.00	867,002.00	1,391,287.00	2,175,420.00
DEBT SERVICE	-	-	-	-	-	-	-
UTILITES	116,794.00	102,788.00	115,704.00	97,122.00	116,303.00	152,300.00	152,000.00
<i>TOTAL NON-PERSONNEL</i>	<b>1,198,021.00</b>	<b>583,378.00</b>	<b>571,414.00</b>	<b>830,697.00</b>	<b>983,305.00</b>	<b>1,543,587.00</b>	<b>2,327,420.00</b>
TRANSFERS OUT - CAPITAL PROJECTS	1,268,375.00	1,484,049.00	4,705,952.00	4,109,291.00	4,119,981.00	23,440,414.00	16,552,266.00
TRANSFERS OUT - OTHER	984,739.00	642,630.00	832,321.00	844,229.00	881,487.00	918,250.00	1,154,650.00
<i>TOTAL TRANSFERS OUT</i>	<b>2,253,114.00</b>	<b>2,126,679.00</b>	<b>5,538,273.00</b>	<b>4,953,520.00</b>	<b>5,001,468.00</b>	<b>24,358,664.00</b>	<b>17,706,916.00</b>
<b>TOTAL EXPENDITURES</b>	<b>3,451,135.00</b>	<b>2,710,057.00</b>	<b>6,109,687.00</b>	<b>5,784,217.00</b>	<b>5,984,773.00</b>	<b>25,902,251.00</b>	<b>20,034,336.00</b>
<b>Revenues Less Expenditures</b>	<b>9,625,432.00</b>	<b>1,757,628.00</b>	<b>1,121,418.00</b>	<b>1,773,462.00</b>	<b>(58,204.00)</b>	<b>(2,850,370.00)</b>	<b>(2,768,735.00)</b>
<b>Total Fund Balance</b>	<b>10,435,252.00</b>	<b>12,192,880.00</b>	<b>13,314,298.00</b>	<b>15,087,760.00</b>	<b>15,029,556.00</b>	<b>12,179,186.00</b>	<b>9,410,451.00</b>

## Proposed Budget Capital Projects Funds Revenues and Expenditures

REVENUES	2018-19 Actuals	2019-20 Actuals	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Midyear Adopted Budget	2024-25 Budget (Proposed)
CHARGES FOR SERVICES	681,838.00	2,702,106.00	1,666,282.00	2,108,046.00	2,717,169.00	6,923,799.00	5,674,200.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	166,629.00	160,035.00	41,200.00	(44,459.00)	139,754.00	124,600.00	381,900.00
INTERGOVERNMENTAL							6,532,828.00
MISCELLANEOUS	159,685.00	91,898.00	11,059.00	29,138.00	-	6,000.00	6,000.00
<i>TOTAL OPERATING REVENUES</i>	<b>1,008,152.00</b>	<b>2,954,039.00</b>	<b>1,718,541.00</b>	<b>2,092,725.00</b>	<b>2,856,923.00</b>	<b>7,054,399.00</b>	<b>12,594,928.00</b>
TRANSFERS IN - GASOLINE TAX	142,887.00	(33,531.00)	-	-	-	-	-
TRANSFERS IN - CAPITAL PROJECTS	1,538,534.00	2,132,940.00	6,419,788.00	4,537,661.00	5,692,033.00	25,412,038.00	30,223,033.00
TRANSFERS IN - OTHER	161,419.00	542,959.00	-	-	-	-	-
<i>TOTAL TRANSFERS IN</i>	<b>1,842,840.00</b>	<b>2,642,368.00</b>	<b>6,419,788.00</b>	<b>4,537,661.00</b>	<b>5,692,033.00</b>	<b>25,412,038.00</b>	<b>30,223,033.00</b>
<b>TOTAL REVENUES</b>	<b>2,850,992.00</b>	<b>5,596,407.00</b>	<b>8,138,329.00</b>	<b>6,630,386.00</b>	<b>8,548,956.00</b>	<b>32,466,437.00</b>	<b>42,817,961.00</b>
<b>EXPENDITURES</b>							
SUPPLIES AND SERVICES	119,360.00	1,373,121.00	132,000.00	389,287.00	1,969,439.00	291,670.00	50,000.00
DEBT SERVICE	-	286,977.00	284,024.00	2,072,431.00	-	-	-
CAPITAL OUTLAY	1,837,531.00	2,642,367.00	6,181,988.00	4,681,249.00	3,737,939.00	27,177,715.00	30,716,237.00
<i>TOTAL NON-PERSONNEL</i>	<b>1,956,891.00</b>	<b>4,302,465.00</b>	<b>6,598,012.00</b>	<b>7,142,967.00</b>	<b>5,707,378.00</b>	<b>27,469,385.00</b>	<b>30,766,237.00</b>
TRANSFERS OUT - CAPITAL PROJECTS	1,075,117.00	633,406.00	487,409.00	25,510.00	481,716.00	2,701,498.00	8,610,212.00
TRANSFERS OUT - OTHER	212,500.00	162,500.00	237,800.00	-	-	-	62,500.00
<i>TOTAL TRANSFERS OUT</i>	<b>1,287,617.00</b>	<b>795,906.00</b>	<b>725,209.00</b>	<b>25,510.00</b>	<b>481,716.00</b>	<b>2,701,498.00</b>	<b>8,672,712.00</b>
<b>TOTAL EXPENDITURES</b>	<b>3,244,508.00</b>	<b>5,098,371.00</b>	<b>7,323,221.00</b>	<b>7,168,477.00</b>	<b>6,189,094.00</b>	<b>30,170,883.00</b>	<b>39,438,949.00</b>
<b>Revenues Less Expenditures</b>	<b>(393,516.00)</b>	<b>498,036.00</b>	<b>815,108.00</b>	<b>(538,091.00)</b>	<b>2,359,862.00</b>	<b>2,295,554.00</b>	<b>3,379,012.00</b>
<b>Total Fund Balance</b>	<b>7,065,650.00</b>	<b>7,563,686.00</b>	<b>8,378,794.00</b>	<b>7,840,703.00</b>	<b>10,200,565.00</b>	<b>12,496,119.00</b>	<b>15,875,131.00</b>

## Proposed Budget Debt Service Funds Revenues and Expenditures

<b>REVENUES</b>	2018-19 Actuals	2019-20 Actuals	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Midyear Adopted Budget	2024-25 Budget (Proposed)
INVESTMENT EARNINGS (INTEREST AND RENTS)	3,335.00	(1,128.00)	(172.00)	-	-	-	-
MISCELLANEOUS	-	-	5,100,924.00	-	-	-	-
<i>TOTAL OPERATING REVENUES</i>	<b>3,335.00</b>	<b>(1,128.00)</b>	<b>5,100,752.00</b>	-	-	-	-
TRANSFERS IN - INTERFUND FOR SUPPORT SERVICES	792,769.00	760,136.00	338,694.00	-	-	-	-
TRANSFERS IN - OTHER	-	-	-	288,815.00	133,736.00	505,588.00	507,098.00
<i>TOTAL TRANSFERS IN</i>	<b>792,769.00</b>	<b>760,136.00</b>	<b>338,694.00</b>	<b>288,815.00</b>	<b>133,736.00</b>	<b>505,588.00</b>	<b>507,098.00</b>
<b>TOTAL REVENUES</b>	<b>796,104.00</b>	<b>759,008.00</b>	<b>5,439,446.00</b>	<b>288,815.00</b>	<b>133,736.00</b>	<b>505,588.00</b>	<b>507,098.00</b>
<b>EXPENDITURES</b>							
DEBT SERVICE	825,784.00	760,136.00	4,910,490.00	135,381.00	133,735.00	505,588.00	507,098.00
TRANSFERS OUT - OTHER	-	-	463,231.00	64,597.00	153,435.00	-	-
<b>TOTAL EXPENDITURES</b>	<b>825,784.00</b>	<b>760,136.00</b>	<b>5,373,721.00</b>	<b>199,978.00</b>	<b>287,170.00</b>	<b>505,588.00</b>	<b>507,098.00</b>
<b>Revenues Less Expenditures</b>	<b>(29,680.00)</b>	<b>(1,128.00)</b>	<b>65,725.00</b>	<b>88,837.00</b>	<b>(153,434.00)</b>	-	-
<b>Total Fund Balance</b>	-	<b>(1,128.00)</b>	<b>64,597.00</b>	<b>153,434.00</b>	-	-	-

## Proposed Budget Water Enterprises Funds Revenues and Expenditures

REVENUES	2018-19 Actuals	2019-20 Actuals	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Midyear Adopted Budget	2024-25 Budget (Proposed)
FINES, FORFEITURES, AND PENALTIES	81,256.00	69,102.00	-	93,977.00	128,486.00	114,300.00	120,000.00
INTERGOVERNMENTAL	-	3,676.00	3,636.00	-	-	-	-
CHARGES FOR SERVICES	7,087,957.00	7,675,161.00	9,404,079.00	9,664,894.00	8,877,138.00	14,806,297.00	13,961,500.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	326,813.00	311,733.00	1,272,103.00	(314,687.00)	302,496.00	136,378.00	844,238.00
MISCELLANEOUS	210,200.00	198,341.00	604,979.00	240,304.00	319,827.00	422,900.00	330,000.00
<i>TOTAL OPERATING REVENUES</i>	<b>7,706,226.00</b>	<b>8,258,013.00</b>	<b>11,284,797.00</b>	<b>9,684,488.00</b>	<b>9,627,947.00</b>	<b>15,479,875.00</b>	<b>15,255,738.00</b>
TRANSFERS IN - CAPITAL PROJECTS	1,291,469.00	534,237.00	5,686,595.00	-	-	-	-
INTRA-FUND TRANSFERS IN	-	-	587,591.00	89,641.00	85,674.00	2,127,356.00	1,017,813.00
<i>TOTAL TRANSFERS IN</i>	<b>1,291,469.00</b>	<b>534,237.00</b>	<b>6,274,186.00</b>	<b>89,641.00</b>	<b>85,674.00</b>	<b>2,127,356.00</b>	<b>1,017,813.00</b>
<b><i>TOTAL REVENUES</i></b>	<b>8,997,695.00</b>	<b>8,792,250.00</b>	<b>17,558,983.00</b>	<b>9,774,129.00</b>	<b>9,713,621.00</b>	<b>17,607,231.00</b>	<b>16,273,551.00</b>
<b>EXPENSES</b>							
SALARIES	861,510.00	1,017,524.00	922,624.00	995,678.00	1,154,909.00	1,343,755.00	1,563,058.00
BENEFITS	292,312.00	345,149.00	446,617.00	357,309.00	427,095.00	442,516.00	529,563.00
RETIREMENT (CalPERS)	134,315.00	142,735.00	160,516.00	159,730.00	184,244.00	156,258.00	185,839.00
RETIREE MEDICAL (OPEB)	53,911.00	65,897.00	146,654.00	80,835.00	(173,286.00)	122,517.00	164,600.00
<i>TOTAL PERSONNEL</i>	<b>1,342,048.00</b>	<b>1,571,305.00</b>	<b>1,676,411.00</b>	<b>1,593,552.00</b>	<b>1,592,962.00</b>	<b>2,065,046.00</b>	<b>2,443,060.00</b>
SUPPLIES AND SERVICES	2,773,451.00	3,089,647.00	3,094,249.00	4,566,223.00	5,611,516.00	6,235,051.00	6,090,500.00
INTERNAL SERVICE FEES	191,200.00	97,500.00	178,300.00	363,150.00	463,970.00	830,683.00	1,097,992.00
DEBT SERVICE	431,124.00	427,373.00	275,989.00	438,906.00	192,349.00	191,013.00	217,209.00
UTILITES	139,116.00	135,096.00	175,716.00	73,194.00	75,433.00	85,400.00	100,700.00
CAPITAL OUTLAY	1,291,469.00	539,440.00	586,549.00	30,000.00	140,666.00	2,188,785.00	925,000.00
MISCELLANEOUS	(32,245.00)	684,332.00	805,496.00	1,279,768.00	851,093.00	-	(149,378.00)
<i>TOTAL NON-PERSONNEL</i>	<b>4,794,115.00</b>	<b>4,973,388.00</b>	<b>5,116,299.00</b>	<b>6,751,241.00</b>	<b>7,335,027.00</b>	<b>9,530,932.00</b>	<b>8,282,023.00</b>
TRANSFERS OUT - CAPITAL PROJECTS	469,278.00	534,237.00	536,601.00	716,989.00	415,250.00	1,763,509.00	2,794,000.00
TRANSFERS OUT - OTHER	622,156.00	672,993.00	4,504,054.00	823,607.00	1,032,672.00	1,032,672.00	1,807,030.00
INTRA-FUND TRANSFERS OUT	-	-	587,590.00	89,641.00	85,674.00	2,127,356.00	1,017,813.00
<i>TOTAL TRANSFERS OUT</i>	<b>1,091,434.00</b>	<b>1,207,230.00</b>	<b>5,628,245.00</b>	<b>1,630,237.00</b>	<b>1,533,596.00</b>	<b>4,923,537.00</b>	<b>5,618,843.00</b>
<b><i>TOTAL EXPENSES</i></b>	<b>7,227,597.00</b>	<b>7,751,923.00</b>	<b>12,420,955.00</b>	<b>9,975,030.00</b>	<b>10,461,585.00</b>	<b>16,519,515.00</b>	<b>16,343,926.00</b>
<b>Revenues Less Expenses</b>	<b>1,770,098.00</b>	<b>1,040,327.00</b>	<b>5,138,028.00</b>	<b>(200,901.00)</b>	<b>(747,964.00)</b>	<b>1,087,716.00</b>	<b>(70,375.00)</b>
<b>Total Net Position</b>	<b>34,008,771.00</b>	<b>35,049,098.00</b>	<b>40,187,126.00</b>	<b>39,986,225.00</b>	<b>39,238,261.00</b>	<b>40,325,977.00</b>	<b>40,255,602.00</b>

## Proposed Budget Wastewater Enterprises Funds Revenues and Expenditures

REVENUES	2018-19 Actuals	2019-20 Actuals	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Midyear Adopted Budget	2024-25 Budget (Proposed)
FINES, FORFEITURES, AND PENALTIES	64,802.00	44,943.00	-	64,931.00	81,785.00	90,000.00	90,000.00
INTERGOVERNMENTAL	5,430.00	5,393.00	-	36,189.00	-	-	-
CHARGES FOR SERVICES	4,489,068.00	4,546,339.00	5,070,156.00	5,398,272.00	5,176,056.00	8,133,010.00	7,449,600.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	334,159.00	305,318.00	192,391.00	56,053.00	336,057.00	264,186.00	362,749.00
MISCELLANEOUS	9,249.00	22,878.00	52,451.00	17,936.00	89,761.00	20,000.00	10,000.00
<i>TOTAL OPERATING REVENUES</i>	<b>4,902,708.00</b>	<b>4,924,871.00</b>	<b>5,314,998.00</b>	<b>5,573,381.00</b>	<b>5,683,659.00</b>	<b>8,507,196.00</b>	<b>7,912,349.00</b>
TRANSFERS IN - INTERFUND FOR SUPPORT SERVICES	389,500.00	389,444.00	-	-	-	75,000.00	-
TRANSFERS IN - CAPITAL PROJECTS	724,229.00	659.00	57,125.00	64,597.00	180,888.00	250,000.00	300,000.00
TRANSFERS IN - OTHER	81,991.00	-	-	-	-	-	-
INTRA-FUND TRANSFERS IN	-	-	3,140,382.00	1,273,515.00	369,225.00	2,131,752.00	3,062,517.00
<i>TOTAL TRANSFERS IN</i>	<b>1,195,720.00</b>	<b>390,103.00</b>	<b>3,197,507.00</b>	<b>1,338,112.00</b>	<b>550,113.00</b>	<b>2,456,752.00</b>	<b>3,362,517.00</b>
<b>TOTAL REVENUES</b>	<b>6,098,428.00</b>	<b>5,314,974.00</b>	<b>8,512,505.00</b>	<b>6,911,493.00</b>	<b>6,233,772.00</b>	<b>10,963,948.00</b>	<b>11,274,866.00</b>
<b>EXPENSES</b>							
SALARIES	1,029,837.00	1,085,841.00	1,037,860.00	1,076,335.00	1,116,550.00	1,275,346.00	1,462,914.00
BENEFITS	303,780.00	270,735.00	376,555.00	120,978.00	307,291.00	368,842.00	408,954.00
RETIREMENT (CalPERS)	168,410.00	173,543.00	179,676.00	196,820.00	274,529.00	225,502.00	279,203.00
RETIREE MEDICAL (OPEB)	69,641.00	77,958.00	74,459.00	105,082.00	205,807.00	128,160.00	168,200.00
<i>TOTAL PERSONNEL</i>	<b>1,571,668.00</b>	<b>1,608,077.00</b>	<b>1,668,550.00</b>	<b>1,499,215.00</b>	<b>1,904,177.00</b>	<b>1,997,850.00</b>	<b>2,319,271.00</b>
SUPPLIES AND SERVICES	717,351.00	647,897.00	689,418.00	614,884.00	612,788.00	1,519,022.00	1,219,780.00
INTERNAL SERVICE FEES	230,600.00	115,100.00	249,100.00	321,050.00	501,825.00	762,351.00	867,867.00
DEBT SERVICE	994,911.00	1,007,461.00	2,258,905.00	1,239,548.00	960,102.00	530,103.00	277,186.00
UTILITES	378,339.00	323,049.00	475,771.00	360,531.00	335,012.00	518,700.00	616,800.00
CAPITAL OUTLAY	876,023.00	4,269.00	4,822,678.00	1,617,717.00	834,215.00	2,204,878.00	3,088,662.00
MISCELLANEOUS	(251,812.00)	637,736.00	(4,210,761.00)	(662,144.00)	413,670.00	-	(177,478.00)
<i>TOTAL NON-PERSONNEL</i>	<b>2,945,412.00</b>	<b>2,735,512.00</b>	<b>4,285,111.00</b>	<b>3,491,586.00</b>	<b>3,657,612.00</b>	<b>5,535,054.00</b>	<b>5,892,817.00</b>
TRANSFERS OUT - CAPITAL PROJECTS	833,477.00	659.00	7,637.00	20,449.00	149,364.00	95,550.00	1,567,000.00
TRANSFERS OUT - OTHER	1,086,988.00	1,112,839.00	1,739,155.00	765,906.00	1,002,721.00	1,123,854.00	1,513,455.00
INTRA-FUND TRANSFERS OUT	-	-	3,140,382.00	1,273,515.00	369,225.00	1,916,678.00	3,062,519.00
<i>TOTAL TRANSFERS OUT</i>	<b>1,920,465.00</b>	<b>1,113,498.00</b>	<b>4,887,174.00</b>	<b>2,059,870.00</b>	<b>1,521,310.00</b>	<b>3,136,082.00</b>	<b>6,142,974.00</b>
<b>TOTAL EXPENSES</b>	<b>6,437,545.00</b>	<b>5,457,087.00</b>	<b>10,840,835.00</b>	<b>7,050,671.00</b>	<b>7,083,099.00</b>	<b>10,668,986.00</b>	<b>14,355,062.00</b>
<b>Revenues Less Expenses</b>	<b>(339,117.00)</b>	<b>(142,113.00)</b>	<b>(2,328,330.00)</b>	<b>(139,178.00)</b>	<b>(849,327.00)</b>	<b>294,962.00</b>	<b>(3,080,196.00)</b>
<b>Total Net Position</b>	<b>34,101,610.00</b>	<b>33,959,497.00</b>	<b>31,631,167.00</b>	<b>31,491,989.00</b>	<b>30,642,662.00</b>	<b>30,937,624.00</b>	<b>27,857,428.00</b>

## Proposed Budget Recycled Water Enterprises Funds Revenues and Expenditures

REVENUES	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Midyear Adopted Budget	2024-25 Budget (Proposed)
CHARGES FOR SERVICES	113,591.00	478,916.00	226,361.00	207,000.00	225,000.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	263.00	4,101.00	12,392.00	8,000.00	-
MISCELLANEOUS	55,358.00	-	-	-	-
<i>TOTAL OPERATING REVENUES</i>	<b>169,212.00</b>	<b>483,017.00</b>	<b>238,753.00</b>	<b>215,000.00</b>	<b>225,000.00</b>
TRANSFERS IN - CAPITAL PROJECTS	4,700,294.00	368.00	15,191.00	3,223,628.00	-
INTRA-FUND TRANSFERS IN			886,987.00	120,000.00	120,000.00
<i>TOTAL TRANSFERS IN</i>	<b>4,700,294.00</b>	<b>368.00</b>	<b>902,178.00</b>	<b>3,343,628.00</b>	<b>120,000.00</b>
<b>TOTAL REVENUES</b>	<b>4,869,506.00</b>	<b>483,385.00</b>	<b>1,140,931.00</b>	<b>3,558,628.00</b>	<b>345,000.00</b>
<b>EXPENSES</b>					
SALARIES	-	-	217.00	209,285.00	242,196.00
BENEFITS	-	-	6,114.00	74,125.00	86,601.00
RETIREMENT (CalPERS)	-	-	1,246.00	26,843.00	33,102.00
RETIREE MEDICAL (OPEB)	-	-	6,726.00	3,224.00	4,300.00
<i>TOTAL PERSONNEL</i>	-	-	<b>14,303.00</b>	<b>313,477.00</b>	<b>366,199.00</b>
SUPPLIES AND SERVICES	139.00	49,871.00	188,152.00	204,500.00	179,850.00
INTERNAL SERVICE FEES	-	-	27,358.00	63,578.00	59,810.00
DEBT SERVICE	717.00	21,246.00	130,911.00	121,813.00	68,764.00
CAPITAL OUTLAY	53,500.00	368.00	902,127.00	3,413,628.00	120,000.00
MISCELLANEOUS	(35,053.00)	222,773.00	(707,230.00)	-	-
<i>TOTAL NON-PERSONNEL</i>	<b>19,303.00</b>	<b>294,258.00</b>	<b>541,318.00</b>	<b>3,803,519.00</b>	<b>428,424.00</b>
TRANSFERS OUT - CAPITAL PROJECTS	5,519,721.00	-	278,482.00	-	-
TRANSFERS OUT - OTHER	202,916.00	-	52,980.00	188,336.00	304,358.00
INTRA-FUND TRANSFERS OUT	-	-	886,987.00	120,000.00	120,000.00
<i>TOTAL TRANSFERS OUT</i>	<b>5,722,637.00</b>	-	<b>1,218,449.00</b>	<b>308,336.00</b>	<b>424,358.00</b>
<b>TOTAL EXPENSES</b>	<b>5,741,940.00</b>	<b>294,258.00</b>	<b>1,774,070.00</b>	<b>4,425,332.00</b>	<b>1,218,981.00</b>
<b>Revenues Less Expenses</b>	<b>(872,434.00)</b>	<b>189,127.00</b>	<b>(633,139.00)</b>	<b>(866,704.00)</b>	<b>(873,981.00)</b>
<b>Total Net Position</b>	<b>(872,434.00)</b>	<b>(683,307.00)</b>	<b>(1,316,446.00)</b>	<b>(2,183,150.00)</b>	<b>(3,057,131.00)</b>

## Proposed Budget Internal Service Funds Revenues and Expenditures

REVENUES	2018-19 Actuals	2019-20 Actuals	2020-21 Actuals	2021-22 Actuals	2022-23 Actuals	2023-24 Midyear Adopted Budget	2024-25 Budget (Proposed)
CHARGES FOR SERVICES	1,652,300.00	576,100.00	1,870,600.00	2,282,600.00	2,437,842.00	3,765,687.00	4,311,007.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	23,469.00	18,362.00	1,483.00	2,339.00	21,580.00	11,270.00	38,400.00
MISCELLANEOUS	61,189.00	212,201.00	-	84,281.00	13,918.00	121,000.00	55,000.00
<i>TOTAL OPERATING REVENUES</i>	<b>1,736,958.00</b>	<b>806,663.00</b>	<b>1,872,083.00</b>	<b>2,369,220.00</b>	<b>2,473,340.00</b>	<b>3,897,957.00</b>	<b>4,404,407.00</b>
TRANSFERS IN - CAPITAL PROJECTS	-	-	67,500.00	-	-	-	-
TRANSFERS IN - OTHER	-	-	-	-	-	5,037,000.00	-
<b>TOTAL REVENUES</b>	<b>1,736,958.00</b>	<b>806,663.00</b>	<b>1,939,583.00</b>	<b>2,369,220.00</b>	<b>2,473,340.00</b>	<b>8,934,957.00</b>	<b>4,404,407.00</b>
<b>EXPENSES</b>							
SALARIES	171,786.00	202,530.00	173,333.00	187,366.00	160,475.00	313,811.00	341,535.00
BENEFITS	75,699.00	93,239.00	93,998.00	47,265.00	31,964.00	92,349.00	109,825.00
RETIREMENT (CalPERS)	27,867.00	32,587.00	34,050.00	40,069.00	40,958.00	56,252.00	69,405.00
RETIREE MEDICAL (OPEB)	10,607.00	12,326.00	21,284.00	26,915.00	14,509.00	25,793.00	34,100.00
<i>TOTAL PERSONNEL</i>	<b>285,959.00</b>	<b>340,682.00</b>	<b>322,665.00</b>	<b>301,615.00</b>	<b>247,906.00</b>	<b>488,205.00</b>	<b>554,865.00</b>
SUPPLIES AND SERVICES	722,476.00	802,230.00	1,102,707.00	1,394,598.00	1,554,704.00	2,309,232.00	2,601,192.00
DEBT SERVICE	36,757.00	106,601.00	117,072.00	45,807.00	373,253.00	516,572.00	509,000.00
UTILITIES	44,469.00	50,282.00	62,939.00	68,377.00	138,978.00	139,550.00	211,600.00
CAPITAL OUTLAY	245,210.00	62,971.00	474,382.00	23,743.00	274,366.00	390,577.00	90,000.00
MISCELLANEOUS	(32,304.00)	160,691.00	(319,504.00)	157,833.00	37,065.00	-	-
TRANSFERS OUT - CAPITAL PROJECTS	-	-	-	-	-	886,693.00	999,555.00
<i>TOTAL NON-PERSONNEL</i>	<b>1,016,608.00</b>	<b>1,182,775.00</b>	<b>1,437,596.00</b>	<b>1,690,358.00</b>	<b>2,378,366.00</b>	<b>4,242,624.00</b>	<b>4,411,347.00</b>
<b>TOTAL EXPENSES</b>	<b>1,302,567.00</b>	<b>1,523,457.00</b>	<b>1,760,261.00</b>	<b>1,991,973.00</b>	<b>2,626,272.00</b>	<b>4,730,829.00</b>	<b>4,966,212.00</b>
<b>Revenues Less Expenses</b>	<b>434,391.00</b>	<b>(716,794.00)</b>	<b>179,322.00</b>	<b>377,247.00</b>	<b>(152,932.00)</b>	<b>4,204,128.00</b>	<b>(561,805.00)</b>
<b>Total Net Position</b>	<b>1,493,079.00</b>	<b>776,285.00</b>	<b>955,607.00</b>	<b>1,332,854.00</b>	<b>1,179,922.00</b>	<b>5,384,050.00</b>	<b>4,822,245.00</b>

## FY 2024/25 Recommended Budget Fund Balance Projections

Fund Number and Description	June 30, 2023 Fund Balance	FY 2023-24 Estimated Revenues	FY 2023-24 Estimated Expenses	FY 2023-24 Estimated Fund Balance	FY 2024-25 Proposed Revenues	FY 2024-25 Proposed Expenses	FY 2024-25 Budgeted Fund Balance
100 GENERAL FUND	14,362,194.17	28,291,980.00	33,221,732.96	9,432,441.21	30,492,829.00	30,614,154.00	9,311,116.21
105 DEVELOPER PROJECTS	938,299.00	1,354,882.00	1,204,024.00	1,089,157.00	1,159,825.00	1,038,500.00	1,210,482.00
210 STORM DRAIN/MEASURE A	5,814,902.91	99,000.00	604,098.00	5,309,804.91	220,500.00	1,268,507.00	4,261,797.91
211 MEASURE T	4,583,290.99	1,817,000.00	752,507.00	5,647,783.99	1,967,100.00	3,170,000.00	4,444,883.99
212 GAS TAX/ROAD MAINTENANCE	351,812.09	611,700.00	310,625.78	652,886.31	596,819.00	530,750.00	718,955.31
213 GAS TAX RMRA	1,338,800.58	555,391.00	1,081,840.00	812,351.58	571,562.00	800,000.00	583,913.58
215 CALHOME PROGRAM	12,332.27	60,230.00	35,199.00	37,363.27	42,341.00	11,841.00	67,863.27
216 CDBG - REHAB LOAN PROGRAM	78,753.71	1,478.00	80,751.00	(519.29)	4,100.00	92,483.00	(88,902.29)
217 HOME PROGRAM	24,816.87	76,275.00	48,949.00	52,142.87	903,596.00	873,596.00	82,142.87
218 STATE SUPP LAW ENF (COPS)	4,649.78	174,450.00	173,250.00	5,849.78	173,950.00	180,550.00	(750.22)
220 BEGIN PROGRAM	107,882.71	34,700.00	-	142,582.71	110,007.00	105,107.00	147,482.71
226 TFCA GRANT					230,526.00	230,526.00	-
230 STATE GRANTS	226,995.41	2,606,087.00	2,160,171.09	672,911.32	1,106,087.00	637,032.00	1,141,966.32
240 FEDERAL GRANTS	(145,039.08)	2,165,920.00	2,165,920.00	(145,039.08)	10,367,940.00	10,504,044.00	(281,143.08)
252 NEWELL OPEN SPACE PRESERVE	249,860.77	16,650.00	41,750.00	224,760.77	21,550.00	58,000.00	188,310.77
254 LAVIGNE OPEN SPACE MAINTEN	178,224.20	3,285.00	8,000.00	173,509.20	6,200.00	11,400.00	168,309.20
261 LLAD Zone 1, LaVigne	627,235.52	207,200.00	431,167.00	403,268.52	227,200.00	367,900.00	262,568.52
262 LLAD Zone 2, Vintage Ranch	1,150,417.40	324,623.00	442,964.00	1,032,076.40	368,998.00	522,555.00	878,519.40
263 LLAD Zone 3, Napa Junction	1,431,227.00	195,120.00	147,147.00	1,479,200.00	232,075.00	145,600.00	1,565,675.00
275 GP UPDATE FEE FUND	(162,210.51)	180,724.00	193,244.00	(174,730.51)	25,400.00	20,015.00	(169,345.51)
280 CANNABIS FUND	(14,631.87)	-	3,000.00	(17,631.87)	-	1,000.00	(18,631.87)
281 COMM FACILITIES DIST FUND	655,338.10	56,792.00	6,630.00	705,500.10	56,750.00	16,000.00	746,250.10
282 LEGAL SETTLEMENT	919,114.29	15,000.00	-	934,114.29	31,900.00	484,930.00	481,084.29
283 NATIONAL OPIOID SETTLEMENT	-	16,600.00		16,600.00	1,000.00	2,500.00	15,100.00
310 PARKS IMPACT FEE FUND	1,694,129.20	551,897.00	761,690.74	1,484,335.46	1,630,400.00	1,151,932.00	1,962,803.46
320 TRAFFIC IMPACT FEE FUND	4,263,815.45	453,468.00	128,395.85	4,588,887.60	2,575,900.00	111,356.00	7,053,431.60
330 CIVIC IMPACT FEE FUND	1,508,115.83	160,186.00	-	1,668,301.83	515,000.00	864,096.00	1,319,205.83
340 AFFORDABLE HOUSING	310,073.64	435,056.00	-	745,129.64	1,154,300.00	-	1,899,429.64
350 CAPITAL PROJECTS	1,290,386.08	5,302,657.00	4,078,446.51	2,514,596.57	30,283,533.00	30,778,737.00	2,019,392.57
360 AMCAN RD E ASSMT DIST	332,239.24	4,000.00	-	336,239.24	1,200.00	-	337,439.24
370 ZERO WATER FOOTPRINT	561,595.36	122,566.00	710,017.00	(25,855.64)	114,100.00	-	88,244.36
380 UTILITY UNDERGROUND FUND	307,693.66	2,600.00	160,000.00	150,293.66	10,700.00	-	160,993.66
381 COMM FACILITIES DIST CIP FUND	(2,403,880.78)	3,489,119.32	1,085,238.54	-	6,532,828.00	6,532,828.00	-
420 CABERNET VILLAGE LSE DS	-	468,639.00	468,639.00	-	468,639.00	468,639.00	-
440 ENGIE EQUIP/LEASE DEBT SVC	(17,750.23)	36,949.40	36,949.40	(17,750.23)	38,459.00	38,459.00	(17,750.23)

**FY 2024/25 Recommended Budget Fund Balance Projections**

<b>Fund Number and Description</b>	<b>June 30, 2023 Fund Balance</b>	<b>FY 2023-24 Estimated Revenues</b>	<b>FY 2023-24 Estimated Expenses</b>	<b>FY 2023-24 Estimated Fund Balance</b>	<b>FY 2024-25 Proposed Revenues</b>	<b>FY 2024-25 Proposed Expenses</b>	<b>FY 2024-25 Budgeted Fund Balance</b>
510 WATER OPERATIONS	33,044,673.47	10,016,718.00	10,811,401.42	32,249,990.05	10,533,438.00	14,837,303.00	27,946,125.05
515 WTR DEBT SERVICE FUND	(1,176,517.92)	89,171.00	89,170.73	(1,176,517.65)	92,813.00	19,229.00	(1,102,933.65)
520 WATER CAPACITY FEE FUND	5,292,978.50	1,318,693.00	19,795.85	6,591,875.65	4,722,300.00	562,394.00	10,751,781.65
530 WATER CIP	2,077,129.16	-	-	2,077,129.16	925,000.00	925,000.00	2,077,129.16
540 WASTEWATER OPERATIONS	27,052,735.88	5,272,690.00	6,253,974.66	26,071,451.22	5,343,300.00	9,424,201.00	21,990,550.22
545 WW DEBT SERVICE FUND	(2,997,850.06)	215,074.00	215,073.72	(2,997,849.78)	223,857.00	46,379.00	(2,820,371.78)
550 WASTEWATER CAPACITY FEE	6,197,773.42	748,256.00	-	6,946,029.42	2,548,649.00	1,820,820.00	7,673,858.42
560 WW CIP	(160,335.78)	880,613.00	880,613.00	(160,335.78)	3,063,662.00	3,063,662.00	(160,335.78)
570 WW CAPITAL RESERVE	550,339.46	83,000.00	-	633,339.46	95,398.00		728,737.46
580 RECYCLED WATER FUND	(2,218,677.97)	215,000.00	961,704.68	(2,965,382.65)	225,000.00	1,098,981.00	(3,839,363.65)
590 RECYCLED WATER CIP	902,229.19	2,617,322.87	3,519,552.06	-	120,000.00	120,000.00	-
601 LAVIGNE SAD REASSMT REV BO	1,351,039.56	252,006.69	9,141.78	1,593,904.47	-		1,593,904.47
602 AMCAN RD E INF REV BOND	1,331,973.72	585,616.08	694,757.51	1,222,832.29	-		1,222,832.29
603 COMM FACILITIES DISTRICT	5,778,671.03	663,195.95	2,531,080.22	3,910,786.76	-		3,910,786.76
610 TOURISM IMPROVEMENT DIST	96,481.61	302,541.72	165,913.35	233,109.98	-		233,109.98
651 ISF - BLDG MAINTENANCE	321,429.95	994,001.00	934,618.98	380,811.97	1,217,200.00	1,135,762.00	462,249.97
652 ISF - FLEET	817,093.68	1,173,021.00	1,317,111.40	673,003.28	1,214,998.00	1,251,856.00	636,145.28
653 ISF - INFO TECHNOLOGY	349,663.67	1,118,769.00	1,205,906.65	262,526.02	1,568,999.00	1,319,039.00	512,486.02
654 ISF - LEGAL SERVICES	(308,268.28)	612,166.00	386,500.00	(82,602.28)	403,210.00	360,000.00	(39,392.28)
655 ISF - PARKS RENO & REPL	-	2,737,000.00	202,000.00	2,535,000.00	-	849,555.00	1,685,445.00
656 ISF - STREETS RENO & REPL	-	1,500,000.00	-	1,500,000.00	-		1,500,000.00
657 ISF - CIVIC FACILITIES RENO & REPL	-	500,000.00	50,000.00	450,000.00	-	-	450,000.00
658 ISF - PUBLIC SAFETY BUILDING RENO & REPL	-	200,000.00	-	200,000.00	-	50,000.00	150,000.00
659 ISF - PENSION STABILIZATION	-	100,000.00	-	100,000.00	-	-	100,000.00
<b>Total</b>	<b>\$ 118,883,246</b>	<b>\$ 82,087,080</b>	<b>\$ 80,790,663</b>	<b>\$ 120,179,663</b>	<b>\$ 124,541,138</b>	<b>\$ 128,517,218</b>	<b>\$ 116,203,583</b>



**Future Agenda Items of Note:**

**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; 6:30 p.m.**

Presentation – AC Community Cats

**June 18, 2024; 7:00 p.m.**

Special Joint City Council Meeting with Parks and Community Services Commission

**June 18, 2024; 8:00 p.m.**

Special Joint City Council Meeting with Open Space, Active Transportation and Sustainability Commission

**July 2, 2024; 6:30 p.m. City Council Meeting Canceled**