REGULAR CITY COUNCIL MEETING AGENDA

City Hall - Council Chambers
4381 Broadway St., Suite 201, American Canyon
January 20, 2026
6:30 PM

Mayor: Pierre Washington
Vice Mayor: Mark Joseph
Councilmembers: Brando Cruz, Melissa Lamattina, David Oro

6:00 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

6:00 P.M. CLOSED SESSION ITEMS

1. **Conference with Real Property Negotiators – Authorized Pursuant to Government Code Section 54956.8. Property APNS: 058-030-016; 058-030-018 (terms and payment price).**

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

CALL TO ORDER - OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

PROCLAMATIONS AND PRESENTATIONS

There are no proclamations.

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

2. Minutes of December 15, 2025

Recommendation: Approve the minutes of the Regular City Council meeting of December 20, 2025.

3. Closed Session Reports

Recommendation: Approve the Closed Session Reports for the meetings held on November 18, 2025, December 2, 2025, and December 16, 2025.

4. Notice of Completion for Rancho Del Mar Paving and Utility Improvements Project (TR24-0300)

Recommendation: Adopt a Resolution accepting the project as complete, authorizing the Public Works Director to file a Notice of Completion, and releasing a Retention payment to Ghilotti Construction Company, Inc. in conjunction with the Rancho Del Mar Paving and Utility Improvements Project (TR24-0300).

5. Notice of Completion - City Hall Roof Replacement Project (CF23-0100)

Recommendation: Accept the Project as complete and authorize the Public Works Director to file a Notice of Completion in conjunction with the City Hall Roof Replacement Project (CF23-0100).

6. Measure T MOE and Equivalent Fund Certification FY2024/25

Recommendation: Take the following actions related to Measure "T" (The Napa Countywide Road Maintenance Act):

1. Adopt a Resolution approving the Maintenance of Effort (MOE) certification of $370,015 as required under Measure "T" Program (The Napa Countywide Road Maintenance Act)
2. Adopt a Resolution approving certification of Equivalent Fund expenditures under the Measure "T" Program (The Napa Countywide Road Maintenance Act).

PUBLIC HEARINGS

7. Crawford Way Multifamily Condominium Tentative Subdivision Map

Recommendation: Adopt a Resolution approving a Tentative Subdivision Map to permit the future subdivision of the Crawford Way Project into 100 condominium multifamily dwelling units on a 4.34-acre site at the southwest corner of Crawford Way and Highway 29, APNs 058-302-001 and 058-290-012 (File No. PL25-0010)

8. Giovannoni Logistics Center Tentative Parcel Map and Design Permit Extension

Recommendation: Adopt a Resolution for a twelve-month extension to the Giovannoni

Logistics Center Tentative Parcel Map and Design Permit from March 21, 2026, to March 21, 2027, APNs 057-130-034 and 057-130-036 (File no. PL25-0013)

BUSINESS

9. Revenue Measure

Recommendation: Adopt a Resolution authorizing a budget appropriation of $110,000 from the General Fund Undesignated Reserve and awarding a professional services agreement to Fairbank, Maslin, Maullin, Metz & Associates (FM3) in an amount not to exceed $60,000, and increase the professional services agreement with Tripepi Smith & Associates from $233,000 to $283,000 for public opinion research and community outreach and education services related to a potential ballot measure.

MANAGEMENT AND STAFF ORAL REPORTS

10. Q3 FY25/26 Capital Project Schedule Update

Recommendation: Receive this informational item and provide feedback.

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.

11. Council Committee Report - Vice Mayor Mark Joseph

FUTURE AGENDA ITEMS

12. Future Agenda Items of Note

ADJOURNMENT

CERTIFICATION

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

_____

Taresa Geilfuss, CMC, City Clerk

PUBLIC PARTICIPATION

This 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.

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:** 847 1017 1711; **Passcode:** 123456. **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@americancanyon.gov.

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.americancanyon.gov.

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@americancanyon.gov. 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.

CITY OF AMERICAN CANYON
REGULAR CITY COUNCIL MEETING

ACTION MINUTES

December 16, 2025

6:00 P.M. – CLOSED SESSION

CALL TO ORDER - CLOSED SESSION

The City Council meeting was called to order at 6:00 p.m.

ROLL CALL - CLOSED SESSION

Present: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
Absent: None
Excused: None

PUBLIC COMMENTS - CLOSED SESSION ITEMS

Mayor Washington opened public comments. Written comments: none. Oral comments: none. The public comment period was closed.

CLOSED SESSION ITEMS

1. Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). One (1) Matter.

2. Conference with Real Property Negotiators – Authorized Pursuant to Government Code Section 54956.8. Property: 4000 Paoli Loop (APN 057-120-036)

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

CALL TO ORDER - OPEN SESSION

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - OPEN SESSION

Present: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
Absent: None
Excused: None

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

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

PROCLAMATIONS AND PRESENTATIONS

3. Presentation: American Canyon Community Cats

Council received an American Canyon Community Cats presentation from Gina Griggs, Director of Development of American Canyon Community Cats.

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

Mayor Washington opened public comments. Written comments: Oscar De La Torre, LiUNA; Jay Bradshaw, Nor Cal Carpenter's Union. Oral comments: Jeannette Goyetche was called to speak; Tammy Wong was called to speak; Melanie was called to speak; The public comment period was closed.

AGENDA CHANGES

Item 9.) Promontory Subdivision Project was removed from the Consent Calendar.

CONSENT CALENDAR

Action: Motion to adopt the CONSENT CALENDAR, except for Item 9.) Promontory Subdivision Project made by Councilmember David Oro, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
Nays: None
Abstain: None
Absent: None
Excused: None

4. Minutes of December 2, 2025
Action: Approved the minutes of the Regular City Council meeting held December 2, 2025.

5. AB1600 Annual and Five-Year Findings Report
Action: Adopted Resolution 2025-96 accepting the Fiscal Year 2024-25 Annual and Five-Year Findings Report on Development Impact Fees and reaffirming the necessity of development impact fees.

6. Parks and Recreation Department User Fee Schedule
Action: Adopted Resolution 2025-97 to repeal and replace Resolution 2024-91 with the updated Parks and Recreation Department User Fee Schedule.

7. Standard Proclamation List for 2026
Action: Approved by Minute Order 2025-26 the Standard Proclamation List for Calendar Year 2026.

8. Minimum Wage Update to Part-time Temporary Staff Pay Rates
Action: Adopted Resolution 2025-98 to update the FY2025/2026 Salary Schedule and Compensation Plan for Part-Time Temporary Staff

10. 205 Wetlands Sanitary Sewer Demolition Project (WW26-0100)
Action: Adopted Resolution 2025-R100 amending the Fiscal Year 2025-26 Capital Improvement Program Budget to include the 205 Wetlands Sanitary Sewer Demolition Project (WW26-0100) for an amount not to exceed $100,000 and appropriating $100,000 from Fund 540 Wastewater Operations to the project budget.

9. Promontory Subdivision Project
Item 9.) Promontory Subdivision Project was removed from the Consent Calendar. Mayor Washington opened public comments. Written comments: none. Oral comments: Steve Reilly was called to speak; Nick Stocker was called to speak; Alicia Guerra was called to speak. The public comment period was closed.

> **Action:** Motion to adopt Resolution 2025-99 approving the "Promontory Parcel Map", the "Promontory Lot 1 Final Map Phase 1", the "Promontory Lot 2 Final Map Phase 2", and a Subdivision Improvement Agreement (Agreement 2025-A237) for Promontory Subdivision Project (PL 22-0034) made by Councilmember Brando Cruz, seconded by Vice Mayor Mark Joseph, and CARRIED by roll call vote.
>
> **Ayes:** Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
> **Nays:** None
> **Abstain:** None
> **Absent:** None
> **Excused:** None

PUBLIC HEARINGS

11. Crawford Way Multifamily Condominium Tentative Subdivision Map
The applicant requested this item be continued to a future meeting. A written comment was received from Jack Farrell.

> **Action:** Motion to continue the Crawford Way Multifamily Condominium Tentative Subdivision Map item to the next Regular City Council meeting of January 20, 2026, made by Vice Mayor Mark Joseph, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
Nays: None
Abstain: None
Absent: None
Excused: None

BUSINESS

12. FY 25/26 Community Grant Funding Awards

Council received a FY 25/26 Community Grant Funding Awards staff report from Deputy City Manager Alexandra Ikeda. Mayor Washington opened public comments. Written comments: Yvonne Baginski. Oral comments: Belia Ramos was called to speak. The public comment period was closed.

Action: Motion to adopt Minute Order 2025-27 allocating the FY 25/26 Community Grant Funding Awards as recommended by the Parks and Community Services Commission made by Vice Mayor Mark Joseph, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
Nays: None
Abstain: None
Absent: None
Excused: None

13. Selection of Vice Mayor and City Council Committee Appointments for 2026

City Clerk Taresa Geilfuss introduced the item regarding the selection of Vice Mayor for 2026. Councilmember Oro nominated Councilmember Lamattina. Councilmember Lamattina requested that Vice Mayor Mark Joseph remain in the position for 2026 and serve as her mentor.

Action: Motion to adopt Minute Order 2025-28 appointing Vice Mayor Joseph to continue in that role for 2026 and provide mentorship to Councilmember Melissa Lamattina made by Councilmember Melissa Lamattina, seconded by Vice Mayor Mark Joseph, and CARRIED by roll call vote.

Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
Nays: None
Abstain: None
Absent: None
Excused: None

City Clerk Taresa Geilfuss introduced the 2026 City Council Appointments List for council consideration. Councilmember Brando Cruz has a conflict with his appointment with the North Bay Watershed Association. Councilmember Melissa Lamattina volunteered to replace Councilmember Cruz on that committee. Additionally, the former Wall that Heals Ad-hoc committee will transition to a Veteran's Ad-hoc Committee.

> **Action:** Motion to adopt Minute Order 2025-29 approving the 2026 City Council Appointments List with the following changes: Councilmember Lamattina will replace Councilmember Cruz on the North Bay Watershed Association Committee and the former Wall that Heals Ad-hoc committee will transition to the Veteran's Ad-hoc Committee made by Vice Mayor Mark Joseph, seconded by Councilmember Brando Cruz, and CARRIED by roll call vote.
>
> **Ayes:** Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
> **Nays:** None
> **Abstain:** None
> **Absent:** None
> **Excused:** None

14. City Manager Employment Agreement

Council received a City Manager Employment Agreement staff report from City Manager Jason Holley. Mayor Washington opened public comments. Written comments: Ernie Knodel. Oral comments: Gina Griggs was called to speak. The public comment period was closed.

> **Action:** Motion to adopt Resolution 2025-R102 approving an Employment Agreement 2025-A220 with Jason B. Holley for employment as City Manager made by Councilmember Brando Cruz, seconded by Councilmember Melissa Lamattina, and CARRIED by roll call vote.
>
> **Ayes:** Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Mayor Pierre Washington
> **Nays:** Vice Mayor Mark Joseph
> **Abstain:** None
> **Absent:** None
> **Excused:** None

MANAGEMENT AND STAFF ORAL REPORTS

Council received oral updates from City Manager Jason Holley who announced holiday closures of City Hall in December 2025.

MAYOR/COUNCIL COMMENTS AND COMMITTEE REPORTS

The mayor and council members had no announcements.

FUTURE AGENDA ITEMS

15. Future Agenda Items of Note

Action: Motion to add to a future agenda Clarke Ranch improvements made by Councilmember David Oro, seconded by Vice Mayor Mark Joseph, and CARRIED by roll call vote.

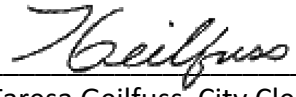
Ayes: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington
Nays: None
Abstain: None
Absent: None
Excused: None

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

CERTIFICATION

Respectfully Submitted,



Taresa Geilfuss, City Clerk

COLANTUONO
HIGHSMITH
WHATLEY, PC

TERESA L. HIGHSMITH | 213-542-5703 | THIGHSMITH@CHWLAW.US

Our File No. 31004.0001

January 14, 2026

ATTORNEY-CLIENT PRIVILEGE
VIA ELECTRONIC MAIL

The Honorable Pierre Washington, Mayor
Members of the City Council
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

Re: **Report Upon Return from Closed Session, Special City Council Closed Session Meeting of the American Canyon City Council of November 18, 2025**

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 Open Meeting Act (Government Code Section 54950, *et seq*.) resulting from the Closed Session of the City Council Closed Session Meeting of November 18, 2025, consistent with Government Code Section 54957.1, regarding the following matters:

1. Conference with Legal Counsel – Existing Litigation. (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 Vallejo v. City of American Canyon et al* . (Third District Court of Appeal Case No. C102070; formerly Sacramento County Superior Court Case No. 23WM000055).
   c. *City of Vallejo v. City of American Canyon et al* . (Sacramento County Superior Court Case No. 24WM000078).
   d. *City of Vallejo v. City of American Canyon et al*. (Marin County Superior Court Case No. CV0003752).
   e. *American Canyon 1, LLC and Napa Valley Ruins & Gardens, LLC v. City of American Canyon et al.* (Napa County Superior Court Case No. 25CV002277)

2. Conference with Legal Counsel – Anticipated Litigation (Government Code Section 54956.9(d)(2).
   Number of Potential Cases: 2

Mayor Washington, Vice Mayor Joseph, Council Members Cruz, Lamattina and Oro convened in Open Session at 4:31 p.m. No public comments were offered. The closed session was recessed at 6:22 pm, in order to convene and attend the regularly scheduled open session City Council meeting.

With respect to Closed Session Agenda matters 1 and 2 in each matter direction was provided to staff and legal counsel, but there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2).

The Closed Session concluded at 6: 22 p.m.

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

Sincerely,

Teresa L. Highsmith

TLH:mom

cc: Jason B. Holley, City Manager
Juan Gomez, Assistant City Manager
Teresa Geilfuss, City Clerk

COLANTUONO
HIGHSMITH
WHATLEY, PC

TERESA L. HIGHSMITH | 213-542-5703 | THIGHSMITH@CHWLAW.US

Our File No. 31004.0001

January 14, 2026

ATTORNEY-CLIENT PRIVILEGE
VIA ELECTRONIC MAIL

The Honorable Pierre Washington, Mayor
Members of the City Council
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

Re: **Report Upon Return from Closed Session, Special City Council Closed Session Meeting of the American Canyon City Council of December 2, 2025**

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 Open Meeting Act (Government Code Section 54950, *et seq*.) resulting from the Closed Session of the City Council Closed Session Meeting of December 2, 2025, consistent with Government Code Section 54957.1, regarding the following matters:

1. Conference with Legal Counsel – Existing Litigation. (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 Vallejo v. City of American Canyon et al* . (Third District Court of Appeal Case No. C102070; formerly Sacramento County Superior Court Case No. 23WM000055).
   c. *City of Vallejo v. City of American Canyon et al* . (Sacramento County Superior Court Case No. 24WM000078).
   d. *City of Vallejo v. City of American Canyon et al*. (Marin County Superior Court Case No. CV0003752).
   e. *American Canyon 1, LLC and Napa Valley Ruins & Gardens, LLC v. City of American Canyon et al.* (Napa County Superior Court Case No. 25CV002277)

2. Conference with Legal Counsel – Anticipated Litigation (Government Code Section 54956.9(d)(2).
   Number of Potential Cases: 2

Mayor Washington, Vice Mayor Joseph, Council Members Cruz, Lamattina and Oro convened in Open Session at 5:01 p.m. No public comments were offered. The closed session was recessed at 6:10 pm, in order to convene and attend the regularly scheduled open session City Council meeting.

With respect to Closed Session Agenda matters 1 and 2 in each matter direction was provided to staff and legal counsel, but there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2).

The Closed Session concluded at 6:10 p.m.

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

Sincerely,

Teresa L. Highsmith

TLH:mom

cc: Jason B. Holley, City Manager
Juan Gomez, Assistant City Manager
Teresa Geilfuss, City Clerk

COLANTUONO
HIGHSMITH
WHATLEY, PC

TERESA L. HIGHSMITH | 213-542-5703 | THIGHSMITH@CHWLAW.US

Our File No. 31004.0001

January 14, 2026

ATTORNEY-CLIENT PRIVILEGE
VIA ELECTRONIC MAIL

The Honorable Pierre Washington, Mayor
Members of the City Council
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

Re: **Report Upon Return from Closed Session, Special City Council Closed Session Meeting of the American Canyon City Council of December 16, 2025**

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 Open Meeting Act (Government Code Section 54950, *et seq*.) resulting from the Closed Session of the City Council Closed Session Meeting of December 16, 2025, consistent with Government Code Section 54957.1, regarding the following matters:

1. Conference with Legal Counsel – Anticipated Litigation (Government Code Section 54956.9(d)(2).
   Number of Potential Cases: 1

2. Conference with Real Property Negotiators – Authorized Pursuant to Government Code Section 54956.8. Property: 4000 Paoli Loop (APN 057-120-036)

Mayor Washington, Vice Mayor Joseph, Council Members Cruz, Lamattina and Oro convened in Open Session at 6:00 p.m. No public comments were offered. The closed session was recessed at 6:25 pm, in order to convene and attend the regularly scheduled open session City Council meeting.

With respect to Closed Session Agenda matters 1 and 2 in each matter direction was provided to staff and legal counsel, but there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2).

The Closed Session concluded at 6:25 p.m.

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

Sincerely,

Teresa L. Highsmith

TLH:mom

cc: Jason B. Holley, City Manager
Juan Gomez, Assistant City Manager
Teresa Geilfuss, City Clerk

TITLE

Notice of Completion for Rancho Del Mar Paving and Utility Improvements Project (TR24-0300)

RECOMMENDATION

Adopt a Resolution accepting the project as complete, authorizing the Public Works Director to file a Notice of Completion, and releasing a Retention payment to Ghilotti Construction Company, Inc. in conjunction with the Rancho Del Mar Paving and Utility Improvements Project (TR24-0300).

CONTACT

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

BACKGROUND & ANALYSIS

The Rancho Del Mar Paving and Utility Improvements Project (TR24-0300; "Project") consisted of pavement rehabilitation by means of full depth replacement, asphalt rubber cape seal, water main replacement and reconnect, and sewer main cured in place lining throughout the eastern portions of the Rancho Del Mar neighborhood in the City of American Canyon. The Project completed curb ramp upgrades, sidewalk gap closures, micro milling, dig out repairs, full depth replacement of asphalt along Rio Del Mar, crack seal, cape seal, new signage and striping, replacement of water mains and services, and cured in place pipe lining on the existing sewer mains.

The City solicited competitive bids for the project and opened bids on December 4, 2024. Ghilotti Construction Company, Inc. (GCC) was determined to be the lowest responsible and responsive bidder, with a bid of $5,997,715. On December 17, 2024, the City Council authorized the award of the construction contract and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget (R2024-95).

On May 6, 2025, the City Council authorized amending the Capital Budget and increasing the project budget to cover the additional costs due to unforeseen conditions related to shallow existing utilities including gas and storm drain lines, and existing concrete driveway and sidewalk improvements (R2025-31).

GCC has completed the contract work, including Contract Change Order (CCO) Nos. 1 through 23, to the satisfaction of the Public Works Director, at a final contract cost of $7,356,070.29. Staff

recommends the Council accept the work as complete, authorize the Public Works Director to file a Notice of Completion, and authorize the release of Retention payment to Ghilotti Construction Company, Inc.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The total approved project budget as of May 2025 (R2025-31) is $8,621,000. The total construction contract amount including change orders is $7,356,070.29.

Contract Item	Amount
Original Construction Contract	$5,997,715
Change Order No. 1	$50,261.64
Change Order No. 2	$10,684.35
Change Order No. 3	$440,684.10
Change Order No. 4	$86,964.09
Change Order No. 5	$4,857.55
Change Order No. 6	$41,711.84
Change Order No. 7	$17,965.33
Change Order No. 8	$7,221.50
Change Order No. 9	$2,166.45
Change Order No. 10	$53,003.04
Change Order No. 11	$85,489.60
Change Order No. 12	$23,778.14
Change Order No. 13	$117,024.35
Change Order No. 14	$287,230.26
Change Order No. 15	$44,679.72
Change Order No. 16	$9,577.19
Change Order No. 17	$19,573.31
Change Order No. 18	$2,259.12
Change Order No. 19	$15,479.80
Change Order No. 20	$20,295.53
Change Order No. 21	$13,509.76
Change Order No. 22	$2,194.23
Change Order No. 23	$1,742.39
Total Construction Contract	$7,356,068.29

The change orders were primarily the result of unforeseen site conditions and additional scope that were not included in the original design. Due to the age of the existing infrastructure and the lack of reliable as-built information, numerous unexpected issues were encountered during construction. For example, the existing water main and service lines were over 70 years old and had not been

replaced since the subdivision was constructed in the 1950s.

As a result, the project scope was expanded to include replacement of the entire water service assembly from the main to the meter, installation of vertical offsets to avoid conflicts with existing utilities, and construction of sewer manholes to replace end-of-line lampholes for improved maintenance access. Additional concrete costs were also incurred due to conflicts with existing sidewalk and driveway improvements that impact and impede the proposed pavement rehabilitation efforts. Additionally, the pavement rehabilitation design along Rio Del Mar had to be modified to avoid conflicts with shallow utilities, including gas and storm drain lines.

The estimated total project cost including design, construction contract, materials testing services, in-house staff and project support, and miscellaneous expenses, is estimated at

Description	**Amount**
Design Contract (Bennett Engineering)	$485,000*
Construction Contract (Ghilotti Construction Company)	$7,356,068.29
Materials Testing Services	$72,000*
Construction Inspection Services	$5,000
In-house Staff and Project Support	$149,424.65
Miscellaneous	$29,174.60
Total Estimated Project Expenditure (rounded)	$8,097,000

*Estimated amount to complete project closeout efforts

ENVIRONMENTAL REVIEW

15302 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 2 exemption of replacement or reconstruction of existing facilities of Section 15302 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.

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. Resolution - Rancho Del Mar Paving and Utility Improvements Project
2. Notice of Completion - ARPA Rancho Del Mar

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ACCEPTING THE PROJECT AS COMPLETE, AUTHORIZING THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION, AND RELEASING A RETENTION PAYMENT TO GHILOTTI CONSTRUCTION COMPANY, INC. IN CONJUNCTION WITH THE RANCHO DEL MAR PAVING AND UTILITY IMPROVEMENTS PROJECT (TR24-0300)

WHEREAS, the Rancho Del Mar Paving and Utility Improvements Project (TR24-0300; "Project") consists of pavement rehabilitation by means of full depth replacement on Rio Del Mar, asphalt rubber cape seal, water main replacement and reconnect, and sewer cured in place lining throughout the eastern portions of the Rancho Del Mar neighborhood in the City of American Canyon; and

WHEREAS, on December 17, 2024, the City Council authorized the award of a construction contract to Ghilotti Construction Company, Inc. in the amount of $5,997,715 and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget (R2024-95); and

WHEREAS, on May 6, 2025, the City Council authorized amending the FY2024-25 Capital Budget and increasing the Project Budget to provide for the increased costs due to unforeseen conditions related to shallow existing utilities including gas and storm drain lines, and existing concrete driveway and sidewalk improvements (R2025-31); and

WHEREAS, all contracted work, including Contract Change Order Nos. 1 to 23, has been completed at a total construction contract cost of $7,356,070.29; and

WHEREAS, Ghilotti Construction Company, Inc. has completed all the contracted work to the satisfaction of the Public Works Director; and

WHEREAS, total project cost, including the design contract, construction contract, materials testing services, in-house staff and project support, and miscellaneous expenses, is estimated at $8,097,000.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby accepts the Rancho Del Mar Paving and Utility Improvements Project (TR24-0300) as complete, authorizes the Public Works Director to file a Notice of Completion, and approves the release of a Retention payment to Ghilotti Construction Company, Inc.

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 20th day of January 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

_____
Teresa Highsmith, 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 **RANCHO DEL MAR PAVING AND UTILITY IMPROVEMENTS PROJECT (TR24-0300)**, which consists of pavement rehabilitation by means of full depth replacement on Rio Del Mar, asphalt rubber cape seal, water main replacement and reconnect, and sewer cured in place lining throughout the eastern portions of the Rancho Del Mar neighborhood in American Canyon.

4. That on the 20th day of January, 2026, 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, Inc.
   246 Ghilotti Avenue
   Santa Rosa, CA 95407

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

   Ghilotti Construction Company, Inc.
   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 locations within the City of American Canyon, California:

Rio Del Mar (Carolyn Drive to SR-29), Los Altos Place (Carolyn Drive to Theresa Avenue), Los Altos Place (Theresa Avenue to Rio Del Mar E), Cassayre Drive, Joan Drive (Carolyn Drive to Los Altos Place), Carolyn Drive (Rio Del Mar to Los Altos Place), Alta Loma Drive, Del Rey Court, and Flamingo Court.

By: CITY OF AMERICAN CANYON

_____ _____

Erica Ahmann Smithies, P.E. Date
Public Works Director/City Engineer

TITLE

Notice of Completion - City Hall Roof Replacement Project (CF23-0100)

RECOMMENDATION

Accept the Project as complete and authorize the Public Works Director to file a Notice of Completion in conjunction with the City Hall Roof Replacement Project (CF23-0100).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director/City Engineer

BACKGROUND & ANALYSIS

On June 17, 2025 the City Council authorized the award of a construction contract to Modern Method Roofing Co., Inc. for $105,850 to repair and replace the roof at City Hall, located at 4381 Broadway. The reroofing project consisted of installing a Title 24 "Cool" Roof Single Ply Membrane Roof System.

During the course of construction Change Orders #1 & #2 were needed for additional materials and labor to repair the substrate due to dry rot. Work was completed, to the Public Works Directors satisfaction and the final construction cost was $113,350.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The City Hall Roof Replacement Project (CF23-0100) is included in the FY 25/26 budgeted capital improvement program for an amount of $140,000. The total project cost, including construction contract, in-house staff and project support is estimated at $114,343.26 which is $24,805.74 below budget.

ENVIRONMENTAL REVIEW

None

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. Resolution - City Hall Roof Replacement
2. Notice of Completion - City Hall Roof Replacement

RESOLUTION NO. 2026-_____

RESOLUTION ACCEPTING THE PROJECT AS COMPLETE AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION IN CONJUNCTION WITH THE CITY HALL ROOF REPLACEMENT PROJECT (CF23-0100)

WHEREAS, the City Hall Roof Replacement Project (CF23-0100) consists of installing a Title 24 "Cool" Roof Single Ply Membrane Roof System, and

WHEREAS, on June 17, 2025, the City Council authorized the award of a construction contract to Modern Method Roofing Co., Inc. in the amount of $105,850 and authorized the Public Works Director to approve and execute contract change order in an aggregate amount not to exceed the Project Budget of $140,000 (Reso No. 2025-53); and

WHEREAS, all contracted work, including Change Order #1 and Change Order #2 for additional labor and materials, has been completed for a total construction contract cost of $113,350; and

WHEREAS, Modern Method Roofing has completed the contracted work to the satisfaction of the Public Works Director; and

WHEREAS, the total project cost, including construction contract, in-house staff and project support is estimated at $114,343.26.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby accepts the project as complete and authorizes the Public Works Director to file a Notice of Completion in conjunction with the City Hall Roof Replacement Project (CF23-0100).

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 20th day of January, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

_____
Teresa L. Highsmith, 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:

   CITY HALL ROOF REPLACEMENT (CF23-0100)

4. That on the 11th of December, 2025, 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:

   Modern Method Roofing Co., Inc.
   180 Coombs Street
   Napa, CA 94559

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

   Modern Method Roofing Co., Inc.
   108 Coombs Street
   Napa, CA 94559

7. That the real property referred to herein is situated in the County of Napa, State of California, located at 4381 Broadway within the City of American Canyon, California.

By: CITY OF AMERICAN CANYON

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

TITLE

Measure T MOE and Equivalent Fund Certification FY2024/25

RECOMMENDATION

Take the following actions related to Measure "T" (The Napa Countywide Road Maintenance Act):

1. Adopt a Resolution approving the Maintenance of Effort (MOE) certification of $370,015 as required under Measure "T" Program (The Napa Countywide Road Maintenance Act)
2. Adopt a Resolution approving certification of Equivalent Fund expenditures under the Measure "T" Program (The Napa Countywide Road Maintenance Act).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Jemelyn Cruz, Finance Director

BACKGROUND & ANALYSIS

The 2012 "Napa Countywide Road Maintenance Act" (also known as "Measure T") imposes a ½ cent sales tax to pay for road repairs countywide. The Napa Valley Transportation Authority – Tax Agency (NVTATA) distributes these sales tax revenues over time and the City of American Canyon receives 7.7% of the sales tax revenues per year, as of July 1, 2018.

Maintenance of Effort (MOE)

The intent of Measure "T" is to supplement, not supplant, existing local general fund revenues being used for the transportation improvements. American Canyon must demonstrate expending a minimum amount known as the "maintenance of effort" or "MOE" of local general fund revenues on transportation improvements.

The MOE is the calculated average for fiscal years 2007-08, 2008-09, and 2009-10 for "Local Streets and Roads Maintenance" and supporting infrastructure within the public right-of-way. Examples include pavement sealing, overlays, reconstruction, storm drainage, sidewalks, and associated infrastructure.

American Canyon's MOE is calculated to be $370,015. This amount will remain constant throughout the term of Measure T. Each year American Canyon must certify to NVTA-TA Authority that it expended funds equal to the amount of the MOE on eligible transportation improvements. As

described in the Resolution, the City spent $520,916 which is more than the minimum $370,015 in General Fund revenues on eligible transportation improvements when using the three-year average for FY 2022-23, FY 2023-24, and FY 2024-25.

Equivalent Fund

All agencies must collectively commit non-Measure T funds towards Class I Bicycle Facilities equivalent to 6.67% of the estimated total revenue of Measure T. Qualifying funding sources for 6.67% Equivalent Fund projects can be in the form of local general funds, formula specific funds, and Class I facility contributions by private development.

The City must provide a copy of the Equivalent Fund Class I Bicycle Facilities Expenditure Resolution approved by the City's governing body, along with backup documentation, showing the qualifying funding spent on Class I Bicycle Facilities on an annual basis. The resolution is used by NVTA-TA in tracking the program participants' collective contribution towards the required Class I Facility spending over the term of the Measure T program.

While the City did not have a Class I project in Fiscal Year 2024-25, the projects in fiscal years 2019-20 through 2024-25 equate to a total contribution of $1,890,338.73 which is more than double the City's requirement. The projects completed by fiscal year are shown in Exhibit A of the Resolution certifying the City's 6.67% equivalent fund expenditures.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

Maintenance of Effort (MOE)

By adopting the Maintenance of Effort Resolution and submitting the certification to NVTA-TA, the City of American Canyon will remain eligible to continue collecting 7.7% of the annual revenues available through the collection of the ½ cent sales tax. The amount received for FY 2024-25 was approximately $1,928,229.

Equivalent Fund

There is no financial impact associated with this action.

ENVIRONMENTAL REVIEW

The proposed actions are a mandatory component of compliance with Measure "T" and is not a "project" as defined by CEQA. Moreover, the action is exempt consistent with CEQA Guidelines Section 15378(b) as a government funding mechanism.

ATTACHMENTS:

1. Resolution Measure T MOE Certification FY2024-25
1. Exhibit A - Measure T MOE Certification FY2024-25

2. Resolution Measure T Equivalent Certification FY2024-25

RESOLUTION NO. 2026-

A RESOLUTION APPROVING THE MAINTENANCE OF EFFORT (MOE) CERTIFICATION OF $370,015 AS REQUIRED UNDER MEASURE "T" (THE NAPA COUNTYWIDE ROAD MAINTENANCE ACT)

WHEREAS, on November 6, 2012 the voters of Napa County passed the Napa Countywide Road Maintenance Act, also known as Measure T, which imposes a half cent transaction and use (sales) tax to provide supplemental funding for road maintenance as detailed in the Measure T Expenditure Plan; and

WHEREAS, the Napa Valley Transportation Authority – Tax Authority (NVTA-TA) is the designated agency that administers and oversees Measure T revenues; and

WHEREAS, the City of American Canyon is an eligible recipient of Measure T funds; and

WHEREAS, the tax proceeds will be used to pay for the projects outlined in the Measure T Expenditure Plan allocated to the County of Napa and the cities and towns within Napa County ("Local Agencies") as set forth in Measure T; and

WHEREAS, under the Measure T Expenditure Plan, Measure T funds are provided to the Local Agencies to be used for streets and roads projects as defined in the Measure; and

WHEREAS, the City of American Canyon has entered into a Master Agreement with NVTA-TA that outlines procedures for Measure T expenditures, and

WHEREAS, the City of American Canyon has determined and certified to NVTA-TA the average maintenance of effort amount for Fiscal Years 2007-08, 2008-09, and 2009-10 is $370,015, consistent with the criteria set forth in Section 9 of Ordinance No. 2012-01, including a memorandum detailing the supporting financial documentation and the methodology utilized to calculate the average fiscal year street and roads costs; and

WHEREAS, by January 31st each calendar year, the City of American Canyon must certify to, and provide NVTA-TA a copy of supporting documentation as well as a Resolution approved by the governing body of the City of American Canyon, including backup documentation, demonstrating that the Maintenance of Effort was met the prior fiscal year based on the average of the prior three fiscal years; and;

WHEREAS, the amount of $370,015 set forth in Exhibit "A" will be deemed the "Maintenance of Effort" of the City of American Canyon, which must be maintained annually throughout the term of the Measure from the General Fund of the City of American Canyon; and

WHEREAS, the City of American Canyon spent approximately $520,916 which is more than the Maintenance of Effort requirement of $370,015 in General Fund revenues on eligible transportation improvements when using the three-year average for Fiscal Years 2022-23, FY 2023-24, and FY 2024-25; and

WHEREAS, Measure T project(s) will comply with the requirements under the California Environmental Quality Act (California Code Sections 21000 et seq.; as implemented through California Regulations Title

14, Chapter 3, Sections 15000 et seq.).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon does resolve as follows:

1. The City Council of the City of American Canyon hereby certifies the Maintenance of Effort amount of $370,015 has been met as set forth in Exhibit "A" and authorizes the Public Works Director to file the amount with NVTA-TA.

2. The Resolution is hereby adopted and becomes effective and in full force immediately upon adoption.

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 20th day of January, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

_____
Teresa L. Highsmith, City Attorney

City of American Canyon
Measure T Maintenance of Effort (MOE) Certification for Fiscal Year 2024-25

NVTA-TA Approved MOE	$	370,015.00
MOE Amount Certified for FY 2024-25	$	612,616.17
MOE Amount Certified for FY 2023-24	$	476,809.20
MOE Amount Certified for FY 2022-23	$	473,325.17
3-Year Average MOE Amount FY 23-24	$	520,916.85
Measure T funds Received in FY 2024-25	$	1,928,229.02
Measure T funds Expended in FY 2024-25	$	1,766,656.67
Measure T funds Balance in Account	$	6,363,630.04

RESOLUTION NO. 2026-

A RESOLUTION APPROVING CERTIFICATION OF 6.67% EQUIVALENT FUND EXPENDITURES UNDER THE MEASURE "T" PROGRAM (THE NAPA COUNTYWIDE ROAD MAINTENANCE ACT)

WHEREAS, on November 6, 2012 the voters of Napa County passed the Napa Countywide Road Maintenance Act, also known as Measure T, which imposes a half cent transaction and use (sales) tax to provide supplemental funding for road maintenance as detailed in the Measure T Expenditure Plan; and

WHEREAS, the Napa Valley Transportation Authority – Tax Authority (NVTA-TA) is the designated agency that administers and oversees Measure T revenues; and

WHEREAS, the City of American Canyon is an eligible recipient of Measure T funds; and

WHEREAS, the tax proceeds will be used to pay for the projects outlined in the Measure T Expenditure Plan allocated to the County of Napa and the cities and towns within Napa County ("Local Agencies") as set forth in Measure T; and

WHEREAS, under the Measure T Expenditure Plan, Measure T funds are provided to the Local Agencies to be used for streets and roads projects as defined in the Measure; and

WHEREAS, the City of American Canyon has entered into a Master Agreement, as amended, with NVTA-TA that outlines procedures for Measure T expenditures, and

WHEREAS, the City of American Canyon shall determine and certify to NVTA-TA the annual spending towards qualifying Class I Bicycle Facilities, consistent with the criteria set forth in Section 3 B of Ordinance No. 1201-01, including a memorandum detailing the supporting financial documentation and the methodology utilized to calculate the total spending and funding source; and

WHEREAS, the amount set forth in Exhibit "A" will be deemed the "Equivalent Fund Spending for Class I Bicycle Facilities" of the City of American Canyon, which must be maintained annually throughout the term of the Measure from qualifying local general funds, formula specific funds, and Class I facility contributions by private development; and

WHEREAS, by January 31st each calendar year, the City of American Canyon must certify to, and provide NVTA-TA a copy of supporting documentation as well as a Resolution approved by the governing body of the City of American Canyon, including backup documentation, demonstrating that the Equivalent Fund Class I Bicycle Facilities spending occurred during the prior fiscal year; and

WHEREAS, Measure T project(s) will comply with the requirements under the California Environmental Quality Act (California Code Sections 21000 et seq.; as implemented through California Regulations Title 14, Chapter 3, Sections 15000 et seq.)

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon does resolve as follows:

1. The City Council of the City of American Canyon hereby certifies the cumulative Equivalent Fund Class I Bicycle Facilities expenditures for Fiscal Years 2019-2020 to 2024-25 in Exhibit A.

2. The Resolution is hereby adopted and becomes effective and in full force immediately upon adoption.

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 20th day of January, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

_____
Teresa L. Highsmith, City Attorney

EXHIBIT A

List of Equivalent Fund Expenditures for Class I Trails

Fiscal Year	Project	Funding Source	Amount
2019-20	Devlin Road Class I, Design	State Transportation Improvement Funds	$54,646.09
2020-21	Green Island Road Class I, Design	Local Funds (Community Facilities District)	$88,818.71
2020-21	Commerce Court Class I, Construction	Local Funds (Development, SDG 330)	$126,060.00
2021-22	Devlin Road Class I, Construction	State Transportation Improvement Funds	$448,983.93
2021-22	Eucalyptus Class I, Construction	Local Funds (Development, NVUSD)	$132,000
2022-23	Devlin Road Class I	Local Funds (Development: NLP Phase II)	$119,340.00
2022-23	Newell Drive Class I	Local Funds (Development: Canyon Estates)	$91,050.00
2022-23	Rio Del Mar Class I	Local Funds (Development: Watson Ranch)	$252,000.00
2022-23	Rolling Hills Drive Class I	Local Funds (Development: Watson Ranch)	$171,000.00
2022-23	Mallen Way Class I	Local Funds (Development: Watson Ranch)	$210,000.00
2022-23	Artisan Subdivision Class I	Local Funds (Development: Watson Ranch)	$39,000.00
2023-24	Wetlands Edge Court Class I	Local Funds (Development: SDG 217)	$157,440.00
		Total Contributions	**$1,890,338.73**

TITLE

Crawford Way Multifamily Condominium Tentative Subdivision Map

RECOMMENDATION

Adopt a Resolution approving a Tentative Subdivision Map to permit the future subdivision of the Crawford Way Project into 100 condominium multifamily dwelling units on a 4.34-acre site at the southwest corner of Crawford Way and Highway 29, APNs 058-302-001 and 058-290-012 (File No. PL25-0010)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Local Serving Mixed-Use (LSMU)
Zoning District	LSMU
Site Size	4.34 Acres
Present Use	Vacant Site
Surrounding Zoning and Uses	North: Community Commercial (CC) / Canyon Plaza Shopping Center South: Neighborhood Commercial (CN) / Open Door Christian Church East: Public Right-of-way (P) / Highway 29 West: Rural Residential (RS-10,000 and RS-20,000) / single-family homes
Access	Crawford Way

On May 22, 2025, the Planning Commission approved the Crawford Way Design Permit for 100 townhome-style residential units on a 4.34-acre site. The site is located at the southwest corner of Crawford Way and Highway 29, in the Local Serving Mixed Use (LSMU) zoning district.

Following the Design Permit approval, the applicant submitted a Condominium Tentative Subdivision Map on May 29, 2025. This map proposes to subdivide two existing parcels (APNs 058-

302-001 and 058-290-012) into individual units and common areas, pursuant to the Subdivision Map Act and Chapter 18 of the Municipal Code. On November 20, 2025, the Planning Commission recommended City Council approval of the map. Following the Planning Commission recommendation, staff prepared a staff report for the City Council public hearing of December 16, 2025.

On December 11, 2025, the applicant sent an email that formally requested a continuance for the project. On December 16, 2025, the City Council granted the applicant's formal request for a continuance. On January 5, 2026, the applicant sent an email that requested modifications to conditions 4 and 8 of the draft resolution. Staff reviewed the requests and provided a response to the applicant on January 12, 2026.

The draft resolution and exhibits are available in Attachments 1-3. A location map is available in Attachment 4. The public outreach comments and responses to the comments are available in Attachment 5. The applicant's letter of request for modifications is available as Attachment 6 with staff responses on Attachment 7.

I. Site Specific Issues

a. Homeowners Association (HOA). As a condominium project, the developer is required to establish an HOA responsible for maintaining shared facilities and common areas. Under the California Civil Code, the HOA and its Covenants, Conditions, and Restrictions (CC&Rs) must be finalized before the Final Map is recorded. Additionally, the applicant must obtain a Public Report from the California Department of Real Estate (DRE) before marketing or selling units (See Condition #8).
b. Inclusionary Housing. Under the Municipal Code, for-sale residential projects of this size must provide nine (9) units for lower-income households. The applicant is required to record an affordable housing agreement before the first building permit is issued.

II. Proposed Modifications to Conditions of Approval

On January 5, 2026, the applicant requested revisions to two draft conditions (see Attachment 6 with responses on Attachment 7). Staff's evaluations are as follows:

a. Condition 4: Final Map Timing
    - Applicant Request: Extend the milestone for filing the Final Map from "24 months after Council action" to "24 months after building permit issuance."
    - Staff Recommendation: No change. Existing Municipal Code (Section 18.22.060) allows for three one-year extensions, and, at maximum, the applicant will have 5 years to file the final map. A revision to the condition is unnecessary.

b. Condition 8: Affordable Housing & DRE Timing

- Applicant Request: Defer the affordable housing agreement and DRE approval from "prior to building permit" to "prior to certificate of occupancy." The applicant also clarified that affordable housing requirements should be based on the 87 base units rather than the 100 total units (which includes a density bonus).
- Staff Recommendation: Staff supports the calculation based on base units, and made changes in accordance with the applicant's request. However, staff opposes deferring the agreement until the end of construction. Securing the agreement early ensures compliance regardless of whether the units are eventually sold as condos or operated as rentals.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The Crawford Way Multifamily Condominium Tentative Subdivision Map application requires a developer deposit for review and processing, so there is no fiscal impact on staff time.

ENVIRONMENTAL REVIEW

The City Council certified the Broadway District Specific Plan Environmental Impact Report (BDSP EIR, SCH #2017042025) in July 2019 and amended the BDSP in September 2020. The applicant provided an addendum to the BDSP EIR that evaluated the potential impacts of the Crawford Way Project. In accordance with CEQA Guidelines Section 15162, the Addendum found that there were no substantial changes proposed by the Project and the proposed revisions do not require preparation of a new subsequent or supplemental EIR. The Condominium Subdivision Map has a condition of approval that states all Design Permit conditions and mitigation measures remain in effect.

COMMUNICATION

Level 5: Development Project

City outreach occurred between August 8, 2025, to January 16, 2026. Throughout the period, staff received three comments. Specific events are outlined below.

Aug. 8, 2025 – Project posted on website
Aug. 14, 2025 – Public Hearing Notice mailed to property owners and residents
Aug. 14, 2025 – GovDelivery Notice of Public Hearing sent to email subscribers list (4,340 + people)
Aug. 14, 2025 – Public Notice of Planning Commission Public Hearing published in newspaper.
Aug. 21, 2025 – Staff report published and GovDelivery Notice of Public Hearing sent to e-mail subscribers list (4,340 +/-)
Aug. 27, 2025 – GovDelivery Notice Reminder of Planning Commission Public Hearing sent to email subscribers list (4,340 +/-)
Aug. 28, 2025 – Planning Commission Public Hearing (Item continued)

Nov. 13, 2025 - Staff report published and GovDelivery Notice of Public Hearing sent to e-mail subscribers list (4,340 +/-)
Nov. 19, 2025 – GovDelivery Notice Reminder of Planning Commission Public Hearing sent to email subscribers list (4,340 +/-)
Nov. 20, 2025 – Planning Commission Public Hearing
Dec. 2, 2025 - Council Public Hearing Notice mailed to property owners and residents
Dec. 12, 2025 - Staff report published and GovDelivery Notice of Public Hearing sent to email subscribers list (4,340 +/-)
Dec. 15, 2025 - GovDelivery Notice Reminder of Council Public Hearing sent to email subscribers list (4,340 +/-)
Dec. 16, 2025 - City Council Public Hearing
Jan. 16, 2026 - Staff report published and GovDelivery Notice of Public Hearing sent to email subscribers list (4,340 +/-)
Jan. 19, 2026 - GovDelivery Notice Reminder of Council Public Hearing sent to email subscribers list (4,340 +/-)
Jan. 20, 2026 - City Council Public Hearing

ATTACHMENTS:

1. Resolution - Crawford Way Condo Map
2. Exhibit A - Crawford Multi-Family Condo Map Plans
3. Exhibit B - Confirmation of Conditions of Approval
4. Crawford Way Condo Map - Location Map
5. Crawford Way Condo Map - Public Outreach and Comments.pdf
6. Crawford Way Condo Map - Applicant email request for condition changes
7. Crawford Way Condo Map - Responses to Applicant Letter

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING A TENTATIVE SUBDIVISION MAP TO PERMIT THE FUTURE SUBDIVISION OF THE CRAWFORD WAY PROJECT INTO 100 CONDOMINIUM MULTIFAMILY DWELLING UNITS ON A 4.34-ACRE SITE AT THE SOUTHWEST CORNER OF CRAWFORD WAY AND HIGHWAY 29, APNS 058-302-001 AND 058-290-012 (FILE NO. PL25-0010)

WHEREAS, on May 22, 2025, the Planning Commission approved the Crawford Way Multifamily Design Permit (File No. PL23-0003 / PC Resolution 2025-06) for the development of 100 dwelling units and a community building on the project site in the Local Serving Mixed Use (LSMU) Zoning District; and

WHEREAS, on May 29, 2025, the Yeh Area Group, LLC, filed a Tentative Condominium Subdivision Map application (File no. PL25-0010) for the subdivision of the project site into 100 condominium multifamily dwelling units on a 4.34-acre site at the southwest corner of Crawford Way and Highway 29; and

WHEREAS, on November 20, 2025, the Planning Commission recommended approval of the Tentative Subdivision Map to permit the future subdivision of the Crawford Way Project into 100 Condominium Multifamily dwelling units; and

WHEREAS, there is a critical shortage of residential housing for all levels of affordability in California; and

WHEREAS, Housing Element Goal H-2.1 states that the City promotes a diversity of housing types, including townhomes and multifamily ownership units; and

WHEREAS, the City Council considered all written and oral testimony presented at the public hearing on December 16, 2025, and January 20, 2026, in making its decision.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon approves a Tentative Subdivision Map for the Crawford Way Multifamily Project based on the findings contained in Section 2, and conditions in Section 3.

SECTION 1: CEQA

The project is required to comply with the California Environmental Quality Act (CEQA). The Broadway District Specific Plan (BDSP) Final Environmental Impact Report (FEIR) evaluated the development of the 292-acre site area along the Broadway corridor. (BDSP EIR, SCH #2017042025).

An addendum to the BDSP EIR evaluated the potential impacts of the Crawford Way Project. In accordance with CEQA Guidelines Section 15162, the Addendum found that there were no substantial changes proposed by the Project. Therefore, the Project does not require the preparation of a new, subsequent, or supplemental EIR. The Addendum identified applicable mitigation measures from the BDSP EIR, which have been included in the approved Design Permit conditions of approval. The Condominium Subdivision Map has a condition of approval that states all Design Permit conditions remain in effect.

SECTION 2: FINDINGS

American Canyon Municipal Code (ACMC) Section 18.22.055 provides that the planning commission shall not recommend approval and the city council shall not approve a tentative subdivision map if any of the following findings are made:

A. That the proposed tentative subdivision map is not consistent with the city's general plan or its elements or other applicable plans;

The proposed map is consistent with the General Plan because it will provide a single lot with adequate access and utility services to be developed with condominium homes. The lot size meets the minimum parcel size and setback requirements in the LSMU Zone in the BDSP.

B. That the design or improvement of the proposed subdivision is not consistent with the city's general plan or its elements or any other applicable plans;

The proposed improvements for the condominium subdivision are consistent with the City's General Plan, Broadway District Specific Plan, and the Local-Serving Mixed Use Zoning District, as analyzed in the staff report for this project.

C. That the site is not physically suitable for the type of development proposed;

The subdivision site is physically suitable for the type of development because it is relatively flat and has space to accommodate the proposed 100 multifamily dwelling units. The site consists of 16 three-story buildings with 5 to 8 units per building.

D. That the site is not physically suitable for the proposed density of development proposed;

The site is physically suitable for the proposed density of development because the density of development that the project complies with the State Density Bonus Law. The LSMU zone allows for a density of 20 dwelling units per acre, but the State Density Bonus Law allows for additional density for qualifying projects that provide affordable housing. This project provides affordable housing that enables an additional 20% of density, which increases the maximum number of units from 87 to 105. The project consists of 100 units.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The subdivision and related improvements would not adversely affect wildlife habitat areas, as described in an addendum to the BDSP EIR, which evaluated the potential impacts of the Crawford Way Project. The addendum was included in the Design Permit application, which was approved by the Planning Commission on May 22, 2025.

F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

The subdivision improvements are consistent with the improvements provided for other multifamily developments in the City and are not likely to cause serious health problems. To improve

pedestrian connectivity, the project will construct a new sidewalk, curb, and gutter along the Crawford Way frontage. The project also includes accessible paths of travel inside the site.

G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the city council may approve a tentative subdivision map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to one previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to the city council to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision;

The project poses no conflicts with easements. The project will be required to dedicate five feet along Crawford for the development of a new sidewalk.

H. That the discharge of waste water, including sewage and stormwater runoff, from the proposed subdivision would result in a violation of existing water quality requirements prescribed by the regional water quality control board.

The site will be served with public wastewater. Stormwater detention facilities are provided on site to meet the City and Water Quality Control Board standards.

SECTION 3. CONDITIONS OF APPROVAL

The Condominium Tentative Subdivision Map for the Crawford Way Project (PL25-0010) is approved because none of the findings to disapprove the proposed subdivision can be made, subject to the following conditions.

1. The Tentative Subdivision Map approval is granted for development of 100 condominium units on a 4.3-acre site in the Local Serving Mixed Use (LSMU) zoning district. The tentative map, which shall be substantially similar to the map shown on file in the Community Development Department, except as modified by conditions contained in this approval. Exhibits A and B, which include the following:
    a. Tentative Subdivision Map prepared by Lea & Braze Engineering, Inc., submitted on 7/14/2025.

2. The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected officials, officers, employees, attorneys, representatives, boards, commissions, consultants, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental

document, mitigation plan, or other documents, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.

The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney's fees (including a third party award of attorney's fees), arising out of, resulting from, or in connection with the City's act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the applicant, incurred on behalf of, or by, the City, its elected officials, officers, employees, representatives, attorneys, boards, commissions, volunteers and agents in connection with the defense of any claim, action, or proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim.

The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, or any other document or approval related to the applicant's project.

The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City.

In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the applicant's project is successful, and an award of attorneys' fees is granted against the City, the applicant shall be responsible to timely pay the full amount of such an award.

3. The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.

4. In accordance with ACMC Section 18.24.050, a final map shall be submitted for processing within twenty-four (24) months from the date of final action by the City Council to approve or conditionally approve a vesting tentative map.

5. Prior to the effective date of the Tentative Subdivision Map, the applicant and property owner shall sign the agreement to the conditions of approval. The form is available as Exhibit B.

6. All conditions of approval and mitigation measures from Crawford Way Multifamily Project Design Permit PL23-0003 (PC Resolution 2025-06) remain in effect except as modified by Condition 8.

7. Prior to the issuance of the first building permit or recordation of the Final Map, whichever occurs first, the Applicant shall submit a street name and address plan for approval by the Community Development Department and the American Canyon Fire Protection Agency.

8. Inclusionary Housing. Per American Canyon Municipal Code section 19.28.040, the approved project is a rental project, subject to the fifteen percent (15%) inclusionary housing requirement, as the project's May 22, 2025 Planning Commission Resolution No. 2025-06 approved a 100-unit multifamily residential project without the ability to separately sell the residential units. This Resolution approves a tentative condominium map, which if implemented by the Applicant in compliance with all applicable law through to and including approval of a Final Map and Improvement Plans by the City and the approval of a Department of Real Estate Public Report under Business and Professions Code section 11010, et seq. will create the ability for the Applicant to separately market and sell the units.

    a. If, at the time of issuance of the first building permit, the units cannot be separately sold as defined by American Canyon Municipal Code section 19.28.020 and other applicable law, then the Applicant shall submit for review and secure approval by the Community Development Director and City Attorney an affordable housing agreement and covenant which identifies the affordable units that satisfy the American Canyon Municipal Code section 19.28.040(A)(2) requirement to dedicate the following percentages of units permitted by right excluding awarded density bonus units pursuant to California Government Code Section 65915(v)(4): at least five percent of project units at prices or rents affordable to very low-income households, five percent of project units affordable to low-income households, and five percent of project units to moderate income households. The Applicant shall guarantee these units remain affordable as specified for a period of 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. The inclusionary units shall be rental units.

    b. If, at the time of issuance of the first building permit, the units can be separately sold as defined by American Canyon Municipal Code section 19.28.020 and other applicable law, the Applicant shall submit for review and secure approval by the Community Development Director and City Attorney an affordable housing agreement and covenant which identifies the affordable units that satisfy the American Canyon Municipal Code section 19.28.040(A)(1) requirement to dedicate at least ten percent of project units permitted by right excluding awarded density bonus units pursuant to California Government Code Section 65915(v)(4) as affordable to lower-income households and guarantees these units remain affordable as specified for a period of 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. The inclusionary units may be either ownership units or rental units.

    c. In either case, the affordable housing agreement and covenant shall meet all requirements of American Canyon Municipal Code section 19.28.080 and be recorded against each individual affordable unit prior to issuance of the first building permit. The

project shall provide local preference for residents and military preference for the affordable units in compliance with Resolution 2007-46 and 2007-48. If, after issuance of the first building permit, but before the issuance of the first certificate of occupancy, the Applicant intends to change from one option (separately sold or not) to the other, and thereby modify the project's affordability housing agreement and covenant, the City agrees the Applicant may submit for review and secure approval by the Community Development Director and City Attorney a modified affordable housing agreement and covenant which identifies the affordable units that satisfy the American Canyon Municipal Code section 19.28.040 and other applicable requirements.

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 20th day of January, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

_____
Teresa Highsmith, City Attorney

EXHIBITS

A. Tentative Condominium Map Plans
B. Confirmation of Conditions of Approval Form

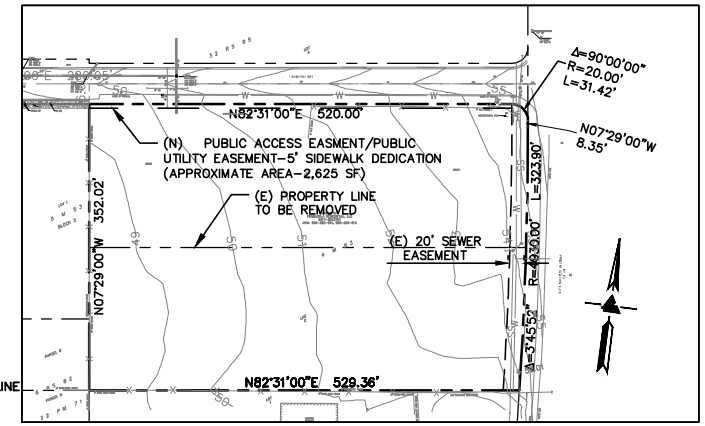
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
CRAWFORD DEVELOPMENT
AMERICAN CANYON, CALIFORNIA

Attachment 2: Exhibit A - PL25-0010 Crawford Way Condominium Tentative Subdivision Map Plans

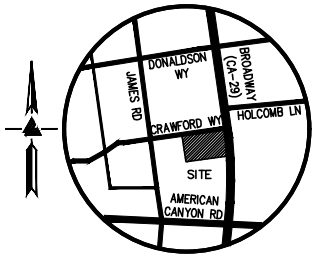
PL25-0010

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING
		ACCESSIBLE PATH OF TRAVEL



KEY MAP
1" = 100'



VICINITY MAP
NTS

GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND A.B.A.G. STANDARDS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

FEMA NOTE:

THIS PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NO BASE FLOOD ELEVATION FOR SUBJECT SITE WAS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 06055C0617F, PANEL 617 OF 650 EFFECTIVE DATE AUGUST 3, 2016.

BASIS OF BEARINGS

THE BEARING OF S79°29'00"E BETWEEN FOUND MONUMENTS AT THE INTERSECTIONS OF JAMES ROAD WITH CRAWFORD WAY AND DONALDSON WAY AS SHOWN UPON THAT RECORD OF SURVEY FILED JANUARY 14, 2000, IN BOOK 32 OF SURVEYS AT PAGE 85, NAPA COUNTY RECORDS.

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND NGS BENCHMARK, PID LT9617. ELEVATION = 33.07 FEET(DATUM = NAVD88). A TEMPORARY BENCHMARK IS SHOWN HEREON HAVING AN ELEVATION OF 47.04 FEET.

REFERENCES

THIS VESTING TENTATIVE PARCEL MAP IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY BKF ENGINEERS ENTITLED; "TOPOGRAPHIC BOUNDARY SURVEY CRAWFORD WAY AND CA-29" CRAWFORD WAY AND CA-29 AMERICAN CANYON, USA DATED: 02-14-2018 JOB# 20175276
2. SITE PLAN BY SDG ARCHITECTS, INC. ENTITLED: "CRAWFORD WAY" CRAWFORD WAY AND CA-29 AMERICAN CANYON, USA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

PROJECT DESCRIPTION

PROPOSED TENTATIVE SUBDIVISION MAP FOR ONE EXISTING PARCEL WITH ONE HUNDRED PROPOSED CONDOMINIUMS UNITS. ALL UTILITIES WILL NOT BE SHARED IN COMMON.

UTILITIES

WATER SERVICE:	CITY OF AMERICAN CANYON
SEWER:	CITY OF AMERICAN CANYON
STORM DRAINAGE:	CITY OF AMERICAN CANYON
GAS AND ELECTRIC:	PG&E
CABLE:	COMCAST
PHONE:	AT&T
FIRE:	AMERICAN CANYON FIRE DISTRICT

PROJECT DATA

OWNER/SUBDIVIDER:	PENSACOLA RESIDENTIAL, LLC 4957 ALLISON PARKWAY, SUITE 2 VACAVILLE, CA 95688
ENGINEER:	LEA & BRAZE ENGINEERING INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 (510) 887-4086 CONTACT: PETE CARLINO
ARCHITECT:	SDG ARCHITECTS, INC. 3361 WALNUT BLVD. SUITE 120 BRENTWOOD, CA 94513 TEL. (925) 634-7000 CONTACT: JEFF POTTS
SURVEYOR/TOPOGRAPHIC:	BKF ENGINEERS 1646 NORTH MAIN STREET, SUITE 400 WALNUT CREEK, CA 94596 TEL. (925) 940-2200 CONTACT: BARRY WILLIAMS
LOT AREA:	GROSS AREA: 188,179 S.F. (4.32 ACRES)
ASSESSOR'S PARCEL NO.	058-302-001 & 058-290-012
EXISTING AND PROPOSED ZONING:	RH-2
EXISTING USE:	EMPTY LOT
PROPOSED USE:	MULTIPLE RESIDENTIAL UNITS NUMBER OF STORIES= 3 NUMBER OF UNITS= 100 RESIDENTIAL CONDO UNITS

SHEET INDEX

C-1.0 VESTING TENTATIVE MAP
EX-0 EXISTING SITE CONDITIONS
EX-1 PRELIMINARY SITE PLAN GRADING & DRAINAGE PLAN
EX-2 PRELIMINARY SITE PLAN UTILITY PLAN
EX-3 PROFILE
EX-4 PRELIMINARY SITE PLAN FIRE ACCESS PLAN
EX-5 PRELIMINARY SITE PLAN GARBAGE ACCESS PLAN

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

CRAWFORD WAY & BROADWAY, AMERICAN CANYON, CALIFORNIA

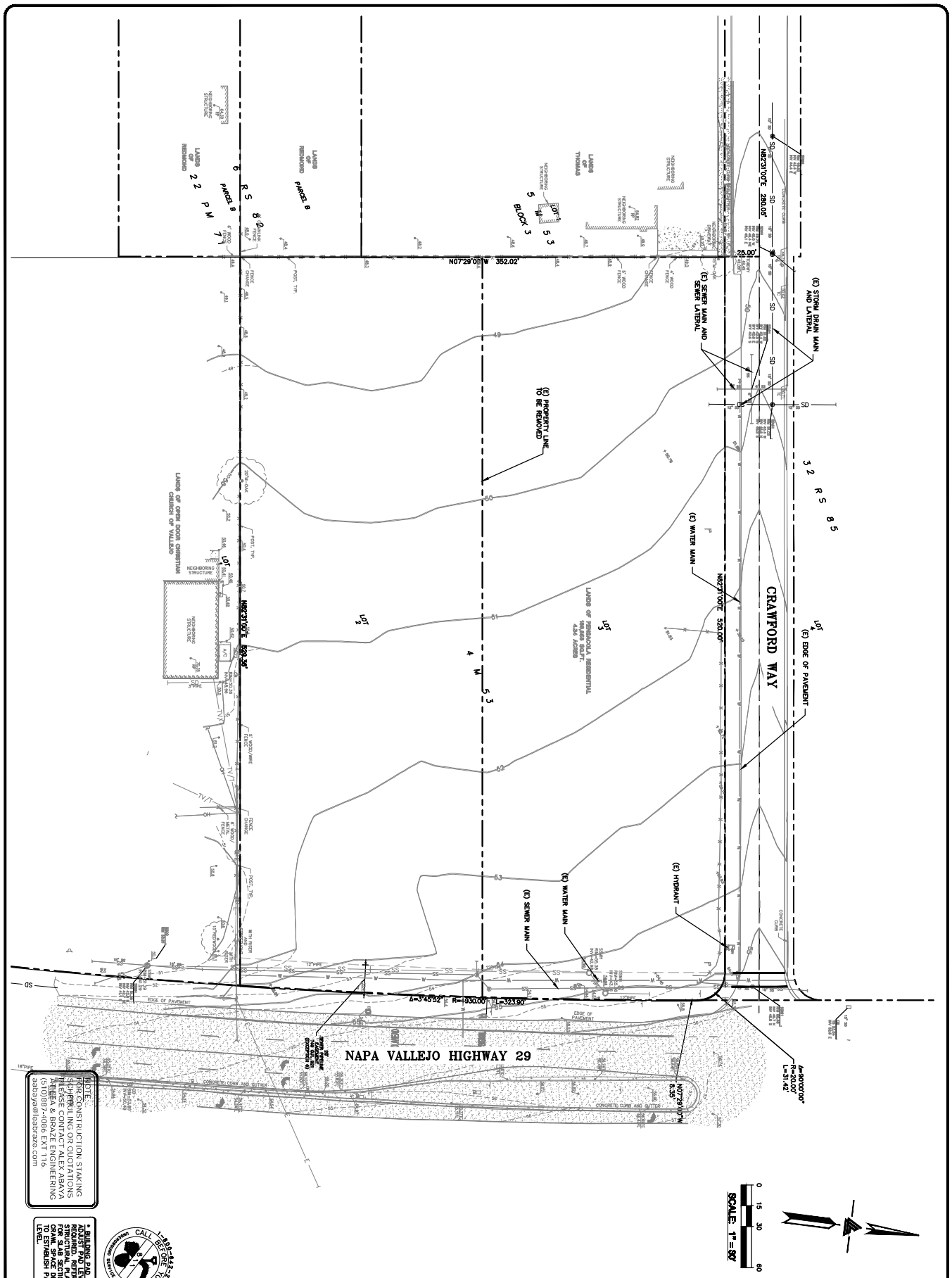
APN: 058-302-001 & 058-290-012

NAPA COUNTY

TITLE SHEET

JOB NO:	2211975PO
DATE:	07/10/25
SCALE:	AS NOTED
DESIGN BY:	DH
DRAWN BY:	JH/PC
SHEET NO:	C-1.0

01 OF 07 SHEETS



NOTE:
FOR CONSTRUCTION STAKING, SURVEYING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING
(510)887-1086 EXT 116
aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVELS AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTIONS OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

811 DIG ALERT — CALL BEFORE YOU DIG — 1-800-642-2444

SCALE:	AS NOTED
DESIGN BY:	DH/MR
DRAWN BY:	DH
CHECKED BY:	PC
SHEET NO:	EX-0
	02 OF 09 SHEETS

REVISIONS	BY
-	-
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-	-
-	-
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-	-

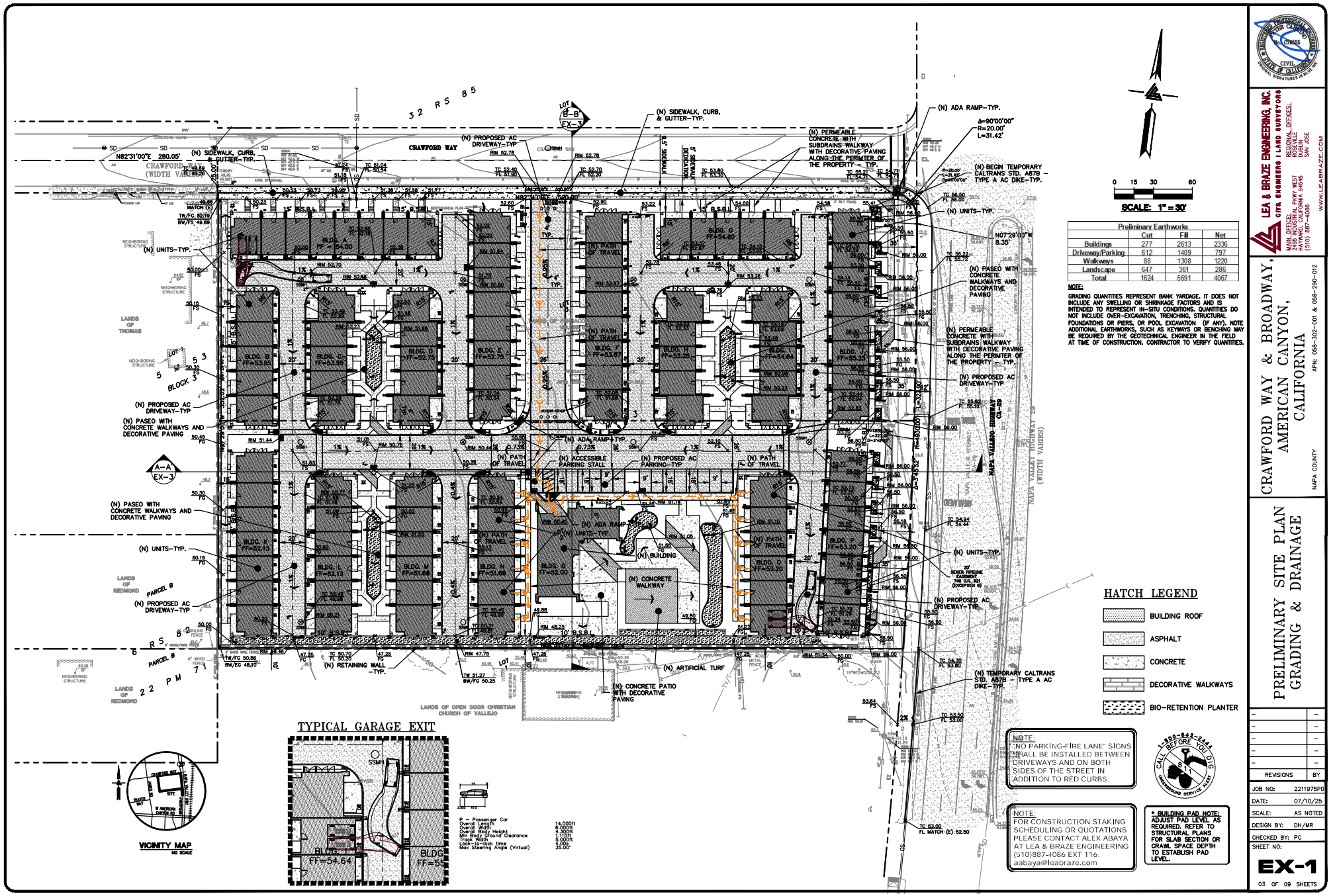
JOB NO: 221979P0
DATE: 07/10/25

EXISTING SITE PLAN

CRAWFORD WAY & BROADWAY, AMERICAN CANYON, CALIFORNIA

NAPA COUNTY
APN: 058-302-001 & 058-290-012

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM



Preliminary Earthworks			
	Cut	Fill	Net
Buildings	277	2613	2336
Driveway/Parking	612	1409	797
Walkways	88	1308	1220
Landscape	647	361	286
Total	1624	5691	4067

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN–SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER–EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

HATCH LEGEND

- BUILDING ROOF
- ASPHALT
- CONCRETE
- DECORATIVE WALKWAYS
- BIO–RETENTION PLANTER

TYPICAL GARAGE EXIT

P – Passenger Car
Overall Length 14,000ft
Overall Width 6.000ft
Overall Body Height 5.750ft
Min Ground Clearance 1.000ft
Track Width 6.000ft
Lock–to–lock time 4.00s
Max Steering Angle (Virtual) 35.00°

VICINITY MAP
NO SCALE

NOTE:
"NO PARKING–FIRE LANE" SIGNS SHALL BE INSTALLED BETWEEN DRIVEWAYS AND ON BOTH SIDES OF THE STREET IN ADDITION TO RED CURBS.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887–4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

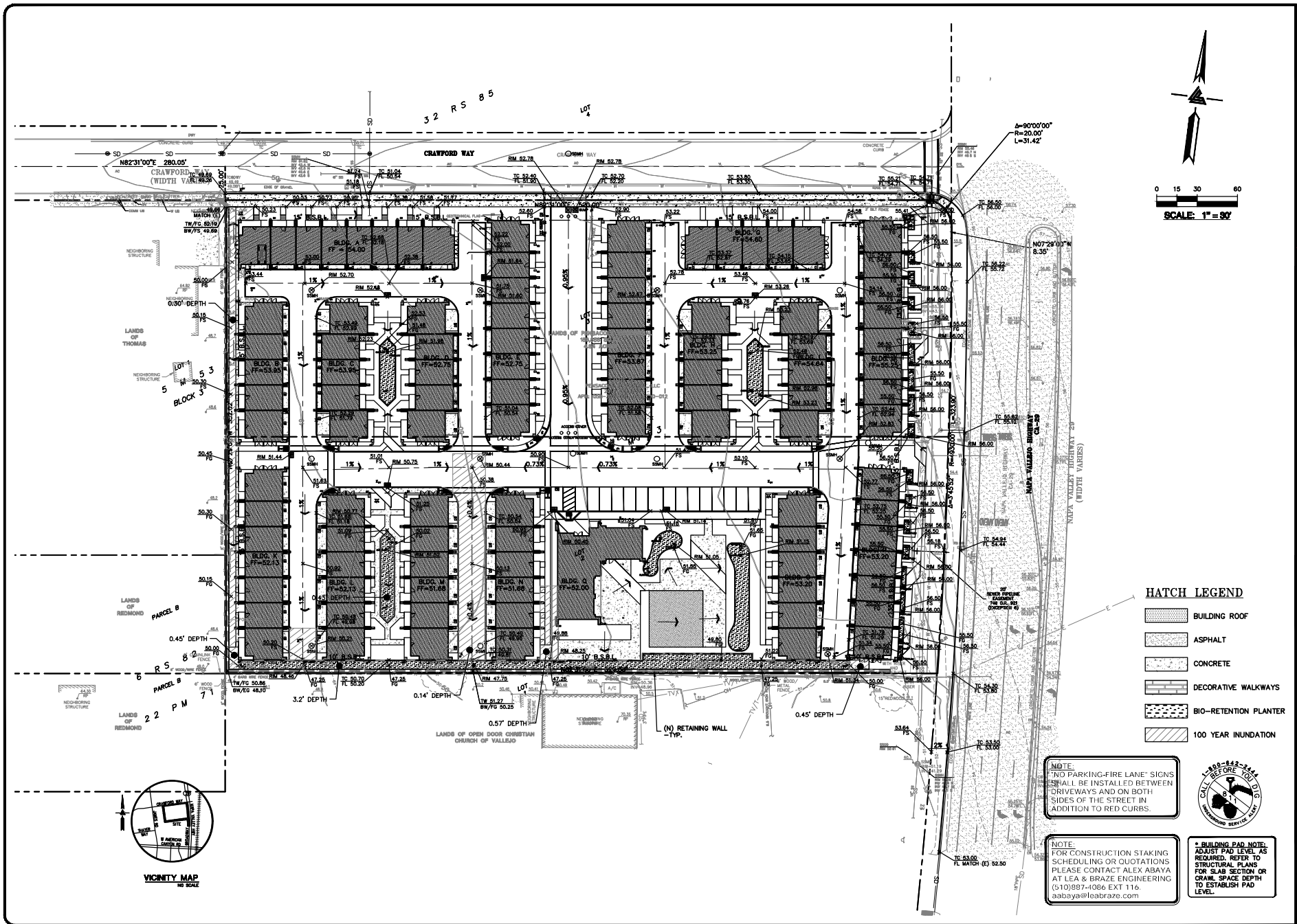
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
3600 INDUSTRIAL PKWY, WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

CRAWFORD WAY & BROADWAY,
AMERICAN CANYON,
CALIFORNIA
APN: 058–302–001 & 058–290–012
NAPA COUNTY

PRELIMINARY SITE PLAN
GRADING & DRAINAGE

REVISIONS	BY

JOB NO: 2211975P0
DATE: 07/10/25
SCALE: AS NOTED
DESIGN BY: DH/MR
CHECKED BY: PC
SHEET NO:
EX–1
03 OF 09 SHEETS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERING | LAND SURVEYING
2495 INDUSTRIAL PKWY. WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

CRAWFORD WAY & BROADWAY, AMERICAN CANYON, CALIFORNIA

NAPA COUNTY

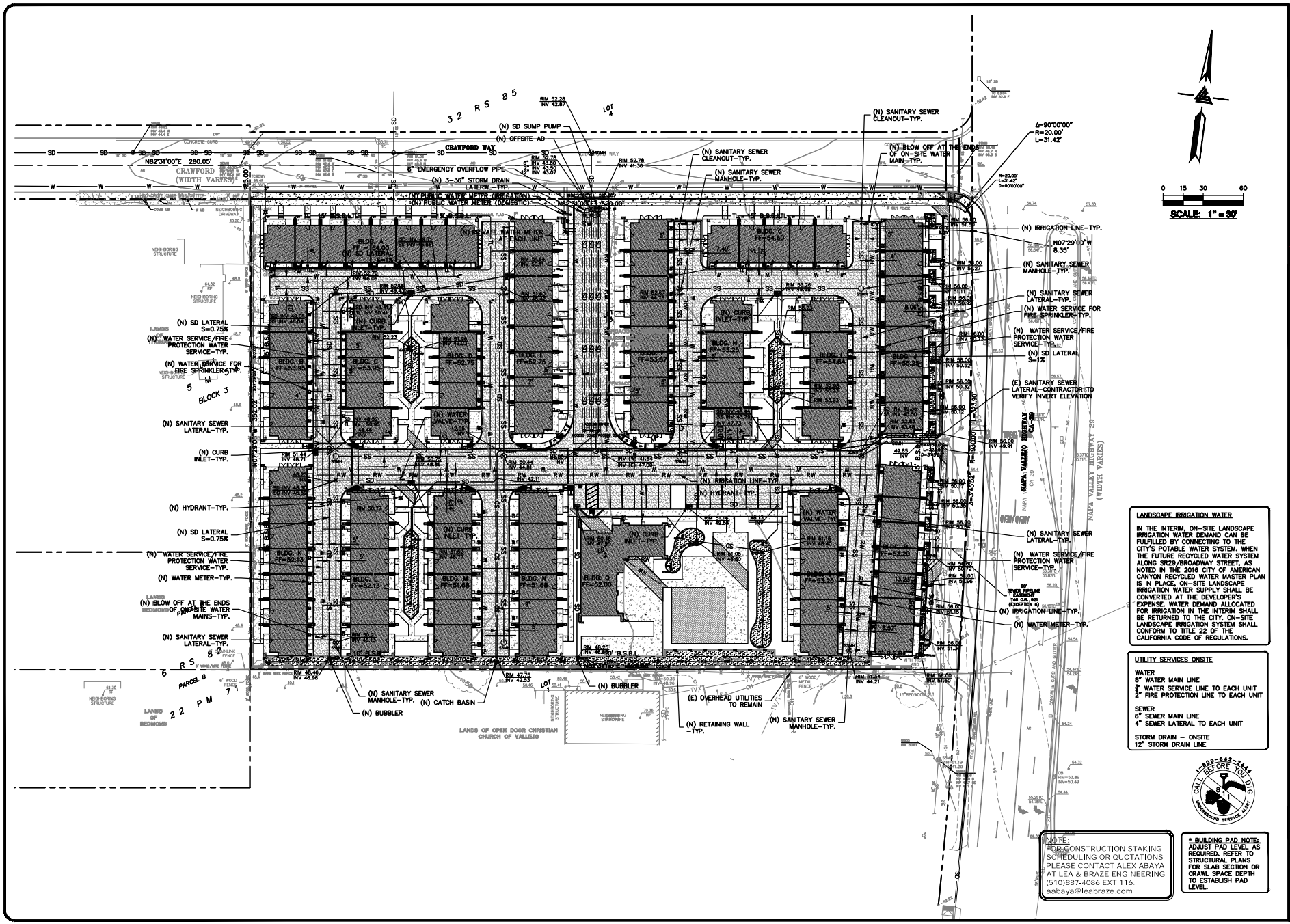
APN: 058-302-001 & 058-290-012

PRELIMINARY 100-YR INUNDATION AND OVERLAND RELEASE

REVISIONS	BY

JOB NO:	2211975P0
DATE:	07/10/25
SCALE:	AS NOTED
DESIGN BY:	DH/MR
CHECKED BY:	PC
SHEET NO:	EX-1.1

04 OF 09 SHEETS



LANDSCAPE IRRIGATION WATER

IN THE INTERIM, ON-SITE LANDSCAPE IRRIGATION WATER DEMAND CAN BE FULFILLED BY CONNECTING TO THE CITY'S POTABLE WATER SYSTEM. WHEN THE FUTURE RECYCLED WATER SYSTEM ALONG SR29/BROADWAY STREET, AS NOTED IN THE 2016 CITY OF AMERICAN CANYON RECYCLED WATER MASTER PLAN IS IN PLACE, ON-SITE LANDSCAPE IRRIGATION WATER SUPPLY SHALL BE CONVERTED AT THE DEVELOPER'S EXPENSE. WATER DEMAND ALLOCATED FOR IRRIGATION IN THE INTERIM SHALL BE RETURNED TO THE CITY. ON-SITE LANDSCAPE IRRIGATION SYSTEM SHALL CONFORM TO TITLE 22 OF THE CALIFORNIA CODE OF REGULATIONS.

UTILITY SERVICES ONSITE

WATER
8" WATER MAIN LINE
1" WATER SERVICE LINE TO EACH UNIT
2" FIRE PROTECTION LINE TO EACH UNIT

SEWER
6" SEWER MAIN LINE
4" SEWER LATERAL TO EACH UNIT

STORM DRAIN - ONSITE
12" STORM DRAIN LINE

1-800-642-2444 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

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LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
5440 MORGAN TERRITORY ROAD, SUITE A
MORGAN TERRITORY, CALIFORNIA 94551
(925) 455-7300
WWW.LEABRAZE.COM
REGIONAL OFFICES:
HAYWARD
DUBLIN
SAN JOSE

CRAWFORD WAY & BROADWAY, AMERICAN CANYON, CALIFORNIA
APN: 058-302-001 & 058-290-012
NAPA COUNTY

PRELIMINARY SITE PLAN
UTILITY PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 2211975P0
DATE: 07/10/25
SCALE: AS NOTED
DESIGN BY: DH/MR
CHECKED BY: PC
SHEET NO:

EX-2

05 OF 09 SHEETS

PRELIMINARY OFFSITE
PLAN UTILITY PLAN

CRAWFORD WAY & BROADWAY,
AMERICAN CANYON,
CALIFORNIA

APN: 058-302-001 & 058-290-012
NAPA COUNTY

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
REVISIONS							BY

JOB NO: 22119750
DATE: 07/10/25
SCALE: AS NOTED
DESIGN BY: DM/MR
CHECKED BY: PC
SHEET NO: EX-2.1
06 OF 09 SHEETS

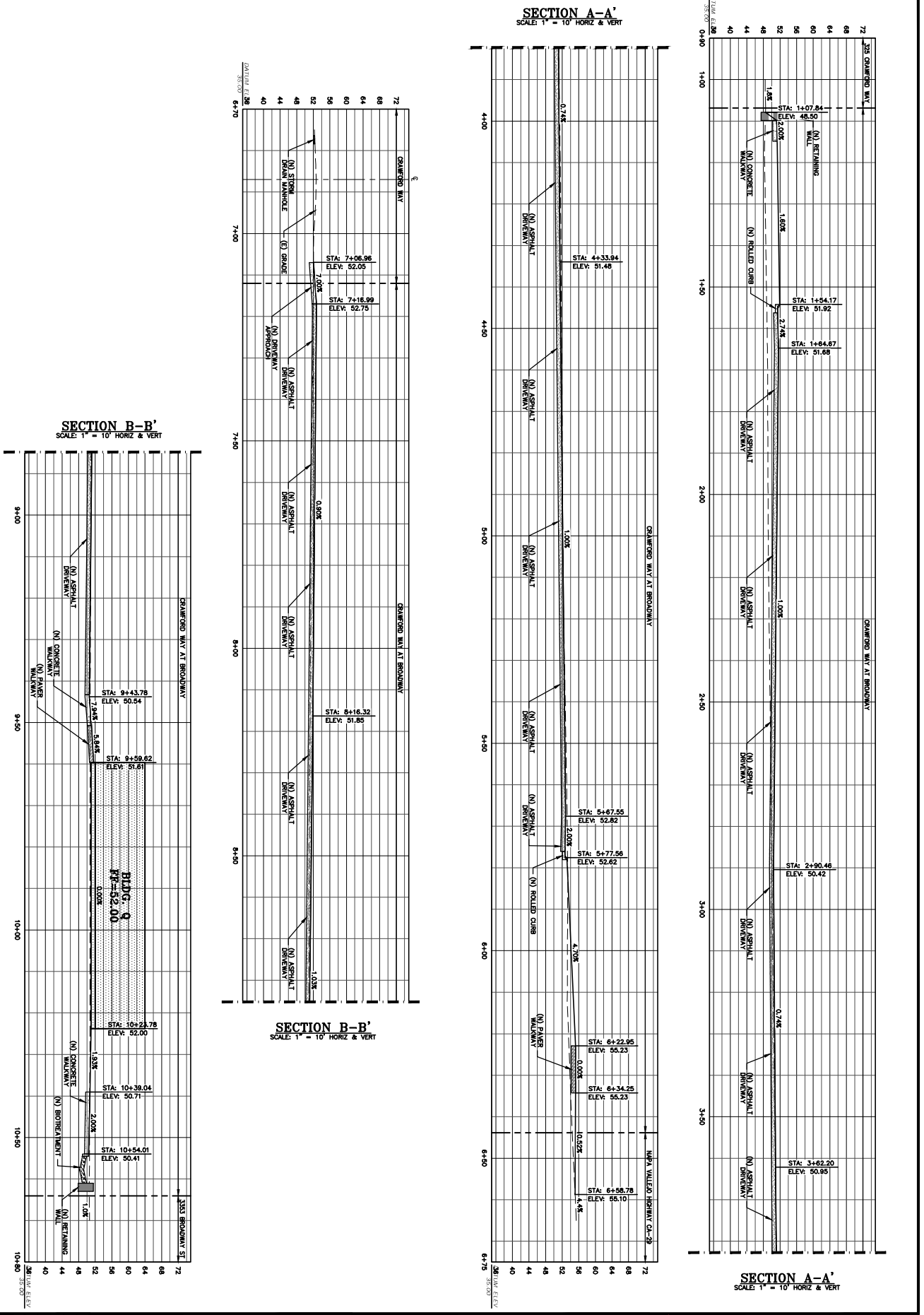
SCALE: 1" = 40'
0 20 40 80

CALL TOLL FREE 811 BEFORE YOU DIG
811 Know what's below. Call before you dig.

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS NECESSARY. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

PER ROP POLICY 3-4, THE APPLICANT IS REQUIRED TO UNDERGROUND OVERHEAD UTILITY POLES AND WIRES ON-SITE AND ALONG THE PROPERTY FRONTAGE. REFER TO UTILITY PLANS FOR DETAILS.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com



SECTIONS

CRAWFORD WAY & BROADWAY,
AMERICAN CANYON,
CALIFORNIA

NAPA COUNTY

APN: 058-302-001 & 058-290-012

LEA & BRAZE ENGINEERING, INC.
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REGIONAL OFFICES:
ROSEVILLE
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WWW.LEABRAZE.COM

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-
-	-

JOB NO: 221979P0
DATE: 07/10/25
SCALE: AS NOTED
DESIGN BY: DH/MR
CHECKED BY: PC

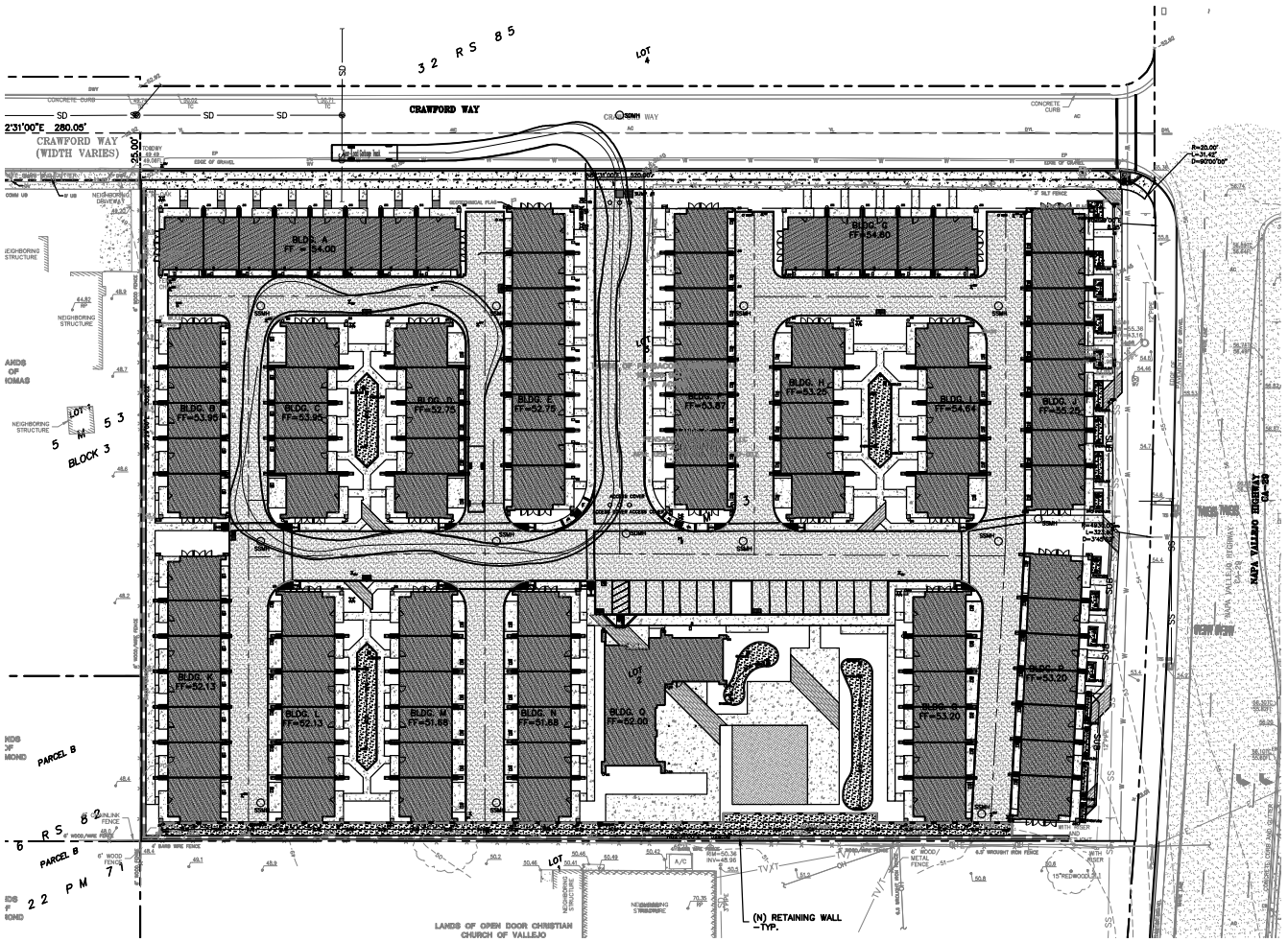
SHEET NO:
EX-3
07 OF 09 SHEETS

Table 8105.1.2

Building	Building Size (SF) (Roof SF shown)	Construction Type	Fire Flow (GPM)	Duration (HR)	Fire Sprinkler Allowance	Fire Flow (GPM)	Duration (HR)	Number of Hydrants	Average Spacing (LF)	Max. distance from (LF) Street or Frontage
A	5,763	V-B	1,500	2	-50%	750	1	1	500	250
B	3,734	V-B	1,500	2	-50%	750	1	1	500	250
C	3,758	V-B	1,500	2	-50%	750	1	1	500	250
D	3,758	V-B	1,500	2	-50%	750	1	1	500	250
E	5,763	V-B	1,500	2	-50%	750	1	1	500	250
F	5,763	V-B	1,500	2	-50%	750	1	1	500	250
G	3,734	V-B	1,500	2	-50%	750	1	1	500	250
H	3,758	V-B	1,500	2	-50%	750	1	1	500	250
I	3,758	V-B	1,500	2	-50%	750	1	1	500	250
J	5,763	V-B	1,500	2	-50%	750	1	1	500	250
K	5,087	V-B	1,500	2	-50%	750	1	1	500	250
L	4,410	V-B	1,500	2	-50%	750	1	1	500	250
M	4,410	V-B	1,500	2	-50%	750	1	1	500	250
N	5,763	V-B	1,500	2	-50%	750	1	1	500	250
O	5,087	V-B	1,500	2	-50%	750	1	1	500	250
P	4,410	V-B	1,500	2	-50%	750	1	1	500	250
Q	3,415	V-B	1,500	2	-50%	750	1	1	500	250

Table 8105.2

Table CC105.1

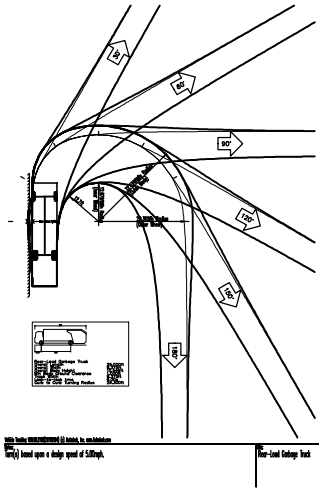


LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PAVEMENT AREA (ACCESSIBLE ROADWAY)
- PROPOSED FIRE HYDRANT

0 15 30 60

SCALE: 1" = 30'



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

CALL BEFORE YOU DIG 1-800-642-2444 811 UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER PETER CHANG No. C79655 CIVIL STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
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CRAWFORD WAY & BROADWAY, AMERICAN CANYON, CALIFORNIA

APN: 058-302-001 & 058-290-012

NAPA COUNTY

PRELIMINARY SITE PLAN GARBAGE ACCESS PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO:	2211975P0
DATE:	07/10/25
SCALE:	AS NOTED
DESIGN BY:	DH/MR
CHECKED BY:	PC
SHEET NO:	EX-5
	09 OF 09 SHEETS

EXHIBIT B
Applicant Confirmation of Conditions of Approval
Crawford Way Condominium Tentative Subdivision Map
(FILE NO. PL25-0010)

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Tentative Subdivision Map approval recommendation dated January 20, 2026.

_____ _____
Applicant's signature Date

_____
Applicant's name

_____ _____
Property Owner's signature Date

_____
Property Owner's name

Please return signed confirmation to the City of American Canyon Community Development Department, 4381 Broadway, Suite 201, American Canyon, CA 94503

Crawford Way Multifamily Project – Location Map



Attachment 5 :
Public Outreach

CITY OF AMERICAN CANYON CITY COUNCIL

NOTICE OF PUBLIC HEARING (2025-29)

On Tuesday, December 16, 2025, at the hour of 6:30 p.m., at 4381 Broadway, Suite 201 (in the Council Chambers of the American Canyon City Hall), a public hearing will be held by the City Council of the City of American Canyon to consider the following:

APPLICATION: Consider a Resolution for the Approval of a Tentative Subdivision Map to permit the future subdivision of the Crawford Way Project into 100 multifamily condominium dwelling units on a 4.34-acre site at the southwest corner of Crawford Way and Highway 29, APNs 058-302-001 and 058-290-012 (File No. PL25-0010)

PROJECT DESCRIPTION: The Crawford Way Multifamily Project is located at the SW corner of Crawford and Hwy 29. The project consists of 100 dwelling units in 16 buildings and a recreation center. The tentative subdivision map will allow the project to divide the units into condominiums for sale.

ENVIRONMENTAL REVIEW: The City Council certified the Broadway District Specific Plan Environmental Impact Report (BDSP EIR, SCH #2017042025) in July 2019 and amended the BDSP in September 2020. The applicant provided an addendum to the BDSP EIR that evaluated the potential impacts of the Crawford Way Project. In accordance with CEQA Guidelines Section 15162, the Addendum found that there were no substantial changes proposed by the Project and the proposed revisions do not require preparation of a new subsequent or supplemental EIR.

PROJECT LOCATION: SW corner of Crawford Way and Hwy 29

APPLICANT: Yeh Area Group, c/o William Yeh

All interested persons are invited to attend the meeting and be heard on this matter. Copies of all documents that relate to the above-described project may be examined at the Community Development Department office prior to the hearing. The meeting will be conducted in person and by teleconference via a Zoom connection where the City Council and staff will participate with both audio and video presence. The meeting will be accessible for all members of the public to attend via the City's website, YouTube, and Cable TV Channel 28 and public comments enabled via email and phone.

Written comments may be submitted to Taresa Geilfuss, CMC, City Clerk by email at cityclerk@americancanyon.gov. Hardcopy comments may be delivered to City Hall at 4381 Broadway, Suite 201, American Canyon, CA 94503, prior to the public hearing or to the City Council meeting. Electronic comments may be submitted up to 3 pm on the day of the hearing on our website at this link: https://www.americancanyon.gov/Work/Local-Government/City-Hall/City-Clerk/Meetings-Agendas.

If you challenge the particular proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to the public hearing.

Public meetings/events sponsored or conducted by the City of American Canyon are held in accessible sites. Requests for accommodations may be made by calling (707) 647-5310 (voice) or 711 for the California Relay Service or by e-mailing the ADA Coordinator at cityclerk@americancanyon.gov at least 72 hours in advance of the event. Copies of documents distributed at the meeting are available in alternative formats upon request.

_____

Taresa Geilfuss, CMC City Clerk

Date: December 5, 2025

Crawford Way Condominium Project Comments

Date * 08/15/2025

Name * Philip Thomas

Company ThomCo Investments, Inc.,

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [x] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [ ] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City: American Canyon

State / Province / Region: CA

Postal / Zip Code: 94503

Country: US

Comments *

If comments are being provided through the upload of a document, please indicate so.

We live immediately adjacent to the referenced property/development.
Believe the development started out as an apartment development and now the proposed development is for a condominium development.
Will these be for rent or a for-sale development?
Is there an affordable component attached hereto or is this market-rate rental development or market -rate for-sale development?
Also, believe there was a discussion of development consisting of the planting trees to offer "some" privacy as the western units of the development will be peering directly into our property thus alleviating some privacy which we have always valued.
We have not heard from the developer regarding this issue and should they be required to plant trees along their western part of the property we would like to have some say on approval of said trees. Thank you.

File Upload

From: [redacted]
To: William Yeh
Cc: Neil Reiher; William He
Subject: Re: Crawford Way Project - Public Comment
Date: Wednesday, August 27, 2025 5:27:43 PM

Hello William;

Thank you for responding.

Glad to hear that the proposed project is a for sale development and supportive of said development.

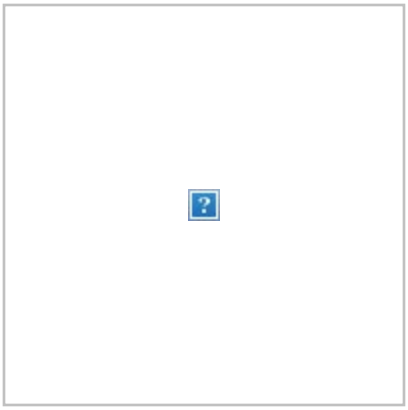
We look forward to hearing from you regarding the plantings.

Best

Philip Thomas
ThomCo Investments, Inc.,

On Wednesday, August 27, 2025 at 04:06:37 PM PDT, William Yeh <byeh@yehareagroup.com> wrote:

> Hi Philip,
>
> The city forwarded on your note regarding our townhome development at Crawford Way.
>
> The development will be a for sale development with individual APNs per unit. It will be compliant with the city's inclusionary housing policy.
>
> We are currently working internally on the next submittal which is why we have not reached out yet regarding the plantings that we intend on offering to help preserve your privacy.
>
> As we make continued progress towards the next submittal, we will be in touch to discuss the specifics of those plantings with you.
>
> Feel free to reach out should you have any additional questions.
>
> Best Regards,
>
> **William Yeh**
> [redacted]
> byeh@yehareagroup.com
> www.yehareagroup.com



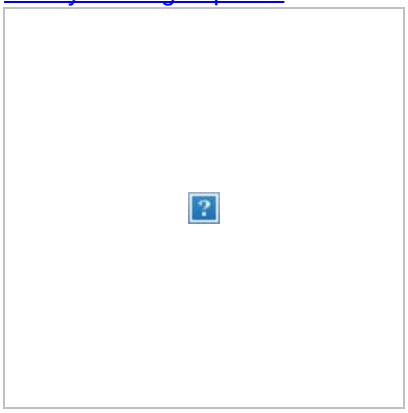
---------- Forwarded message ---------
From: **William Yeh** <byeh@yehareagroup.com>
Date: Wed, Aug 27, 2025 at 3:55 PM
Subject: Re: Crawford Way Project - Public Comment
To: William He <whe@americancanyon.gov>
Cc: Jeff Potts <jpotts@sdgarchitectsinc.com>, Brent Cooper <bcooper@americancanyon.gov>

Hi William,

Thanks for the note. Will do.

Best Regards,

William Yeh
[redacted]
byeh@yehareagroup.com
www.yehareagroup.com



On Wed, Aug 27, 2025 at 9:18 AM William He <whe@americancanyon.gov> wrote:

> Hi Billy,
>
> We received a public comment from Mr. Thomas regarding the Crawford Way project. He is the neighbor at 325 Crawford Way and is wondering if there are any updates on the screening trees planned for his property. Can you please respond to him?

Kind regards,

William He, AICP

Senior Planner, Community Development Department

City of American Canyon | 4381 Broadway Street, Suite 201, CA 94503

(707) 647-4337 | whe@americancanyon.gov | americancanyon.gov/home

Crawford Way Condominium Project Comments

Date * 08/10/2025

Name * SHANA

Company

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [x] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [ ] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City: AMERICAN CANYON

State / Province / Region: CA

Postal / Zip Code: 94503

Country: United States

Comments *

If comments are being provided through the upload of a document, please indicate so.

Why? There isn't anything that I have seen to deal with traffic in 29!!! Old Mayor did nothing that alleviated TRAFFIC. Adding more housing isn't helping. What are the plans for this BIG ISSUE?

File Upload

From: William He
To: [redacted]
Cc: Brent Cooper; William Yeh
Subject: Crawford Way Condo Map Project - Public Comment
Date: Wednesday, November 5, 2025 11:31:00 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Dear Shana,

Thank you for commenting on the Crawford Way Condominium Map project. We appreciate you taking the time to share your feedback. Here are some answers to your questions:

1. *Why is this project being proposed?*

The Crawford Way Multifamily project was approved by the Planning Commission in May 2025. This condominium tentative subdivision map application is the next step for the developer to get a "condo map" to subdivide the units on the property legally. Both the design permit and condo map applications require public hearings. If the developer decides to sell the units as condominiums, they must record a final map before any units can be sold. If they do not pursue a condo map, they still have the option to build the units as apartments for rent.

2. *What is the City doing about traffic on Highway 29?*

The city is working hard to address traffic issues in American Canyon. The Crawford Way Multifamily project will be required to pay a traffic impact fee, which all new development is required to pay prior to construction permits. The required fee pays for expanding the roadway system, including a portion of funds to improve Highway 29.

In addition, the Crawford Way project will directly improve the roadway in front of Crawford with a curb, gutter, and new sidewalk. The project also includes a mid-block crossing to Canyon Plaza.

Every year, the City Council adopts a 5-Year Capital Improvement Program (CIP). The CIP includes numerous physical improvements to city facilities in many categories, including roadways. The Planning Commission reviewed this list at the April 24, 2025 meeting, link here. Roadway improvements in the 5-Year CIP include the following:

- Green Island Road reconstruction and widening
- Wetlands Edge Court extension
- South Kelly Road/Highway 29 intersection widening
- Melvin Road traffic calming, sidewalk, and storm drainage improvements
- Rancho Del Mar paving and utility improvements.

In 2022, the City made the following road improvements:

- Completed the missing Devlin Road link from the railroad bridge at Middletown Way to Green Island Road
- Crosswalk ramp improvements on Folland Drive, Corsicana Drive, Brophy Street, Kemp Lane, Kemp Way, Sheffield Way, and Folland Drive, Gold Valley Way at Tapestry Lane
- Enhanced pedestrian intersection on Donaldson Way at Shenandoah Drive and on Silver Oak Trail at White Oak Drive
- 8,600 feet of new Class II Bike Lanes on Donaldson Way, Shenandoah Drive, and Silver Oak Trail
- Enhanced crosswalk improvements on Elliott Drive and on Daniel Drive
- Installed 410 feet of sidewalk on Eucalyptus Drive
- Installed permanent traffic calming measures on Wetlands Edge, including speed cushions and curb bulb-outs

In 2022, the City completed the annual pavement resurfacing project that included paving, ADA upgrades, bike lane, and/or crosswalk improvements at the following streets:

- American Canyon Road East (between Flosden Road & City Limits),
- Blanco Street,
- Brophy Street,
- Corsicana Drive,
- Commerce Boulevard,
- Donaldson Way East,
- Flosden Road at Daniel Drive,
- Folland Drive,
- Gold Valley Way & Tapestry Lane,
- Kemp Lane,
- Kemp Way,
- Sheffield Way,
- Shenandoah Drive, and
- Silver Oak Trail.

The annual pavement resurfacing project was funded by SB1/Gas Tax, Measure T, and ARPA Funding.

In 2023, six streets are planned for 1.5 miles of grind and overlay through Measure T Funding. Streets that will be rehabilitated are selected based on the Pavement Management Program, which considers public safety, underground utility needs, and available funding. To learn more about how these decisions are made or see the specific areas on the project list, visit https://www.americancanyon.gov/streets .

In 2022, the City adopted a Local Streets and Roads Safety Plan. You can view this plan on our website HERE.

Safe roadways begin with safe drivers, and that includes ourselves. Take the We Love Safe Streets traffic calming program resident pledge and safety program HERE.
Highway 29 is a chronically congested highway through American Canyon. Owned and operated by the State of California through Caltrans, the Napa Valley Transportation Agency (NVTA) is the authorized Napa County liaison with Caltrans. The NVTA, with funding support from the City of American Canyon, recently completed a Project Initiation Document (PID) to improve Highway 29 through American Canyon. This plan requires environmental review to evaluate two alternatives.

Completion of this study is anticipated to provide access to federal funds for Highway 29 transit, operations, beautification, and pedestrian improvements. You can view the PID study documents at the NVTA website HERE.

Hopefully, this information helps. Please let us know if you have any other questions.

Kind regards,

William He, AICP, Senior Planner
City of American Canyon | 4381 Broadway, Suite # 201 | American Canyon, CA 94503
(707) 647-4337 | whe@americancanyon.gov
Visit our Virtual City Hall
Stay informed: City Manager's Friday Update

Follow us:



Crawford Way Condominium Project Comments

Date * 11/07/2025

Name * Azalia Vironchi

Company

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [ ] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [x] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City: American Canyon

State / Province / Region: CA

Postal / Zip Code: 94503

Country: United States

Comments *

If comments are being provided through the upload of a document, please indicate so.

I don't think this is a good idea, the city wants to authorize a project as this., property building in the middle of a bussie road which is so unbillable that the city will even think of authorizing this project here, when there is so much traffic in this city.

File Upload

From: William He
To: [redacted]
Cc: Brent Cooper; Nicolle Hall; William Yeh
Subject: Crawford Way Condominium Map - Public Comment
Date: Thursday, November 13, 2025 1:09:00 PM

Hi Azalia,

Thank you for commenting on the Crawford Way Condominium Map project. We appreciate you taking the time to share your feedback. In your comment, you expressed concern over the City approving the project near the roads and had concerns about increased traffic in the area. Here are some responses to your comments.

1. *Why is this project being proposed?*

The Crawford Way Multifamily project was approved by the Planning Commission in May 2025. This condominium tentative subdivision map application is the next step for the developer to get a "condo map" to subdivide the units on the property legally. Both the design permit and condo map applications require public hearings. If the developer decides to sell the units as condominiums, they must record a final map before any units can be sold. If they do not pursue a condo map, they still have the option to build the units as apartments for rent.

2. *What is the City doing about traffic impact from the project?*

The city is working hard to address traffic issues in American Canyon. The Crawford Way Multifamily project will be required to pay a traffic impact fee, which all new development is required to pay prior to construction permits. The required fee pays for expanding the roadway system, including a portion of funds to improve Highway 29.

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- Sheffield Way,
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Hopefully, this information helps. Please let us know if you have any other questions.

Kind regards,

William He, AICP, Senior Planner
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
(707) 647-4337 | whe@americancanyon.gov
Visit our Virtual City Hall: www.americancanyon.gov
Stay informed: City Manager's Friday Update



From: noreply@granicusideas.com
To: CityClerk; Planning Commission; Jason Holley
Subject: New eComment for Planning Commission
Date: Tuesday, November 18, 2025 12:38:43 PM

City of American Canyon

New eComment for Planning Commission

Azalia Vironchi submitted a new eComment.

Meeting: Planning Commission

Item: PUBLIC COMMENT

eComment: So many building, the roads are not capable to handle all this traffic.

View and Analyze eComments

This email was sent from https://americancanyon.granicusideas.com.
City of American Canyon, CA

Unsubscribe from future mailings

From: William He
To: [redacted]
Cc: Brent Cooper; Nicolle Hall
Subject: Crawford Multifamily Tentative Subdivision Map - eComment
Date: Wednesday, November 19, 2025 11:18:00 AM

Hi Azalia,

Thank you for commenting on the Crawford Multifamily Condo Subdivision Map project. In your comment, you expressed concern over the potential traffic around the project site.

I would like to provide you with some clarification regarding the scope of this application. The Crawford Multifamily project has already been approved, and the subdivision map application is limited to allowing the approved units to be sold as condominiums. No additional development beyond what was already approved would be permitted with this application.

We appreciate your feedback and participation in the public hearing process. If you have any questions, feel free to contact me at the email below.

Kind regards,

William He, AICP, Senior Planner
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
(707) 647-4337 | whe@americancanyon.gov
Visit our Virtual City Hall: www.americancanyon.gov
Stay informed: City Manager's Friday Update



From: noreply@granicusideas.com
To: CityClerk; Planning Commission; Jason Holley
Subject: New eComment for Planning Commission
Date: Thursday, November 20, 2025 1:04:42 PM

City of American Canyon

New eComment for Planning Commission

Alan Brazell submitted a new eComment.

Meeting: Planning Commission

Item: 2.) Crawford Way Multifamily Condominium Tentative Subdivision Map

eComment: My name is Alan Brazell. I am pastor at the Open Door Church that meets on 3353 Broadway St. on the south side of the proposed project. My wife Karma and I have lived in American Canyon since 1992. We are thankful to have lived here and raised our four kids in American Canyon. I would like to share three concerns I have about the impact I think this development will have. For context, I live, work, play and shop in this area. - We have lived for the last 3 years at the Village apartments across Highway 29. - I work - at Open Door church. - We play – we walk in the neighborhood and our members of Fitness 19 Gym. - We shop at Safeway frequently. My concerns are: 1. Traffic – this area is very busy on the main streets of James Road 2. Parking - at the Village, often times either we or guests need to park in the neighborhood. 3. I'd like to see more affordable 3 to 4 bedrooms, single story homes built. Families with kids would prefer to live in a house. Thanks again for giving me the opportunity to share some of my thoughts. I care about our city and will be praying for you. Alan Brazell.

View and Analyze eComments

This email was sent from https://americancanyon.granicusideas.com.
City of American Canyon, CA

Unsubscribe from future mailings

From: William He
To: [redacted]
Cc: Brent Cooper; Nicolle Hall
Subject: Crawford Way Multifamily Tentative Subdivision Map - eComment
Date: Thursday, November 20, 2025 2:46:00 PM

Hi Alan,

Thank you for taking the time to share your thoughtful comments regarding the Crawford Multifamily Condo Subdivision Map project. We truly value your feedback and participation in the public hearing process.
I want to provide some clarity regarding the three points you raised:

- Traffic Concerns (James Rd) and Overall Development: I understand your concern about potential traffic on James Rd. It's important to note that the Crawford Multifamily project has already been approved. This current application—the subdivision map—is a step that allows the already-approved units to be sold as condominiums. No new development or changes to the project's design or size are permitted under this application, and the traffic impacts were fully addressed during the initial design permit approval process.

- Parking at the Village at Vintage Ranch: I sympathize with the challenges of finding neighborhood street parking. However, the Village at Vintage Ranch is a separate development and is not connected to this project. For a solution to the parking issues there, I recommend reaching out to the Village's management team directly, as they would be best equipped to help you.

- Need for Affordable Single-Story Homes (single-family homes): I appreciate you voicing the need for more affordable, single-family homes in the City—that's a priority we share. Unfortunately, the economic realities of the California housing market are hard to overcome.

Thank you again for your valuable input. Please feel free to reach out if you have any additional questions.

Kind regards,

William He, AICP, Senior Planner
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
(707) 647-4337 | whe@americancanyon.gov
Visit our Virtual City Hall: www.americancanyon.gov
Stay informed: City Manager's Friday Update



Attachment 6: Applicant's email request for changes in conditions

William He

From: William Yeh <byeh@yehareagroup.com>
Sent: Monday, January 5, 2026 1:49 PM
To: William He
Cc: Neil Reiher; Brent Cooper; Matthew Summers; Nicolle Hall; Jack Farrell; David Ying; Brandon Yung; Jason Holley; Greg Fletcher; courtney@yimbyaction.org
Subject: Re: Crawford Way Condo Subdivision Map - City Council Meeting - December 16, 2025
Attachments: Crawford Multifamily Objection Letter to City Condo Resolution.pdf; 1. Crawford Way Condo Map - Reso rev2 Applicant Redline.docx

Good Morning William, Brent, Matt, Jason and All,

I hope you had a wonderful holiday season. Just checking in on the status of our objection.

Attached is a letter detailing our objection to Condition 8 of the condo map resolution. We believe Condition 8 deviates from the prescribed process in the municipal code and creates unnecessary complications, delays, cost, and risk to the development.

Note that there are no shortcuts here for us. We understand that we will not be able to obtain C of O without the ability to separately sell each individual unit and without recordation of a final map and affordable housing agreement.

If the city is adamant on sticking to Condition 8 as originally written, the only certainty is that the start of construction will be delayed by the amount of time it takes us to submit and obtain DRE approval for the condo map.

We've attached a redline of the PC Resolution for the condo designation. If the city can agree to these terms, please send back a revised PC Resolution for review.

We look forward to resolving this issue and thank you in advance for your consideration.

Best Regards,

William Yeh
Cell: [redacted]
byeh@yehareagroup.com
www.yehareagroup.com

Docusign Envelope ID: BF527643-E9C2-418E-9F53-E5A533CF851B

LETTER OBJECTING TO "FOR-SALE" CLASSIFICATION STANDARD AND REQUEST FOR CONTINUANCE

Crawford Way Multifamily Development
12/15/2025

City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503
Attn: City Manager
Attn: Community Development Director
Attn: City Attorney

To the City Council and City Staff:

Crawford Holding Company, LLC ("Applicant") submits this formal objection to **Condition 8** of the PC Resolution regarding approval of the Tentative Subdivision Map for the Crawford Way 100-unit multifamily project.

We respectfully request a **continuance** of the City Council meeting scheduled for December 16, 2025. This continuance is necessary to allow the California Department of Housing and Community Development (HCD) and YIMBY Law adequate time to review the legal defects detailed in our complaints to those bodies.

Condition 8 would classify the Crawford Way Townhome Project ("Development") as a for-rent development if "at the time of issuance of the first building permit, the units cannot be separately sold" and conversely as a for-sale development if "at the time of issuance of the first building permit, the units can be separately sold". The City of American Canyon ("City") has stated that the timing of the for-sale vs for-rent determination is predicated on American Canyon Municipal Code section 19.28.080(E) which is excerpted below:


OPEN LAW LIBRARY

City of American Canyon Law Library

City of American Canyon Law Library › City of American Canyon, Cal., Code › Section 19.28.080(E)

(E) Following execution of the agreement by all parties, the completed housing agreement, or memorandum thereof, shall be recorded and the

conditions therefore filed and recorded on the parcel or parcels designated for the construction of inclusionary units. The approval and recordation shall take place prior to final map approval, or, where a map is not being processed, prior to issuance of building permits for such parcels or units. The housing agreement shall be binding to all future owners and successors in interest.

Docusign Envelope ID: BF527643-E9C2-418E-9F53-E5A533CF851B

The use of the disjunctive "or" creates two distinct procedural tracks:

1. **Track A:** Projects processing a map (Agreement recorded prior to Final Map).
2. **Track B:** Projects *not* processing a map (Agreement recorded prior to building permits).

Because this Development **is** processing a Tentative and Final Condominium Map, the second clause regarding building permits is legally inapplicable. The City is incorrectly applying a standard designed for non-subdivision projects (Track B) to a subdivision project (Track A), thereby violating the plain language of its own municipal code.

The 'Track B' clause ('where a map is not being processed') is specifically intended for traditional apartment developments where a single owner retains title to the entire property on a single lot. In those scenarios, there is no Final Map to trigger the agreement, so the building permit serves as the necessary backstop. Applying this 'no-map' standard to a project that is actively processing a subdivision map creates an impossible result: it treats a for-sale subdivision as a rental complex simply because the map recordation—a final bureaucratic step—has not yet occurred, despite the clear statutory intent to subdivide.

We request that the city adhere to the procedure outlined in American Canyon Municipal Code section 19.28.080(E). Requiring the housing agreement to be approved and recorded prior to issuance of building permit sets in motion a series of requirements of the Applicant which are in violation of the Subdivision Map Act and the Housing Accountability Act as detailed below:

THE CITY'S POSITION IMPERMISSIBLY ADDS A NEW SUBDIVISION MAP ACT CRITERION NOT AUTHORIZED BY STATE LAW

The Subdivision Map Act ("SMA") (Gov. Code §§ 66410 et seq.) governs condominium subdivisions. Under the act:

- A tentative map establishes the right to subdivide.
- A final/parcel map creates separate condominium units.
- No provision of the SMA conditions "for-sale" status on the ability to sell separate condominium units prior to building permit issuance

California courts have repeatedly held that local agencies may not impose additional criteria or expand the statutory requirements of the SMA:

- *Bright Development v. City of Tracy* (1993) – localities cannot impose conditions inconsistent with SMA procedures.
- *Gardner v. County of Sonoma* (2003) – cities may not add new subdivision approval standards outside the SMA.

Docusign Envelope ID: BF527643-E9C2-418E-9F53-E5A533CF851B

The City's proposal to treat a recorded condominium map as "for rent" unless the ability to separately sell condominium units is secured before building permit issuance is an unauthorized additional criterion that SMA prohibits.

THE "CLASSIFICATION" STANDARD IS NOT OBJECTIVE AND VIOLATES THE HOUSING ACCOUNTABILITY ACT

The project has already demonstrated compliance with **all applicable objective standards** relating to zoning, subdivision, and design. Under the Housing Accountability Act ("HAA"), a city may not impose new discretionary conditions or delays that make a compliant housing project infeasible unless the City adopts specific written findings of a **quantifiable, objective health or safety impact**.

The City's imposition of Condition 8 violates the HAA by creating a "constructive denial" of the project through two distinct forms of infeasibility:

1. **Economic Infeasibility (The "Circular Financing Trap"):** The City is creating a logical deadlock by requiring a Public Report to issue building permits. Lenders generally require building permits to fund the project; the Department of Real Estate (DRE) requires evidence of that funding to issue a Public Report; yet the City refuses to issue the permit without the Report. This circular requirement renders the project financing impossible to secure.
2. **Practical Infeasibility:** By forcing the Applicant to record final unit boundaries via a Final Map *prior* to construction, the City introduces an **unreasonable risk of creating a noncompliant design**. If the physical construction varies even slightly from the prematurely recorded map—a common occurrence in multifamily development—the built project would technically violate its own legal description, requiring costly and time-consuming map amendments.

Allowing construction to proceed under a Tentative Condominium Map is consistent with state law and standard industry sequencing. By rejecting this standard practice in favor of a discretionary timeline that triggers a higher affordable housing requirement (15% vs 10%), the City is effectively rendering the project infeasible.

PROCEDURAL DUE PROCESS DEFECTS

In addition to incorrectly interpreting municipal code and creating arbitrary procedural impediments, the City has also engaged in a pattern of behavior that has resulted in the discouragement of the Applicant's pursuit of a for sale condo designation despite repeated clear indications by the Applicant of its intent. American Canyon Municipal Code section 19.28.040(A) establishes a ten percent (10%) inclusionary housing requirement for ownership projects and a fifteen percent (15%) (15%) inclusionary housing requirement for rental projects. This discrepancy serves as a motive for the observed pattern of behaviour. A timeline of events detailing the Applicant's intention to develop a condominium development and The City's pattern of behavior is detailed below:

SB330 Application Condo Designation

Docusign Envelope ID: BF527643-E9C2-418E-9F53-E5A533CF851B

On the Applicant's SB330 Preliminary Application Form dated 01/24/2023, the response to Question 9 indicates that the project seek a condominium map (excerpt below)

9. **SUBDIVISION –** Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES ☑ NO ☐

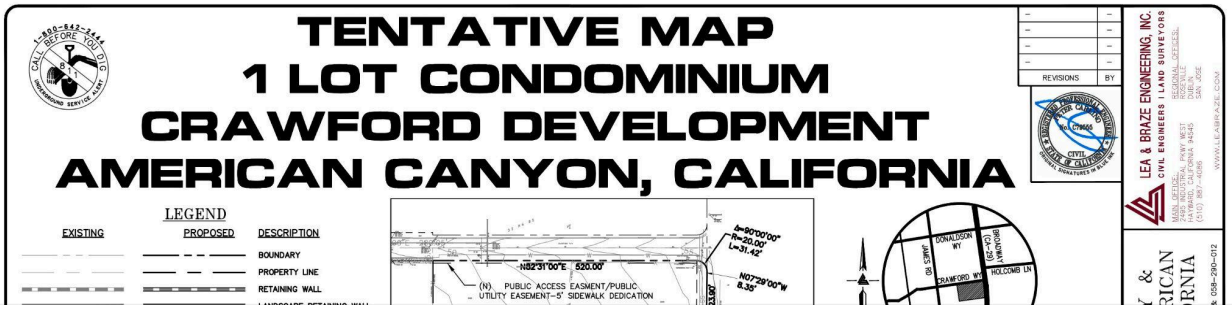
If "YES," please describe:

-Final Tract Map for a one lot condominium subdivision

-Condominium Plans [for one hundred (100) condo units, site plan, parking, common space, etc]

Tentative Condo Map Titling On Civil Plan Sets

All civil plan sets from the beginning of the entitlement process have been clearly labeled with "Tentative Map" and "Condominium" further clarifying the Applicant's intention to build a condominium development. The excerpt below is from the civil plan set dated 05/11/2023:



Planning Approval Ambiguity

On the Planning Commission Resolution dated 05/22/2025, no mention is made as to whether the Development is composed of for-sale condominium units or for-rent apartment units. Applicant subsequently discovered that the city approved the Development as for-rent apartments and required a separate planning submittal to convert to for-sale condominium units. This cost the Applicant additional fees associated with a separate planning submittal and has delayed the Projects progress despite multiple clear indications of the Applicant's pursuit of a condominium development.

Denial of Continuance at Planning Approval of Condominium Application

On 11/18/2025, Applicant requested a continuance of the planning commission hearing on the grounds laid out in this letter. The request was ignored and the planning commission voted on the project without our attendance.

Docusign Envelope ID: BF527643-E9C2-418E-9F53-E5A533CF851B

Request For Continuance

The Applicant has submitted formal complaints with CA Department of Housing and Community Development as well as YIMBY Law. In an effort to provide them adequate time to review our case, we are requesting continuance on the City Council meeting scheduled for 12/16/2025.

Sincerely,

CRAWFORD HOLDING COMPANY, LLC
a California limited liability company

Signed by:
William Yeh 12/15/2025
2C6757BFF4B943B...

By: William Yeh, Member

PC RESOLUTION 2025-XX

A RESOLUTION TO RECOMMEND THE CITY COUNCIL APPROVAL OF A TENTATIVE SUBDIVISION MAP TO PERMIT THE FUTURE SUBDIVISION OF THE CRAWFORD WAY PROJECT INTO 100 CONDOMINIUM MULTIFAMILY DWELLING UNITS ON A 4.34-ACRE SITE AT THE SOUTHWEST CORNER OF CRAWFORD WAY AND HIGHWAY 29, APNS 058-302-001 AND 058-290-012 (FILE NO. PL25-0010)

WHEREAS, on May 29, 2025, the Yeh Area Group, LLC, filed a Tentative Condominium Subdivision Map application (File no. PL25-0010) for the subdivision of the project site into 100 condominium multifamily dwelling units on a 4.34-acre site at the southwest corner of Crawford Way and Highway 29; and

WHEREAS, on May 22, 2025, the Planning Commission approved the Crawford Way Multifamily Design Permit (File No. PL23-0003 / PC Resolution 2025-05) for the development of 100 dwelling units and a community building on the project site in the Local Serving Mixed Use (LSMU) Zoning District; and

WHEREAS, there is a critical shortage of residential housing for all levels of affordability in California; and

WHEREAS, Housing Element Goal H-2.1 states that the City promotes a diversity of housing types, including townhomes and multifamily ownership units;

WHEREAS, on August 28, 2025, and November 20, 2025, the Planning Commission conducted a public hearing and considered all the written and oral testimony presented at the public hearing in making its decision.

NOW, THEREFORE, BE IT RESOLVED that the City of American Canyon Planning Commission recommends the City Council approve a Tentative Subdivision Map for the Crawford Way Multifamily Project based on the findings contained in Section 2, and conditions in Section 3.

SECTION 1: CEQA

The project is required to comply with the California Environmental Quality Act (CEQA). The Broadway District Specific Plan (BDSP) Final Environmental Impact Report (FEIR) evaluated the development of the 292-acre site area along the Broadway corridor. (BDSP EIR, SCH #2017042025).

An addendum to the BDSP EIR evaluated the potential impacts of the Crawford Way Project. In accordance with CEQA Guidelines Section 15162, the Addendum found that there were no substantial changes proposed by the Project. Therefore, the Project does not require the preparation of a new, subsequent, or supplemental EIR. The Addendum identified applicable mitigation measures from the BDSP EIR, which have been included in the approved Design Permit conditions of approval. The Condominium Subdivision Map has a condition of approval that states all Design Permit conditions remain in effect.

SECTION 2: FINDINGS

DRAFT

American Canyon Municipal Code (ACMC) Section 18.22.055 provides that the planning commission shall not recommend approval and the city council shall not approve a tentative subdivision map if any of the following findings are made:

A. That the proposed tentative subdivision map is not consistent with the city's general plan or its elements or other applicable plans;

The proposed map is consistent with the General Plan because it will provide a single lot with adequate access and utility services to be developed with condominium homes. The lot size meets the minimum parcel size and setback requirements in the LSMU Zone in the BDSP.

B. That the design or improvement of the proposed subdivision is not consistent with the city's general plan or its elements or any other applicable plans;

The proposed improvements for the condominium subdivision are consistent with the City's General Plan, Broadway District Specific Plan, and the Local-Serving Mixed Use Zoning District, as analyzed in the staff report for this project.

C. That the site is not physically suitable for the type of development proposed;

The subdivision site is physically suitable for the type of development because it is relatively flat and has space to accommodate the proposed 100 multifamily dwelling units. The site consists of 16 three-story buildings with 5 to 8 units per building.

D. That the site is not physically suitable for the proposed density of development proposed;

The site is physically suitable for the proposed density of development because the density of development the project complies with the State Density Bonus Law. The LSMU zone allows for a density of 20 dwelling units per acre, but the State Density Bonus Law allows for additional density for qualifying projects that provide affordable housing. This project provides affordable housing that enables an additional 20% of density, which increases the maximum number of units from 87 to 105. The project consists of 100 units.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The subdivision and related improvements would not adversely affect wildlife habitat areas, as described in an addendum to the BDSP EIR, which evaluated the potential impacts of the Crawford Way Project. The addendum was included in the Design Permit application, which was approved by the Planning Commission on May 22, 2025.

F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

The subdivision improvements are consistent with the improvements provided for other multifamily developments in the City and are not likely to cause serious health problems. To improve pedestrian connectivity, the project will construct a new sidewalk, curb, and gutter along the Crawford Way frontage. The project also includes accessible paths of travel inside the site.

G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the city council may approve a tentative subdivision map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to one previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to the city council to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision;

The project poses no conflicts with easements. The project will be required to dedicate five feet along Crawford for the development of a new sidewalk.

H. That the discharge of waste water, including sewage and stormwater runoff, from the proposed subdivision would result in a violation of existing water quality requirements prescribed by the regional water quality control board.

The site will be served with public wastewater. Stormwater detention facilities are provided on site to meet the City and Water Quality Control Board standards.

SECTION 3. CONDITIONS OF APPROVAL

The Condominium Tentative Subdivision Map for the Crawford Way Project (PL25-0010) is recommended for approval because none of the findings to disapprove the proposed subdivision can be made, subject to the following conditions.

General

1. The Tentative Subdivision Map approval is granted for development of 100 condominium units on a 4.3-acre site in the Local Serving Mixed Use (LSMU) zoning district. The tentative map, which shall be substantially similar to the map shown on file in the Community Development Department, except as modified by conditions contained in this approval. Exhibits A, B, and C includes the following:
    a. Tentative Subdivision Map prepared by Lea & Braze Engineering, Inc., submitted on 7/14/2025.
    b. Landscaping Plan prepared by VanderToolen Associates, submitted on 7/14/2025.
    c. Confirmation of Conditions of Approval Form.

2. The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected officials, officers, employees, attorneys, representatives, boards, commissions, consultants, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental

document, mitigation plan, or other documents, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.

The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney's fees (including a third party award of attorney's fees), arising out of, resulting from, or in connection with the City's act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the applicant, incurred on behalf of, or by, the City, its elected officials, officers, employees, representatives, attorneys, boards, commissions, volunteers and agents in connection with the defense of any claim, action, or proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim.

The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, or any other document or approval related to the applicant's project.

The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City.

In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the applicant's project is successful, and an award of attorneys' fees is granted against the City, the applicant shall be responsible to timely pay the full amount of such an award.

3. The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.
4. In accordance with ACMC Section 18.24.050, a final map shall be submitted for processing within twenty-four (24) months from the date of building permit issuance~~final action by the Planning Commission and/or City Council to approve or conditionally approve a vesting tentative map~~.
5. Prior to the effective date of the Tentative Subdivision Map, the applicant and property owner shall sign the agreement to the conditions of approval. The form is available as Exhibit C.

Planning

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6. All conditions of approval and mitigation measures from Crawford Way Multifamily Project Design Permit PL23-0003 (Resolution 2025-05) remain in effect.

7. Prior to the issuance of the first building permit or recordation of the Final Map, whichever occurs first, the Applicant shall submit a street name and address plan for approval by the Community Development Department and the American Canyon Fire Protection Agency.

8. Inclusionary Housing. Per American Canyon Municipal Code section 19.28.040, the approved project is a rental project, subject to the fifteen percent (15%) inclusionary housing requirement, as the project's May 22, 2025 Planning Commission Resolution No. 2025-06 approved a 100-unit multifamily residential project without the ability to separately sell the residential units. This Resolution approves a tentative condominium map, which if implemented by the Applicant in compliance with all applicable law through to and including approval of a Final Map and Improvement Plans by the City and the approval of a Department of Real Estate Public Report under Business and Professions Code section 11010, et seq. will create the ability for the Applicant to separately market and sell the units.

    a. If, at the time of issuance of certificate of occupancy~~the first building permit~~, the units cannot be separately sold as defined by American Canyon Municipal Code section 19.28.020 and other applicable law, then the Applicant shall submit for review and secure approval by the Community Development Director and City Attorney an affordable housing agreement and covenant which identifies the affordable units that satisfy the American Canyon Municipal Code section 19.28.040(A)(2) requirement to dedicate the following percentages of units permitted by right excluding awarded density bonus units pursuant to California Government Code Section 65915(v)(4): at least five percent of project units at prices or rents affordable to very low-income households, five percent of project units affordable to low-income households, and five percent of project units to moderate income households. Applicant shall ~~and~~ guarantee~~s~~ these units remain affordable as specified for a period of 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. The inclusionary units shall be rental units.

    b. If, at the time of issuance of certificate of occupancy~~the first building permit~~, the units can be separately sold as defined by American Canyon Municipal Code section 19.28.020 and other applicable law, the Applicant shall submit for review and secure approval by the Community Development Director and City Attorney an affordable housing agreement and covenant which identifies the affordable units that satisfy the American Canyon Municipal Code section 19.28.040(A)(1) requirement to dedicate at least ten percent of project units permitted by right excluding awarded density bonus units pursuant to California Government Code Section 65915(v)(4) as affordable to lower-income households and guarantees these units remain affordable as specified for a period of 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. The inclusionary units may be either ownership units or rental units.

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c. In either case, the affordable housing agreement and covenant shall meet all requirements of American Canyon Municipal Code section 19.28.080 and be recorded against each individual affordable unit prior to issuance of certificate of occupancy~~the first building permit~~. The project shall provide local preference for residents and military preference for the affordable units in compliance with Resolution 2007-46 and 2007-48.

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PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 20th day of November, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Davet Mohammed, Chair

ATTEST:

_____
Nicolle Hall, Deputy City Clerk

APPROVED AS TO FORM:

_____
Teresa L. Highsmith, City Attorney

EXHIBITS
A. Tentative Map Plans
B. Landscaping Plans
C. Applicant confirmation of conditions

Attachment 7: Response to Applicant's Letter

Crawford Way Tentative Map

Review of Applicant's request letter from 1/5/2026

1. Applicant disagrees with Condition 8 of the Tentative Map Resolution. The applicant writes:

Applicant Statement: "Condition 8 would classify the Crawford Way Townhome Project ("Development") as a for-rent development if "at the time of issuance of the first building permit, the units cannot be separately sold" and conversely as a for-sale development if "at the time of issuance of the first building permit, the units can be separately sold". The City of American Canyon ("City") has stated that the timing of the for-sale vs for-rent determination is predicated on American Canyon Municipal Code section 19.28.080(E), which is excerpted below: ACMC Section 19.28.030(E), "The approval and recordation shall take place prior to final map approval, or, where a map is not being processed, prior to issuance of building permits for such parcels or units."

The use of the disjunctive "or" creates two distinct procedural tracks:

- *Track A: Projects processing a map (Agreement recorded prior to Final Map).*
- *Track B: Projects not processing a map (Agreement recorded prior to building permits).*

Because this Development is processing a Tentative and Final Condominium Map, the second clause regarding building permits is legally inapplicable. The City is incorrectly applying a standard designed for non-subdivision projects (Track B) to a subdivision project (Track A), thereby violating the plain language of its own municipal code.

The 'Track B' clause ('where a map is not being processed') is specifically intended for traditional apartment developments where a single owner retains title to the entire property on a single lot. In those scenarios, there is no Final Map to trigger the agreement, so the building permit serves as the necessary backstop. Applying this 'no-map' standard to a project that is actively processing a subdivision map creates an impossible result: it treats a for-sale subdivision as a rental complex simply because the map recordation—a final bureaucratic step—has not yet occurred, despite the clear statutory intent to subdivide.

We request that the city adhere to the procedure outlined in American Canyon Municipal Code section 19.28.080(E). Requiring the housing agreement to be approved and recorded prior to issuance of building permit sets in motion a series of requirements of the Applicant which are in violation of the Subdivision Map Act and the Housing Accountability Act as detailed below:

THE CITY'S POSITION IMPERMISSIBLY ADDS A NEW SUBDIVISION MAP ACT CRITERION NOT AUTHORIZED BY STATE LAW

The Subdivision Map Act ("SMA") (Gov. Code §§ 66410 et seq.) governs condominium subdivisions. Under the act:

- *A tentative map establishes the right to subdivide.*
- *A final/parcel map creates separate condominium units.*

- *No provision of the SMA conditions "for-sale" status on the ability to sell separate condominium units prior to building permit issuance*

California courts have repeatedly held that local agencies may not impose additional criteria or expand the statutory requirements of the SMA:

- *Bright Development v. City of Tracy (1993) – localities cannot impose conditions inconsistent with SMA procedures.*
- *Gardner v. County of Sonoma (2003) – cities may not add new subdivision approval standards outside the SMA.*

The City's proposal to treat a recorded condominium map as "for rent" unless the ability to separately sell condominium units is secured before building permit issuance is an unauthorized additional criterion that SMA prohibits."

City Response: The applicant currently intends to develop condominiums. This path triggers specific regulatory steps to ensure the project meets all legal requirements for for-sale units. However, if the applicant chooses to pivot to a rental model, Condition 8 provides the necessary flexibility for the project to proceed as apartments without administrative delay.

This structure complies with ACMC Section 19.28.080(E), which accounts for both housing types. Because the Zoning Code does not restrict whether housing is for-sale or for-rent, the condition must remain adaptable to both options.

The City is not adding a new criterion to the SMA, as it is putting a reminder for the developer that (1) a final map, (2) an affordable housing agreement, and (3) DRE approval are things that they must accomplish prior to permit issuance, if the applicants wants the lower affordability requirement available only to for-sale housing. In the unlikely event that changes are required, the applicant can apply for revisions to the building permit or DRE approval.

Please note that the Tentative Map does not lock in specific condominium floor plans. This allows the applicant to modify internal layouts without needing to amend the Tentative Map itself. In our discussions at City Hall, this point was the primary objection raised to this approach, and the fact that the condominium plan can be modified later, if needed, to match what is built solves this concern. Furthermore:

- Substantial Similarity: Per Condition 1 of the resolution, the project must remain "substantially similar" to the approved map, allowing for minor adjustments as needed.
- Post-Permit Revisions: If changes are required after a building permit is issued, the applicant may submit a Building Permit Revision and update their filing with the DRE, provided the changes remain consistent with the approved project scope. The Tentative Map does not depict the metes and bounds of each unit, but gives a general location of the building footprints and the total number of units.

In sum, the City is allowing either path forward: 1) build the approved rental project at a 15% affordability level, or 2) continue with the intended condo project, at the lower 10% affordability level, in compliance with the City's requirement that the for-sale units be truly for-sale at the time the affordability agreement is approved at the lower 10% level. The City has also adjusted the proposed City Council Resolution to expressly affirm the ability to modify the affordable housing agreement, if the other option is selected, after the first building permit but before the first certificate of occupancy.

2. The applicant writes: "*THE "CLASSIFICATION" STANDARD IS NOT OBJECTIVE AND VIOLATES THE HOUSING ACCOUNTABILITY ACT*"

*Applicant Statement: "The project has already demonstrated compliance with **all applicable objective standards** relating to zoning, subdivision, and design. Under the Housing Accountability Act ("HAA"), a city may not impose new discretionary conditions or delays that make a compliant housing project infeasible unless the City adopts specific written findings of a **quantifiable, objective health or safety impact.***

The City's imposition of Condition 8 violates the HAA by creating a "constructive denial" of the project through two distinct forms of infeasibility:

*1. **Economic Infeasibility (The "Circular Financing Trap")**: The City is creating a logical deadlock by requiring a Public Report to issue building permits. Lenders generally require building permits to fund the project; the Department of Real Estate (DRE) requires evidence of that funding to issue a Public Report; yet the City refuses to issue the permit without the Report. This circular requirement renders the project financing impossible to secure.*

*2. **Practical Infeasibility:** By forcing the Applicant to record final unit boundaries via a Final Map prior to construction, the City introduces an **unreasonable risk of creating a noncompliant design.** If the physical construction varies even slightly from the prematurely recorded map—a common occurrence in multifamily development—the built project would technically violate its own legal description, requiring costly and time-consuming map amendments.*

Allowing construction to proceed under a Tentative Condominium Map is consistent with state law and standard industry sequencing. By rejecting this standard practice in favor of a discretionary timeline that triggers a higher affordable housing requirement (15% vs 10%), the City is effectively rendering the project infeasible."

City Response: The Planning Commission approved the design permit for the project on May 22, 2025, which enables the applicant to pursue construction permits. The applicant has the flexibility to construct the project as apartments or condominiums. Pursuing condominiums would require a Final Map and DRE approval. The final map requires the approval of a tentative map, which we are processing. The Planning Commission and staff have both recommended the City Council approve the proposed tentative condominium map. Both building types would require an affordable housing agreement. In short, the City has not denied, nor constructively, denied the project.

Please note that it is also acceptable for the applicant to pursue apartments first and convert them to condos later. Staff can work with you to draft a new affordable housing agreement that reduces the 15% affordability requirement to 10% affordable housing in that situation. See the added language in Condition 8, subsection (c) affirming this point.

3. The applicant writes: "*PROCEDURAL DUE PROCESS DEFECTS*"

Applicant Statement: "In addition to incorrectly interpreting municipal code and creating arbitrary procedural impediments, the City has also engaged in a pattern of behavior that has resulted in the discouragement of the Applicant's pursuit of a for sale condo designation despite repeated clear indications by the Applicant of its intent. American Canyon Municipal Code section 19.28.040(A) establishes a ten percent (10%) inclusionary housing requirement for ownership projects and a fifteen percent (15%) (15%) inclusionary housing requirement for rental projects. This discrepancy serves as a motive for the observed pattern of behaviour. A timeline of events detailing the Applicant's intention to develop a condominium development and The City's pattern of behavior is detailed below:

A. SB330 Application Condo Designation

On the Applicant's SB330 Preliminary Application Form dated 01/24/2023, the response to Question 9 indicates that the project seek a condominium map (excerpt below)

B. Tentative Condo Map Titling On Civil Plan Sets

All civil plan sets from the beginning of the entitlement process have been clearly labeled with "Tentative Map" and "Condominium" further clarifying the Applicant's intention to build a condominium development. The excerpt below is from the civil plan set dated 05/11/2023:

C. Planning Approval Ambiguity

On the Planning Commission Resolution dated 05/22/2025, no mention is made as to whether the Development is composed of for-sale condominium units or for-rent apartment units. Applicant subsequently discovered that the city approved the Development as for-rent apartments and required a separate planning submittal to convert to for-sale condominium units. This cost the Applicant additional fees associated with a separate planning submittal and has delayed the Projects progress despite multiple clear indications of the Applicant's pursuit of a condominium development.

D. Denial of Continuance at Planning Approval of Condominium Application

On 11/18/2025, Applicant requested a continuance of the planning commission hearing on the grounds laid out in this letter. The request was ignored and the planning commission voted on the project without our attendance."

City Response: Applications and Civil plans are good indications of the intent for the project, but the applicant is still required to obtain a final map and DRE approval prior to sale of the condos. Staff has informed the applicant can process the Design Permit and Condo subdivision map concurrently in previous emails. A separate application is required for all subdivision map applications.

Review of Applicant's Redlines from 1/5/2026

Note: the application made redlines to a draft PC Resolution

4. *Applicant Submission: "Condition 4: In accordance with ACMC Section 18.24.050, a final map shall be submitted for processing within twenty-four (24) months from the date of building permit issuance~~final action by the Planning Commission and/or City Council to approve or conditionally approve a vesting tentative map~~"*

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City Response and Clarification: Staff cannot accept this proposed change because a final map can be extended by one year up to three times per ACMC Section 18.22.060(B) and(C). Stated differently, at maximum, the applicant will have 5 years to file the final map, which is a reasonable amount of time. Further, the initial two-year limit is expressly set by American Canyon Municipal Code section 18.24.050(a).

5. *Applicant Submission: "Condition 8: Inclusionary Housing. Per American Canyon Municipal Code section 19.28.040, the approved project is a rental project, subject to the fifteen percent (15%) inclusionary housing requirement, as the project's May 22, 2025 Planning Commission Resolution No. 2025-06 approved a 100-unit multifamily residential project without the ability to separately sell the residential units. This Resolution approves a tentative condominium map, which if implemented by the Applicant in compliance with all applicable law through to and including approval of a Final Map and Improvement Plans by the City and the approval of a Department of Real Estate Public Report under Business and Professions Code section 11010, et seq. will create the ability for the Applicant to separately market and sell the units.*

    a. *If, at the time of issuance of certificate of occupancy~~the first building permit~~, the units cannot be separately sold as defined by American Canyon Municipal Code section 19.28.020 and other applicable law, then the Applicant shall submit for review and secure approval by the Community Development Director and City Attorney an affordable housing agreement and covenant which identifies the affordable units that satisfy the American Canyon Municipal Code section 19.28.040(A)(2) requirement to dedicate the following percentages of units permitted by right excluding awarded density bonus units pursuant to California Government Code Section 65915(v)(4): at least five percent of project units at prices or rents affordable to very low-income households, five percent of project units affordable to low-income households, and five percent of project units to moderate income households. Applicant shall ~~and~~ guarantee~~s~~ these units remain affordable as specified for a period of 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. The inclusionary units shall be rental units.*

    b. *If, at the time of issuance of certificate of occupancy~~the first building permit~~, the units can be separately sold as defined by American Canyon Municipal Code section 19.28.020 and other applicable law, the Applicant shall submit for review and secure approval by the Community Development Director and City Attorney an affordable housing agreement and*

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covenant which identifies the affordable units that satisfy the American Canyon Municipal Code section 19.28.040(A)(1) requirement to dedicate at least ten percent of project units permitted by right excluding awarded density bonus units pursuant to California Government Code Section 65915(v)(4) as affordable to lower-income households and guarantees these units remain affordable as specified for a period of 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. The inclusionary units may be either ownership units or rental units."

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City Response and Clarification: Staff accepts the applicant's clarification on base units and has updated that in the CC Resolution, captured in the revised language in subsections (a) and (b) of Condition 8. Staff disagrees with the proposed deferment of the affordable housing agreement and DRE approval as stated above. Starting the affordable housing agreement process when the buildings are finished is unnecessary because the units can be built as for-rent or for-sale.

TITLE

Giovannoni Logistics Center Tentative Parcel Map and Design Permit Extension

RECOMMENDATION

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

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

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

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

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

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

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

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

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

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

ENVIRONMENTAL REVIEW

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

COMMUNICATION

Level 5: Development Project
Jan. 9, 2026 – Public Hearing Notice mailed to property owners and residents within 300 feet
Jan. 16, 2026 - Staff report published and GovDelivery notice of Public Hearing sent to email subscribers list (4,340 +/-)
Jan. 19, 2026 – GovDelivery Notice Reminder of City Council Public Hearing sent to email subscribers list (4,340 +/-)
Jan. 20, 2026 - City Council Public Hearing

ATTACHMENTS:

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

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING A TWELVE-MONTH EXTENSION TO THE GIOVANNONI TENTATIVE PARCEL MAP AND DESIGN PERMIT FROM MARCH 21, 2026, TO MARCH 21, 2027, APNS 057-090-008, 057-130-034 AND 057-130-036 (FILE NO. PL25-0013)

WHEREAS, on March 21, 2023, the City Council (i) approved a water supply assessment, (ii) certified the Final Environmental Impact Report (SCH #2021010104), (iii) adopted CEQA Findings of Fact, (iv) adopted a Statement of Overriding Considerations, and (v) adopted a Mitigation Monitoring and Reporting Program for the Giovannoni Logistics Center located north of Green Island Rd and bisected by Devlin Rd at APNs 057-090-008, 057-130-034, and 057-130-036; and

WHEREAS, on March 21, 2023, the City Council approved an application filed by Buzz Oates, LLC, (Applicant) for approval of the Giovannoni Logistics Center Phase 1 Design Permit to allow up to 1,069,904 square feet of High Cube Warehouse Uses on 70.2 acres located at APNs 057-090-008, 057-130-034, and 057-130-036; and

WHEREAS, on March 21, 2023, the City Council approved the Giovannoni Logistics Center Tentative Parcel Map to create a two-lot subdivision for up to 1,069,904 square feet of High Cube Warehouse Uses on 70.2 acres located at APNs 057-090-008, 057-130-034, and 057-130-036; and

WHEREAS, in accordance with the American Canyon Municipal Code (ACMC) Section 18.20.060, the Project was valid for two years with an expiration date set for March 21, 2025; and

WHEREAS, on November 15, 2024, the Applicant submitted a request for the City Council to extend the Tentative Parcel Map and Design Permit expiration date for twelve months in accordance to ACMC Section 18.20.060(C), which would extend the expiration to March 21, 2026; and

WHEREAS, on March 4, 2025, the City Council approved an extension for the Tentative Parcel Map and Design Permit for twelve months, extending the expiration to March 21, 2026; and

WHEREAS, on November 21, 2025, the Applicant submitted a second request for the extension of the Tentative Parcel Map and Design Permit for twelve months, which would extend the expiration to March 21, 2027; and

WHEREAS, the Tentative Parcel Map and Design Permit extension is substantially consistent with the certified EIR (SCH #2021010104) and approved project, and in accordance with CEQA Section 15162, no further analysis is required when there are no substantial changed circumstances; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon City Council on January 20, 2026, on the subject application, at which time all those in attendance were given the opportunity to speak on this Tentative Parcel Map and Design Permit extension proposal; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby approves a twelve-month extension to the Giovannoni Logistics Center Tentative Parcel Map and Design Permit, subject to the following Conditions of Approval:

SECTION 1. CONDITIONS OF APPROVAL

1. Approval is granted for the twelve (12) month extension to the Giovannoni Logistics Center Tentative Parcel Map and Design Permit to develop up to 1,069,904 square feet of High Cube Warehouse Uses located north of Green Island Rd and bisected by Devlin Rd at APNs 057-090-008, 057-130-034, and 057-130-036 (File No. PL25-0013).

2. The Applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental document, mitigation plan, or other document, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.

   The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney's fees (including a third party award of attorney's fees), arising out of, resulting from, or in connection with the City's act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the Applicant, incurred on behalf of, or by, the City, its elected and appointed officials, officers, employees, representatives, attorneys, boards, commissions, volunteers and agents in connection with the defense of any claim, action, or proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim.

   The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, or any other document or approval related to the Applicant's Project.

   The City will promptly notify the Applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the Applicant shall not be responsible to defend, indemnify, or hold harmless the City.

   In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the Applicant's Project is successful, and an award of attorneys' fees is granted against the City, the Applicant shall be responsible to timely pay the full amount of such an award.

3. All previous conditions for the Giovannoni Logistics Center Tentative Parcel Map and Design Permit, as documented in Resolutions 2023-23 and Resolution 2023-24, shall remain in full force and effect.

4. The approval shall become effective subject to the return of the "Applicant Confirmation of Conditions of Approval" form signed by the property owner incorporated into this Resolution as Exhibit A.

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 20th day of January 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

_____
Teresa Highsmith, City Attorney

Exhibit A: Confirmation of Conditions of Approval

Exhibit A

Applicant Confirmation of Conditions of Approval
Giovannoni Logistics Center Tentative Parcel Map and Design Permit extension
APNs 057-090-008, 057-130-034, and 057-130-036
(File No. PL24-0031)

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Tentative Parcel Map and Design Permit extension approval for PL24-0031 dated January 20, 2026.

_____ _____

Applicant's signature Date

_____

Applicant's name

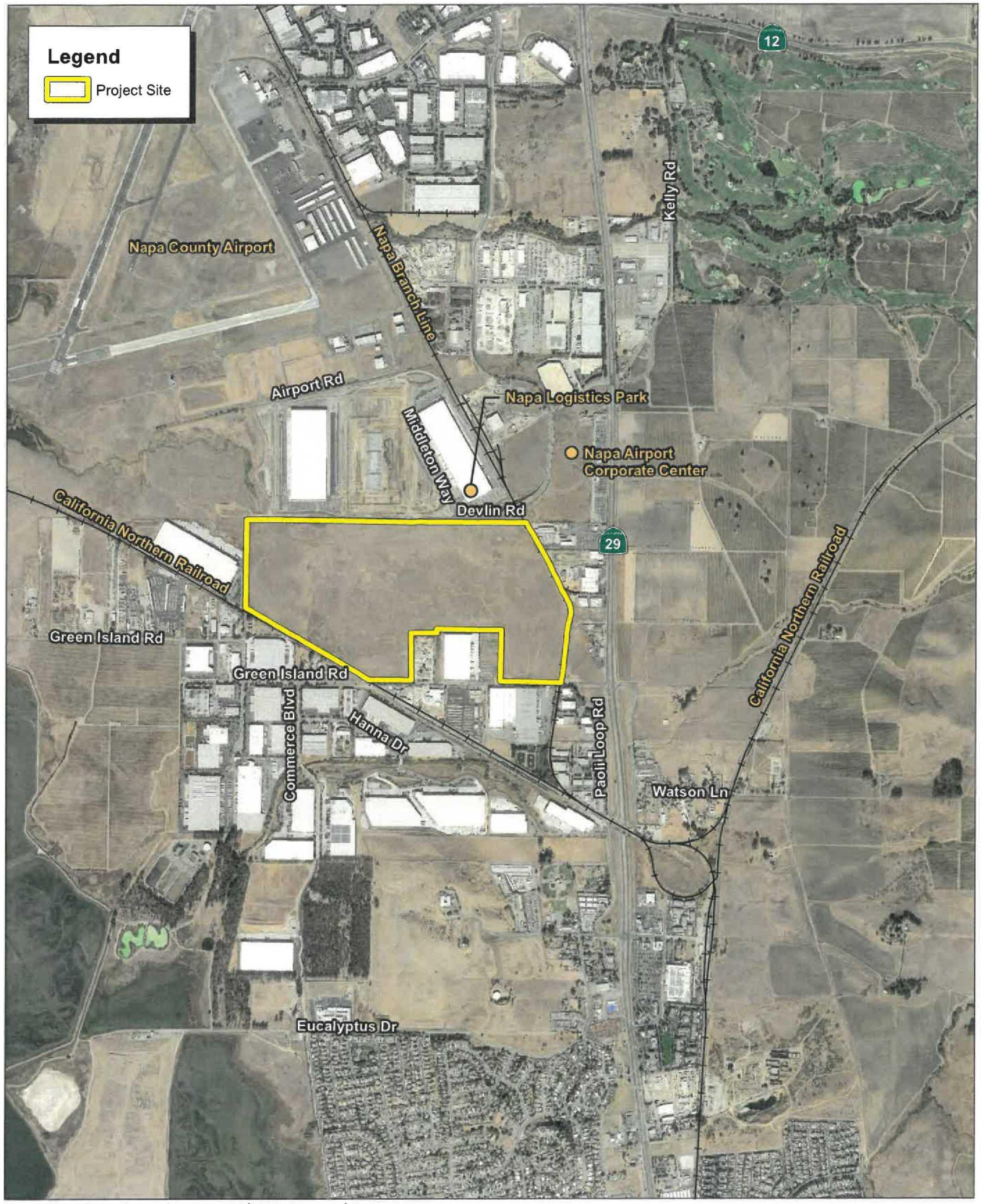
_____ _____

Property Owner's signature Date

_____

Property Owner's name

Please return signed confirmation to the City of American Canyon Community Development Department, 4381 Broadway, Suite 201, American Canyon, CA 94503



Source: Google Earth Aerial Imagery, 10/2020. County of Napa.

FIRSTCARBON SOLUTIONS™

2,000 1,000 0 2,000 Feet

Exhibit 2-2
Local Vicinity Map

54600001 • 09/2021 | 2-2_local_vicinity.mxd

CITY OF AMERICAN CANYON
GIOVANNONI LOGISTICS CENTER PROJECT
ENVIRONMENTAL IMPACT REPORT

EXHIBIT A

PLANNING SUBMITTAL DRAWINGS FOR:

GIOVANNONI LOGISTICS CENTER

GREEN ISLAND ROAD AT HIGHWAY 29
CITY OF AMERICAN CANYON, CA

ATTACHMENT 2.EXHIBIT A





PERSPECTIVE RENDERINGS OF TYPICAL LOGISTIC CENTER BUILDINGS

PROJECT NARRATIVE:

Site: The project site is located along Lincoln Highway 29 & Green Valley Road. in the City of American Canyon, California. The project will include approximately +/- 70 acres of land and encompass two separate buildings. Buildings A and B will be located on the East side of Devlin Road. Total has a Gross Square Footage of all buildings will be +/- 1.07 million sf of floor space. See individual building square footages below:

Building A: 627,976 square feet.
Building B: 469,512 square feet.

Industrial buildings will be of Type VB construction, site cast, tilted concrete panels with a variety of architectural enhancements. The typical wall panels are to be enhanced with reveals and a textured elastomeric, multicolored coating system. The areas around the building entries are also enhanced with tinted glazing in aluminum frames with overhead steel-framed painted canopies. The placement of these enhancements is focused at those locations most visible from the public roadways.

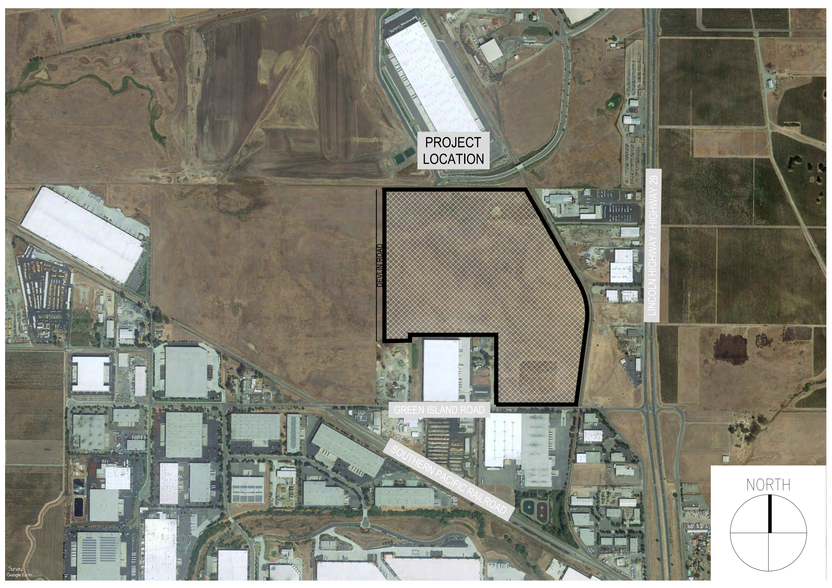
Site Access and Parking:
Entry into the site can be accessed at three entrance drives proposed along Green Island Road. Additional site entry can be obtained at Delvin Road The site will include a semi-truck access aisles that will be separate from employee vehicle parking.

Signage: The proposed signage in this submittal includes is for reference only. Criteria for future tenant signage will be provided at a later and under a separate permit as required.

Landscaping: The project will be fully landscaped using plants appropriate for and indigenous to the City of American Canyon. Low water use plants will be used extensively, while moderate water use plants will be concentrated at accent points, such as driveways and building entries. For further landscaping design information, see "Design Notes" on the LP Preliminary Landscape Plan.

Sustainable Materials & Construction Practices: The project will incorporate a variety of sustainable materials and construction practices to include the following: 1) A storm water pollution prevention plan to minimize contamination, erosion, and dust pollution during construction. All storm water runoff from impervious surfaces (roofs and paving) will be routed through a specially designed water quality detention and treatment basin. Additionally, on-site detention will be provided to meet the City of American Canyon standards. 2) Storage and collection of recyclable materials. 3) Construction waste management. 4) Environmental tobacco smoke control. 5) Heat reflecting roof membranes. 6) Light pollution reduction. 7) Water efficient landscaping. 8) Water use reduction methods. 9) Low VOC emitting sealants, adhesives, coatings, floorings, and wood materials. 10) Roof structures designed to accommodate additional weight for roof-top photovoltaic electricity generation panel arrays. 11) California Green Building Code compliant electric vehicle charging stations at seven locations. 12) The project architect is a LEED accredited professional and will apply his knowledge of LEED techniques and practices to the project design and construction.

VICINITY MAP:



PROJECT TEAM:

OWNER
BUZZ OATES
555 CAPITOL MALL, STE. 900
SACRAMENTO, CA 95814
P: 916-379-3800
JOE LIVAICH
DEVELOPMENT PROJECT MANAGER
joelivaich@buzzoates.com

ARCHITECT:
RMW ARCHITECTURE & INTERIORS
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SACRAMENTO, CA 95811
P:916-449-1400 x405
JEFF LEONHARDT,
PROJECT ARCHITECT &
PROJECT DESIGNER
jleonhardt@rmw.com

CIVIL ENGINEER:
CBG CIVIL ENGINEERINGS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
P:925-866-0322 x247
ANDREA BELLANCA,
PRINCIPAL
ABellanca@cbandg.com

LANDSCAPE DESIGNER
VISTA PARKS LANDSCAPING, INC.
3323 WATT AVE, #229
SACRAMENTO, CA 95821
P: 916-681-2227 F: 916-681-2228
ERIC DEARING
VICE PRESIDENT
eric@vistaparks.com

SHEET INDEX:

A00.1	COVER SHEET *
A00.2	PROJECT RENDERINGS *
A01.0	PRELIMINARY MASTER SITE PLAN *
A01.1	PRELIMINARY SITE PLAN - BLDG A*
A01.2	PRELIMINARY SITE PLAN - BLDG B*
A01.7	SITE DETAILS
A02.1	PRELIMINARY FLOOR PLAN - BLDG A
A02.2	PRELIMINARY FLOOR PLAN - BLDG B
A02.7	PRELIMINARY ROOF PLAN - BLDG A
A02.8	PRELIMINARY ROOF PLAN - BLDG B
A03.1	EXTERIOR ELEVATIONS - BLDG A*
A03.2	EXTERIOR ELEVATIONS - BLDG B*
CIVIL	
TM-1	TITLE SHEET AND SITE PLAN
TM-2	EXISTING CONDITIONS
TM-3	PRELIMINARY GRADING & DRAINAGE PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	PRELIMINARY STORM WATER CONTROL PLAN
TM-6	PRELIMINARY FIRE ACCESS PLAN
LANDSCAPE	
LP	PRELIMINARY PLANTING PLAN *

*DENOTES A SHEET TO BE PRINTED IN FULL COLOR

RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:

BUZZ OATES
555 CAPITOL MALL SUITE 900
SACRAMENTO, CA 95814
PHONE: 916.379.3800

PRELIMINARY DESIGN DOCUMENTS FOR:

GIOVANNONI
LOGISTICS CENTER

GREEN ISLAND ROAD AT HIGHWAY 29
CITY OF AMERICAN CANYON, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	PLANNING SUBMITTAL INITIAL DESIGN REVIEW	11-11-2020

GENERAL CONTRACTOR:

drawn by : RDG/AG plot date : 11-11-2020

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-21
STATE OF CALIFORNIA

scale : AS NOTED

project number : 2204049.00

COVER SHEET

sheet no. :

A00.1

File Name: P:\2020\2204049.00\Dwgs\1.2_SD2_10-30-2020\2.1_Plot-DR\A00.1 Cover Sheet.dwg Date Plotted: November 12, 2020 - 11:52am



BUILDING B



BUILDING A



BUILDING B



BUILDING A

PROJECT RENDERINGS

SCALE: NO SCALE

1

RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:

BUZZ OATES

555 CAPITOL MALL SUITE 900
SACRAMENTO, CA 95814
PHONE: 916.379.3800

PRELIMINARY DESIGN DOCUMENTS FOR:

GIOVANNONI LOGISTICS CENTER

GREEN ISLAND ROAD AT HIGHWAY 29
CITY OF AMERICAN CANYON, CALIFORNIA

approved for the owner by :

approved for the architect by :

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A	PLANNING SUBMITTAL INITIAL DESIGN REVIEW	11-11-2020

GENERAL CONTRACTOR:

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checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-21
STATE OF CALIFORNIA

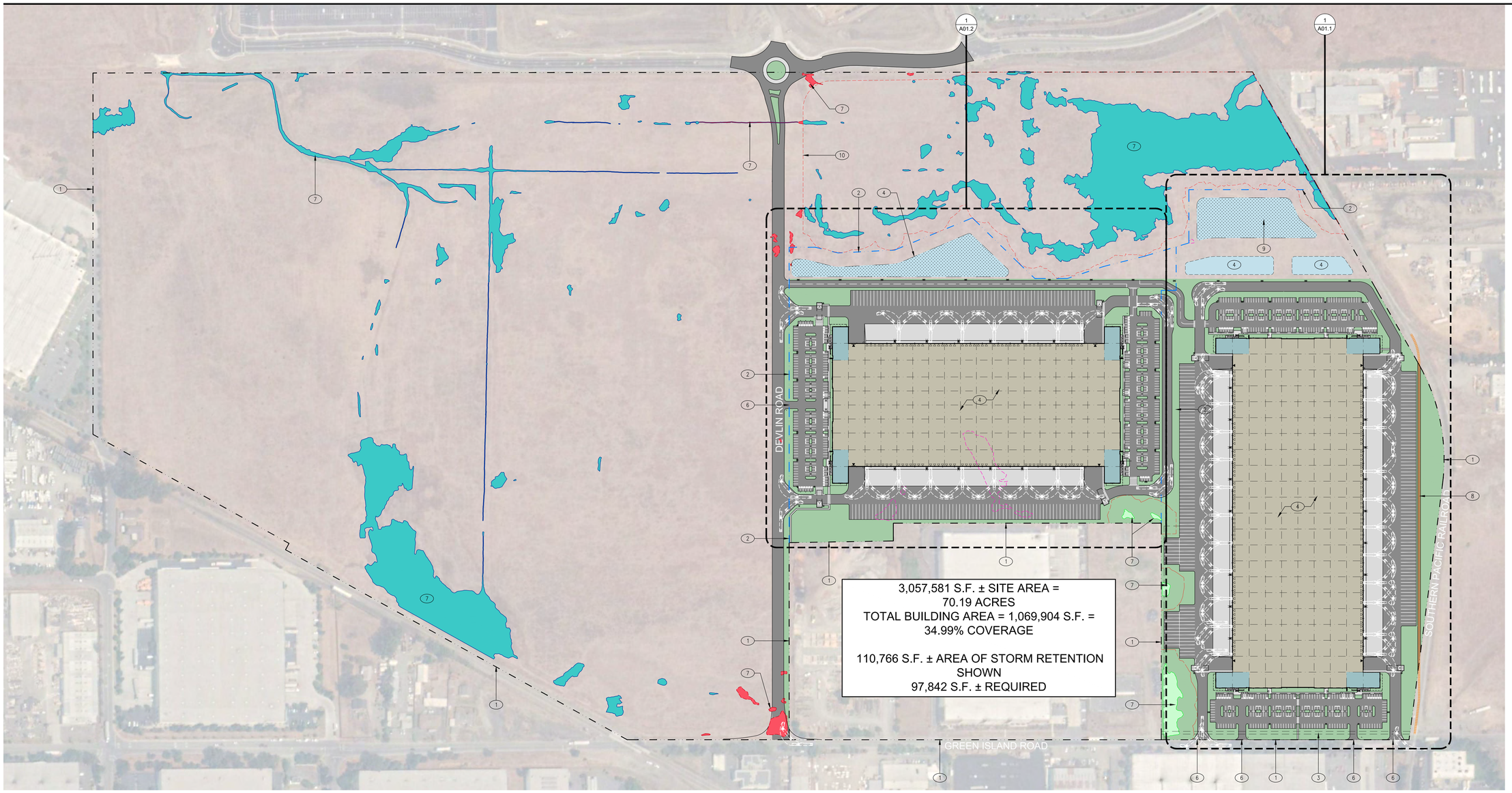
scale : AS NOTED

project number : 2204049.00

PROJECT RENDERINGS -

sheet no. :

A00.2



SITE LEGEND:

- BUILDING AREA
- ASPHALT AREA
- STORM WATER RETENTION AREA
- UNAVOIDABLE WETLAND IMPACTS
- WATERS OF THE U.S. WETLANDS
- EXISTING PROPERTY LINE
- 50' WETLAND BUFFER
- 9' X 10' OVERHEAD DOCK LEVEL DOOR
- POTENTIAL OFFICE AREA
- SITE CONCRETE
- LANDSCAPE AREA
- ISOLATED WETLANDS
- DEVLIN RD / GREEN ISLAND RD WETLAND IMPACT
- NEW PARCEL LINE
- NEW RAIL SPUR
- 12' X 14' OVERHEAD GRADE LEVEL DOOR

KEYNOTES:

1. EXISTING PROPERTY LINES.
2. PROPOSED PROPERTY LINES, SEE CIVIL DRAWINGS
3. EXISTING SITE EASEMENTS, SEE CIVIL DRAWINGS FOR MORE INFORMATION.
4. PROPOSED WATER DETENTION BASIN, SEE CIVIL DRAWINGS
5. NEW MONUMENT SIGN. SEE SHEET A01.5 FOR MORE INFORMATION.
6. NEW CURB CUTS, SEE CIVIL DRAWINGS.
7. EXISTING WETLANDS, SEE SITE LEGEND FOR MORE INFORMATION
8. FUTURE RAILROAD SPUR
9. PROPOSED BIO-RETENTION AREA, SEE CIVIL DRAWINGS.
10. LINE OF WETLAND BUFFER. SEE SITE LEGEND.

BUILDING B

APN :	2016-001650
ZONING:	GI - GENERAL INDUSTRIAL
TOTAL GROSS SITE AREA:	3,057,581 G.S.F. = 70.19 ACRES
NET SITE AREA:	1,326,308 N.S.F. = 30.45 ACRES
BUILDING AREA:	469,521 S.F.
SITE COVERAGE:	37.87%
CONSTRUCTION TYPE:	II-B
BUILDING HEIGHT:	56'-4"
CLEAR HEIGHT:	36'-0"
NUMBER OF STORIES:	1
PARKING:	430 STALLS TOTAL

PARKING STANDARDS: (AMERICAN CANYON MUNICIPAL CODE CH. 19.21)

- STANDARD STALLS: 9' X 19' (17' WITH A 2'-0" OVERHANG)
- COMPACT STALLS: 8' X 16' (14' WITH A 2'-0" OVERHANG) (40% MAX)
- DRIVE ISLES: 25'-0" ONE-WAY, 25'-0' MIN TWO-WAY
- FIRE TRUCK RADIUS: 25'-0" INSIDE, 50' OUTSIDE
- EMERGENCY ACCESS AISLE: 20'-0" MIN

REQUIRED PARKING (NAPA COUNTY ZONING CH. 18.110.030):

- WAREHOUSE: 1 PER EACH 1,000 SQ. FT. FOR THE FIRST 10,000 SQ. FT., AND 1 PER 2,000 SQ. FT. FOR ALL WAREHOUSE AREA EXCEEDING 10,000 SQ. FT . (469,512 - 10,000 = 459,512 / 2,000 = 229.75 = 230 + 10 = 240 STALLS)
- OFFICE: 1 PER 300 SQ. FT. OF GROSS FLOOR AREA (OFFICE SPACE T.B.D.)

BICYCLE PARKING: (AMERICAN CANYON MUNICIPAL CODE, CH. 19.21, TABLE 19.21.050)

- TOTAL AUTOMOBILE PARKING SPACES: 200 - 299 = 8

(BICYCLE PARKING SHOULD BE LOCATED IN HIGHLY VISIBLE LOCATIONS AND SHOULD BE LOCKABLE)

ACCESSIBLE & DESIGNATED PARKING STALLS (REQUIRED AND PROVIDED) :

PER 2019 CBC TABLE 11B-208.2: 401 TO 500 STALLS, 9 ADA STALLS REQUIRED
VAN ACCESSIBLE STALLS: EVERY 6 OR FRACTION OF SIX, AT LEAST ONE SHALL BE VAN PARKING.
(9 STALLS = 2 VAN ACCESSIBLE)
10 ADA STALLS (INCLUDING 2 VAN ACCESSIBLE STALLS) PROVIDED.

PER 2019 CALIFORNIA GREEN BUILDING CODE TABLE 5.106.5.2: 201 AND OVER STALLS, AT LEAST 8% OF TOTAL. (432 * 0.08 = 34.4 = 35)
PER 2019 CALIFORNIA GREEN BUILDING CODE TABLE 5.106.5.3.3, 201 AND OVER STALLS, 6% OF TOTAL STALLS TO BE ELECTRICAL VEHICLE CHARGING STATIONS (EVCS). (430 * 0.06 = 25.8 = 26)

PER CBC TABLE 11B-228.3.2.1, 26 TO 50 EVCS STALLS, 1 VAN ACCESSIBLE EVCS, 1 STANDARD ACCESSIBLE EVCS AND 1 AMBULATORY EVCS ARE REQUIRED.
OF THE 26 EVCS REQUIRED, 1 VAN EVCS AND 1 STANDARD ADA EVCS AND 1 AMBULATORY ARE PROVIDED AS SHOWN.
OF THE 34 CLEAN AIR STALLS, 26 ARE EVCS AND (35 - 26) = 9 STALLS ARE TO BE LABELLED WITH PAINTED LETTERS PER CALGREEN SECTION 5.106.5.2.1 STATING 'CLEAN AIR / VANPOOL / EV'. THE LOWER EDGE OF THE LAST WORK IS TO ALIGN WITH THE END OF THE PARKING STALL.

BUILDING A

APN :	2016-001650
ZONING:	GI - GENERAL INDUSTRIAL
TOTAL GROSS SITE AREA:	3,057,581 G.S.F. = 70.19 ACRES
NET SITE AREA:	1,731,273 N.S.F. = 349.74 ACRES
BUILDING AREA:	601,383 S.F.
SITE COVERAGE:	39.99%
CONSTRUCTION TYPE:	II-B
BUILDING HEIGHT:	56'-4"
CLEAR HEIGHT:	36'-0"
NUMBER OF STORIES:	1
PARKING:	430 STALLS TOTAL

PARKING STANDARDS: (AMERICAN CANYON MUNICIPAL CODE CH. 19.21)

- STANDARD STALLS: 9' X 19' (17' WITH A 2'-0" OVERHANG)
- COMPACT STALLS: 8' X 16' (14' WITH A 2'-0" OVERHANG) (40% MAX)
- DRIVE ISLES: 25'-0" ONE-WAY, 25'-0' MIN TWO-WAY
- FIRE TRUCK RADIUS: 25'-0" INSIDE, 50' OUTSIDE
- EMERGENCY ACCESS AISLE: 20'-0" MIN

REQUIRED PARKING (NAPA COUNTY ZONING CH. 18.110.030):

- WAREHOUSE: 1 PER EACH 1,000 SQ. FT. FOR THE FIRST 10,000 SQ. FT., AND 1 PER 2,000 SQ. FT. FOR ALL WAREHOUSE AREA EXCEEDING 10,000 SQ. FT. (601,383 - 10,000 = 591,383 / 2,000 = 295.69 + 296 = 10 = 306 STALLS)
- OFFICE: 1 PER 300 SQ. FT. OF GROSS FLOOR AREA (OFFICE SPACE T.B.D.)

BICYCLE PARKING: (AMERICAN CANYON MUNICIPAL CODE, CH. 19.21, TABLE 19.21.050)

- TOTAL AUTOMOBILE PARKING SPACES: 400 AND GREATER = 10

(BICYCLE PARKING SHOULD BE LOCATED IN HIGHLY VISIBLE LOCATIONS AND SHOULD BE LOCKABLE)

ACCESSIBLE & DESIGNATED PARKING STALLS (REQUIRED AND PROVIDED) :

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0 50' 100' 200'

PLAN NORTH

PRELIMINARY SITE PLAN

SCALE: 1" = 100'-0"

1

RMW
Architecture
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1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:

BUZZ OATES
555 CAPITOL MALL SUITE 900
SACRAMENTO, CA 95814
PHONE: 916.379.3800

PRELIMINARY DESIGN DOCUMENTS FOR:

GIOVANNONI LOGISTICS CENTER

GREEN ISLAND ROAD AT HIGHWAY 29
CITY OF AMERICAN CANYON, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	PLANNING SUBMITTAL INITIAL DESIGN REVIEW	11-11-2020

GENERAL CONTRACTOR:

drawn by : RDG/AG plot date : 11-11-2020

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-21
STATE OF CALIFORNIA

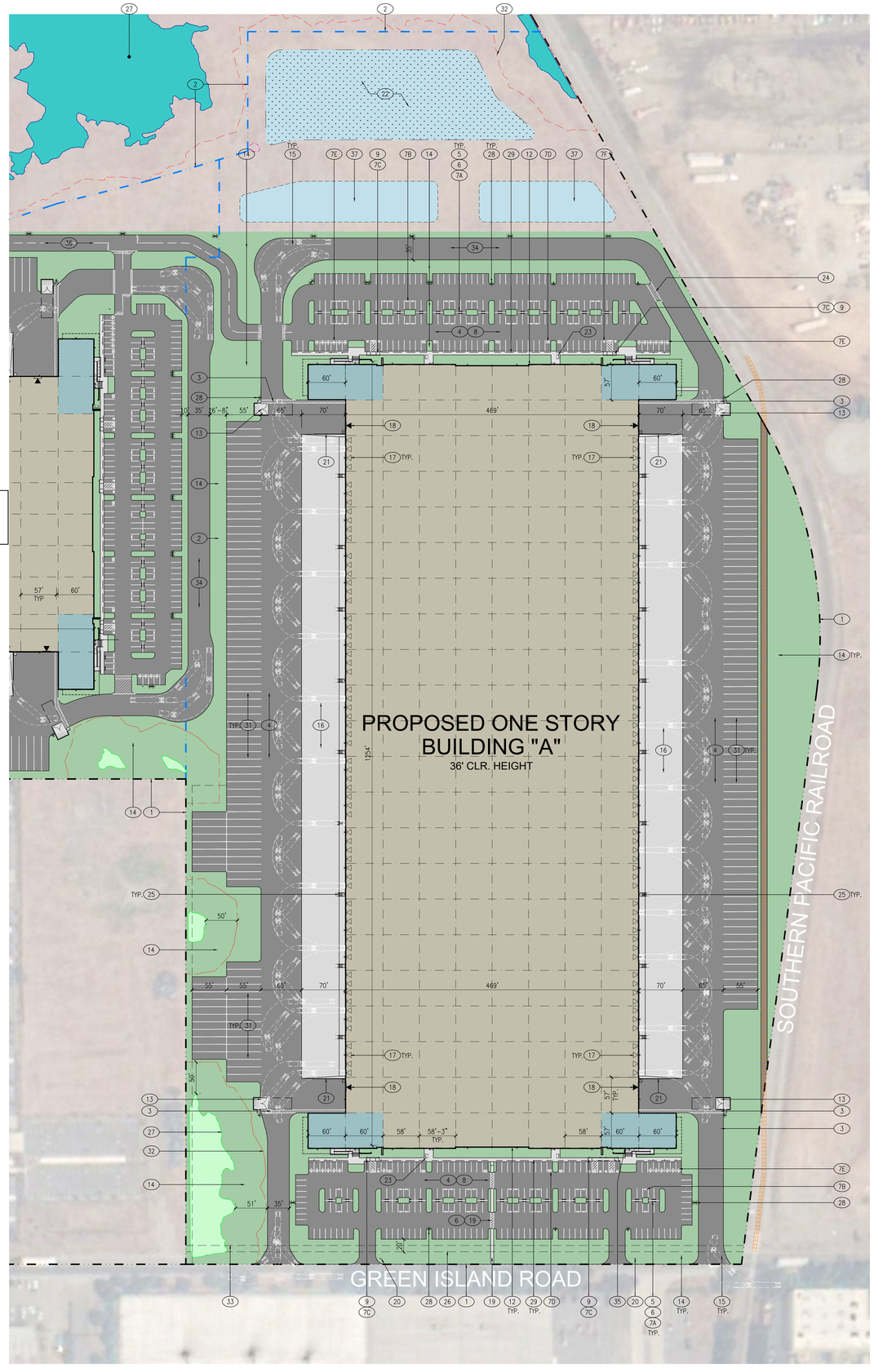
scale : AS NOTED

project number : 2204049.00

PRELIMINARY
OVERALL
SITE PLAN

sheet no. :

A01.0



SEE SHEET A01.2 FOR BUILDING "B" KEYNOTES

TRUE NORTH

0 40' 80' 160'

PRELIMINARY SITE PLAN

SCALE: 1" = 80'-0"

1

SITE INFORMATION / STATISTICS:

BUILDING A

APN :	2016-0016508
ZONING:	GI - GENERAL INDUSTRIAL
TOTAL GROSS SITE AREA:	3,057,581 G.S.F. = 70.19 ACRES
NET SITE AREA:	1,731,273 N.S.F. = 349.74 ACRES
BUILDING AREA:	601,383 S.F.
SITE COVERAGE:	39.99%
CONSTRUCTION TYPE:	III-B
BUILDING HEIGHT:	56'-4"
CLEAR HEIGHT:	36'-0"
NUMBER OF STORIES:	1
PARKING:	430 STALLS TOTAL

PARKING STANDARDS: (AMERICAN CANYON MUNICIPAL CODE CH. 19.21)

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- EMERGENCY ACCESS AISLE: 20'-0" MIN

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- TOTAL AUTOMOBILE PARKING SPACES: 400 AND GREATER = 10

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SITE LEGEND:

- BUILDING AREA
- LANDSCAPE AREA
- CONCRETE AREA
- ASPHALT AREA
- BIOSWALE / STORMWATER DETENSION AREA
- UNAVOIDABLE WETLAND IMPACTS
- ISOLATED WETLANDS
- WATERS OF THE U.S. WETLANDS
- DEVLIN RD. / GREEN ISLAND RD. WETLAND IMPACT
- 50' WETLAND BUFFER
- NEW RAIL SPUR
- DOCK LEVEL OVERHEAD DOOR
- GRADE LEVEL OVERHEAD DOOR
- FUTURE DRIVE-IN DOOR KNOCK OUT

KEYNOTES:

1. EXISTING PROPERTY LINES.
2. PROPOSED PROPERTY LINES, SEE CIVIL DRAWINGS
3. STRIPED PATH OF TRAVEL TO TRASH ENCLOSURE
4. PARKING AND DRIVE ISLES TO BE ASPHALTIC CONCRETE
5. TYPICAL 6" TALL X 6" WIDE CONCRETE CURBS, SEE CIVIL DRAWINGS
6. TYPICAL 4" WIDE TRAFFIC STRIPING
7. TYPICAL PARKING:
   - A. STANDARD STALLS: 9' X 19' OR 9' X 17' WITH 2' PARKING OVERHANG
   - B. COMPACT STALLS: 8' X 16' OR 8' X 14' WITH 2' PARKING OVERHANG (35% MAX)
   - C. ACCESSIBLE PARKING STALLS: 9' X 18' MIN. WITH 2' PARKING OVERHANG WITH 5' OR 8' WIDE LOADING ZONE AS SHOWN SEE DETAIL 12 SHEET A01.3
   - D. DESIGNATED PARKING PER CAL-GREEN REQUIREMENTS FOR CAR/VAN POOL, FUEL EFFICIENT, EV & LOW-EMITTING VEHICLES.
   - E. ELECTRIC VEHICLE CHARGING SPACES (STALLS LABELED "ELECTRIC VEHICLE CHARGING"). PER CGBC 5.106.5.2, TO FACILITATE FUTURE INSTALLATION CONDUIT, RING AND STRING SHALL BE INSTALLED AT THIS TIME AS PART OF THE SHELL CONSTRUCTION.
   - F. ACCESSIBLE ELECTRIC VEHICLE CHARGING STALL, 1 VAN, 1 STANDARD. (RING AND STRING ONLY)
8. TYPICAL DRIVE ISLE, 26'-0" WIDE MINIMUM
9. CURB RAMP, SEE DETAIL 9/A01.7
10. PROPOSED LOCATION OF NEW SITE ACCESS DRIVE CURB CUT, SEE CIVIL DRAWINGS
11. NEW CONCRETE PEDESTRIAN WALKS. ASSUME ALL SIDEWALKS TO BE ACCESSIBLE PATH OF TRAVEL. SLOPE NOT TO EXCEED 1:20 (5%) IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 1:50 (2%) WHERE PARKING OVERHANG OCCURS, INCREASE WIDTH OF SIDEWALK TO 6'-0" MIN.
12. PROPOSED BUILDING EXTERIOR WALLS TO BE SITE CAST TILTED CONCRETE WALLS WITH REVEALS, A TEXTURED ELASTOMERIC COATING AND A MULTI-COLOR PAINT PALLET. SEE EXTERIOR ELEVATIONS, SHEET A03.1 A03.2 A03.3.
13. TRASH ENCLOSURE W/ 40FT. APPROACH, SEE DETAILS 1 & 2/A01.7
14. TYPICAL LANDSCAPE PLANTER AREA, SEE LANDSCAPE DRAWINGS
15. SEMI TRACTOR TRAILER TEMPLATE SHOWN FOR REFERENCE ONLY
16. 60' DEPRESSED CONCRETE TRUCK DOCK
17. LOADING DOCK ROLL UP DOOR, TYPICAL
18. GRADE LEVEL ROLL UP DOOR, TYPICAL
19. ACCESSIBLE PATH OF TRAVEL AT PUBLIC SIDEWALK
20. LOCATION OF SITE ENTRY SIGN REGARDING PARKING IN ACCESSIBLE PARKING STALLS. SEE DETAIL 15/A01.7
21. CURB WITH GUARDRAIL AT EACH SIDE OF DEPRESSED LOADING DOCKS, TYP. SEE DETAIL 18/A01.7
22. STORM WATER RETENTION BASIN, SEE CIVIL DRAWINGS
23. BICYCLE RACKS, SEE DETAIL 14/A01.7
24. EMERGENCY VEHICLE ACCESS WITH REMOVABLE BOLLARDS
25. PREFABRICATED PAINTED STEEL DOCK STAIR & BOLLARDS
26. LANDSCAPE SETBACK
27. EXISTING WETLAND AREA. SEE SITE LEGEND FOR MORE INFORMATION.
28. SITE LIGHTING, SEE PHOTOMETRIC PLANS
29. DASHED LINE INDICATED 2'-0" PARKING OVERHANG.
30. STRIPED PASSENGER PATH OF TRAVEL
31. TRAILER PARKING STALLS WITH CONCRETE DOLLY PADS
32. RED DASHED LINE INDICATES WETLAND BUFFER AREA. SEE SITE LEGEND FOR MORE INFORMATION.
33. SITE EASEMENT. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
34. PROPOSED TRUCK ACCESS DRIVE AISLE.
35. LOCATION OF FIRE DEPARTMENT APPROVED "KNOX BOX" AT BUILDING PRIMARY ENTRY, MOUNT AT +6'-0" AFF. CONFIRM LOCATION, MOUNTING HEIGHT AND ALL OTHER CRITERIA WITH THE CITY OF AMERICAN CANYON FIRE DEPARTMENT
36. PROPOSED VEHICLE ACCESS DRIVE AISLE.
37. DETENTION BASINS, SEE CIVIL DRAWINGS

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OWNER / DEVELOPER:

BUZZ OATES
555 CAPITOL MALL SUITE 900
SACRAMENTO, CA 95814
PHONE: 916.379.3800

PRELIMINARY DESIGN DOCUMENTS FOR:

GIOVANNONI LOGISTICS CENTER

GREEN ISLAND ROAD AT HIGHWAY 29
CITY OF AMERICAN CANYON, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	PLANNING SUBMITTAL INITIAL DESIGN REVIEW	11-11-2020

GENERAL CONTRACTOR:

drawn by : RDG/AG plot date : 11-11-2020

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-21
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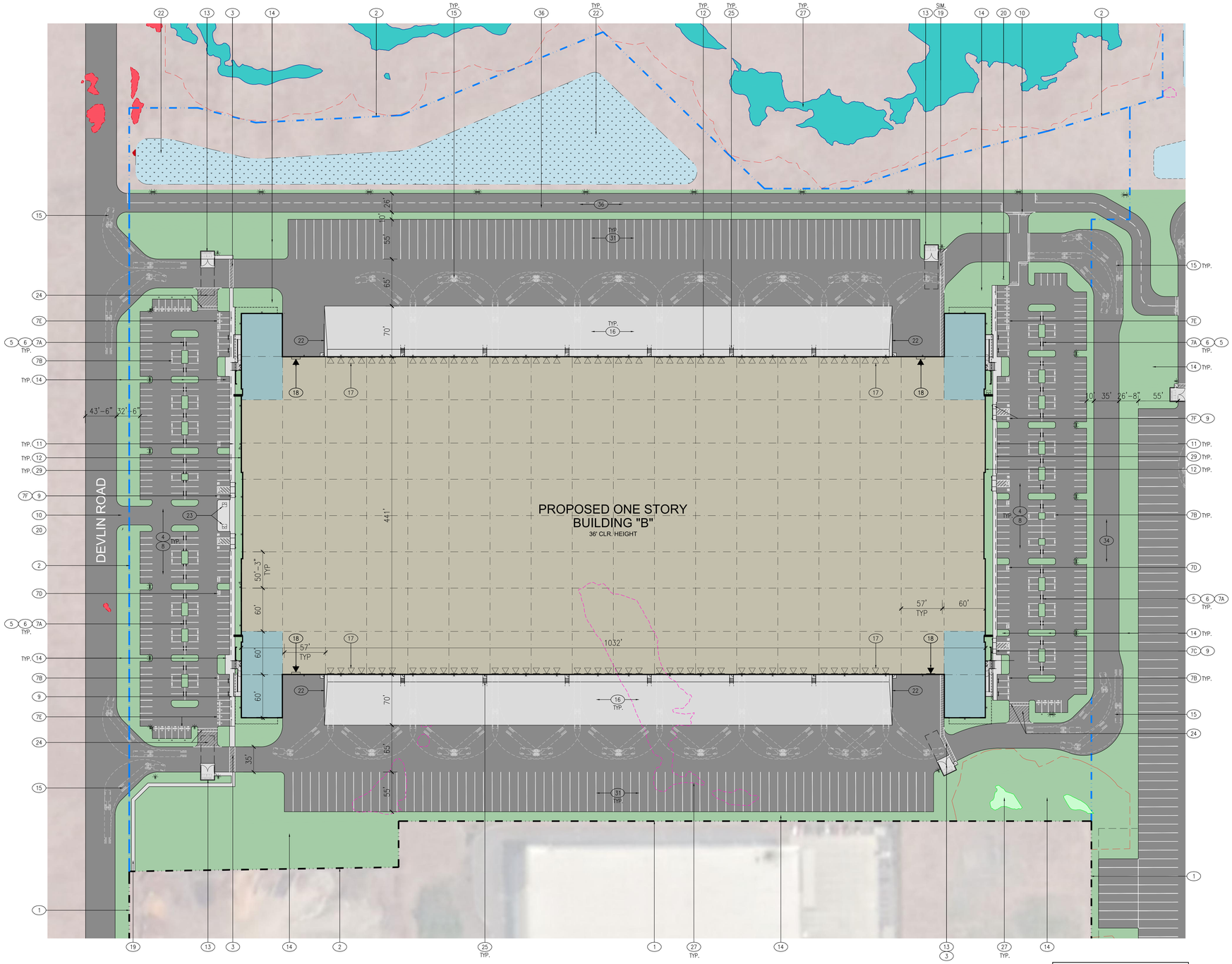
scale : AS NOTED

project number : 2204049.00

PRELIMINARY SITE PLAN BUILDING A

sheet no. :

A01.1



SITE INFORMATION / STATISTICS:

BUILDING B

APN :	2016-0016509
ZONING:	GI - GENERAL INDUSTRIAL
TOTAL GROSS SITE AREA:	3,057,581 G.S.F. = 70.19 ACRES
NET SITE AREA:	1,326,308 N.S.F. = 30.45 ACRES
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- ISOLATED WETLANDS
- WATERS OF THE U.S. WETLANDS
- DEVLIN RD. / GREEN ISLAND RD. WETLAND IMPACT
- 50' WETLAND BUFFER
- NEW RAIL SPUR
- DOCK LEVEL OVERHEAD DOOR
- GRADE LEVEL OVERHEAD DOOR
- FUTURE DRIVE-IN DOOR KNOCK OUT

KEYNOTES:

1. EXISTING PROPERTY LINES.
2. PROPOSED PROPERTY LINES, SEE CIVIL DRAWINGS
3. STRIPED PATH OF TRAVEL TO TRASH ENCLOSURE
4. PARKING AND DRIVE ISLES TO BE ASPHALTIC CONCRETE
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7. TYPICAL PARKING:
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17. LOADING DOCK ROLL UP DOOR, TYPICAL
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19. ACCESSIBLE PATH OF TRAVEL AT PUBLIC SIDEWALK
20. LOCATION OF SITE ENTRY SIGN REGARDING PARKING IN ACCESSIBLE PARKING STALLS. SEE DETAIL 15/A01.7
21. CURB WITH GUARDRAIL AT EACH SIDE OF DEPRESSED LOADING DOCKS, TYP. SEE DETAIL 18/A01.7
22. STORM WATER RETENTION BASIN, SEE CIVIL DRAWINGS
23. BICYCLE RACKS, SEE DETAIL 14/A01.7
24. EMERGENCY VEHICLE ACCESS WITH REMOVABLE BOLLARDS
25. PREFABRICATED PAINTED STEEL DOCK STAIR & BOLLARDS
26. LANDSCAPE SETBACK
27. EXISTING WETLAND AREA. SEE SITE LEGEND FOR MORE INFORMATION.
28. SITE LIGHTING, SEE PHOTOMETRIC PLANS
29. DASHED LINE INDICATED 2'-0" PARKING OVERHANG.
30. STRIPED PASSENGER PATH OF TRAVEL
31. TRAILER PARKING STALLS WITH CONCRETE DOLLY PADS
32. RED DASHED LINE INDICATES WETLAND BUFFER AREA. SEE SITE LEGEND FOR MORE INFORMATION.
33. SITE EASEMENT. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
34. PROPOSED TRUCK ACCESS DRIVE AISLE.
35. LOCATION OF FIRE DEPARTMENT APPROVED "KNOX BOX" AT BUILDING PRIMARY ENTRY, MOUNT AT +6'-0" AFF. CONFIRM LOCATION, MOUNTING HEIGHT AND ALL OTHER CRITERIA WITH THE CITY OF AMERICAN CANYON FIRE DEPARTMENT
36. PROPOSED VEHICLE ACCESS DRIVE AISLE.
37. DETENTION BASINS, SEE CIVIL DRAWINGS

TRUE NORTH

0 30' 60' 120'

PRELIMINARY SITE PLAN
SCALE: 1" = 60'-0"

1

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PRELIMINARY DESIGN DOCUMENTS FOR:

GREEN ISLAND ROAD LOGISTICS CENTER

GREEN ISLAND ROAD AT HIGHWAY 29
CITY OF AMERICAN CANYON, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	PLANNING SUBMITTAL INITIAL DESIGN REVIEW	10-05-2020

GENERAL CONTRACTOR:

drawn by : RDG/AG plot date : 10-05-2020

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-21
STATE OF CALIFORNIA

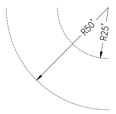
scale : AS NOTED

project number : 2204049.00

PRELIMINARY SITE PLAN BUILDING B

sheet no. :

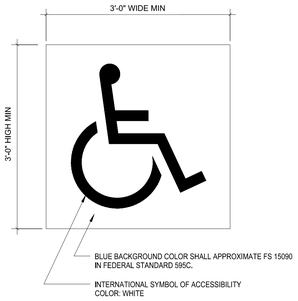
A01.2



TYPICAL FIRE TURN RADIUS

SCALE: 1" = 30'-0"

17

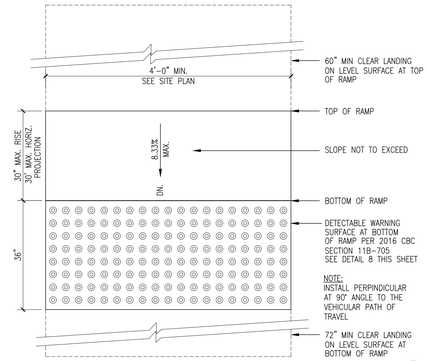


NOTES:
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ITS BACKGROUND SHALL HAVE A NON-GLARE FINISH.
2. CHECK W/ THE LOCAL AUTHORITY HAVING JURISDICTION FOR REQUIREMENTS OTHER THAN THOSE SHOWN IN THIS DETAIL.

ACCESSIBLE SYMBOL AT ACCESSIBLE PARKING STALLS

SCALE: 1" = 1'-0"

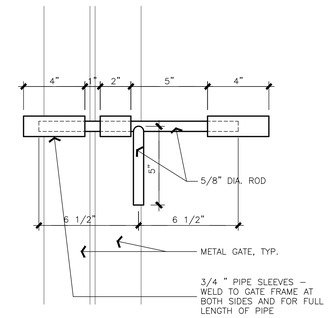
13



TYPICAL RAMP DETAIL

SCALE: 1" = 1'-0"

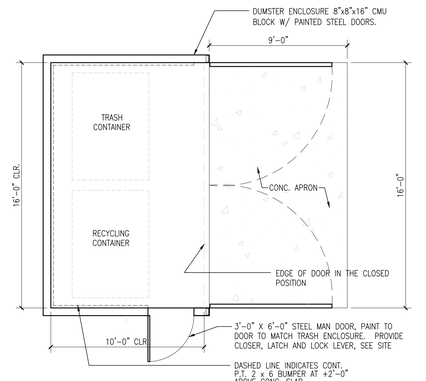
9



SIDE BOLT ELEVATION AT HEAD

SCALE: 3"= 1'-0"

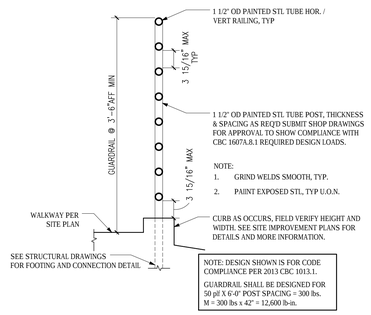
5



DUMPSTER ENCLOSURE PLAN

SCALE: 1/4"= 1'-0"

1



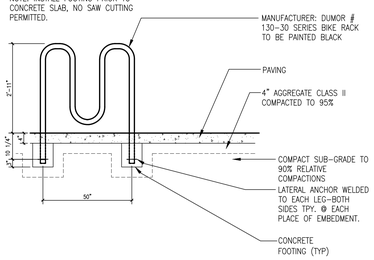
GUARDRAIL

SCALE: 1" = 1'-0"

18

NOTE: EACH RACK ACCOMODATES A MINIMUM OF 6 BICYCLES. SEE: HTTP://WWW.DUMOR.COM/BIKE-RACKS/BIKE-RACK-125.SHTML AND HTTP://WWW.DUMOR.COM/SPECIFICATIONS/1.30%20SERIES.PDF

NOTE: INSTALL FOOTING PRIOR TO CONCRETE SLAB, NO SAW CUTTING PERMITTED.



BIKE RACK

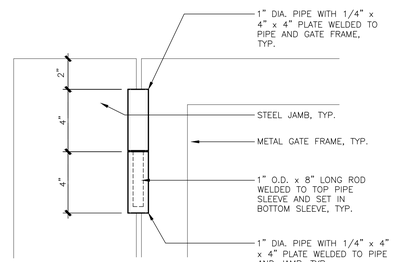
SCALE: 1/2" = 1'-0"

14

NOT USED

SCALE:

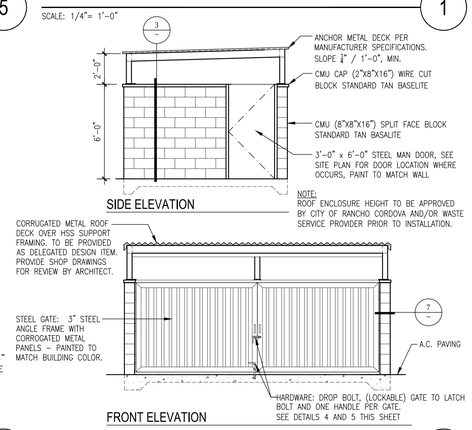
10



HINGE ELEVATION, TYP.

SCALE: 3"= 1'-0"

6

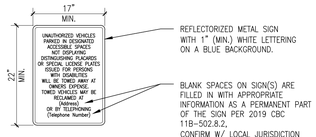


DUMPSTER ELEVATIONS

SCALE: 1/4"= 1'-0"

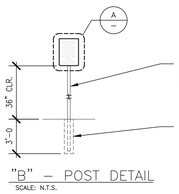
2

NOTE: UNAUTHORIZED VEHICLE PARKING SIGN SHALL BE PLACED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR VISIBLE FROM EACH PARKING SPACE, AS REQUIRED PER CBC 11B-502.8.



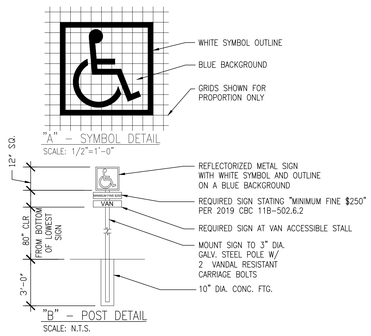
"A" – SIGN DETAIL

SCALE: N.T.S.



"B" – POST DETAIL

SCALE: N.T.S.



"A" – SYMBOL DETAIL

SCALE: 1/2"=1'-0"

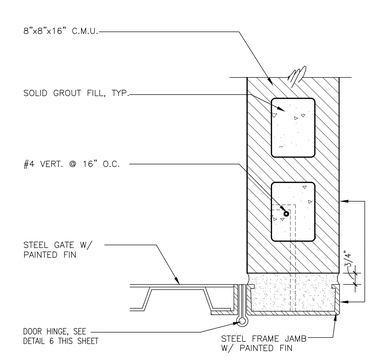
"B" – POST DETAIL

SCALE: N.T.S.

SIGN AT ACCESSIBLE PARKING STALLS

SCALE: NO SCALE

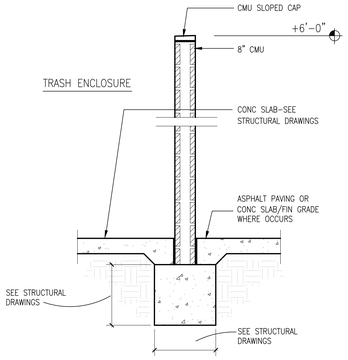
11



GATE JAMB

SCALE: 3"= 1'-0"

7



TRASH ENCLOSURE WALL SECTION

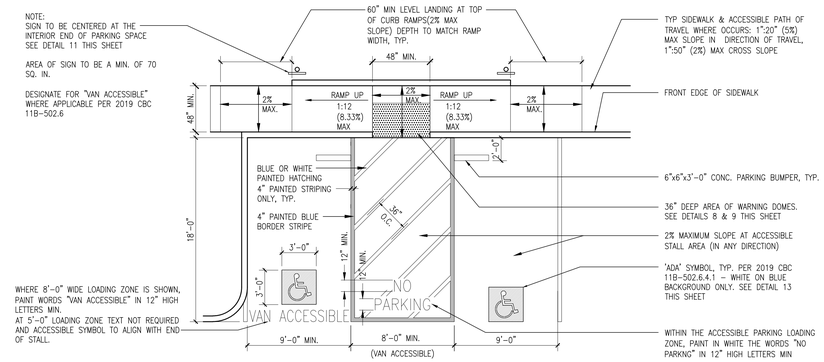
SCALE: 1/2"= 1'-0"

3

NOTE:
SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE SEE DETAIL 11 THIS SHEET

AREA OF SIGN TO BE A MIN. OF 70 SQ. IN.

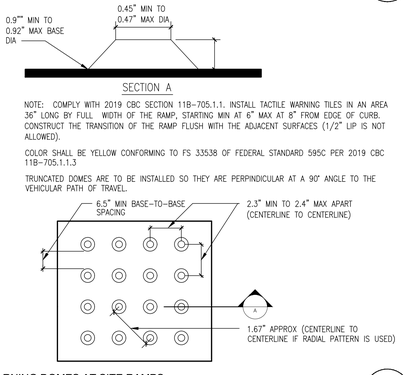
DESIGNATE FOR "VAN ACCESSIBLE" WHERE APPLICABLE PER 2019 CBC 11B-502.6



DOUBLE ACCESSIBLE STALLS

SCALE: 3/16" = 1' - 0"

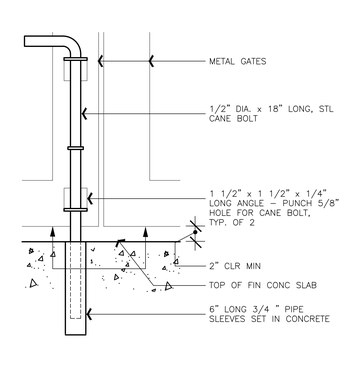
12



WARNING DOMES AT SITE RAMPS

SCALE: N.T.S.

8



CANE BOLT SECTION

SCALE: 3"= 1'-0"

4

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approved for the owner by :

approved for the architect by :

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GENERAL CONTRACTOR:

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checked by : JDL

stamp

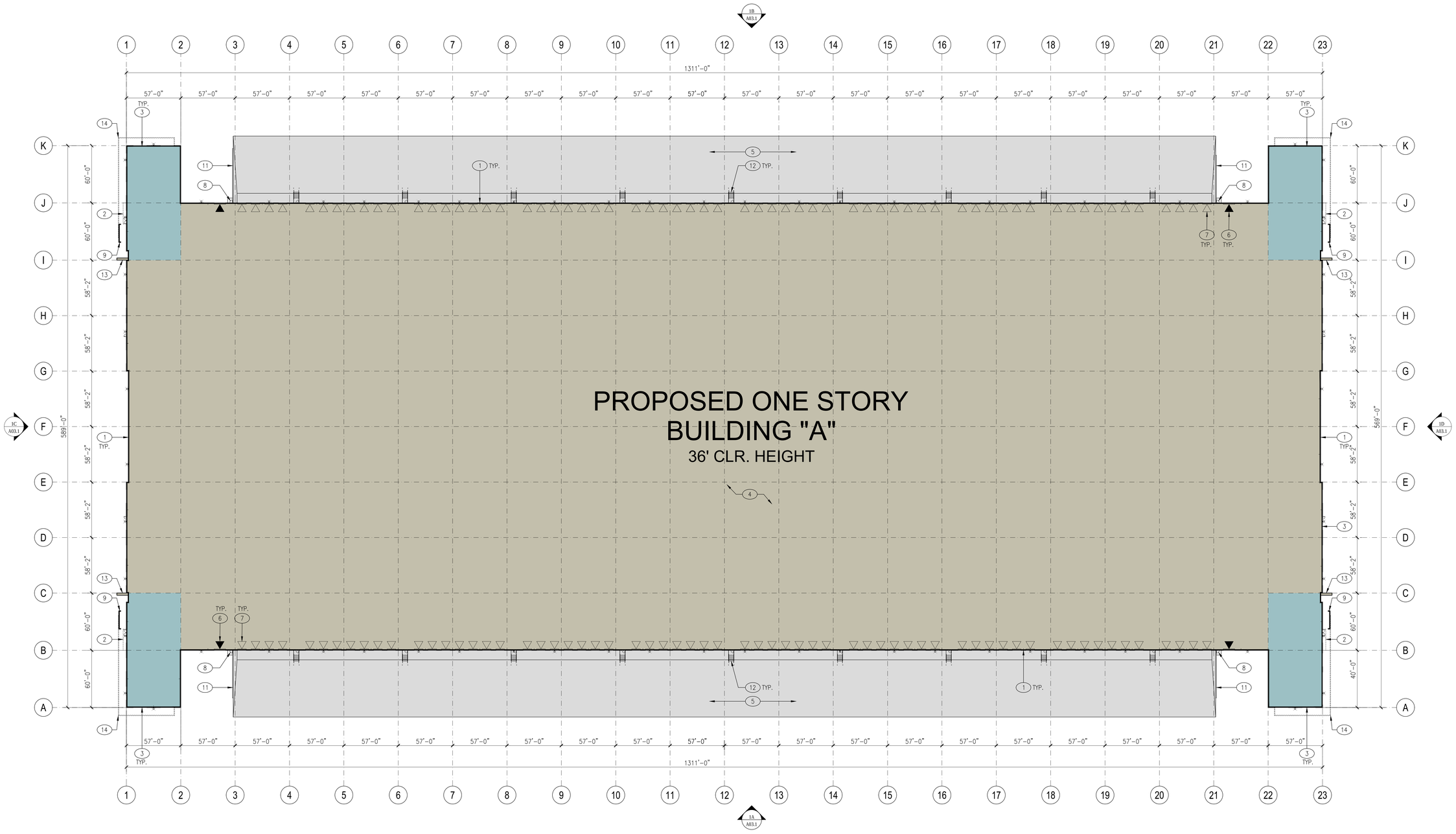
LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-21
STATE OF CALIFORNIA

scale : AS NOTED

project number : 2204049.00

SITE DETAILS

sheet no. : A01.7



FLOOR PLAN

SCALE: 1" = 50'-0"

1

KEYNOTES:

1. TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH REVEALS AND A MULTICOLORED TEXTURED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEETS A03.1
2. LINE OF ENTRY CANOPY ABOVE, SEE EXTERIOR ELEVATIONS, SHEETS A03.1
3. TINTED GLAZING IN ALUMINUM FRAMES
4. CONCRETE FLOOR SLAB
5. DEPRESSED CONCRETE TRUCK DOCK
6. 12' X 14' GRADE LEVEL ROLL UP DOOR
7. 9' X 10' DOCK LEVEL ROLL UP DOOR
8. 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS
9. EXTERIOR TILT-UP CONCRETE ACCENT WALL, TYP. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR FINISHES
10. NOT USED
11. 6" TALL X 8" WIDE CONCRETE CURB AT EACH SIDE OF TRUCK DOCK, PAINT GUARDRAIL "SAFETY YELLOW"
12. PREFABRICATED STEEL STAIR AND FIXED BOLLARDS PAINTED "SAFETY YELLOW" TYPICAL. SEE 8/A09.1 FOR STAIR DETAIL AND 17/A01.2 FOR BOLLARD DETAIL. ENLARGE LANDING AS REQUIRED AT STAIRS WITH EXTERIOR AREA OF ASSISTED RESCUE.
13. EXTERIOR TILT-UP CONCRETE WING WALL, TYP. SEE EXTERIOR ELEVATIONS SHEETS FOR FINISHES
14. STEEL CHANNEL ACCENT ELEMENT ABOVE, SEE EXTERIOR ELEVATION SHEETS

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stamp

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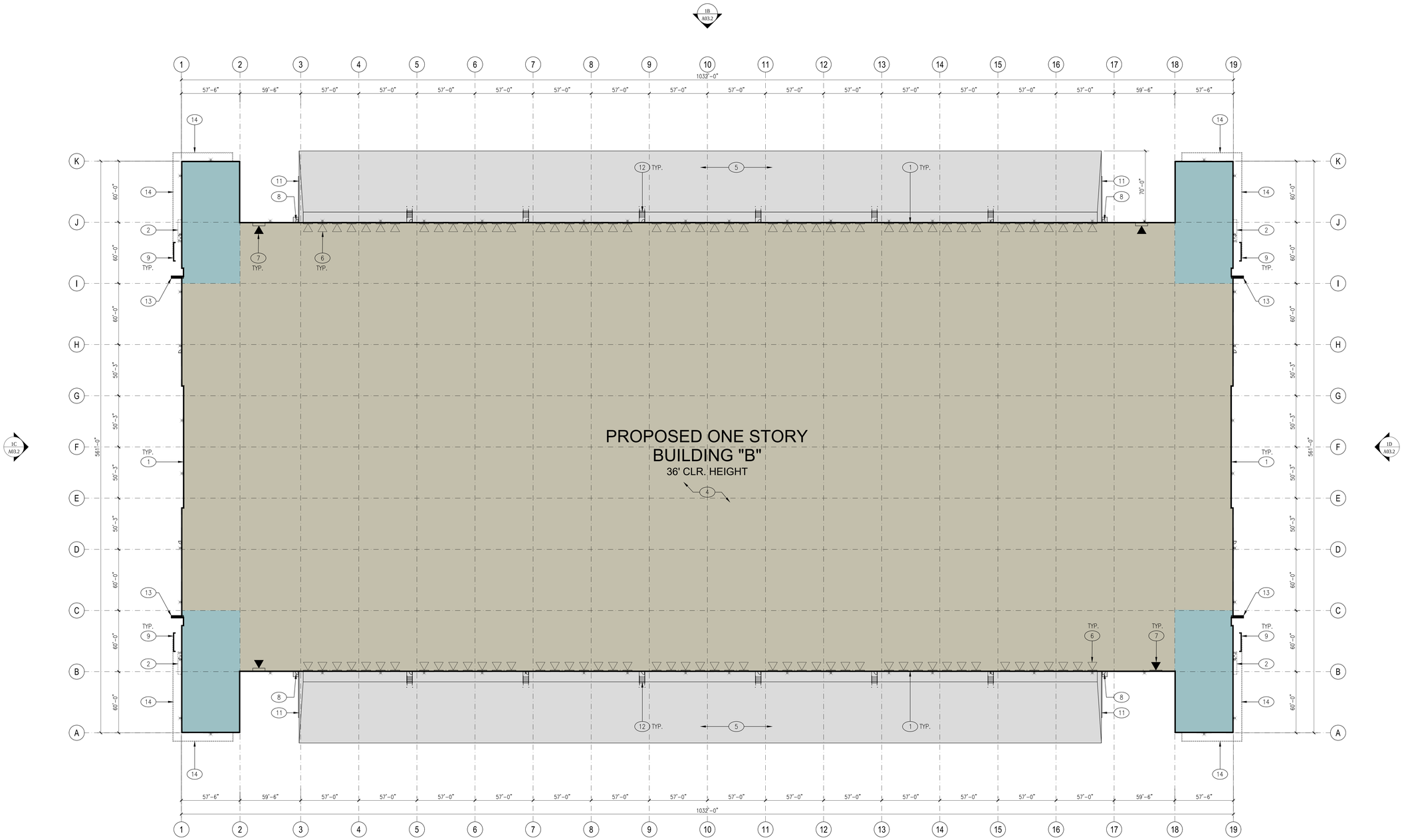
scale : AS NOTED

project number : 2204049.00

PRELIMINARY
FLOOR PLAN
BUILDING A

sheet no. :

A02.1



FLOOR PLAN

SCALE: 1" = 40'-0"

1

KEYNOTES:

1. TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH REVEALS AND A MULTICOLORED TEXTURED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEETS A03.1
2. LINE OF ENTRY CANOPY ABOVE, SEE EXTERIOR ELEVATIONS, SHEETS A03.1
3. TINTED GLAZING IN ALUMINUM FRAMES
4. CONCRETE FLOOR SLAB
5. DEPRESSED CONCRETE TRUCK DOCK
6. 12' X 14' GRADE LEVEL ROLL UP DOOR
7. 9' X 10' DOCK LEVEL ROLL UP DOOR
8. 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS
9. EXTERIOR TILT-UP CONCRETE ACCENT WALL, TYP. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR FINISHES
10. NOT USED
11. 6" TALL X 8" WIDE CONCRETE CURB AT EACH SIDE OF TRUCK DOCK, PAINT GUARDRAIL "SAFETY YELLOW"
12. PREFABRICATED STEEL STAIR AND FIXED BOLLARDS PAINTED "SAFETY YELLOW" TYPICAL. SEE 8/A09.1 FOR STAIR DETAIL AND 17/A01.2 FOR BOLLARD DETAIL. ENLARGE LANDING AS REQUIRED AT STAIRS WITH EXTERIOR AREA OF ASSISTED RESCUE.
13. EXTERIOR TILT-UP CONCRETE WING WALL, TYP. SEE EXTERIOR ELEVATIONS SHEETS FOR FINISHES
14. STEEL CHANNEL ACCENT ELEMENT ABOVE, SEE EXTERIOR ELEVATION SHEETS

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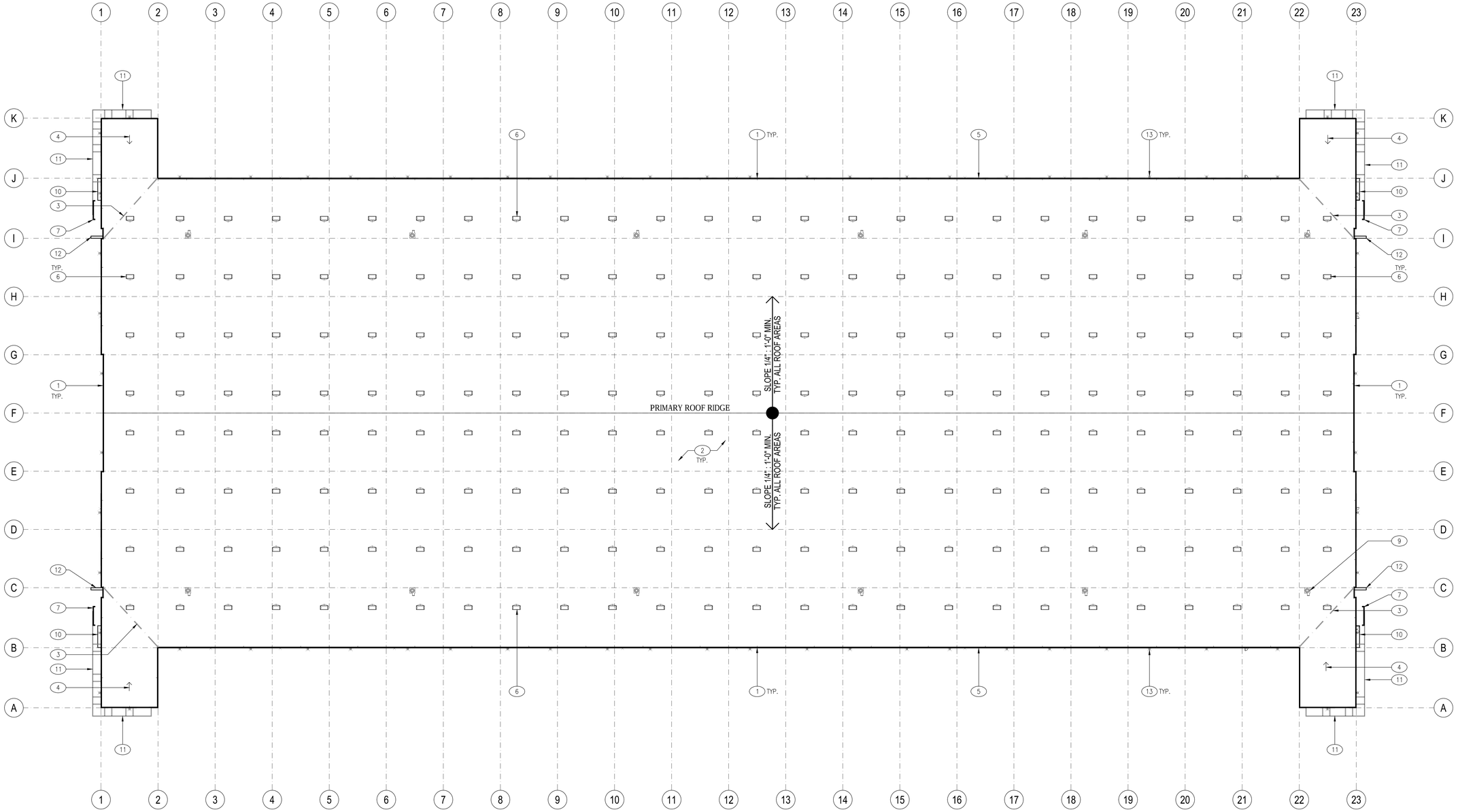
scale : AS NOTED

project number : 2204049.00

PRELIMINARY
FLOOR PLAN
BUILDING B

sheet no. :

A02.2



PLAN NORTH

0 25' 50' 100'

ROOF PLAN

SCALE: 1" = 50'-0"

1

KEYNOTES:

1. LINE OF TYPICAL PARAPET WALL
2. TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TPO SINGLE PLY SYSTEM OVER 1/2" STRUCTURAL SHEATHING OVER SLOPED STRUCTURAL FRAMING.
3. THICK DASHED GRAY LINE INDICATES WARPED ROOF AREA
4. INDICATES DIRECTION OF ROOF SLOPE
5. CONTINUOUS METAL GUTTER AND DOWNSPOUTS. PAINT TO MATCH ADJACENT BUILDING. SEE EXTERIOR ELEVATIONS FOR FINISH COLOR
6. INDICATES LOCATION OF 4' X 8' SELF-CURBING DUAL DOME SKYLIGHT. PROVIDE SHAPED FOAM CRICKET AT HIGH SIDE(S) OF SKYLIGHT CURB TO PROVIDE SLOPE FOR DRAINAGE.
7. EXTERIOR TILT-UP CONCRETE ACCENT WALL, TYP. SEE EXTERIOR ELEVATIONS SHEETS FOR FINISHES
8. ROOF DRAIN AND OVERFLOW
9. POTENTIAL LOCATION OF FUTURE ROOF MOUNTED HVAC EQUIPMENT. ALL ROOF MOUNTED EQUIPMENT SHALL BE DETERMINED AT TIME OF TENANT IMPROVEMENTS AND SHALL BE SCREENED FROM VIEW BY NATURE OF IT'S PLACEMENT OR BY A FUTURE MECHANICAL SCREEN.
10. STEEL CANOPY BELOW, PAINT AS SPECIFIED. SEE EXTERIOR ELEVATIONS, SHEETS FOR FINISHES.
11. STEEL CHANNEL ACCENT ELEMENT. PAINT AS SPECIFIED. SEE EXTERIOR ELEVATION SHEET FOR FINISHES.
12. EXTERIOR TILT-UP CONCRETE WING WALL, TYP. SEE EXTERIOR ELEVATIONS SHEETS FOR FINISHES
13. BUILDING WALL LIGHT FIXTURES, TYP. SEE EXTERIOR ELEVATIONS SHEETS

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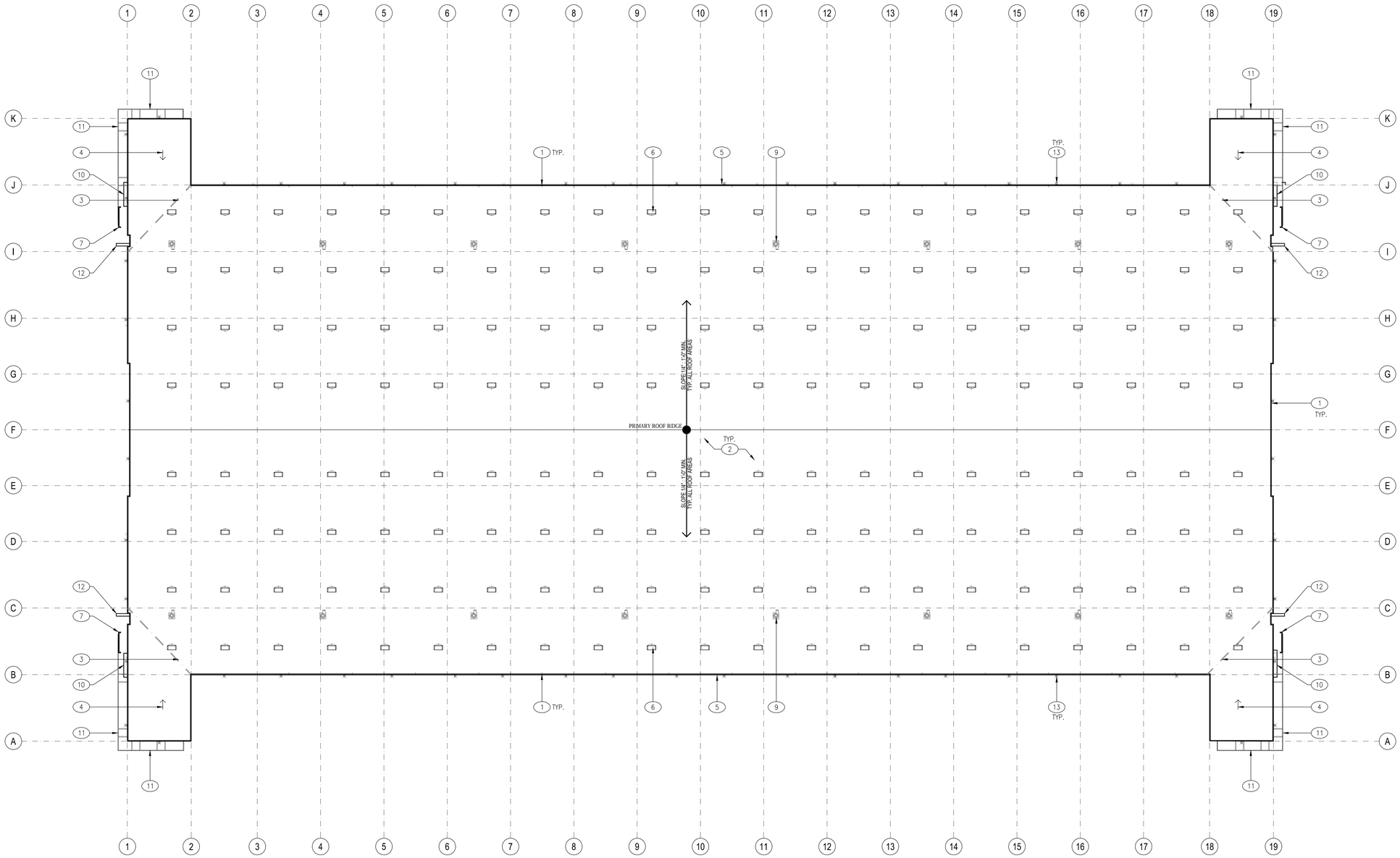
scale : AS NOTED

project number : 2204049.00

PRELIMINARY ROOF PLAN BUILDING A

sheet no. :

A02.7



PLAN NORTH

0 15' 30' 60'

ROOF PLAN

SCALE: 1" = 30'-0"

1

KEYNOTES:

1. LINE OF TYPICAL PARAPET WALL
2. TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TPO SINGLE PLY SYSTEM OVER 1/2" STRUCTURAL SHEATHING OVER SLOPED STRUCTURAL FRAMING.
3. THICK DASHED GRAY LINE INDICATES WARPED ROOF AREA
4. INDICATES DIRECTION OF ROOF SLOPE
5. CONTINUOUS METAL GUTTER AND DOWNSPOUTS. PAINT TO MATCH ADJACENT BUILDING. SEE EXTERIOR ELEVATIONS FOR FINISH COLOR
6. INDICATES LOCATION OF 4' X 8' SELF-CURBING DUAL DOME SKYLIGHT. PROVIDE SHAPED FOAM CRICKET AT HIGH SIDE(S) OF SKYLIGHT CURB TO PROVIDE SLOPE FOR DRAINAGE.
7. EXTERIOR TILT-UP CONCRETE ACCENT WALL, TYP. SEE EXTERIOR ELEVATIONS SHEETS FOR FINISHES
8. ROOF DRAIN AND OVERFLOW
9. POTENTIAL LOCATION OF FUTURE ROOF MOUNTED HVAC EQUIPMENT. ALL ROOF MOUNTED EQUIPMENT SHALL BE DETERMINED AT TIME OF TENANT IMPROVEMENTS AND SHALL BE SCREENED FROM VIEW BY NATURE OF IT'S PLACEMENT OR BY A FUTURE MECHANICAL SCREEN.
10. STEEL CANOPY BELOW, PAINT AS SPECIFIED. SEE EXTERIOR ELEVATIONS, SHEETS FOR FINISHES.
11. STEEL CHANNEL ACCENT ELEMENT. PAINT AS SPECIFIED. SEE EXTERIOR ELEVATION SHEET FOR FINISHES.
12. EXTERIOR TILT-UP CONCRETE WING WALL, TYP. SEE EXTERIOR ELEVATIONS SHEETS FOR FINISHES
13. BUILDING WALL LIGHT FIXTURES, TYP. SEE EXTERIOR ELEVATIONS SHEETS

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REN. 12-31-21
STATE OF CALIFORNIA

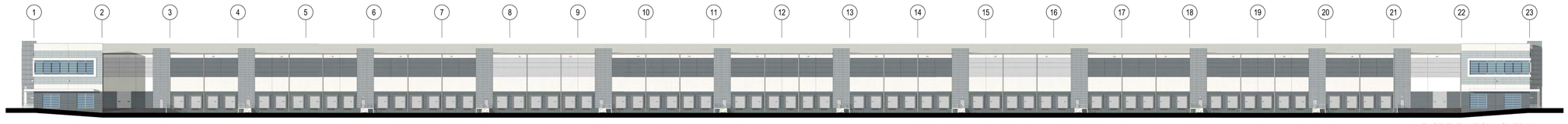
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project number : 2204049.00

PRELIMINARY ROOF PLAN BUILDING B

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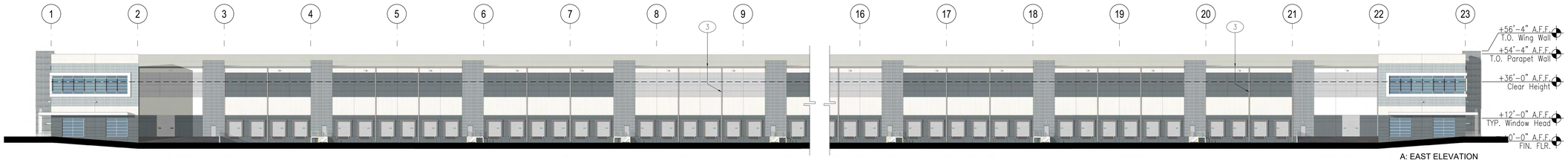
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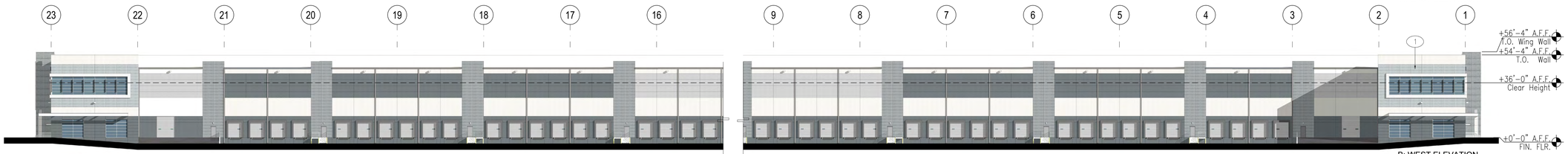
A: EAST ELEVATION - OVERALL



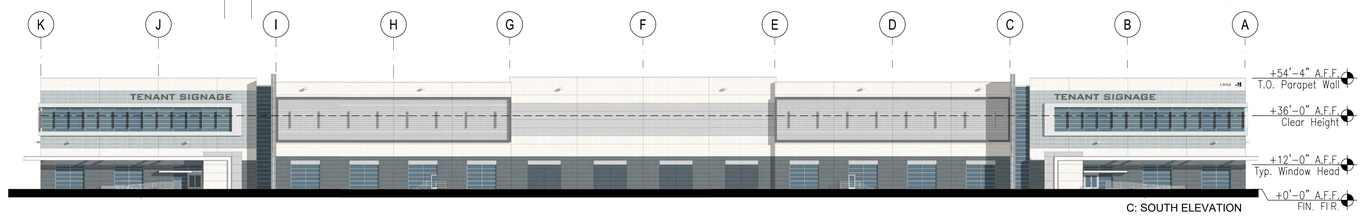
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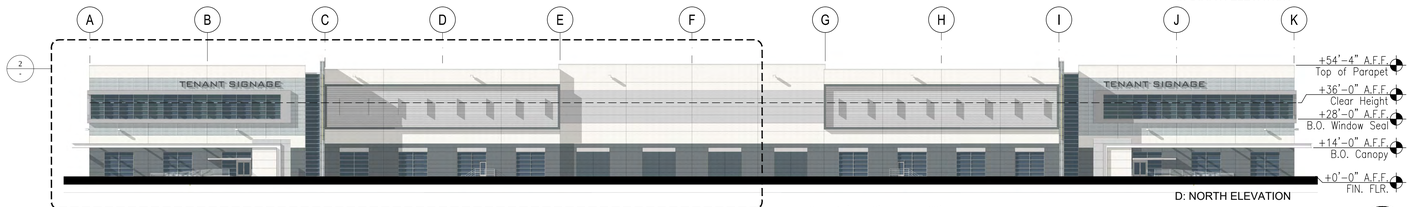
A: EAST ELEVATION



B: WEST ELEVATION



C: SOUTH ELEVATION



D: NORTH ELEVATION

0 15' 30' 60'

EXTERIOR ELEVATIONS

SCALE: 1" = 30'-0"

1

FINISH LEGEND:

GL1 : TYPICAL WINDOW SYSTEM 1" DUAL GLAZED INSULATING UNITS IN ALUMINUM FRAMES
OUTSIDE PANE: PPG SOLEXIA 1/4" THICK BLUE TINTED GLASS
INSIDE PANE: PPG CLEAR FLOAT 1/4" GLASS
FRAMES: CLEAR ANODIZED ALUMINUM FRAMES

GL2: SPANDREL GLAZING 1" SINGLE GLAZED IN ALUMINUM FRAMES
OUTSIDE PANE: PPG SOLEXIA 1/4" THICK BLUE TINTED GLASS
INSIDE PANE: PPG CLEAR FLOAT 1/4" GLASS
FRAMES: CLEAR ANODIZED ALUMINUM FRAMES

SC1: CONCRETE PANELS WITH SIMULATED CAST IN PLACE APPEARANCE CONSISTING OF 3/8" x 3/8" DOUBLE CHAMFER REVEALS AND 3/4" CONE SHAPED DIVOTS. SACK AND PATCH PANELS AND PAINT PER ARCHITECTS COLOR SAMPLE.

P1: TEXTURED COATING SYSTEM COLOR 1
SHERWIN WILLIAMS SW7757 - HIGH REFLECTIVE WHITE

P2: TEXTURED COATING SYSTEM COLOR 2
AT ENTRY, 24" THICK FOAM SURROUND / BAND AT SECOND LEVEL GLAZING SYSTEM.
COLOR: SHERWIN WILLIAMS SW6002 - ESSENTIAL GRAY

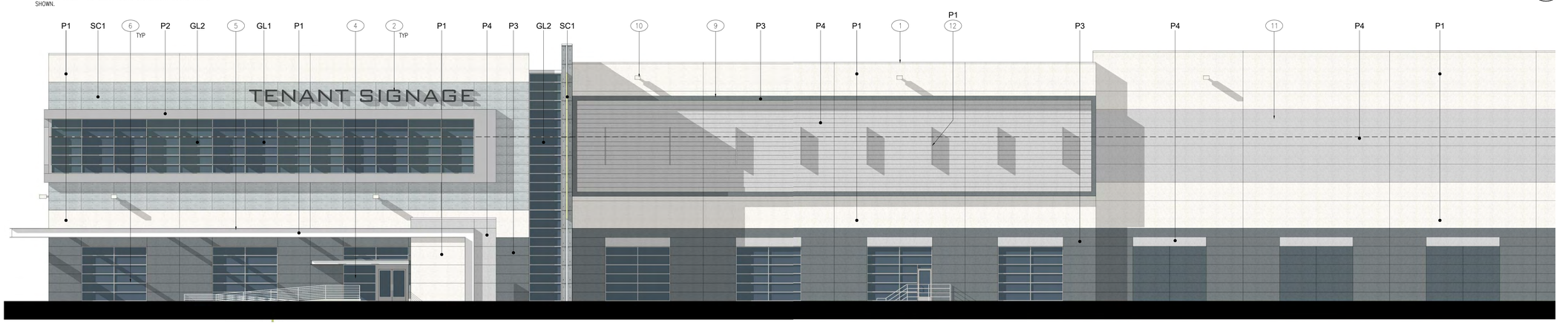
P3: TEXTURED COATING SYSTEM COLOR 3
SHERWIN WILLIAMS SW7665 - WALL STREET

P4: TEXTURED COATING SYSTEM COLOR 4
SHERWIN WILLIAMS SW7661 - REFLECTION

P5: TEXTURED COATING SYSTEM COLOR 5
SHERWIN WILLIAMS SW7075 - WEB GRAY

KEYNOTES:

1. TYPICAL SITE CAST, CONCRETE TILT-UP PANELS WITH 3/4" REVEALS AND A MULTI COLOR TEXTURED COATING SYSTEM.
2. TENANT SIGNAGE UNDER SEPARATE PERMIT. SIGNAGE TO COMPLY WITH THE CITY OF AMERICAN CANYON DESIGN STANDARDS.
3. CONTINUOUS GUTTER AND SURFACE MOUNTED DOWNSPOUTS. PAINT AS SPECIFIED.
4. 10" THICK x 3'-5" DEEP x 20' – 10 3/4" WIDE PAINTED STEEL CANOPIES, TYPICAL AT MAIN ENTRANCE STOREFRONT OPENINGS. PAINT AS SPECIFIED.
5. 24" THICK x 6" DEEP x PAINTED STEEL CHANNEL ACCENT. PAINT AS SPECIFIED.
6. TYPICAL WINDOW SYSTEM: DUAL PANE GLAZING IN 2" x 4" (NOMINAL) THERMALLY BROKEN, CLEAN ANODIZED ALUMINUM FRAMES. OUTER GLAZING PANE TO BE TINTED WITH LOW-E COATING ON INTERIOR SURFACE. INNER PANE CLEAR FLOAT. STOREFRONT DOORS WHERE SHOWN.
7. CONCRETE TILT PANEL WING WALL. SEE FINISH SCHEDULE FOR COLOR AND MATERIAL.
8. 24" TALL X 12" DEEP FOAM ACCENT AT UPPER GLAZING SYSTEM. PAINT AS SPECIFIED.
9. 12" TALL X 12" DEEP FOAM ACCENT SURROUND. PAINT AS SPECIFIED.
10. WALL PACK LIGHTING. SEE PHOTOMETRIC DRAWINGS FOR MORE INFORMATION.
11. DASHED LINE INDICATES INTERNAL CLEAR HEIGHT. SEE ELEVATIONS FOR HEIGHT.
12. FOAM ACCENT "FINS". PAINT AS SPECIFIED.



0 5' 10' 20'

PARTIAL ENLARGED SOUTH ELEVATION

SCALE: 1" = 10'-0"

2

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OWNER / DEVELOPER:

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SACRAMENTO, CA 95814
PHONE: 916.379.3800

PRELIMINARY DESIGN DOCUMENTS FOR:

GIOVANNONI LOGISTICS CENTER

GREEN ISLAND ROAD AT HIGHWAY 29
CITY OF AMERICAN CANYON, CALIFORNIA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	PLANNING SUBMITTAL INITIAL DESIGN REVIEW	11-11-2020

GENERAL CONTRACTOR:

drawn by : RDG/AG plot date : 11-11-2020

checked by : JDL

stamp

LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-21
STATE OF CALIFORNIA

scale : AS NOTED

project number : 2204049.00

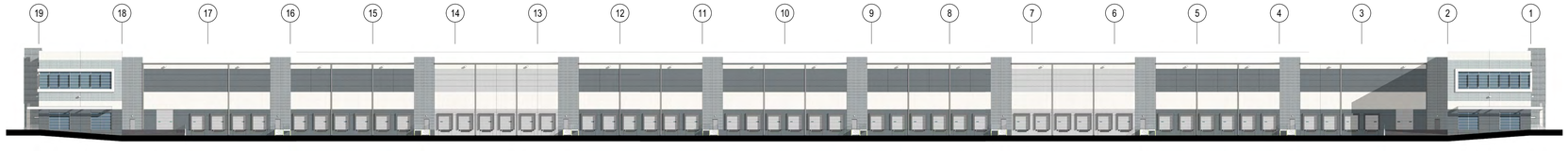
EXTERIOR ELEVATIONS : BUILDING A

sheet no. :

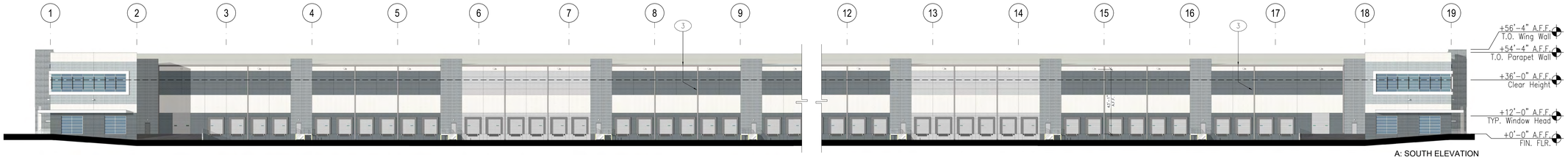
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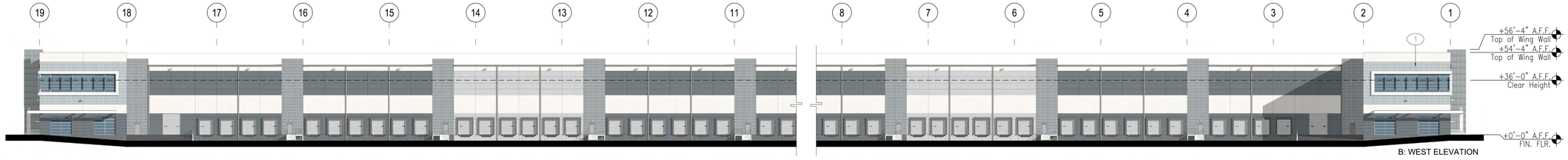
A: SOUTH ELEVATION - OVERALL



B: NORTH ELEVATION - OVERALL



A: SOUTH ELEVATION



B: WEST ELEVATION

FINISH LEGEND:

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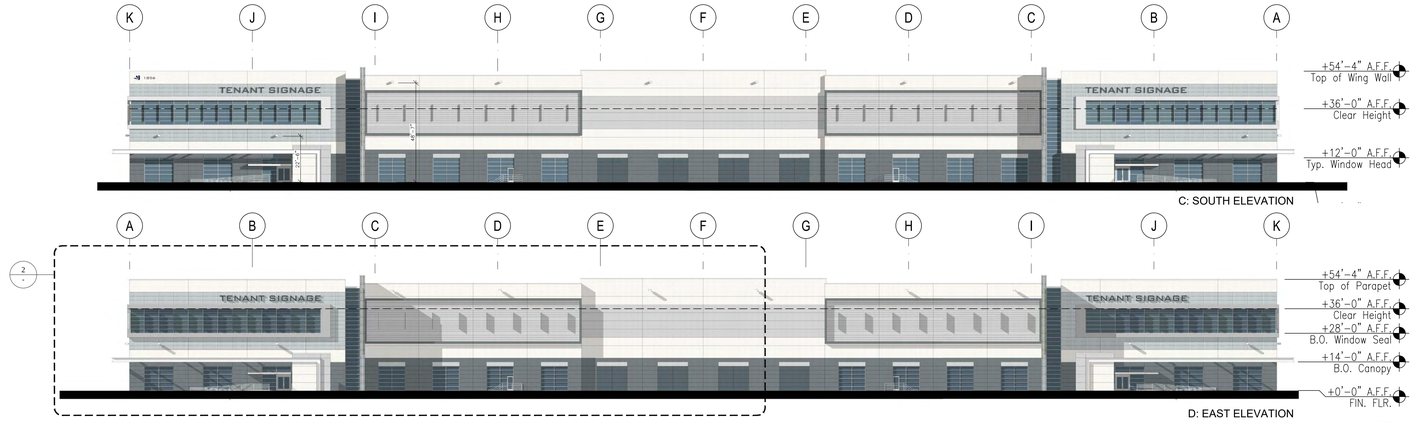
P3: TEXTURED COATING SYSTEM COLOR 3
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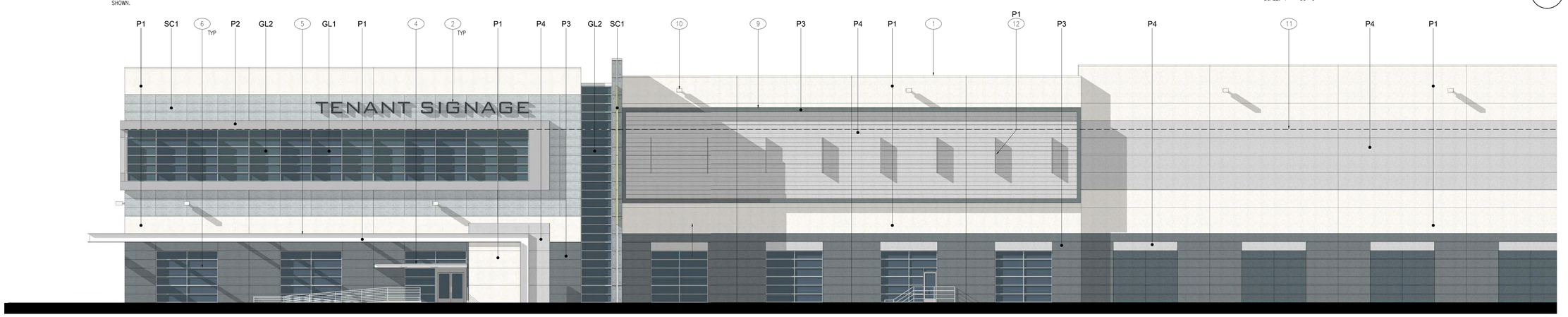
C: SOUTH ELEVATION

D: EAST ELEVATION

0 15' 30' 60'

EXTERIOR ELEVATIONS
SCALE: 1" = 30'-0"

1



0 5' 10' 20'

PARTIAL ENLARGED SOUTH ELEVATION
SCALE: 1" = 10'-0"

2

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GIOVANNONI LOGISTICS CENTER

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LICENSED ARCHITECT
JEFFREY D. LEONHARDT
NO. C33644
REN. 12-31-21
STATE OF CALIFORNIA

scale : AS NOTED

project number : 2204049.00

EXTERIOR ELEVATIONS : BUILDING B

sheet no. :

A03.2

PRELIMINARY PLANT LEGEND

TREES

Acer buergeranum	Trident Maple	Med	15 Gallon	Deciduous Shade Tree
Acer r. 'October Glory'	Red Maple	Med	15 Gallon	Deciduous Shade Tree
Ginkgo 'Princeton Sentry'	Maidenhair Tree	Low	36" Box	Flowering Accent Tree
Lagerstroema f. 'Catawba'	Crepe Myrtle	Low	24" Box	Flowering Accent Tree
Pistacia chinensis	Chinese Pistache	Low	24" Box	Deciduous Shade Tree
Platanus a. 'Columbia'	London Plane Tree	Low	15 Gallon	Deciduous Shade Tree
Quercus r. Shumardii	Shumard Oak	Low	15 Gallon	Deciduous Shade Tree
Quercus lobata	Valley Oak	Low	15 Gallon	Deciduous Shade Tree
Quercus suber	Cork Oak	Low	15 Gallon	Evergreen Screen Tree
Sequoia s. 'Aptos Blue'	Redwood	Med	15 Gallon	Evergreen Screen Tree
Ulmus 'Frontier'	Frontier Elm	Med	15 Gallon	Deciduous Shade Tree

FOUNDATION SHRUBS

Arctostaphylos 'Sunset'	Manzanita	Low	5 Gallon	5' OC	5' x 5'
Ceanothus 'Skylark'	California Lilac	Low	5 Gallon	5' OC	5' x 5'
Cistus purpureus	Purple Rockrose	Low	5 Gallon	6' OC	4' x 6'
Coleonema pulchrum	Breath of Heaven	Med	1 Gallon	4' OC	3' x 4'
Grevillea noelli	Noel Grevillea	Low	5 Gallon	5' OC	5' X 5'
Loropetalum 'Ever Red'	Fringe Flower	Low	5 Gallon	6' OC	6' X 6'
Nandina varieties	Heavenly Bamboo	Low	5 Gallon	5' OC	5' X 5'
Raphiolepis 'Indian Princess'	Indian Hawthorne	Low	5 Gallon	5' OC	5' X 3'
Rosa Carpet varieties	Carpet Rose	Med	5 Gallon	5' OC	4' X 5'
Rosemarinus 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	5' OC	6' X 5'
Xylosma c. compacta	Compact Xylosma	Low	5 Gallon	6' OC	6' X 6'
Tulbaghia violacea	Society Garlic	Low	1 Gallon	2' OC	2' X 2'

GRASSES & ACCENTS

Achillea 'Moonshine'	Yarrow	Low	1 Gallon	2' OC	2' X 2'
Calamagrostis 'Karl Foerster'	Feather Reed Grass	Low	1 Gallon	3' OC	4' X 3'
Muhlebergia capillans	Pink Muhly Grass	Low	1 Gallon	4' OC	4' X 5'
Pennisetum 'Karley Rose'	Fountain Grass	Med	1 Gallon	3' OC	3' X 3'
Pennisetum s. Cupreum'	Red Fountain Grass	Low	1 Gallon	4' OC	4' X 4'
Tulbaghia violacea	Society Garlic	Low	1 Gallon	2' OC	2' X 2'

GROUNDCOVER

Coprosma p. 'Verde Vista'	NCN	Low	1 Gallon	3' OC	2' X 4'
Cotoneaster dammen	Bearberry	Low	1 Gallon	4' OC	1' X 6'
Juniper c. 'Blue Pacific'	Shore Juniper	Low	1 Gallon	4' OC	1' X 6'
Myoporum 'Pink'	NCN	Low	1 Gallon	5' OC	1' X 8'

COVER

Landscape Planters-3" Layer of Recycled Wood mulch in all landscape planters

BIO RETENTION TREATMENT

48 lbs. per acre Pacific Coast Seed

Apply Compact Bio Swale Mix via hydroseed at the following rates:

Bio Swale Seed Mix	48/lbs/ac
Mulch	2000 lbs/ac
M-Binder Tackifier	180 lbs/ac

WELO NOTES

1. ALL PLANTS AND TREES ARE WUCOLS LOW OR MEDIUM WATER VARIETIES.
2. SOIL AMENDMENTS WILL BE INCORPORATED PER SOILS TEST. COMPOST WILL BE ORGANIC COMPOSTED GREEN WASTE.
3. ALL PLANTER AREAS SHALL BE TREATED WITH A 3" LAYER OF RECYCLED MULCH.
4. A FULLY AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS SHALL BE INSTALLED INCLUDING THE FOLLOWING:
5. AN ET (SMART) CONTROLLER AND ET SENSOR SHALL BE USED FOR WEATHER BASED IRRIGATION CONTROL.
6. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED IN THE SYSTEM.
7. ALL PLANTER AREAS SHALL BE IRRIGATED WITH POINT SOURCE-DRIP IRRIGATION.
8. TREES SHALL RECEIVE DEEP WATER BUBBLERS ON SEPARATE VALVES.
9. WELO DOCUMENTATION SHALL BE SUBMITTED WITH LANDSCAPE IMPROVEMENT PLANS (CONSTRUCTION DOCUMENTS).

BUILDING A PRELIMINARY LANDSCAPE NOTES

1. THERE IS APPROXIMATELY 195,250 SQ' OF LANDSCAPE PLANTER AREA.
2. THERE IS 10.4% LANDSCAPE AREA WITHIN THE PARKING AND CIRCULATION AREAS.
3. THERE ARE 430 PARKING STALLS AND 143 SHADE TREES. REQUIREMENT OF 1 TREE PER 3 STALLS SINGLE LOADED AND 1 PER 6 STALLS DOUBLE LOADED HAS BEEN MET.

BUILDING B PRELIMINARY LANDSCAPE NOTES

1. THERE IS APPROXIMATELY 186,547 SQ' OF LANDSCAPE PLANTER AREA.
2. THERE IS 11.3% LANDSCAPE AREA WITHIN THE PARKING AND CIRCULATION AREAS.
3. THERE ARE 430 PARKING STALLS AND 139 SHADE TREES. REQUIREMENT OF 1 TREE PER 3 STALLS SINGLE LOADED AND 1 PER 6 STALLS DOUBLE LOADED HAS BEEN MET.

WELO WORKSHEETS

Green Island Road Logistics Center Bldg A WELO Worksheet
Reference Evapotranspiration (Eto) 45.8

Regular Landscape Areas There are no special landscape areas. Trees are value of 25 sq'

Hydrozone#	Plant Factor	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (GPY)
1	0.2	Drip	0.81	0.25	8836	2209	62714
2	0.2	Drip	0.81	0.25	17048	4262	120998
3	0.2	Drip	0.81	0.25	4342	1086	30817
4	0.2	Drip	0.81	0.25	11930	2983	84673
5	0.2	Drip	0.81	0.25	12174	3044	86405
6	0.2	Drip	0.81	0.25	20089	5022	142582
7	0.2	Drip	0.81	0.25	15087	3772	107080
8	0.2	Drip	0.81	0.25	15087	3772	107080
9	0.2	Drip	0.81	0.25	15087	3772	107080
10	0.2	Drip	0.81	0.25	8552	2138	60698
11	0.2	Drip	0.81	0.25	13822	3456	98102
12	0.2	Drip	0.81	0.25	17442	4361	123795
13	0.2	Drip	0.81	0.25	12035	3009	85418
14	0.2	Drip	0.81	0.25	18019	4505	127890
15	0.4	Bubbler	0.81	0.49	925	453	12868
16	0.4	Bubbler	0.81	0.49	1300	637	18084
17	0.4	Bubbler	0.81	0.49	1075	527	14954
18	0.4	Bubbler	0.81	0.49	1250	613	17389
19	0.4	Bubbler	0.81	0.49	1150	564	15998
Totals					195250		1424624

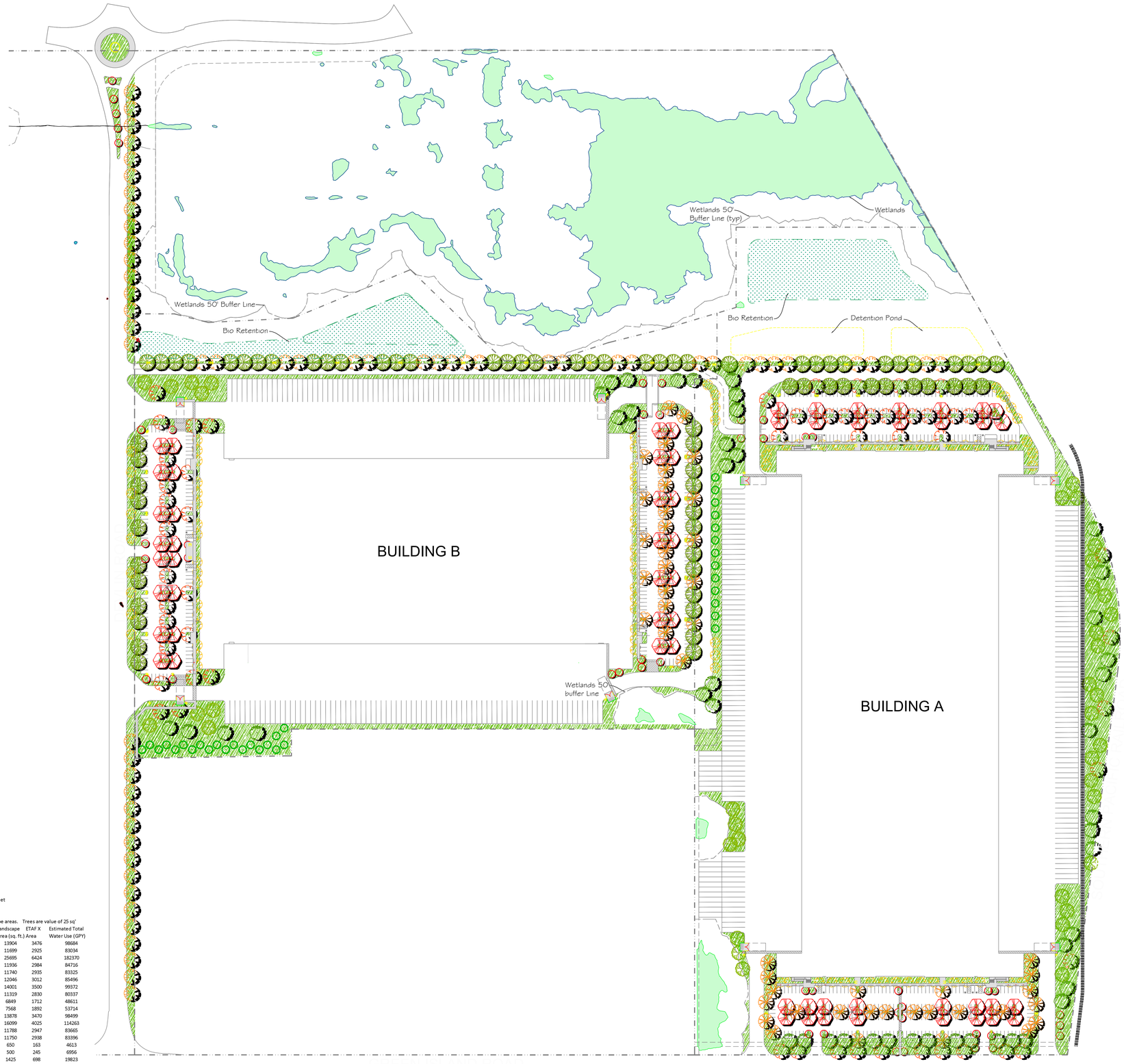
Maximum Allowed Water Allowance (MAWA) 2494416
Estimated Total Water Use (ETWU) 1424624
Average ETAF 0.26
Allowed ETAF 0.45

Green Island Road Logistics Center Bldg B WELO Worksheet
Reference Evapotranspiration (Eto) 45.8

Regular Landscape Areas There are no special landscape areas. Trees are value of 25 sq'

Hydrozone#	Plant Factor	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (GPY)
1	0.2	Drip	0.81	0.25	13904	3476	98684
2	0.2	Drip	0.81	0.25	11699	2925	83034
3	0.2	Drip	0.81	0.25	25695	6424	182370
4	0.2	Drip	0.81	0.25	11936	2984	84716
5	0.2	Drip	0.81	0.25	11740	2935	83325
6	0.2	Drip	0.81	0.25	12046	3012	85496
7	0.2	Drip	0.81	0.25	14001	3500	99372
8	0.2	Drip	0.81	0.25	11319	2830	80337
9	0.2	Drip	0.81	0.25	6849	1712	48611
10	0.2	Drip	0.81	0.25	7568	1892	53714
11	0.2	Drip	0.81	0.25	13878	3470	98499
12	0.2	Drip	0.81	0.25	16099	4025	114263
13	0.2	Drip	0.81	0.25	11788	2947	83665
14	0.2	Drip	0.81	0.25	11750	2938	83396
15	0.2	Bubbler	0.81	0.25	650	163	4613
16	0.4	Bubbler	0.81	0.49	500	245	6956
17	0.4	Bubbler	0.81	0.49	1425	698	19823
18	0.4	Bubbler	0.81	0.49	550	270	7651
19	0.4	Bubbler	0.81	0.49	1150	564	15998
20	0.4	Bubbler	0.81	0.49	750	368	10433
21	0.4	Bubbler	0.81	0.49	1250	613	17389
Totals					186547		1362344

Maximum Allowed Water Allowance (MAWA) 2383251
Estimated Total Water Use (ETWU) 1362344
Average ETAF 0.26
Allowed ETAF 0.45



100 0 100 200 300 N

Scale 1" = 100'

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VISTA PARKS
design /build /construction
8264 Barryman Court Sacramento, CA 95829
PH. (916) 681-2227 FAX (916) 681-2228

drawn by : EJD plot date : 11-11-2020

checked by : JN

stamp



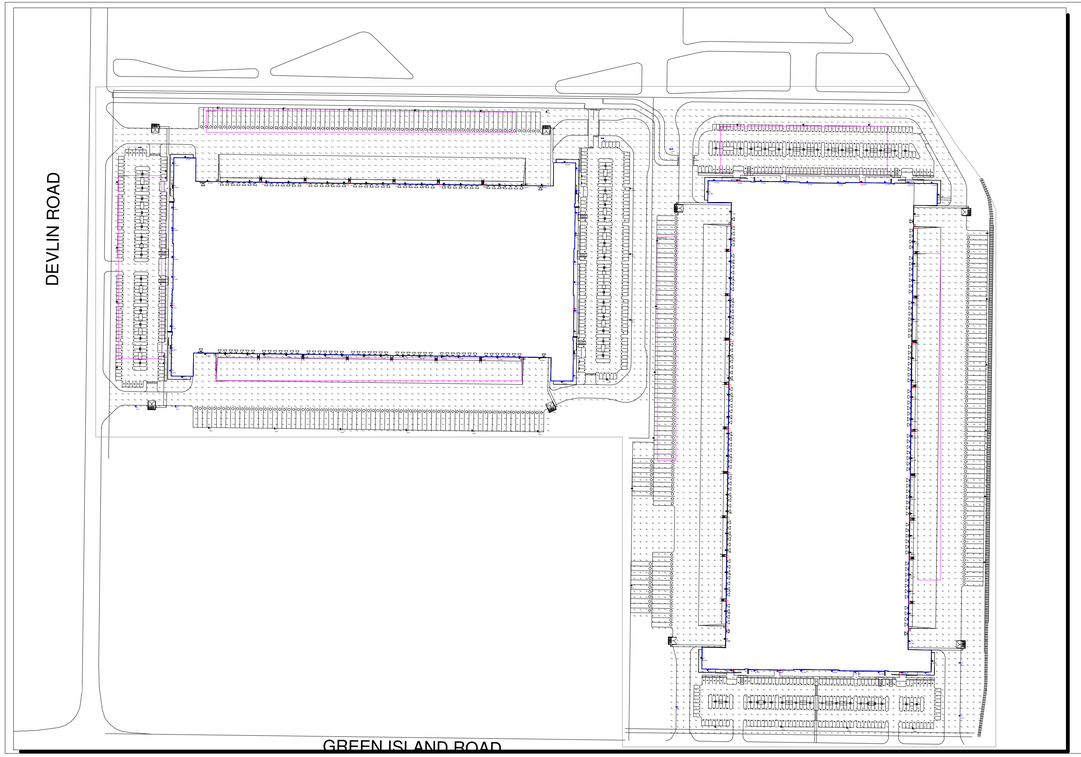
scale : AS NOTED

project number : 2204049.00

PRELIMINARY PLANTING PLAN

sheet no. :

LP





PRV / PRV-XL
PREVAIL

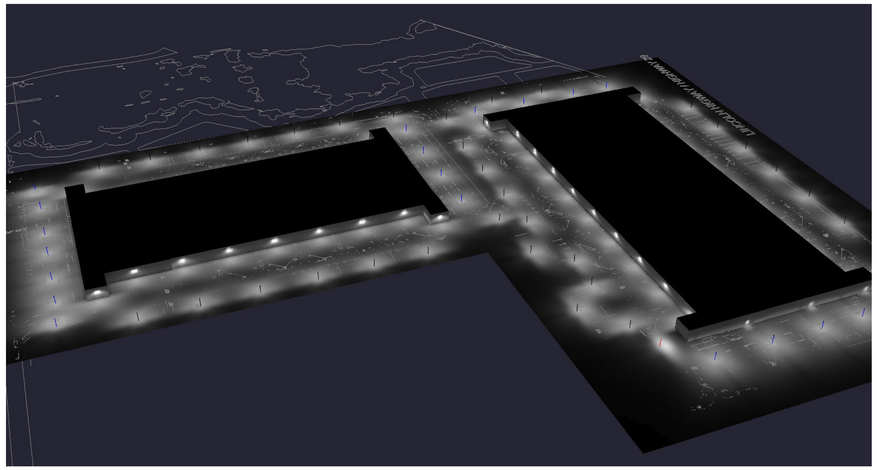


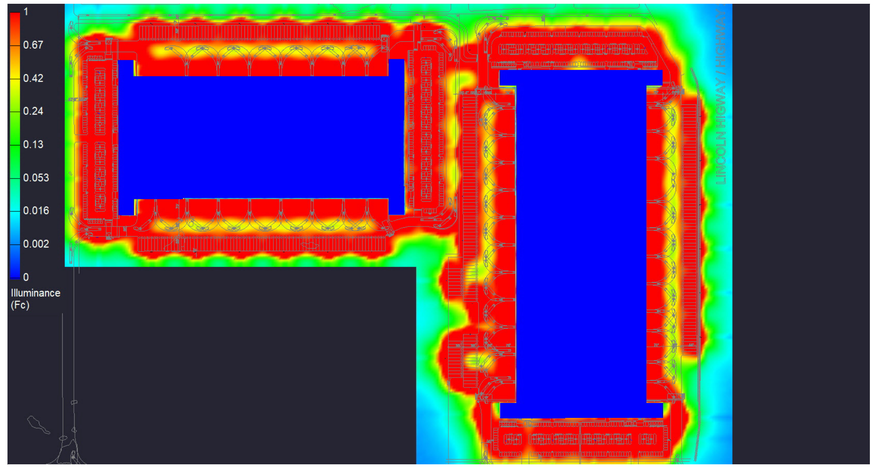
TBLW-LED

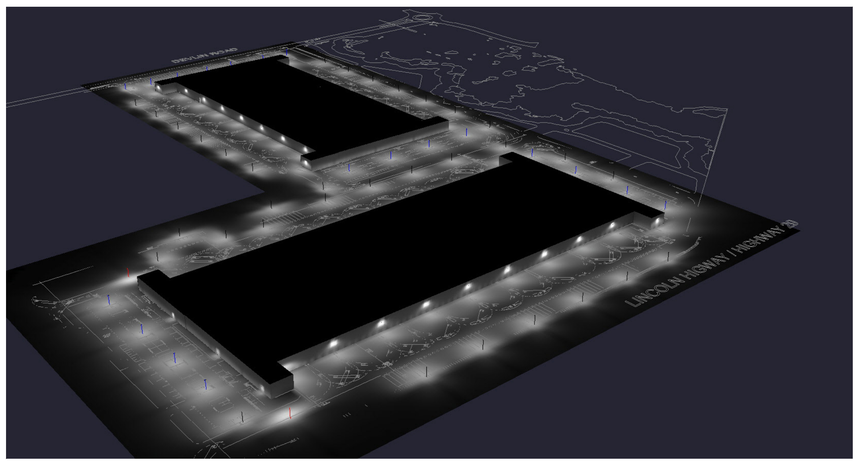
Type:	
Job Name:	



RENDERS: **EXHIBIT A2** **ATTACHMENT 2.A2**







SUMMARY TABLES & PARAMETERS:

Luminaire Schedule

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
	5	S1A	0.900	PRV-XL-PA3B-740-U-T3-SINGLE @ 25' MTG. HT.	234	30527
	39	S1B	0.900	PRV-XL-PA3B-740-U-T4W-SINGLE @ 25' MTG. HT.	234	30161
	3	S2	0.900	PRV-XL-PA3A-740-U-5WQ-TWIN @ 25' MTG. HT.	172	25453
	40	WM-2	0.900	TBLW-13-LED-O2B-4-Z3-CEG WALL MT @ 8' MTG. HT. EMERG	15	2328
	41	WM-3	0.900	PRV-PA2B-740-U-T4W-WALL MT @ 48' 7in MTG. HT.	151	19431
	87	WM-4	0.900	PRV-XL-PA3B-740-U-T4W-WALL MT @ 43' 1in MTG. HT.	234	30161

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS	Illuminance	Fc	2.85	65.1	0.1	28.50	651.00
Building A East Dock	Illuminance	Fc	4.50	5.7	3.4	1.32	1.68
Building A North Parking	Illuminance	Fc	2.51	5.6	1.5	1.67	3.73
Building A West Trailer	Illuminance	Fc	2.73	5.7	1.4	1.95	4.07
Building B North Trailer	Illuminance	Fc	2.43	4.8	1.3	1.87	3.69
Building B South Dock	Illuminance	Fc	4.64	5.4	3.5	1.33	1.54
Building B West Parking	Illuminance	Fc	2.67	5.1	1.6	1.67	3.19

Fixture/Pole 25' AFF / 8' MTG FOR DOORWAY FIXTURE>>Wall Mts/ 48' 7" / 43' 1" / 22' 6"
.5 Surface Reflectance >>> Calcs 15' Centers @ Grade>>

DISCLAIMER:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS. ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACOCUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.

CAL LIGHTING

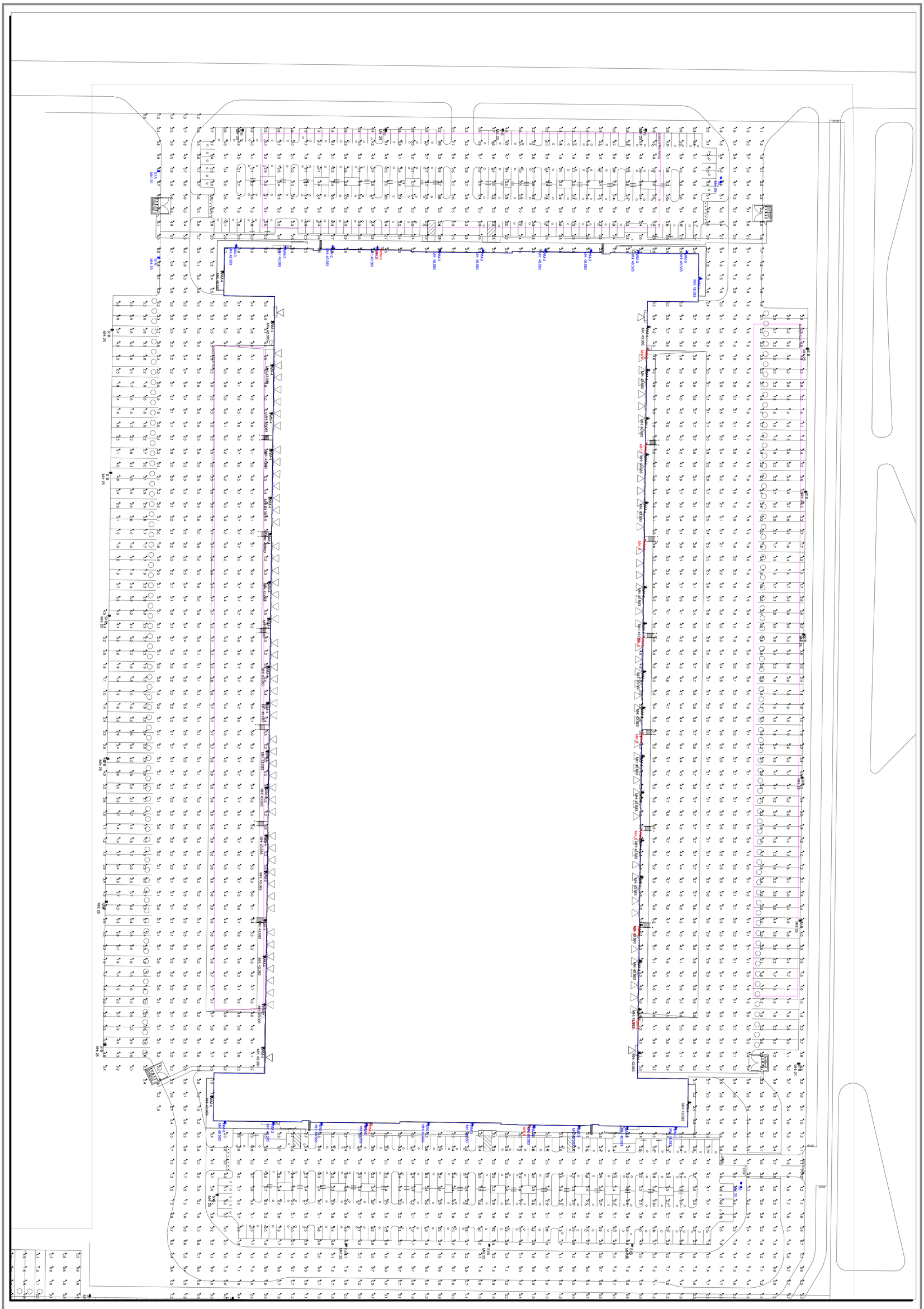
Date:11/13/2020

PROJECT:

Giovannoni Logistics Center - Rev1
PH1.0 Title Sheet

NO	DATE	ISSUE

Drawing:



Drawing:

NO	DATE	ISSUE

Giovannoni Logistics Center - Rev1

PH2.0 BLDG B Site Lighting

PROJECT:

Date:11/13/2020

CAL LIGHTING

CAL LIGHTING

Date:11/13/2020

PROJECT:

Giovannoni Logistics Center - Rev1

PH2.1 BLDG A NORTH Site Lighting

NO	DATE	ISSUE

Drawing:

CAL LIGHTING

Date:11/13/2020

PROJECT:

Giovannoni Logistics Center - Rev1

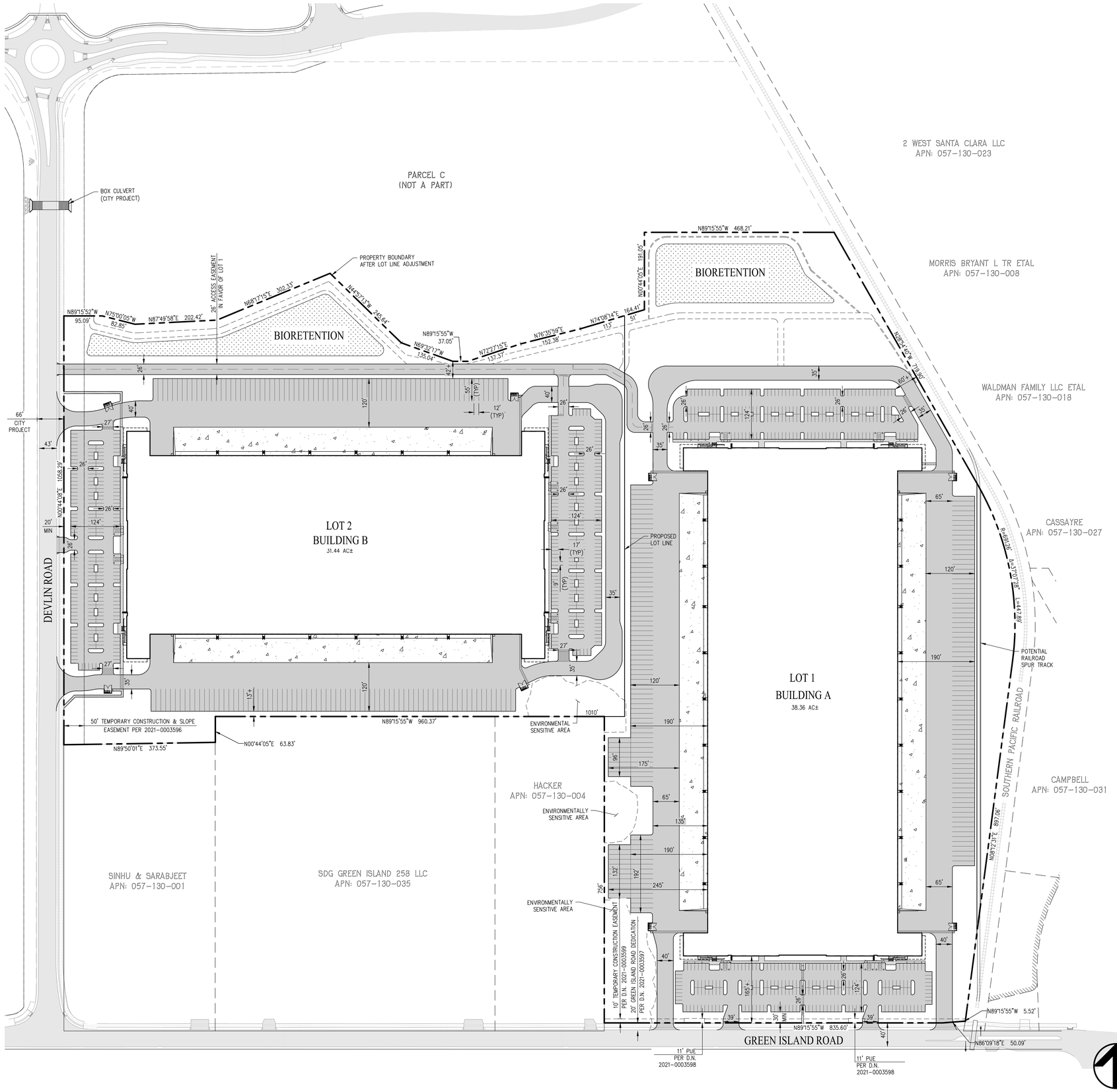
PH2.1 BLDG A SOUTH Site Lighting

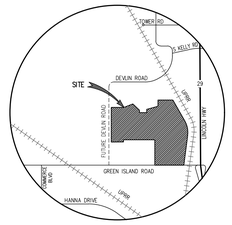
NO	DATE	ISSUE

Drawing:

EXHIBIT A

ATTACHMENT 2. EXHIBIT B





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. OWNER: RIGHT FROM THE START
NON-PROFIT CORPORATION
3253 BROWNS VALLEY ROAD
NAPA, CA 94558
CONTACT: BILL KAMPTON
PHONE: 707-863-8377

2. DEVELOPER: BUZZ OATES
555 CAPITOL MALL SUITE 900
SACRAMENTO, CA 95814
CONTACT: JOE LIVAICH
PHONE: (916) 379-8874

3. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: ANDREA BELLANCA, RCE #61806
PHONE: (925) 866-0322

4. ARCHITECT: RMW ARCHITECTURE
1718 3RD STREET SUITE 101
SACRAMENTO, CA 95811
CONTACT: JEFFERY LEONHARDT
PHONE: (916) 449-1400

5. BENCHMARK: PID = JT0406, DESIGNATION = Q 468
BENCHMARK DISK, SET IN THE TOP OF CONCRETE MONUMENT.
NAVD 88 ELEVATION = 86.7

6. BASIS OF BEARINGS: THE WESTERN LINE OF THE LANDS OF SOUTHERN PACIFIC RAILROAD, BEING THE EASTERN LINE OF THE SUBJECT PROPERTY, THE BEARING BEING N08°12'31"E PER RECORD OF SURVEY MAP NO. 5394 (34 RS 88).

7. A.P.N.'S: 057-130-034 (PORTION), 057-130-036

8. EXISTING GENERAL PLAN: INDUSTRIAL
PROPOSED GENERAL PLAN: INDUSTRIAL

9. EXISTING ZONING: GENERAL INDUSTRIAL
PROPOSED ZONING: GENERAL INDUSTRIAL

10. EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: INDUSTRIAL

11. SITE AREA: 69.8± ACRES (GROSS)

12. UTILITIES:
WATER: CITY OF AMERICAN CANYON
SANITARY SEWER: CITY OF AMERICAN CANYON
STORM DRAIN: CITY OF AMERICAN CANYON
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T

13. FLOOD ZONE: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP NUMBER 06055C0609F
DATE: AUGUST 3, 2016

14. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.

15. EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR BY SEPARATE INSTRUMENT AS NECESSARY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY BOUNDARY
		CENTERLINE
		LOT LINE
		RIGHT OF WAY
		EASEMENT LINE
		CONCRETE
		TOP/TOE OF SLOPE
		RETAINING WALL
		AC PAVING
		CONCRETE PAVING

ABBREVIATIONS

AC	ACRES/ASPHALT CONCRETE	PR	PROPOSED
AB	AGGREGATE BASE	PUE	PUBLIC UTILITY EASEMENT
BD	BOUNDARY	PAE	PUBLIC ACCESS EASEMENT
BGL	BOTTOM OF GRAVEL LAYER	R	RADIUS
CB	CATCH BASIN	RET	RETURN/RETAINING
CL	CENTERLINE	RM	RECORDED MAP
CY	CUBIC YARD	R/W	RIGHT-OF-WAY
ESMT	EASEMENT	SF	SQUARE FOOT
EVA	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
		SS	SANITARY SEWER
EX	EXISTING	S/W	SIDEWALK
FH	FIRE HYDRANT	TGL	TOP OF GRAVEL LAYER
INV	INVERT	TSL	TOP OF SOIL LAYER
L/S	LANDSCAPE	TYP	TYPICAL
MH	MANHOLE	W/WT	WATER
PUE	PUBLIC UTILITY EASEMENT		

LAND USE SUMMARY

PARCEL	ACREAGE	LAND USE
LOT 1	38.36±	INDUSTRIAL
LOT 2	31.44±	INDUSTRIAL

SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM-1	TITLE SHEET AND TENTATIVE PARCEL MAP
TM-2	EXISTING CONDITIONS
TM-3	PRELIMINARY GRADING & DRAINAGE PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	PRELIMINARY STORM WATER CONTROL PLAN
TM-6	PRELIMINARY FIRE ACCESS PLAN

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

TITLE SHEET AND TENTATIVE PARCEL MAP

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: SEPTEMBER 17, 2021

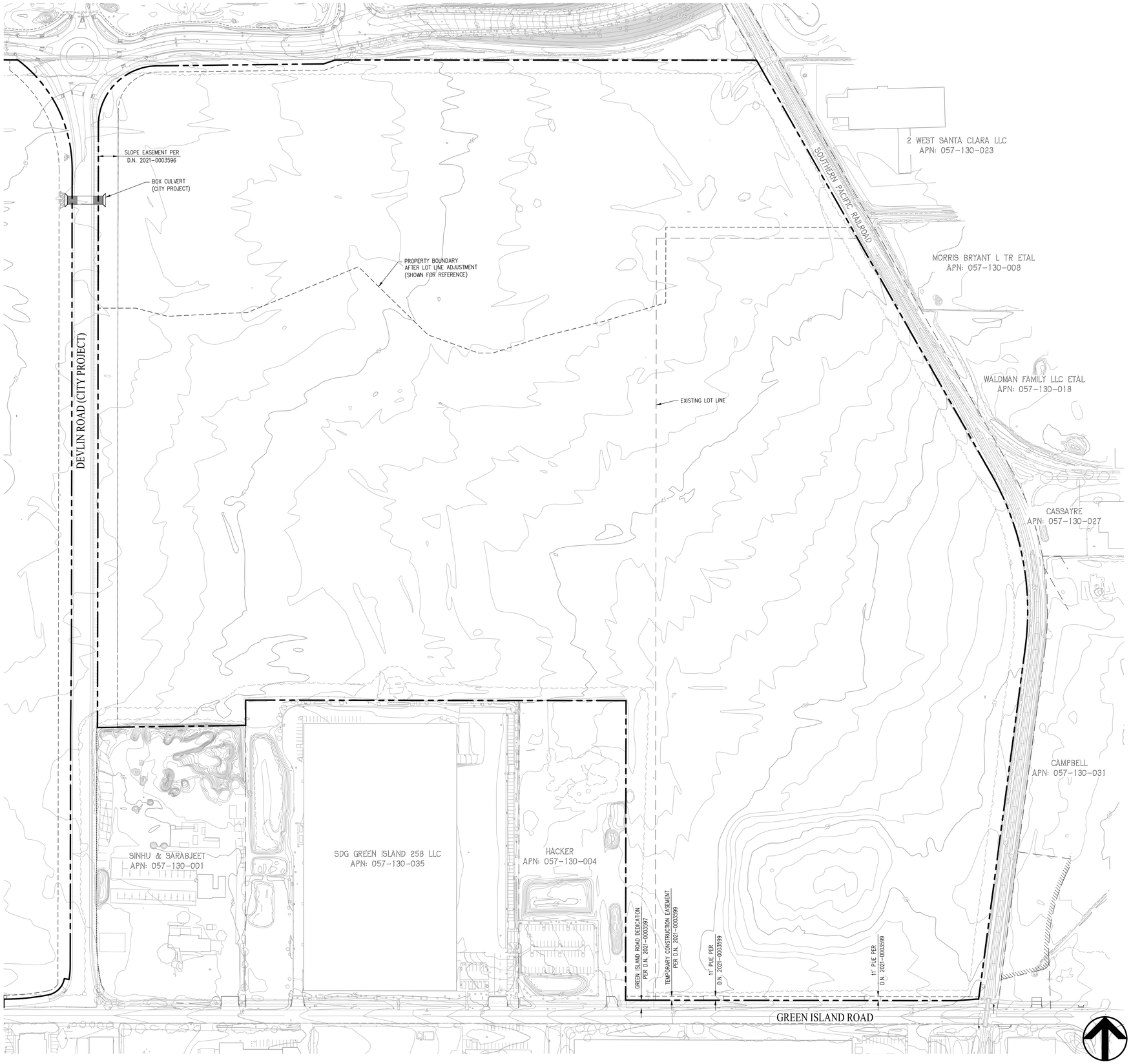
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SHEET NO.
TM-1
OF 6 SHEETS

F:\2637-000\ACAD\TM\EAST\TM-01E.DWG



LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY AFTERLOT LINE ADJUSTMENT (SHOWN FOR REFERENCE)
- EASEMENT
- EXISTING LOT LONE
- EXISTING RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CATCH BASIN
- FIRE HYDRANT
- MANHOLE
- STREET LIGHT
- EX 15" SD — STORM DRAIN
- EX 6" SS — SANITARY SEWER
- EX 8" W — WATER LINE
- EX 8" RW — RECYCLED WATER

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

EXISTING CONDITIONS

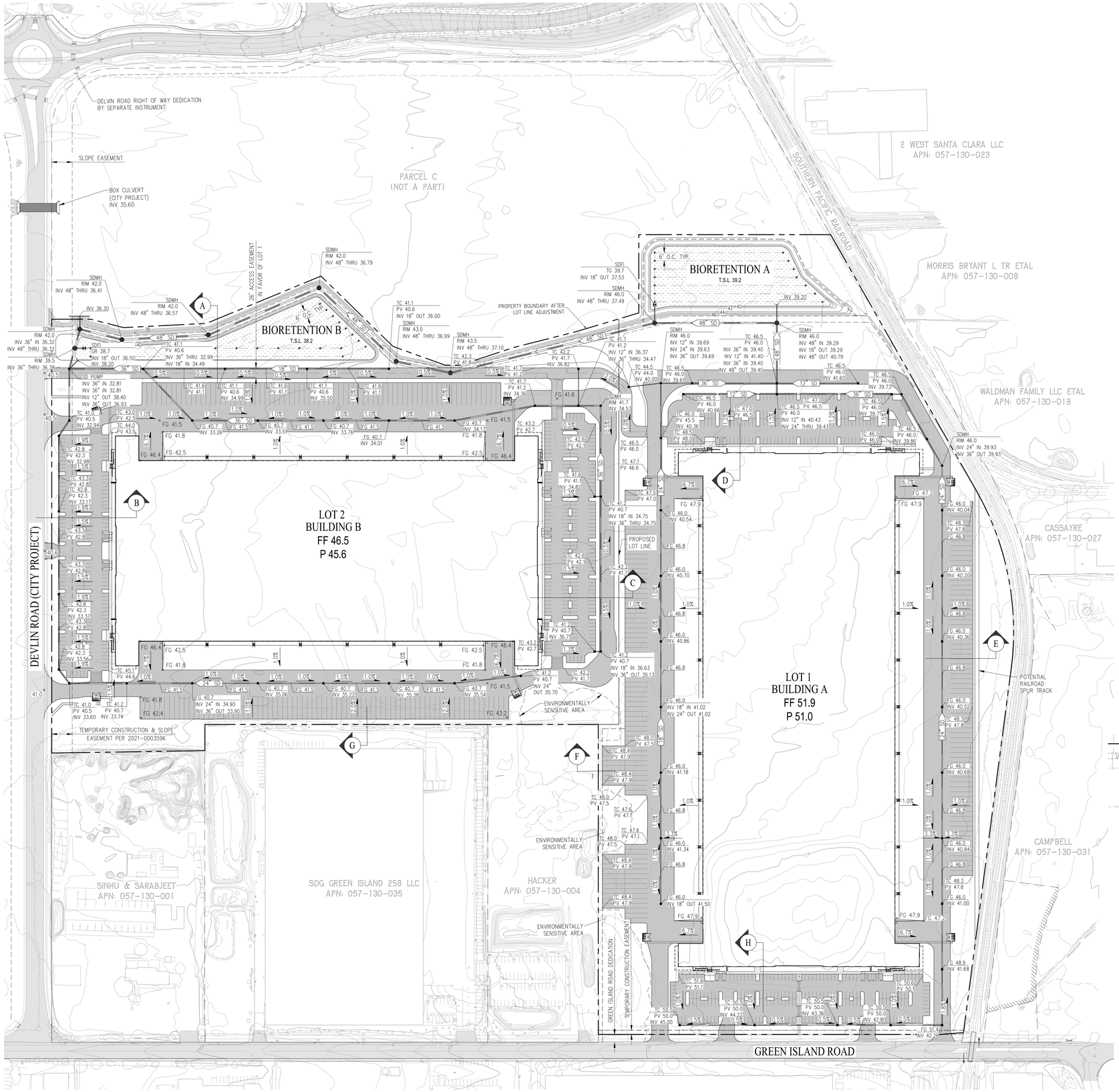
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

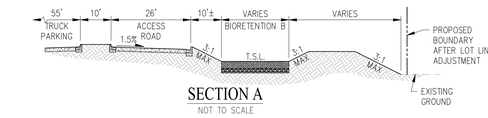
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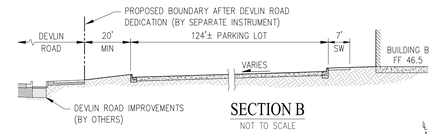
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SHEET NO.
TM-2
OF 6 SHEETS





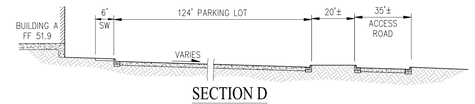
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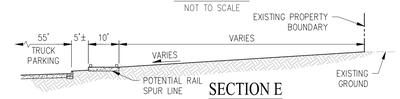
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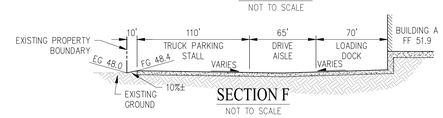
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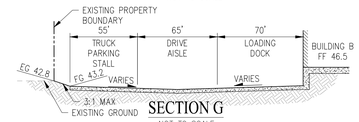
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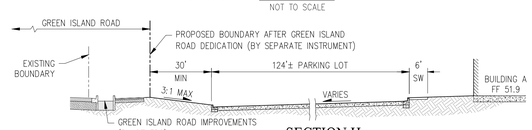
SECTION E
NOT TO SCALE



SECTION F
NOT TO SCALE



SECTION G
NOT TO SCALE



SECTION H
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		TOP/TOE OF SLOPE
		CONCRETE
12.0	12.0	SPOT ELEVATION
		FLOW DIRECTION
EX 18" SD	18" SD	STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		DRAINAGE INLET
		AREA DRAIN
		AC PAVING
		CONCRETE PAVING
		STORMWATER QUALITY
		DIRECTION OF OVERLAND RELEASE

PRELIMINARY EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	139,500	146,900
UTILITY/DEVELOPMENT SPOILS	2,000	--
SUBTOTAL	141,500	146,900
NET (BALANCE)		5,400

EARTHWORK NOTES:

1. ALL SPOIL QUANTITIES ARE PRELIMINARY. QUANTITIES EXCLUDE BUILDING SPOILS, UTILITY SPOILS (BELOW BUILDING), FOOTING SPOILS, RETAINING WALL SPOILS, AND SPOILS FOR LANDSCAPE ELEMENTS AND TREES. CONTRACTOR TO VERIFY ALL SPOILS WITH FINAL UTILITY, ARCHITECTURAL, AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION.
2. DETENTION BASIN/STORMWATER QUALITY BASIN EARTHWORK IS INCLUDED IN THE ROUGH GRADING QUANTITY. THIS INCLUDES CUT TO THE BOTTOM OF THE GRAVEL LAYER.
3. EARTHWORK QUANTITIES DO NOT INCLUDE ANY SHRINK OR SWELL ADJUSTMENT.

STORM DRAIN PIPE NOTES:

1. MINIMUM PIPE SLOPE FOR 24" – 48" SD PIPE IS 0.0007 FT/FT
2. MINIMUM PIPE SLOPE FOR 12" – 18" SD PIPE IS 0.001 FT/FT

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST
PRELIMINARY GRADING & DRAINAGE PLAN

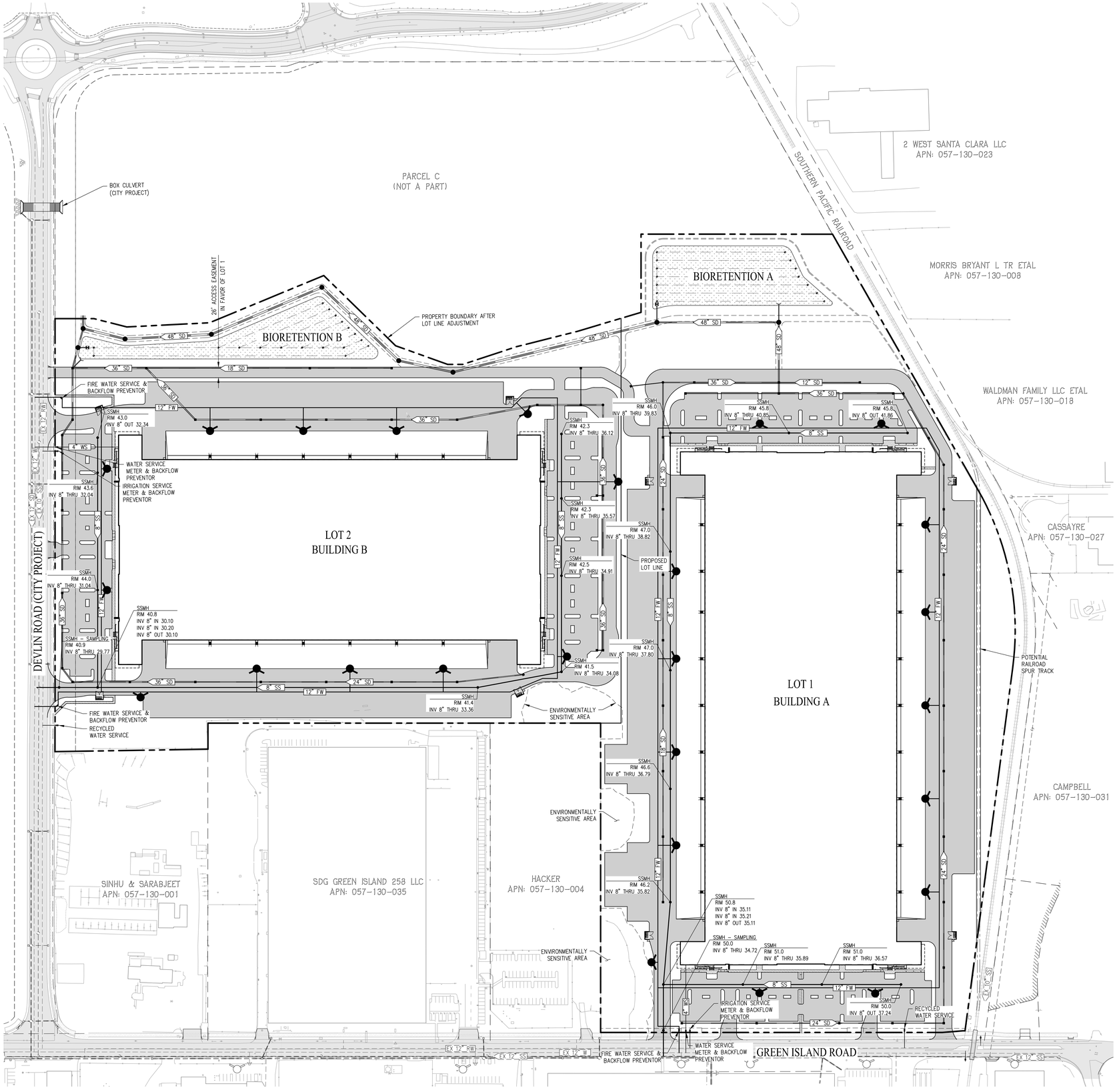
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SCALE: 1" = 100' DATE: SEPTEMBER 17, 2021

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SHEET NO. TM-3 OF 3 SHEETS



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY BOUNDARY
EX 15" SD	18" SD	STORM DRAIN PIPE
EX 8" SS	6" SS	SANITARY SEWER PIPE
EX 8" W	8" W	DOMESTIC WATER PIPE
EX 12" RW		RECYCLED WATER PIPE
	12" FW	PRIVATE FIRE SERVICE
	4" WS	DOMESTIC WATER SERVICE
●	●	MANHOLE
■	▪	DRAINAGE INLET
		STORMWATER QUALITY
		FIRE HYDRANT

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

PRELIMINARY UTILITY PLAN

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: SEPTEMBER 17, 2021

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SHEET NO.
TM-4
OF 6 SHEETS

F:\2637-000\ACAD\TM\EAST\TM-04E.DWG

PARCEL C
(NOT A PART)

BOX CULVERT
(CITY PROJECT)

26' ACCESS EASEMENT
IN FAVOR OF LOT 1

PROPERTY BOUNDARY AFTER
LOT LINE ADJUSTMENT

2B BR
2.5 AC
BIORETENTION B

BIORETENTION A
2A BR
2.5 AC

ST3
1.9 AC

SOUTHERN PACIFIC RAILROAD

2 WEST SANTA CLARA LLC
APN: 057-130-023

MORRIS BRYANT L TR ETAL
APN: 057-130-008

WALDMAN FAMILY LLC ETAL
APN: 057-130-018

CASSAYRE
APN: 057-130-027

CAMPBELL
APN: 057-130-031

LOT 2
BUILDING B

DMA B
30.5 AC

DMA A
31.2 AC

LOT 1
BUILDING A

ST1
1.2 AC

PROPOSED
LOT LINE

POTENTIAL
RAILROAD
SPUR TRACK

DEVLIN ROAD (CITY PROJECT)

TEMPORARY CONSTRUCTION & SLOPE
EASEMENT PER 2021-0003596

ENVIRONMENTALLY
SENSITIVE AREA

ENVIRONMENTALLY
SENSITIVE AREA

ENVIRONMENTALLY
SENSITIVE AREA

SINHU & SARABJEET
APN: 057-130-001

SDG GREEN ISLAND 258 LLC
APN: 057-130-035

HACKER
APN: 057-130-004

GREEN ISLAND ROAD DEDICATION
PER D.N. 2021-0003597

TEMPORARY CONSTRUCTION EASEMENT
PER D.N. 2021-0003599

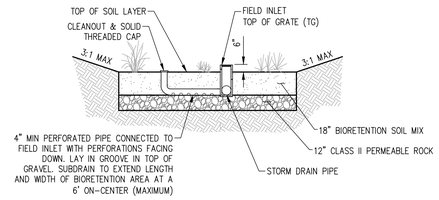
GREEN ISLAND ROAD

EX 27" SD

EX 24" SD

WATER QUALITY TABLE

DRAINAGE MANAGEMENT AREA (DMA)	DRAINAGE AREA (AC)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	BIORETENTION FACILITY
2A EAST	31.2	51,790	55,050	BR A
2B EAST	30.5	45,834	48,070	BR B
ST 1	1.2	–	–	–
ST 3	1.9	–	–	–
2A BR (BR A)	2.5	–	–	–
2B BR (BR B)	2.5	–	–	–
TOTAL	69.8			



TYPICAL BIORETENTION DETAIL

NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY BOUNDARY
		DMA (DRAINAGE MANAGEMENT AREA)
		CONCRETE
		FLOW DIRECTION
EX 18" SD	18" SD	STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		DRAINAGE INLET
		AREA DRAIN
		STORMWATER QUALITY/DETENTION BASIN
		IMPERVIOUS PAVEMENT & SIDEWALK
		BUILDING AREA
		DIRECTION OF OVERLAND RELEASE
	ST	SELF TREATING AREAS

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

PRELIMINARY STORM WATER CONTROL PLAN

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: SEPTEMBER 17, 2021

0 100 200 300

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SHEET NO.
TM-5
OF 6 SHEETS

F:\2637-000\ACAD\TM\EAST\TM-05E.DWG

PARCEL C
(NOT A PART)

2 WEST SANTA CLARA LLC
APN: 057-130-023

SOUTHERN PACIFIC RAILROAD

MORRIS BRYANT L TR ETAL
APN: 057-130-008

BIORETENTION A

BIORETENTION B

26' ACCESS EASEMENT IN FAVOR OF LOT 1

PROPERTY BOUNDARY AFTER LOT LINE ADJUSTMENT

WALDMAN FAMILY LLC ETAL
APN: 057-130-018

DEVLIN ROAD (CITY PROJECT)

LOT 2
BUILDING B

PROPOSED LOT LINE

LOT 1
BUILDING A

CASSAYRE
APN: 057-130-027

POTENTIAL RAILROAD SPUR TRACK

TEMPORARY CONSTRUCTION & SLOPE EASEMENT PER 2021-0003596

CAMPBELL
APN: 057-130-031

SINHU & SARABJEET
APN: 057-130-001

SDG GREEN ISLAND 258 LLC
APN: 057-130-035

HACKER
APN: 057-130-004

TEMPORARY CONSTRUCTION EASEMENT PER D.N. 2021-0003597

GREEN ISLAND ROAD DEDICATION PER D.N. 2021-0003598

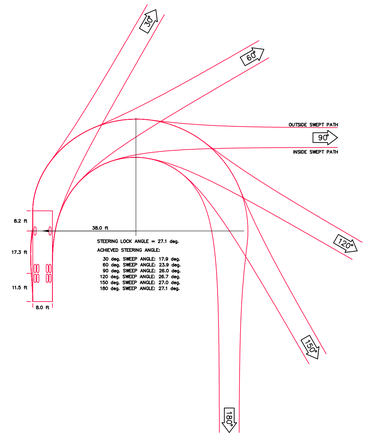
FIRE

GREEN ISLAND ROAD

FH

LEGEND

- PROPERTY BOUNDARY
- FIRE ACCESSIBLE ROADWAY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT



FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

PRELIMINARY FIRE ACCESS PLAN

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: SEPTEMBER 17, 2021

0 100 200 300

cbg
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SHEET NO.
TM-6
OF 6 SHEETS

BUZZ OATES

November 21, 2025

William He, AICP
Senior Planner
City of American Canyon
4381 Broadway Street, Suite 201
American Canyon, CA 94503

RE: Resolution No. 2025--14
Giovannoni Logistics Center Tentative Parcel Map & Design Permit Extension (PL24-0031)

Dear Mr. He,

Please accept this letter as a formal request for a second extension of the Tentative Parcel Map approval referenced above. The City Council approved the original map on March 21, 2023, and our first extension request was approved by City Council on March 4, 2025. This approval extended the TPM expiration to March 25, 2026.

As background, the Tentative Parcel Map pertains to existing APNs 057-130-034 (portion) and 057-130-036 and is necessary to establish the final parcels for our future industrial development, including dedication of the required conservation easement.

Over the last several months, we have closely monitored the ongoing legal matters that initially delayed the project. Legal risks have now stabilized to the point that our team feels confident moving forward with development in 2026. Additionally, our long-term ground lease has commenced, reinforcing our commitment to advancing the project and meeting the city goals outlined throughout our Conditions of Approval.

That said, one of the conditions tied to the Tentative Parcel Map requires completion of the private improvements *prior* to recordation of the Final Map. Given the remaining timeline and the scope of the private improvements required, it is simply not feasible to complete permitting and construction ahead of the current March 2026 deadline.

For these reasons, we respectfully request an additional 12-month extension for the approval and recordation of the Final Map. This extension will provide the necessary time to complete design, permitting, and construction (Summer 2026) of the required improvements for Final Map recordation without compromising the quality or compliance of the project. Attached for ease of reference is a copy of the executed resolution noted above.

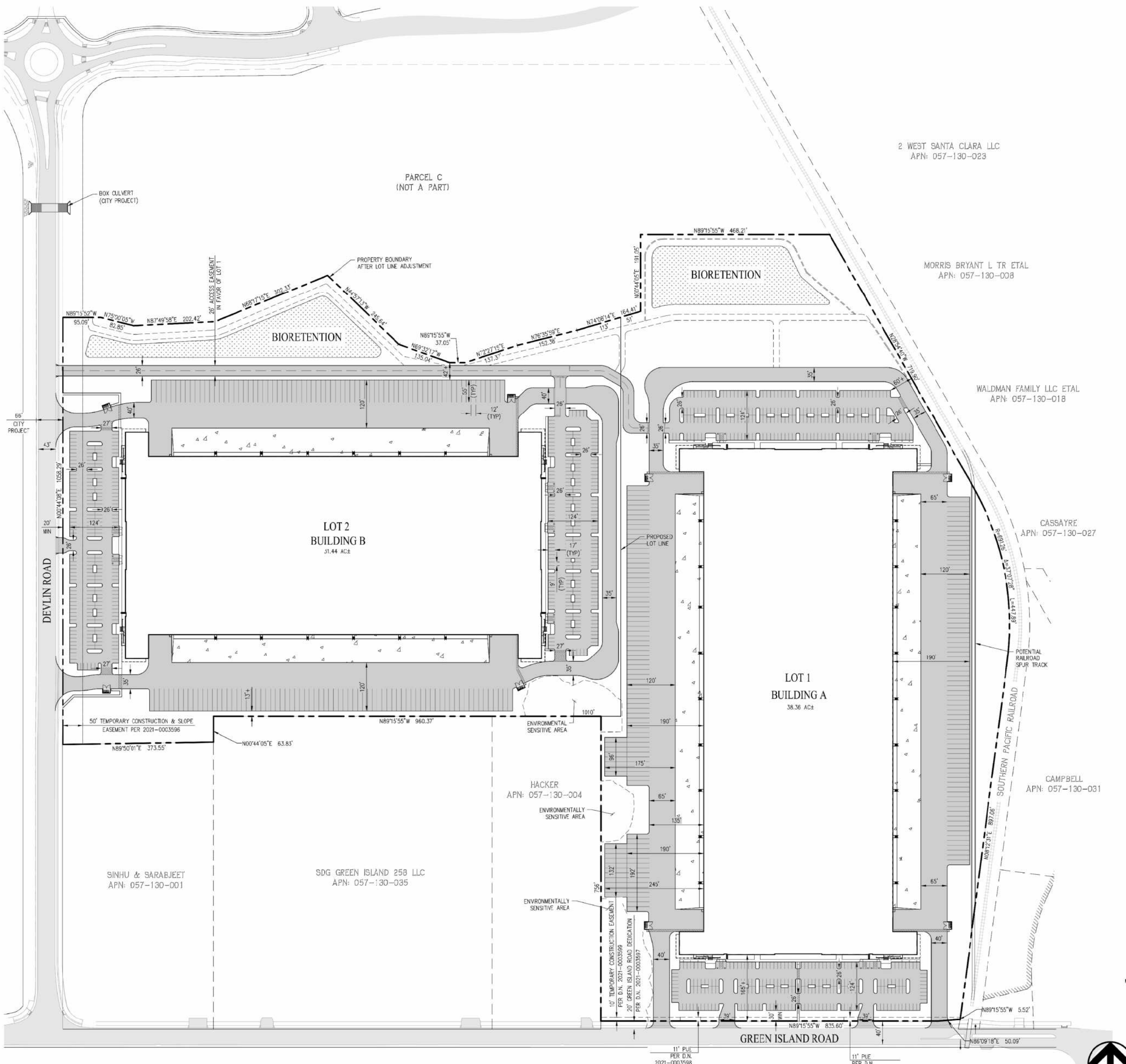
We appreciate your continued support and consideration of this request. Please let me know if you need any additional information.

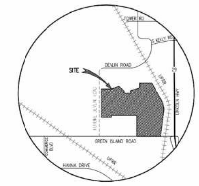
Sincerely,

Katelyn Moore
Senior Development Project Manager
Buzz Oates Construction, Inc.

EXHIBIT A

ATTACHMENT 3. EXHIBIT A





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. OWNER: RIGHT FROM THE START NON-PROFIT CORPORATION, 3253 BROWNS VALLEY ROAD, NAPA, CA 94558. CONTACT: BILL KAMPTON. PHONE: 707-863-8377
2. DEVELOPER: BUZZ OATES, 555 CAPITOL MALL SUITE 900, SACRAMENTO, CA 95814. CONTACT: JOE LIVAICH. PHONE: (916) 379-8874
3. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583. CONTACT: ANDREA BELLANCA, RCE #61806. PHONE: (925) 866-0322
4. ARCHITECT: RMW ARCHITECTURE, 1718 3RD STREET SUITE 101, SACRAMENTO, CA 95811. CONTACT: JEFFERY LEONHARDT. PHONE: (916) 449-1400
5. BENCHMARK: PID = JT0406, DESIGNATION = Q 468. BENCHMARK DISK, SET IN THE TOP OF CONCRETE MONUMENT. NAVD 88 ELEVATION = 86.7
6. BASIS OF BEARINGS: THE WESTERN LINE OF THE LANDS OF SOUTHERN PACIFIC RAILROAD, BEING THE EASTERN LINE OF THE SUBJECT PROPERTY, THE BEARING BEING N08°12'31"E PER RECORD OF SURVEY MAP NO. 5394 (34 RS 88).
7. A.P.N.'S: 057-130-034 (PORTION), 057-130-036
8. EXISTING GENERAL PLAN: INDUSTRIAL
   PROPOSED GENERAL PLAN: INDUSTRIAL
9. EXISTING ZONING: GENERAL INDUSTRIAL
   PROPOSED ZONING: GENERAL INDUSTRIAL
10. EXISTING LAND USE: VACANT LAND
    PROPOSED LAND USE: INDUSTRIAL
11. SITE AREA: 69.8± ACRES (GROSS)
12. UTILITIES:
    WATER: CITY OF AMERICAN CANYON
    SANITARY SEWER: CITY OF AMERICAN CANYON
    STORM DRAIN: CITY OF AMERICAN CANYON
    GAS & ELECTRIC: PG&E
    TELEPHONE: AT&T
13. FLOOD ZONE: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 06055C0609F DATE: AUGUST 3, 2016
14. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.
15. EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR BY SEPARATE INSTRUMENT AS NECESSARY.

LEGEND

EXISTING / PROPOSED / DESCRIPTION

- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- CONCRETE
- TOP/TOE OF SLOPE
- RETAINING WALL
- AC PAVING
- CONCRETE PAVING

ABBREVIATIONS

AC	ACRES/ASPHALT CONCRETE	PR	PROPOSED
AB	AGGREGATE BASE	PUE	PUBLIC UTILITY EASEMENT
BD	BOUNDARY	PAE	PUBLIC ACCESS EASEMENT
BGL	BOTTOM OF GRAVEL LAYER	R	RADIUS
CB	CATCH BASIN	RET	RETURN/RETAINING
CL	CENTERLINE	RM	RECORDED MAP
CY	CUBIC YARD	R/W	RIGHT-OF-WAY
ESMT	EASEMENT	SF	SQUARE FOOT
EVA	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
EX	EXISTING	SS	SANITARY SEWER
FH	FIRE HYDRANT	S/W	SIDEWALK
INV	INVERT	TGL	TOP OF GRAVEL LAYER
L/S	LANDSCAPE	TSL	TOP OF SOIL LAYER
MH	MANHOLE	TYP	TYPICAL
PUE	PUBLIC UTILITY EASEMENT	W/WT	WATER

LAND USE SUMMARY

PARCEL	ACREAGE	LAND USE
LOT 1	38.36±	INDUSTRIAL
LOT 2	31.44±	INDUSTRIAL

SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM-1	TITLE SHEET AND TENTATIVE PARCEL MAP
TM-2	EXISTING CONDITIONS
TM-3	PRELIMINARY GRADING & DRAINAGE PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	PRELIMINARY STORM WATER CONTROL PLAN
TM-6	PRELIMINARY FIRE ACCESS PLAN

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

TITLE SHEET AND TENTATIVE PARCEL MAP

CITY OF AMERICAN CANYON   NAPA COUNTY   CALIFORNIA

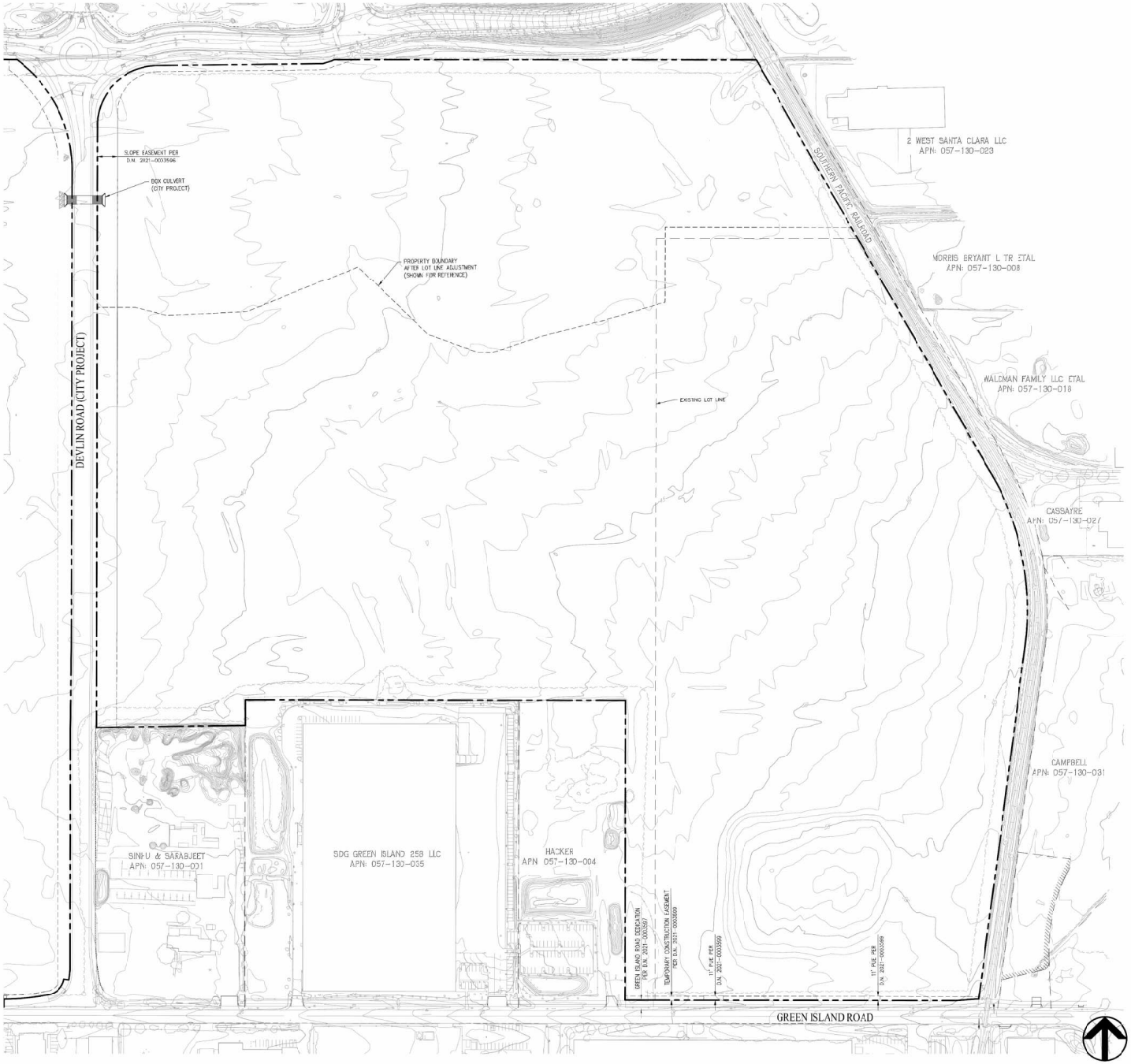
SCALE: 1" = 100'   DATE: SEPTEMBER 17, 2021

0 100 200 300

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SHEET NO.
TM-1
OF 6 SHEETS



LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY AFTERLOT LINE ADJUSTMENT (SHOWN FOR REFERENCE)
- EASEMENT
- EXISTING LOT LONE
- EXISTING RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CATCH BASIN
- FIRE HYDRANT
- MANHOLE
- STREET LIGHT
- EX 15" SD — STORN DRAIN
- EX 8" SS — SANITARY SEWER
- EX 8" W — WATER LINE
- EX 8" RW — RECYCLED WATER

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

EXISTING CONDITIONS

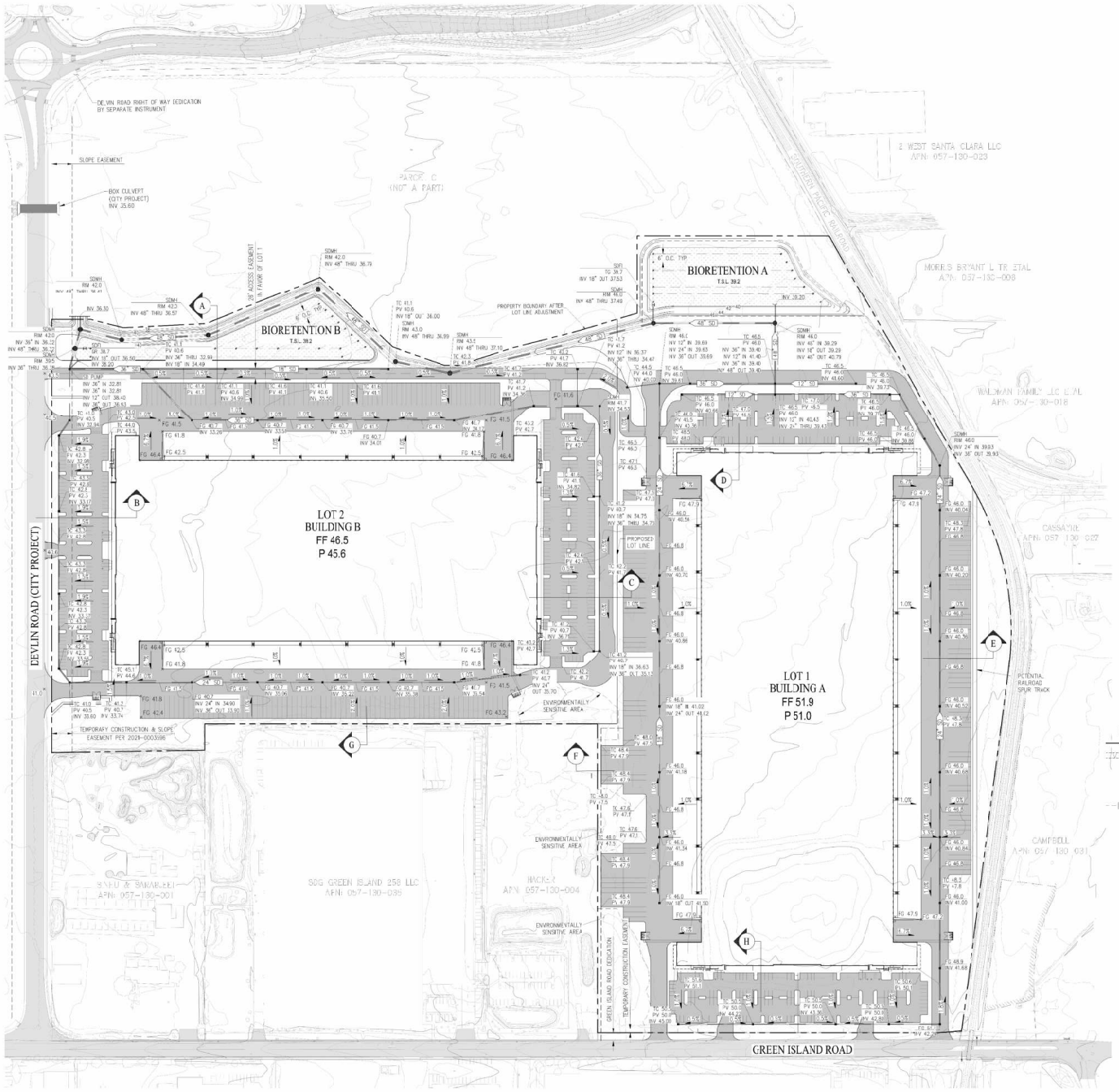
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

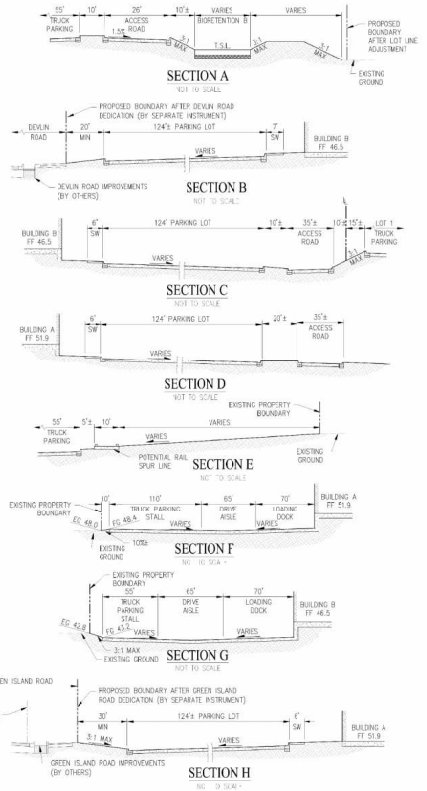
SCALE 1" = 100' DATE: SEPTEMBER 17, 2021

0 100 200 300

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SHEET NO: TM-2 OF 6 SHEETS





LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		TOP/TOE OF SLOPE
		CONCRETE
		SPOT ELEVATION
		FLOW DIRECTION
		STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		DRAINAGE INLET
		AREA DRAIN
		AC PAVING
		CONCRETE PAVING
		STORMWATER QUALITY
		DIRECTION OF OVERLAND RELEASE

PRELIMINARY EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	139,500	146,900
UTILITY/DEVELOPMENT SPOILS	2,000	---
SUBTOTAL	141,500	146,900
NET (BALANCE)		5,410

EARTHWORK NOTES:

1. ALL SPOIL QUANTITIES ARE PRELIMINARY. QUANTITIES EXCLUDE BUILDING SPOILS, UTILITY SPOILS (BELOW BUILDING), FOOTING SPOILS, RETAINING WALL SPOILS, AND SPOILS FOR LANDSCAPE ELEMENTS AND TREES. CONTRACTOR TO VERIFY ALL SPOILS WITH FINAL UTILITY, ARCHITECTURAL, AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION.
2. DETENTION BASIN/STORMWATER QUALITY BASIN EARTHWORK IS INCLUDED IN THE ROUGH GRADING QUANTITY. THIS INCLUDES CUT TO THE BOTTOM OF THE GRAVEL LAYER.
3. EARTHWORK QUANTITIES DO NOT INCLUDE ANY SHRINK OR SWELL ADJUSTMENT.

STORM DRAIN PIPE NOTES:

1. MINIMUM PIPE SLOPE FOR 24" - 48" SD PIPE IS 0.0007 FT/FT
2. MINIMUM PIPE SLOPE FOR 12" - 18" SD PIPE IS 0.001 FT/FT

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

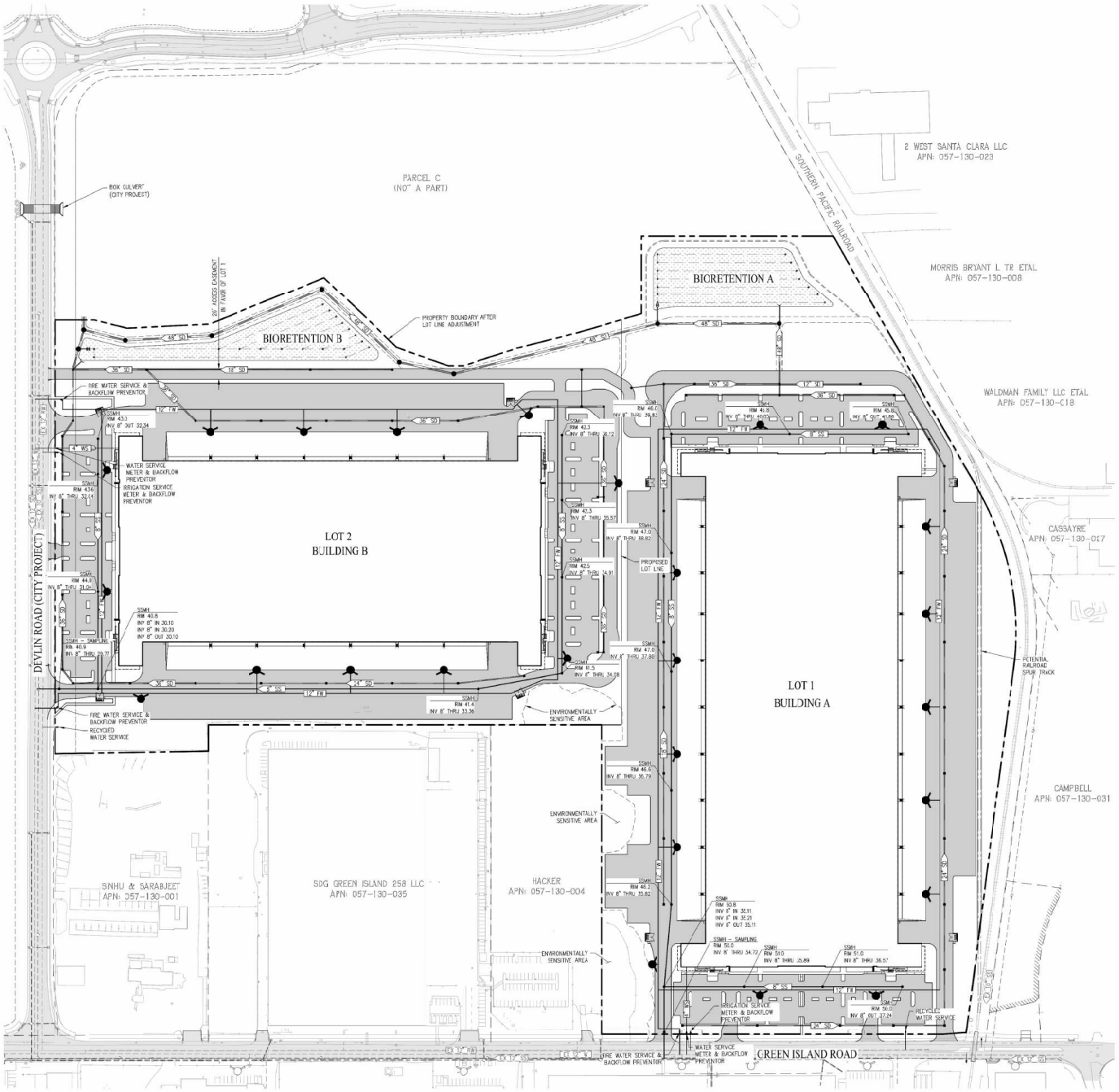
SCALE 1" = 100' DATE: SEPTEMBER 17, 2021

0 100 200 300

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SHEET NO.
TM-3
OF 3 SHEETS

F:\637-000\ACAD\TM\637TM-GE.DWG



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY BOUNDARY
EX 15" SD	18" SD	STORM DRAIN PIPE
EX 8" SS	8" SS	SANITARY SEWER PIPE
EX 8" W	8" W	DOMESTIC WATER PIPE
EX 12" RW		RECYCLED WATER PIPE
	12" FW	PRIVATE FIRE SERVICE
	4" WS	DOMESTIC WATER SERVICE
■	●	MANHOLE
■	▪	DRAINAGE INLET
		STORMWATER QUALITY
		FIRE HYDRANT

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

PRELIMINARY UTILITY PLAN

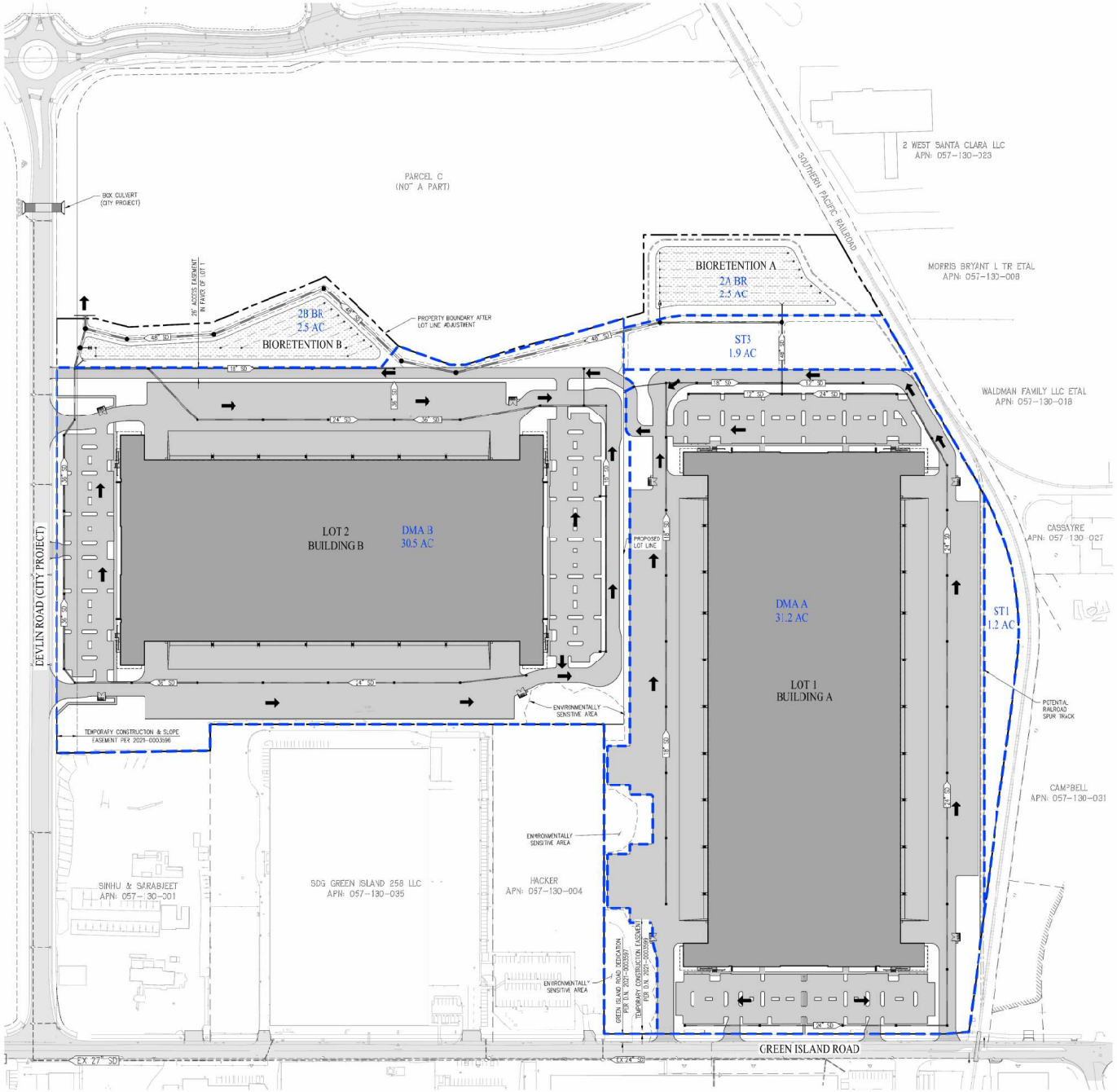
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

SCALE 1" = 100' DATE: SEPTEMBER 17, 2021

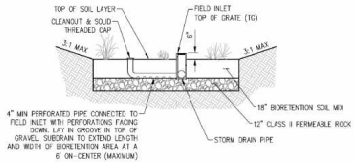
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SHEET NO:
TM-4
OF 6 SHEETS



WATER QUALITY TABLE				
DRAINAGE MANAGEMENT AREA (DMA)	DRAINAGE AREA (AC)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	BIORETENTION FACILITY
2A EAST	31.2	51,790	52,050	BR A
2B EAST	30.5	45,834	46,070	BR B
ST 1	1.2	–	–	–
ST 3	1.9	–	–	–
2A BR (BR A)	2.5	–	–	–
2B BR (BR B)	2.5	–	–	–
TOTAL	69.8			



TYPICAL BIORETENTION DETAIL
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY BOUNDARY
		DMA (DRAINAGE MANAGEMENT AREA)
		CONCRETE
		FLOW DIRECTION
EX 18" SD	18" SD	STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		DRAINAGE INLET
		AREA DRAIN
		STORMWATER QUALITY/DETENTION BASIN
		IMPERVIOUS PAVEMENT & SIDEWALK
		BULDING AREA
		DIRECTION OF OVERLAND RELEASE
ST		SELF TREATING AREAS

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

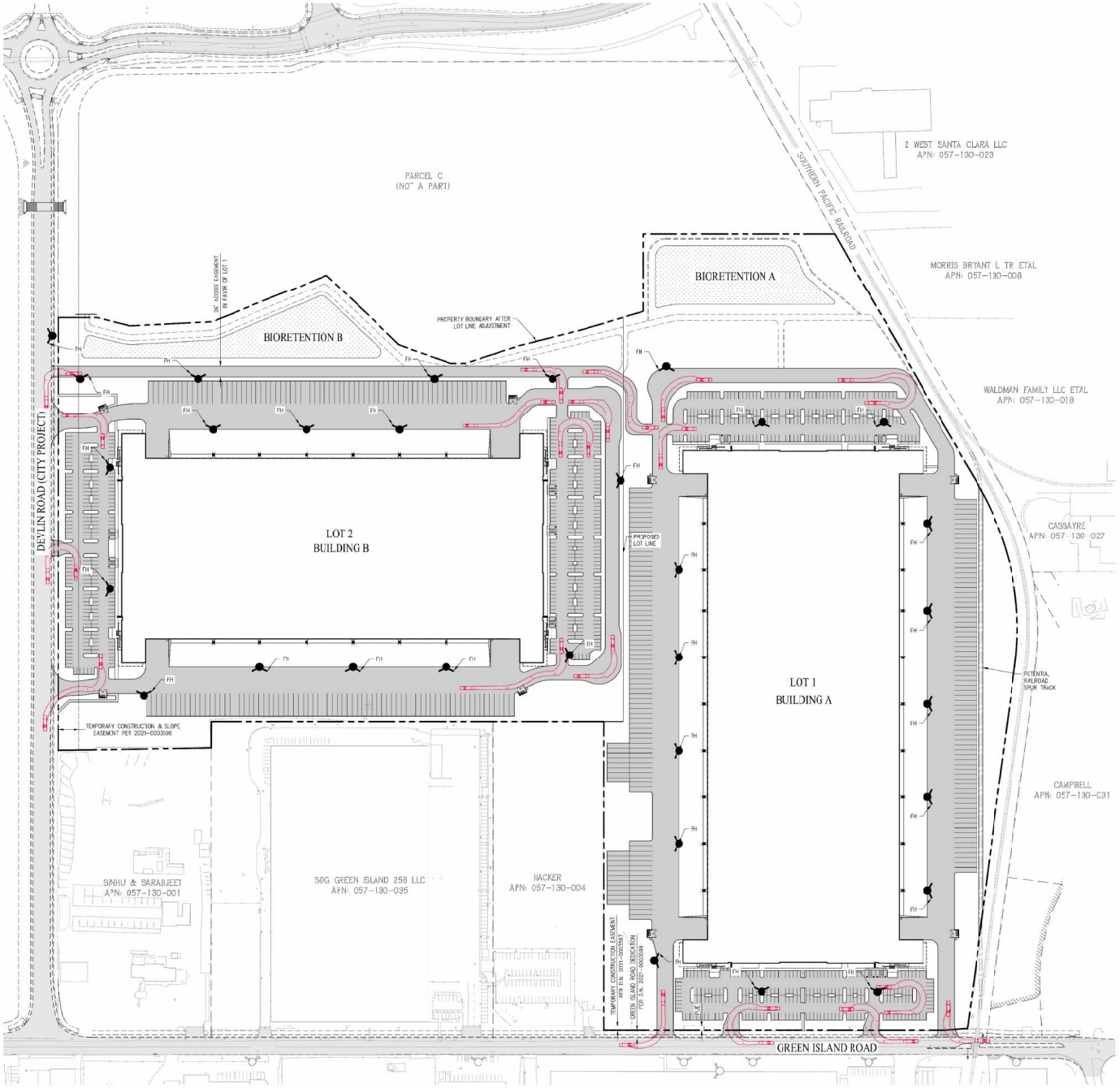
PRELIMINARY STORM WATER CONTROL PLAN

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE 1" = 100' DATE: SEPTEMBER 17, 2021

0 100 200 300

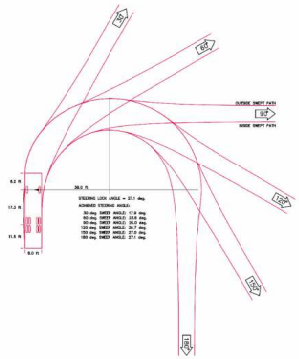
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SHEET NO:
TM-5
OF 6 SHEETS



LEGEND

- PROPERTY BOUNDARY
- FIRE ACCESSIBLE ROADWAY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT



FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

TENTATIVE MAP

GIOVANNONI LOGISTICS CENTER - EAST

PRELIMINARY FIRE ACCESS PLAN

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: SEPTEMBER 17, 2021

0 100 200 300

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SHEET NO:
TM-6
OF 6 SHEETS

CITY OF AMERICAN CANYON CITY COUNCIL

NOTICE OF PUBLIC HEARING (2026-01)

On **Tuesday, January 20, 2026,** at the hour of 6:30 p.m., at **4381 Broadway, Suite 201** (in the American Canyon City Council Chambers), a public hearing will be held by the City Council of the City of American Canyon to consider the following application:

APPLICATION:	A twelve-month extension to the Giovannoni Logistics Center Tentative Parcel Map and Design Permit from March 25, 2026, to March 25, 2027 (File no. PL25-0013)
PROJECT DESCRIPTION:	Recordation of the "Final Map" is a necessary step in the process for development of the Giovannoni Logistics Center. This application would extend the time to file a "Final Map" application for the Giovannoni Logistics Center Tentative Parcel Map from March 25, 2026, to March 25, 2027. The Design Permit was approved in conjunction with the Parcel Map, so it would be extended along with the Parcel Map extension.
ENVIRONMENTAL REVIEW:	The Tentative Parcel Map and Design Permit was contemplated in the Giovannoni Logistics Center EIR (SCH #2021010104), which was certified by the City Council in December of 2022. The 12-month Parcel Map and Design Permit extension is substantially consistent with the certified EIR and approved project. In accordance with CEQA Section 15162, no further analysis is required when there is no substantial evidence of changed circumstances.
PROJECT LOCATION:	North of Green Island Road, bisected by Devlin Road, American Canyon, CA 94503; Assessor's Parcel Numbers 057-090-008, 057-130-034, 057-130-036
APPLICANT:	Buzz Oates, LLC

All interested persons are invited to attend the meeting and be heard on this matter. Copies of all documents that relate to the above-described project may be examined at the Community Development Department office prior to the hearing. The meeting will be conducted in person and by teleconference via a Zoom connection where the City Council and staff will participate with both audio and video presence. The meeting will be accessible for all members of the public to attend via the City's website, YouTube, and Cable TV Channel 28 and public comments enabled via email and phone.

Written comments may be submitted to Taresa Geilfuss, CMC, City Clerk by email at cityclerk@americancanyon.gov. Hardcopy comments may be delivered to City Hall at 4381 Broadway, Suite 201, American Canyon, CA 94503, prior to the public hearing or to the City Council meeting. Electronic comments may be submitted up to 3 pm on the day of the hearing on our website at this link: https://www.americancanyon.gov/Work/Local-Government/City-Hall/City-Clerk/Meetings-Agendas.

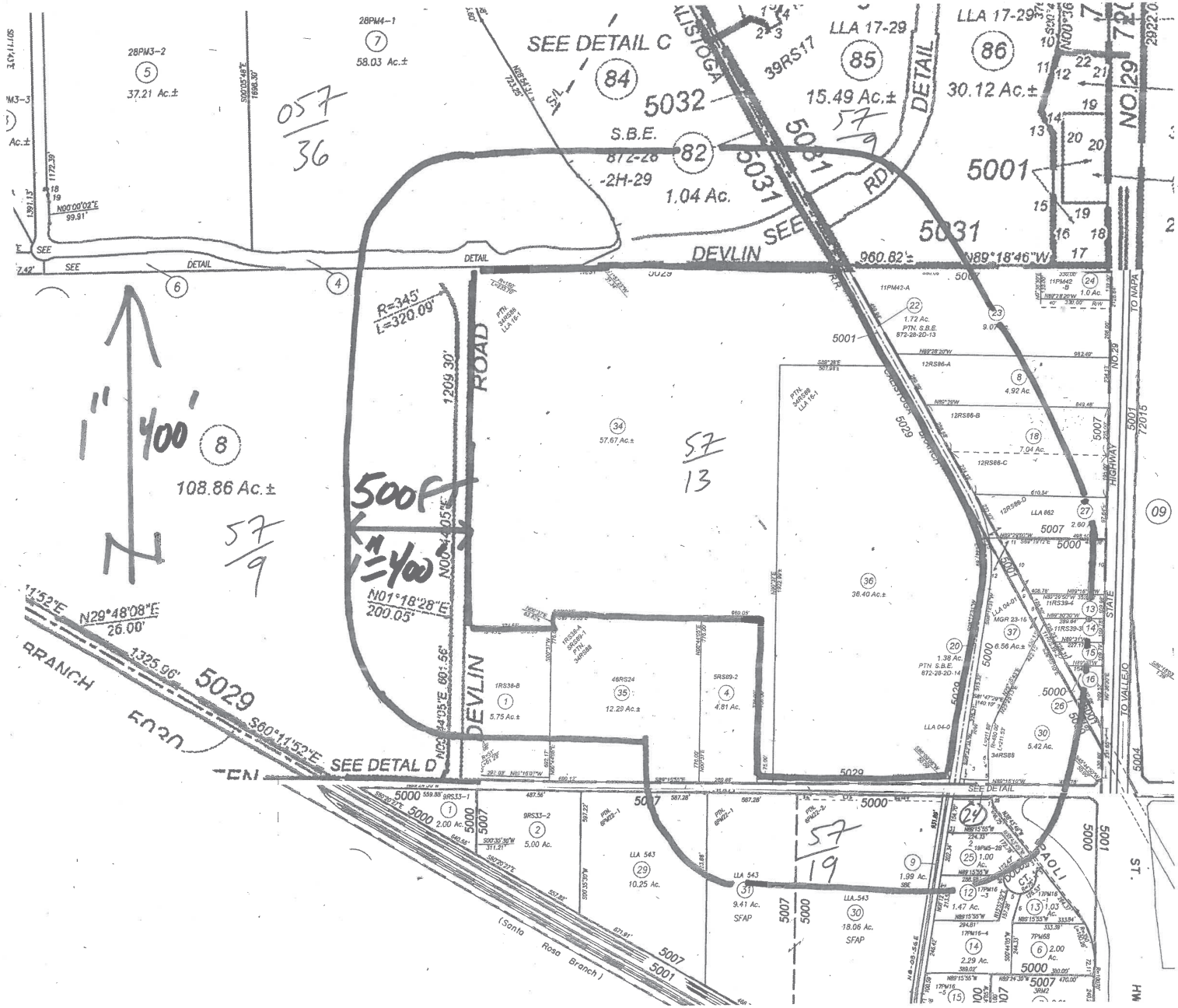
If you challenge the particular proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to the public hearing.

Public meetings/events sponsored or conducted by the City of American Canyon are held in accessible sites. Requests for accommodations may be made by calling (707) 647-5310 (voice) or 711 for the California Relay Service or by e-mailing the ADA Coordinator at cityclerk@americancanyon.gov at least 72 hours in advance of the event. Copies of documents distributed at the meeting are available in alternative formats upon request.

_____

Taresa Geilfuss, CMC City Clerk

Date: January 9, 2026


SEE DETAIL C
LLA 17-29
DEVLIN ROAD
DEVLIN
SEE DETAIL D
SEE DETAIL
1" = 400'
1" = 400'
500FT
108.86 Ac.±
37.21 Ac.±
58.03 Ac.±
15.49 Ac.±
30.12 Ac.±
1.04 Ac.
57.67 Ac.±
36.40 Ac.±
12.29 Ac.±
9.41 Ac.
18.06 Ac.
10.25 Ac.
5.75 Ac.±
4.81 Ac.
5.00 Ac.
2.00 Ac.
1.99 Ac.
2.29 Ac.
1.47 Ac.
1.03 Ac.
2.00 Ac.
5.42 Ac.
6.56 Ac.±
4.92 Ac.
7.04 Ac.
2.60 Ac.
1.38 Ac.
1.72 Ac.
1.0 Ac.
9.07 Ac.
R=345'
L=320.09'
1209.30'
N01°18'28"E
200.05'
N29°48'08"E
26.00'
1325.96'
S60°11'52"E
N00°00'02"E
99.91'
960.82'
N89°18'46"W
SFAP
SFAP
LLA 543
LLA 543
LLA 04-05
LLA 862
MGR 23-16
TO NAPA
TO VALLEJO
HIGHWAY 29
STATE
NO. 29
RAOLI
ST.
(Santa Rosa Branch)
5029
5031
5032
5001
5000
5007
5081
39RS17
28PM3-2
28PM4-1
057/36
57/9
57/13
57/19

TITLE

Revenue Measure

RECOMMENDATION

Adopt a Resolution authorizing a budget appropriation of $110,000 from the General Fund Undesignated Reserve and awarding a professional services agreement to Fairbank, Maslin, Maullin, Metz & Associates (FM3) in an amount not to exceed $60,000, and increase the professional services agreement with Tripepi Smith & Associates from $233,000 to $283,000 for public opinion research and community outreach and education services related to a potential ballot measure.

CONTACT

Alexandra Ikeda, Deputy City Manager

BACKGROUND & ANALYSIS

At the direction of the City Council, the Parks and Community Services Commission (PCS) has begun evaluating potential revenue options that could help support future large-scale civic projects, such as a community gymnasium, expanded aquatics facility, and athletic fields. These types of facilities are frequently identified by residents as community priorities but are not currently feasible within the City's existing General Fund resources.

Over the past several years, the City Council has prioritized maintaining and reinvesting in existing parks and facilities - taking care of what we already have. This approach has helped stabilize aging infrastructure and improve current service levels; however, it has limited the City's ability to advance new, large-scale capital projects.

At the same time, the community continues to grow, and with that growth comes increasing demands for parks, facilities and programs. The City is also in the process of updating the Parks and Community Services Master Plan, which staff expects to complete in June 2026.

As part of the Master Plan Update, the City recently completed an extensive community engagement process. Feedback from residents, stakeholders, and community groups consistently highlighted two parallel priorities:

1. Continued maintenance and improvement of existing parks and facilities; and

2. The desire for major civic amenities that support recreation, health, and community gathering.

While the Master Plan will establish long-term policy direction and identify community priorities, it does not create a dedicated funding source to implement new capital projects. As a result, staff has been asked to explore whether a potential revenue measure could be a viable tool to help fund future large civic investments that cannot be supported through the General Fund alone.

Consistent with this direction, the PCS has discussed potential revenue strategies on two occasions, first on November 13 and again on January 8. These discussions are part of the Commission's Fiscal Year 2025/26 Work Plan and are intended to inform a broader policy conversation with the City Council regarding long-term funding options for parks, recreation, and major civic facilities.

Revenue Measure Options

To advance City Council direction and the PCS' Fiscal Year 2025/26 Work Plan, staff evaluated several commonly used local revenue tools that could support future large-scale civic projects. These revenue measures are widely utilized by cities throughout the region to fund parks, recreation, public safety, street and road repair, and community facilities that cannot be supported through the General Fund alone. The revenue measure options evaluated include:

- *Transient Occupancy Tax (TOT):* A tax paid by visitors staying in short-term lodging within the City.
    - American Canyon TOT: 12% - currently generating $1.9M. Each additional 1% increase would generate roughly $158,000 per year.
    - Neighboring cities/counties impose a tax ranging from 8% to 13%, the highest in Napa County at 13%.

- *Parcel Tax:* A tax assessed on property parcels within the City, typically structured as a flat or tiered annual charge.
    - We have 5,500 parcels so each $100 per year parcel tax would generate $550,000 per year.

- *Sales Tax:* A tax applied to taxable retail transactions within the City.
    - American Canyon Sales Tax: 7.75% - the local share to the city is 1%.
    - Additional district tax increases can be imposed in increments of 0.125% for a combined total in a county not to exceed 2%.
    - Currently Measure U in Napa County imposes a 0.5% leaving 1.5% room for increase. For reference, each additional 0.25% city district tax will generate roughly $750,000 per year, 1% would generate approximately $3M per year.

If approved by the voters, revenues generated through any of these measures could be used in different ways depending on the City's financial approach and the legal structure of the measure. Revenues may be applied on a pay-as-you-go basis to fund projects over time or used to support the

issuance of bonds, allowing the City to finance larger capital projects upfront and repay debt using future revenues. These considerations would be evaluated as part of any future Council discussion should a revenue measure move forward.

Voter Approval Requirements

Under California law, the voter approval threshold for local revenue measure depends on whether the tax is structured as a general tax or special tax, and how the resulting revenues may be used.

- *General Tax (50% + 1 Voter Approval):*
  - Revenues are deposited into the City's General Fund.
  - Funds may be used for any lawful municipal purpose, including parks, recreation, and capital facilities.
  - Revenues cannot be legally restricted to specific projects or departments.
  - Must be placed on the general election ballot.

- *Special Tax (Two-Thirds Voter Approval):*
  - Revenues must be used only for specific purposes identified in the ballot measure.
  - Funds are legally restricted and subjected to increased accountability.
  - May be placed on either a general or special election ballot.

The choice between a general tax and special tax has implications for voter feasibility, fiscal flexibility, and accountability. As a result, cities commonly use public opinion polling and targeted community outreach to evaluate support, test revenue measure types, and inform measure structure prior to placing a measure on the ballot.

Election Type & Timeline

If the City Council elects to pursue a revenue measure, the measure may be placed on either a general election ballot or a special election ballot. General elections occur on regularly scheduled statewide election dates, such as November, and generally result in higher voter turnout and lower overall costs. Special elections are held outside the regular election cycle and are typically used for time-sensitive or discrete matters that cannot wait until the next general election; they also generally involve higher costs and lower voter participation.

Based on these considerations, staff has identified November 2026 general election as the planning timeline. To meet this, voter research must begin now, with results available by late May, allowing staff to return to the City Council by the June 16th Council meeting with a recommendation on whether to proceed with a revenue measure.

Polling, Measure Development, and Community Outreach

Prior to placing any revenue measure on the ballot, best practice recommends conducting statistically valid public opinion research to assess voter support and viability. Specialized polling would allow the City to:

- Evaluate overall community support for a revenue measure.
- Test voter priorities related to parks, recreation, and civic facilities.
- Assess support for different revenue measure types.
- Inform development of the ballot title and summary.
- Identify key messaging and concerns.
- Guide targeted outreach and education efforts.

To ensure inclusivity and accuracy, polling and outreach would be conducted in both English and Spanish. Results would be used to inform Council decision-making and help determine whether advancing a ballot measure is viable and appropriate.

Other Considerations

The City is aware of a separate, citizen-led initiative known as "Measure L". Measure L would pre-zone the currently unincorporated 157-acre property located at 1661 Green Island Road to include a dedication of approximately 20-acres of land for a "sports complex".

The interest in athletic sports fields reflected in Measure L is consistent with feedback the City has received through broader community outreach efforts conducted as part of the Parks and Community Services Master Plan update. However, the Master Plan does not identify the 1661 Green Island Road property as a future location for sports fields.

Of note, Measure L does not include a designated funding source for planning, construction, or long-term operations for a sports complex. Similarly, the City's exploration of a potential revenue measure does not propose funding for Measure L. Instead, it is intended to fund capital projects identified through the Parks and Community Services Master Plan.

Measure L is a potentially controversial issue. So, while there may be opportunities for alignment in the future, Measure L and the City's revenue measure exploration are separate initiatives with distinct purposes and it would be appropriate for the Council consider the pitfalls of a ballot that contained both measures. And if the Council is concerned about the controversy of Measure L, then it may consider waiting until another election before bringing forward a revenue measure and thus, polling at the present time would be premature.

Next Steps

Staff recommends appropriating $110,000 to award a professional services agreement to Fairbank, Maslin, Maullin, Metz & Associates (FM3), and to amend the Tripepi Smith & Associates current contract to conduct public opinion research and community outreach and education to assess voter support for a potential revenue measure. This work should be completed before the City considers placing any measure on the ballot.

From January through May 2026, FM3 will conduct bilingual public opinion polling of likely

November 2026 voters to test support for different revenue measure types and better understand voter priorities and concerns. This effort will include an initial survey of up to 250 voters conducted in English and Spanish. If results indicate sufficient support, a follow-up survey may be conducted to further refine potential measure language and inform development of a ballot title and summary, in coordination with City staff and the City Attorney. At the same time, Tripepi Smith will conduct neutral, informational outreach and education informed by the polling results. Staff will return to the City Council at the June 16 meeting with the results of this work and a recommendation on whether to move forward with a revenue measure.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The total cost is $110,000, including $60,000 for FM3 Research and $50,000 for Tripepi Smith. Funding will be allocated from the General Fund Undesignated Reserve and will be readjusted as part of the mid-year budget process.

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.

COMMUNICATION

Level 4: Robust Communication & Engagement

A comprehensive communications plan will be developed with the support from Tripepi Smith. The plan will focus on outreach and education efforts to inform the community about the revenue measure exploration process and provide opportunities for public input. We will work closely with Tripepi Smith, FM3, and the City Attorney to ensure messaging and materials reflect polling results, are accurate, and comply with legal requirements.

ATTACHMENTS:

1. Resolution - Ballot Measure
2. PCS Presentation - January 8, 2026
3. PCS Presentation - November 13, 2025
4. FM3 Quote
5. TS Quote

RESOLUTION NO. 2026 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AUTHORIZING A BUDGET APPROPRIATION OF $110,000 FROM THE GENERAL FUND UNDESIGNATED RESERVE AND AWARDING A PROFESSIONAL SERVICES AGREEMENT TO FAIRBANK, MASLIN, MAULLIN, METZ & ASSOCIATES (FM3) IN AN AMOUNT NOT TO EXCEED $60,000, AND INCREASE THE PROFESSIONAL SERVICES AGREEMENT WITH TRIPEPI SMITH & ASSOCIATES FROM $233,000 TO $283,000 FOR PUBLIC OPINION RESEARCH AND COMMUNITY OUTREACH AND EDUCATION SERVICES RELATED TO A POTENTIAL BALLOT MEASURE.

WHEREAS, the City Council of the City of American Canyon is committed to ensuring that residents are informed, engaged, and provided opportunities to participate in discussions regarding future investments in City infrastructure, facilities, parks, recreation, and municipal services; and

WHEREAS, the City Council desires to evaluate community priorities, interests, and levels of support related to potential policy options, including the possible consideration of a future ballot measure; and

WHEREAS, conducting scientifically valid public opinion research and implementing transparent, legally compliant community outreach and education are essential to supporting informed City Council decision-making; and

WHEREAS, FM3 is a nationally recognized public opinion research firm with extensive experience conducting voter surveys and feasibility research for California cities and public agencies; and

WHEREAS, Tripepi Smith & Associates is a California-based public affairs and community engagement firm with demonstrated experience in neutral, non-advocacy public education and outreach related to municipal policy decisions and ballot measures; and

WHEREAS, the services proposed by FM3 and Tripepi Smith are complementary and non-duplicative, with FM3 providing independent research and analysis, and Tripepi Smith providing community outreach and education informed by that research; and

WHEREAS, Tripepi Smith's proposed scope of work includes community engagement, educational materials, public meetings, digital communications, and coordination with the City's legal counsel and staff to ensure all City communications remain strictly neutral and informational, consistent with applicable law; and

WHEREAS, the city has reviewed the proposals submitted by FM3 and Tripepi Smith and finds that both firms are uniquely qualified to provide the requested professional services; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of American Canyon hereby:

1. Authorize a budget appropriation from the General Fund Undesignated Reserve in the amount of $110,000.
2. Award a professional services agreement to Fairbank, Maslin, Maullin, Metz & Associates (FM3) to provide public opinion research, survey design, data collection, analysis, and reporting services related to community priorities and a potential ballot measure, in an amount not to exceed $60,000, subject to final contract terms approved by the City Manager.

3. Increase the professional service agreement with Tripepi Smith & Associates from $233,000 to $283,000 to provide community outreach and public education services related to a potential ballot measure, subject to final contract terms approved by the City Manager.
4. All Work performed under these agreements shall be conducted in a manner that is strictly neutral and informational. Nothing in these agreements shall authorize advocacy for or against any ballot measures.
5. The City Manager is authorized to execute the professional service agreements and any non-substantive amendments consistent with this Resolution.

PASSED, APPROVED, and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on 20th the day of January 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Pierre Washington, Mayor

ATTEST:

_____
Taresa Geilfuss, City Clerk

_____
Teresa L. Highsmith, City Attorney

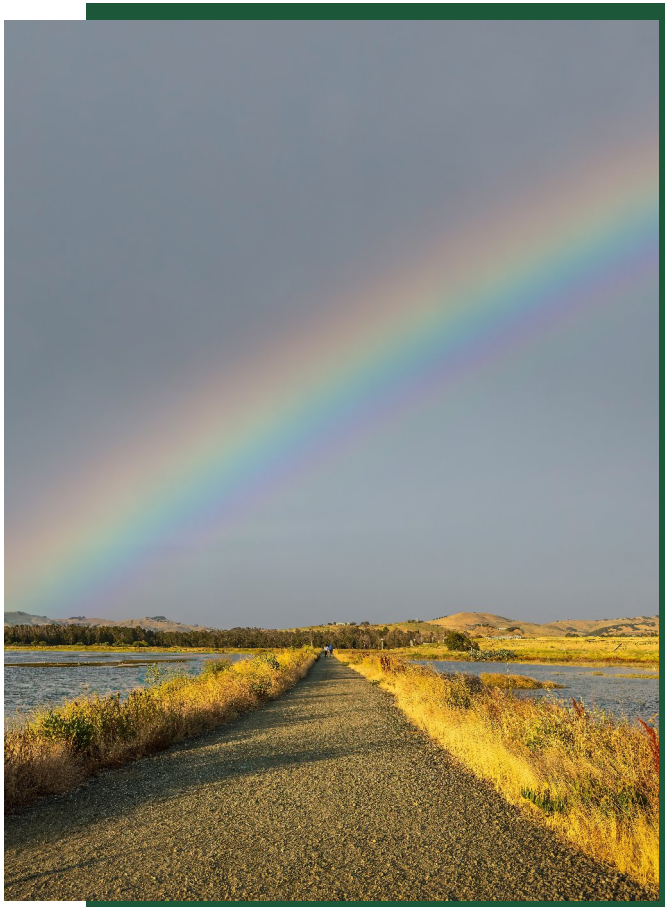
CITY OF AMERICAN CANYON

Funding Options Revenue Measures

Parks and Community Services Commission
January 8, 2026

Agenda

01 November 2025 Meeting Recap
02 Current Identified Projects/Funding Gap
03 Revenue Measure Options
04 Allowable Use of Funds
05 Debt Issuance Options
06 Next Steps



Recap

How much does Community Services and park maintenance cost? Where does funding come from?

General Fund Operating Costs

- Recreation Services - $2.8M
- Park Maintenance - $1.8M

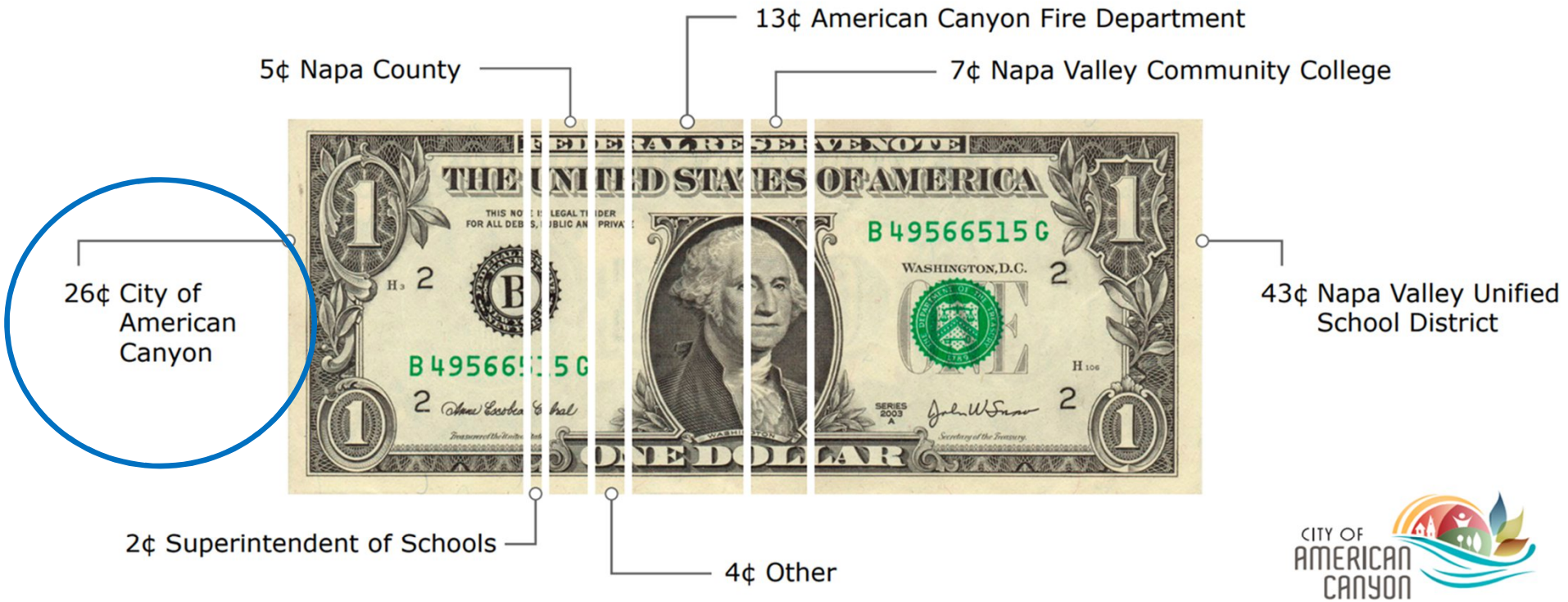
General Fund Revenue Sources

- Property Taxes, Sales Tax, User Charges, TOT, Business Licenses, Franchise Fees

Parks Capital Improvement Program

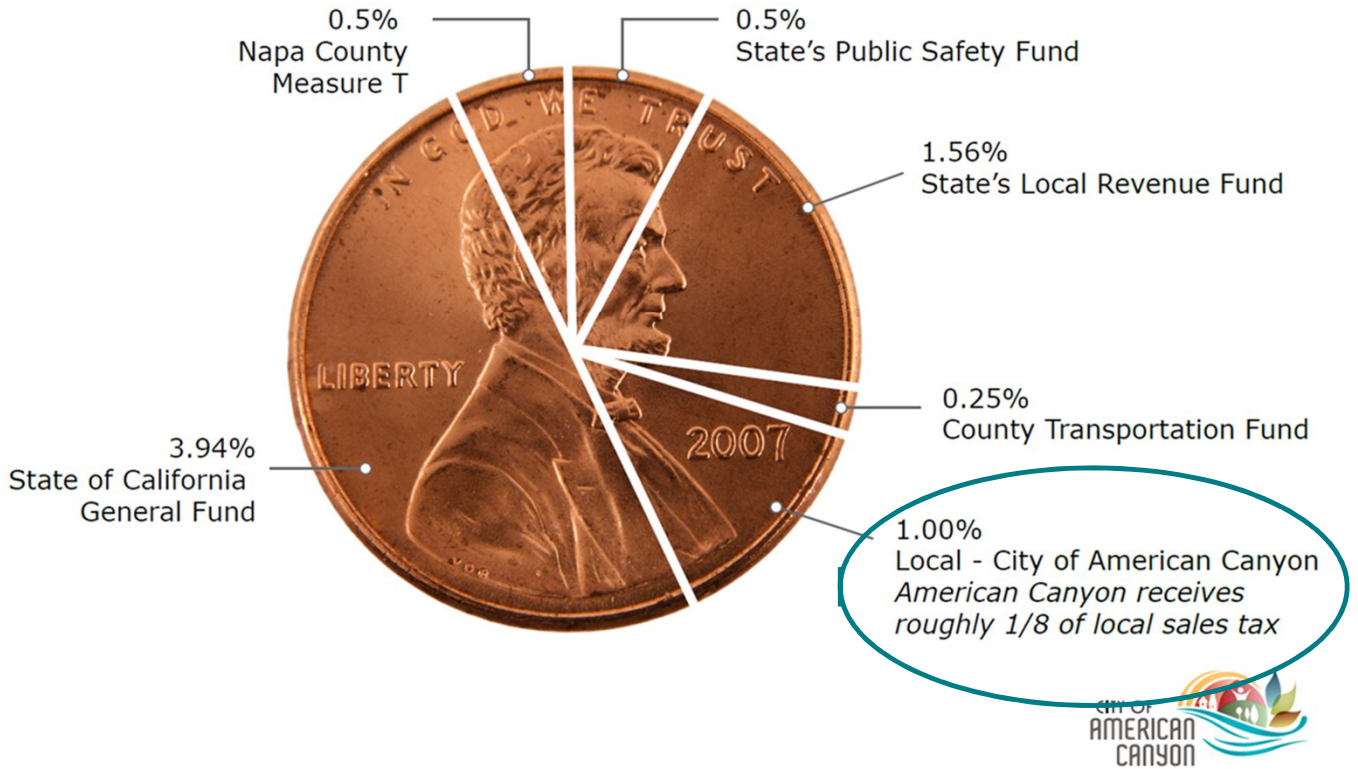
- Five Year CIP FY26-FY30- $12.7M
- Funding Sources Parks Impact Fees, Grants, Parks Repair and Replacement Fund, LLAD's
- Unfunded - $3.5M

Property Tax Revenues - $15.3M



Sales Tax Revenues - $3.4M

American Canyon 7.75% Sales Tax



Community Needs/Wants

Aquatic Center Upgrades



$4M -$5M Center Upgrades

Community Center



Community Center Gymnasium

$20M-$30M

Sports Fields



$2M-$3M per Synthetic Sports Field

Revenue Options

01

Parcel Tax – Tax placed on properties. Fixed amount not tied to property valuation.

Paid by property owners on tax bill.

02

Local Add-on Sales Tax (Transaction and Use Tax)

Paid by consumers at point of sale.

03

Increase in Transit Occupancy Tax

Paid by visitors on room rental at hotels.



Parcel Tax – Tax assessed on properties

- Paid by each property owner
- 2/3 voter approval required
- Flat rate, # of units on each parcel, cost per square foot
- Term varies 3-25 years or until repealed



Potential Revenue

- Each $100/parcel per year = $550,000 per year
- $275/Parcel per year = $1.55 Million
- $550/Parcel per year = $3.1 Million
- Square footage would be more difficult to estimate revenues, but smaller dwellings pay smaller tax

Transaction and Use Tax (7.75%)

- Paid at point of sale.
- City General Tax – Majority of voter approval (50%+1)
- City Special Tax – 2/3 voter approval
- Sunset Term = 10, 15, 20 years, or none
- District tax cap is 2%

MEASURE U
FIXING ROADS FASTER

- Current 1% City share = $3.4 Million
- ½ cent transaction and use tax = $1.55 Million
- Full 1 cent transaction and use tax = $3.1 Million





STATE OF CALIFORNIA
DMV
DRIVING CHANGE...
DEPARTMENT OF MOTOR VEHICLES



How do we compare?



American Canyon 7.75%

- *City of Napa 8.75% (passed 1 cent Nov 2024)*
- *City of Vallejo 9.25%*
- *City of Fairfield 8.375%*
- *City of Concord 9.75%*
- *City of Vacaville 8.125%*
- *City of Benicia 9.625% (passed ¾ cent March 2024)*
- *City of Suisun City 9.125% (passed 1.75 cent Nov 2024)*

Transit Occupancy Taxes

American Canyon TOT = 12%

- There are 3 hotels currently open, one additional opening soon.
- Revenue generated = $1.9 Million
- Each 1% increase generates roughly $175,000/year

How do we compare?

- *City of Napa 12%*
- *City of Yountville 13%*
- *City of Vallejo 11%*
- *City of Fairfield 12%*



How much can we borrow against this future revenue source?

- Depends….
- Maximum amount best case scenario $40 Million

	LRB / 30yr - $1.55M / 1.25x / 4.25%	LRB / 30yr - $1.55M / 1.25x / 4.75%	LRB / 30yr - $3.10M / 1.25x / 4.25%	LRB / 30yr - $3.10M / 1.25x / 4.75%
SOURCES OF FUNDS				
Par Amount of Bonds	$20,755,000	$19,575,000	$41,565,000	$39,190,000
TOTAL SOURCES	**$20,755,000**	**$19,575,000**	**$41,565,000**	**$39,190,000**
USES OF FUNDS				
Total Underwriter's Discount (1.000%)	$207,550	$195,750	$415,650	$391,900
Costs of Issuance	$225,000	$225,000	$225,000	$225,000
DSR Surety	$49,591	$49,598	$99,198	$99,196
Rounding Amount	$20,272,860	$19,104,652	$40,825,152	$38,473,904
TOTAL USES	**$20,755,000**	**$19,575,000**	**$41,565,000**	**$39,190,000**

Objectives

Clarify the project's overall objectives and goals.

Objective 01

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Duis vulputate nulla at ante rhoncus, vel efficitur felis condimentum. Proin odio odio.

Objective 02

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Duis vulputate nulla at ante rhoncus, vel efficitur felis condimentum. Proin odio odio.

Objective 03

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Objective 04

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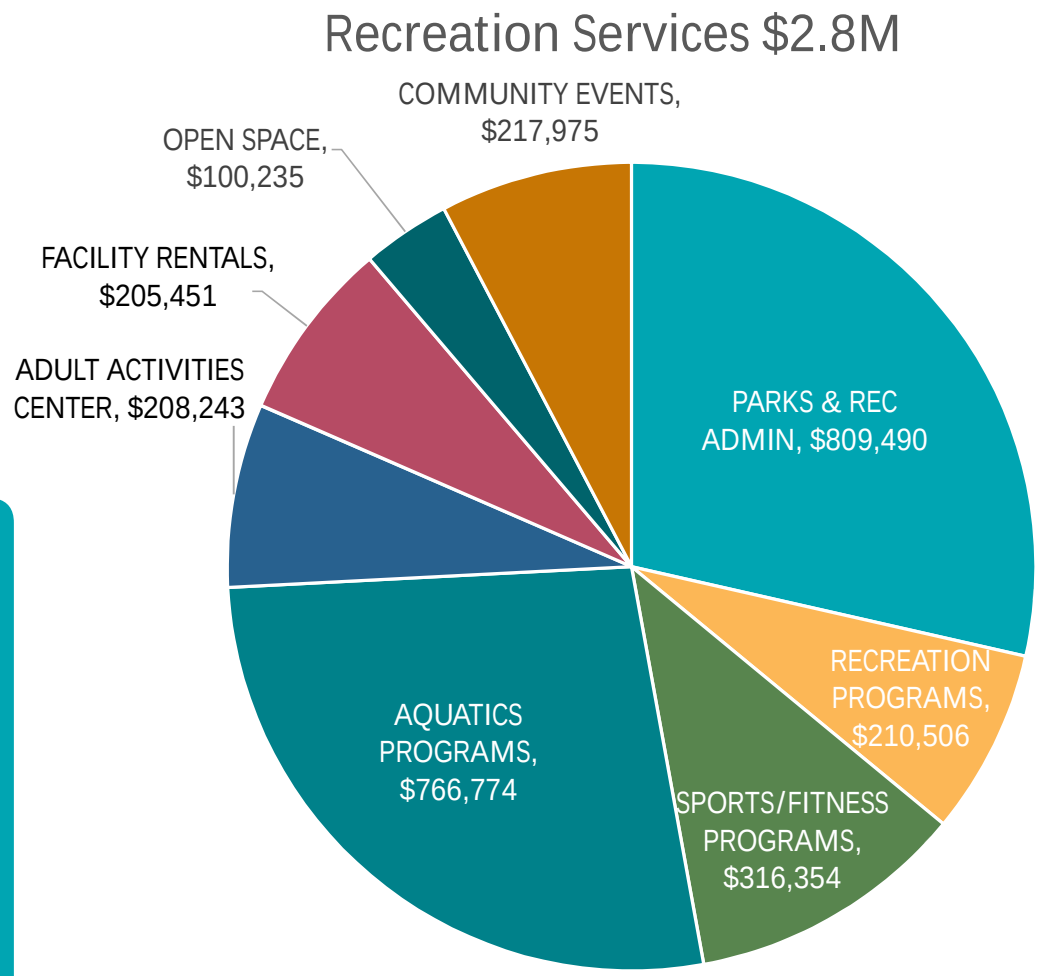


Stakeholders

Identify the important stakeholders concerned with the project.

	Internal Stakeholder	*External Stakeholder*	*Priority Stakeholder*
Stakeholder Name			
Stakeholder Name			
Stakeholder Name			

What are the annual operating costs?



- $2.8 Million or 8.7% of General Fund Expenditures ($32.6M)
- Salary and Benefits $1.8M
- Supplies and Services $718k
- Internal Service Charges $329k

Community Events and Group Support

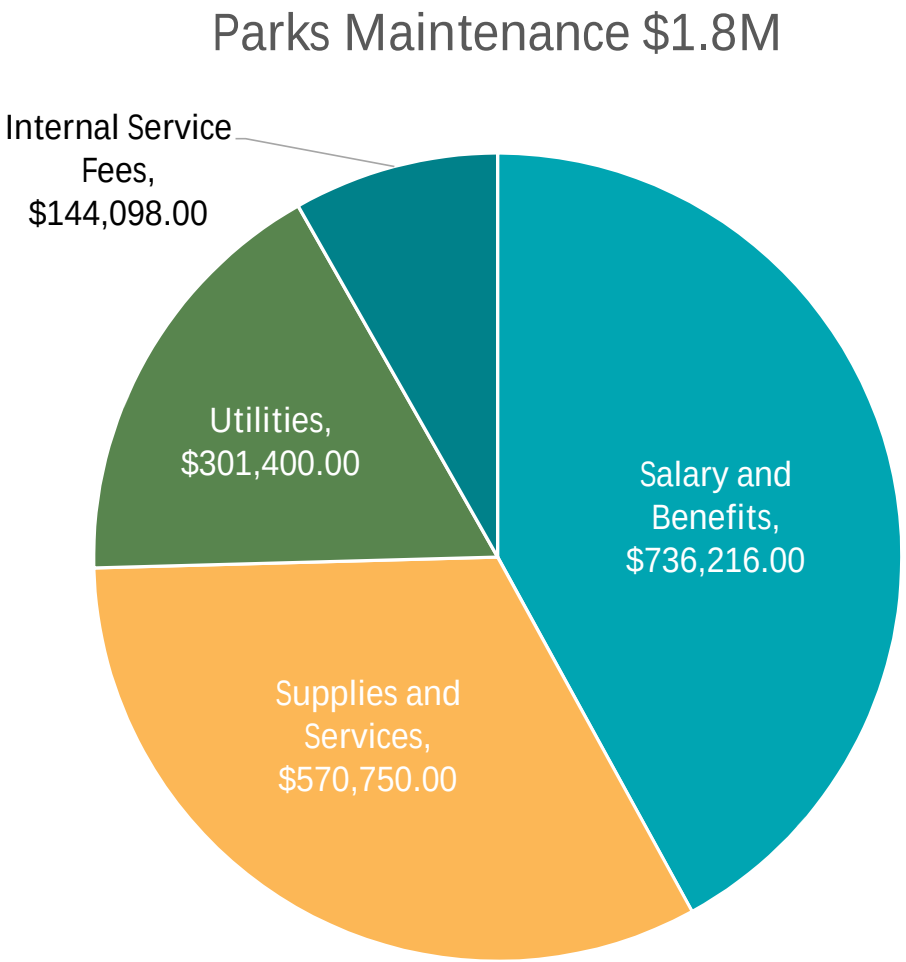
Community Grant Program	Little League Sponsorship	LLAD transfer	Wall that Heals
$30k	$30K	$32k	$22k







What are the annual operating costs?



- $1.8M or 5.4% of GF
- Maintain 22 parks, 79 acres
- Playground Equipment
- Manage landscape contractor

Where does funding come from?

- General Fund – Main operating account of the City
  - Provides funding to many other services like police services, streets maintenance, admin costs, City Attorney, and risk services.

- Major GF revenue sources include property taxes, sales taxes, hotel taxes, user and permit fees

- Recreation revenues collected from users $467,000



TIMELINE

Briefly discuss the key dates for the project.

Next Steps

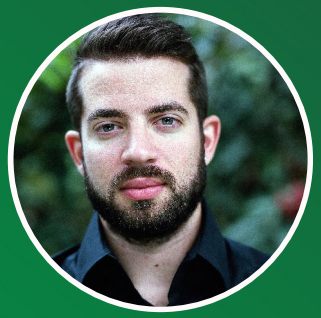
- PCS Commission provides recommendation to council to contract with polling firm, and community outreach firm.
- City Council date January 20, 2026

THANK YOU

Questions?



Our Team



Remy Marsh

Manager



Everest Cantu

Marketing



Drew Holloway

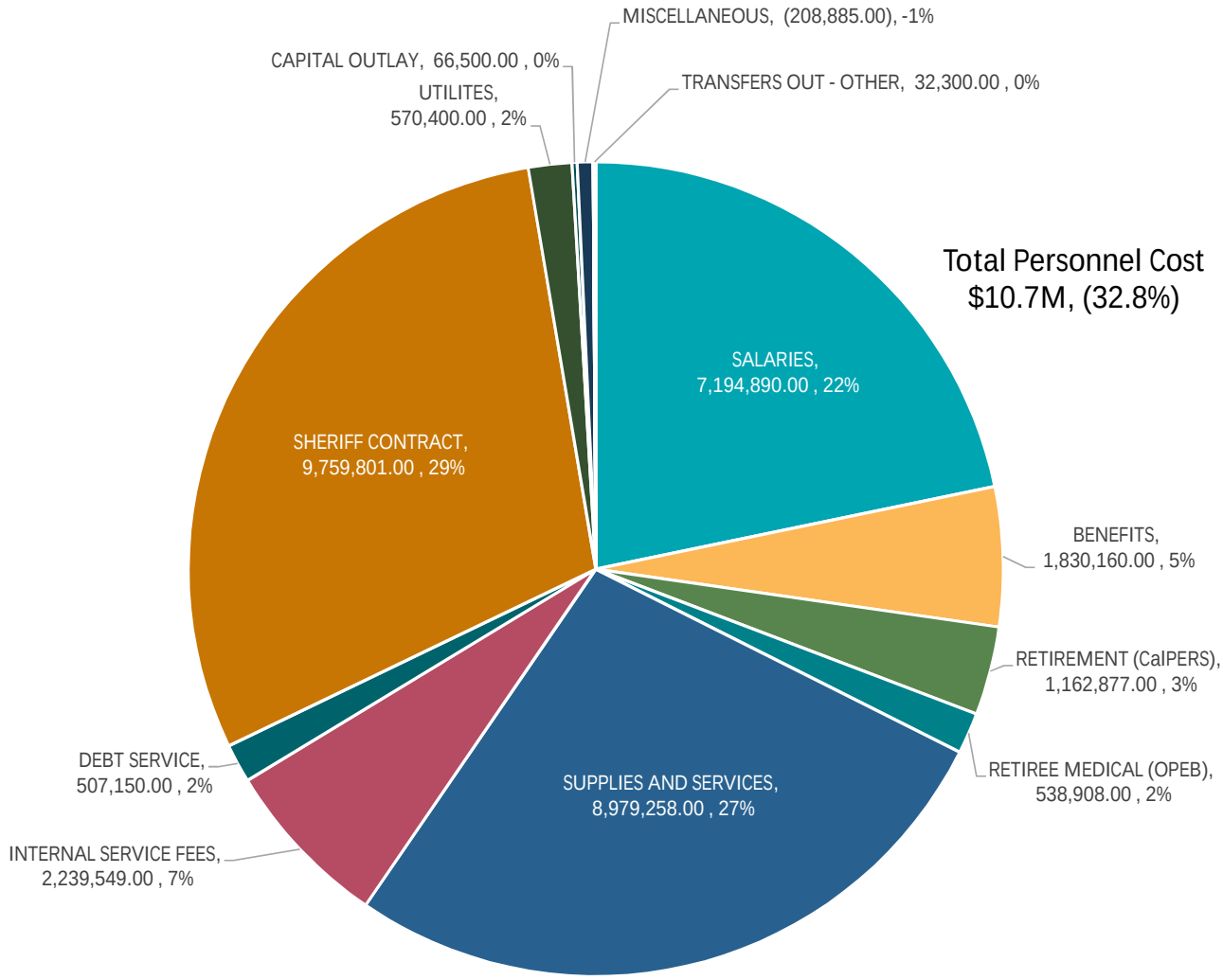
Business Head



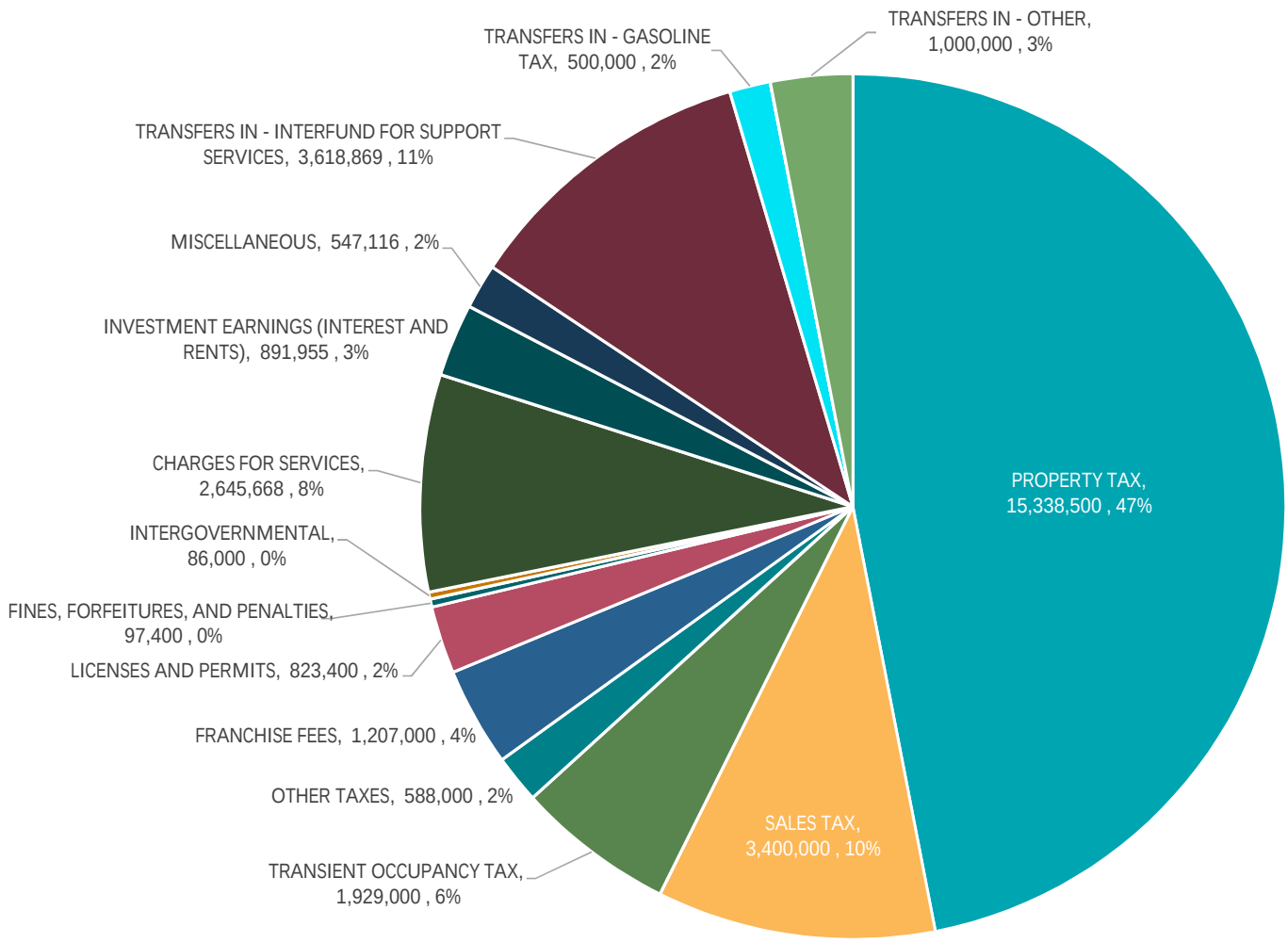
Morgan Maxwell

Manager

Proposed FY 2025-26 General Fund Expenditures - $32.7M



Proposed FY 2025-26 General Fund Revenues - $32.7M



Parks Capital Improvement Program

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
AQUATIC FACILITY IMPROVEMENTS	$0	$390,000	$660,000	$2,300,000	$0
COMM PARK 1 TRAIL IMPROVEMENTS	$0	$0	$25,000	$120,000	$0
COMM PARK I PLAYGROUND R&R	$15,000	$500,000	$0	$0	$0
COMMUNITY PARK I IMPROVEMENTS	$0	$0	$0	$600,000	$0
LINWOOD PARK IMPROVEMENTS	$100,000	$250,000	$0	$0	$0
MAIN STREET PARK IMPROVEMENTS	$150,000	$0	$0	$0	$0
MELVIN PARK IMPROVEMENTS	$100,000	$600,000	$0	$0	$0
MELVIN TENNIS COURT IMPROVEMENTS	$497,679	$0	$0	$0	$0
NEWELL OPEN SPACE BATHROOM	$0	$0	$0	$25,000	$230,000
NORTHAMPTON PARK RESTROOM	$503,198	$0	$0	$0	$0
NORTHAMPTON SHADE CANOPY	$291,963	$0	$0	$0	$0
RECREATION CENTER UPGRADES	$0	$0	$0	$50,000	$300,000
SILVER OAK PARK RESTROOM	$640,748	$0	$0	$0	$0
VETERANS PARK PLAYGROUND R&R	$513,569	$0	$0	$0	$0
WETLANDS EDGE ENVIRONMENTAL ED	$879,771	$0	$0	$0	$0
WETLANDS RESTORATION AND PUBLIC ACCESS PROJECT	$0	$3,074,000	$0	$0	$0
TOTAL	**$3,691,928**	**$4,814,000**	**$685,000**	**$3,095,000**	**$530,000**

Parks Capital Improvement Program

Parks & Recreation Projects by Fund Source

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL)					
CAPITAL PROJECT FUND					
CAPITAL PROJECTS	$0	$1,537,000	$0	$0	$0
PARKS IMPACT FEE FUND	$1,640,781	$1,397,000	$0	$0	$0
PARKS RENOVATION & REPLACEMENT	$1,073,730	$250,000	$660,000	$600,000	$0
UNFUNDED CIP	$0	$430,000	$25,000	$2,495,000	$530,000
CAPITAL PROJECT FUND TOTAL	**$2,714,511**	**$3,614,000**	**$685,000**	**$3,095,000**	**$530,000**
SPECIAL REVENUE FUND					
LLAD Zone 2, Vintage Ranch	$640,748	$0	$0	$0	$0
LLAD Zone 3, Napa Junction	$150,000	$0	$0	$0	$0
STATE GRANTS	$186,669	$1,200,000	$0	$0	$0
SPECIAL REVENUE FUND TOTAL	**$977,417**	**$1,200,000**	**$0**	**$0**	**$0**
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL) TOTAL	**$3,691,928**	**$4,814,000**	**$685,000**	**$3,095,000**	**$530,000**
TOTAL	**$3,691,928**	**$4,814,000**	**$685,000**	**$3,095,000**	**$530,000**

Sources are available to fund Parks CIP?

- Parks Repair and Replacement Fund
  - General Fund Transfer in FY2024
- Parks Impact Fees
  - Limitations
- Other funds used in parks projects – grants, LLAD funds, Open Space

Fund 655 – Parks Repair and Replacement Fund

- Initial: $2,737,000
- Current Balance: $2,601,989
- 5 year CIP Allocated: $2,769,314

Parks Renovation & Replacement Fund FY26 Projects (Carryover amounts)	
➢Northampton Park Shade Canopy	$291,963
➢Northampton Park Restroom	$503,198
➢Community Park 1 Playground	$15,000
➢Veterans Park Playground	$263,569
	$1,073,724

Fund 310 – Parks & Recreation Impact Fee

- Current Balance: $1,971,974
- 5 year CIP Allocated: $3,037,781

Parks & Recreation Impact Fee Projects FY26 - $1.6M

- Wetlands Edge Environmental Education Project $693,102
- Melvin Park Improvements $100,000
- Melvin Tennis Courts Improvements $497,679
- Linwood Parks Improvements $100,000
- Veterans Park Playground replacement/resurface $250,000

Options for additional funding

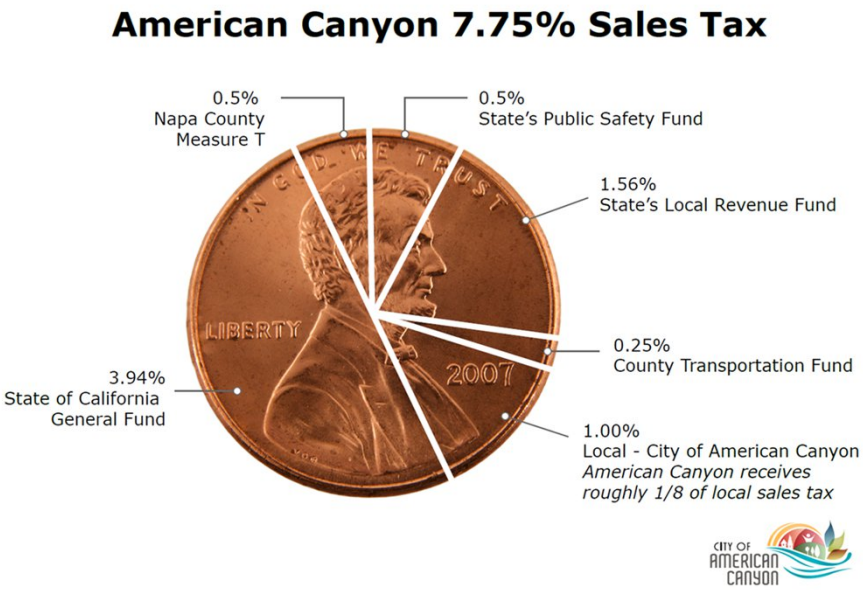
- Transaction and Use Tax
  - City General Tax – Majority of voter approval (50%+1)
  - City Special Tax – 2/3 voter approval







Options for additional funding



Additional Revenue

1% T&U Tax ~ $3,100,000+

0.5% T&U Tax ~$1,550,000+

Options for additional funding

- Transient (Lodging) Occupancy Taxes
  - City General Tax – Majority of voter approval
  - City Special Tax – 2/3 voter approval
  - 12% TOT Tax paid by guests – City receives 100%
  - $1.9M GF Revenues form 12%

- 1% increase in TOT Rate to 13% = $160k/yr
- Could grow as more hotels are built

RESOLUTION NO. 2024-79 **EFFECTIVE 01-18-2025**

2025 Parks & Recreation Fee

Parks and Recreation	Fee Per Dwelling Unit
Parkland Acquisition	$2,569.61
Parkland Development	$2,921.77
Community Gym	$1,006.32
Aquatic Center/Pool	$340.76
Aquatic Center/Slide	$71.58
Total Per Dwelling Unit	**$6,910.04**
Total Per ADU	**$1,893.83**

CITY OF AMERICAN CANYON

Questions?

CITY OF AMERICAN CANYON

Parks and Recreation Funding

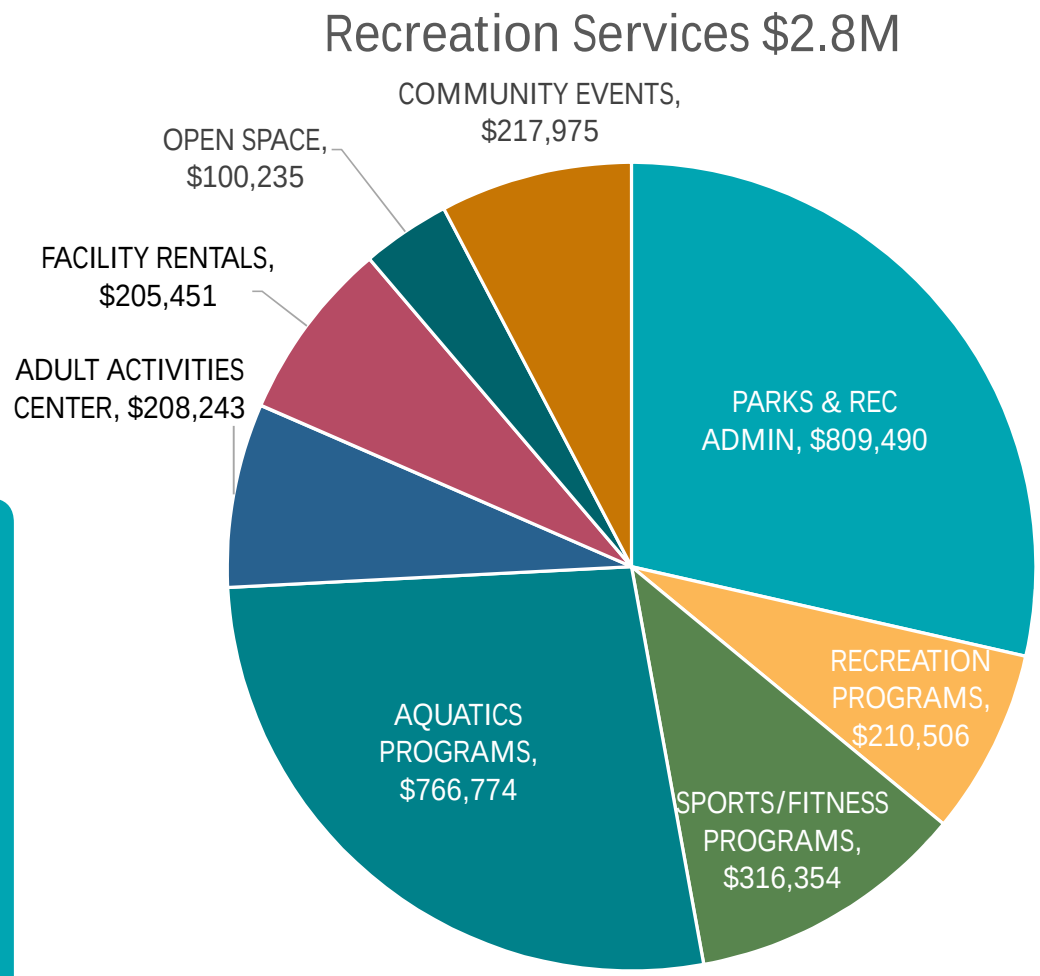
Parks & Community Services Commission

November 13, 2025

Agenda

- Annual Operating Costs for Recreation and Parks
- Where funding comes from?
- Parks Capital Improvement Program
- Funding for CIP
- Funding Gaps on existing CIP and new projects
- Next Steps

What are the annual operating costs?



- $2.8 Million or 8.7% of General Fund Expenditures ($32.6M)
- Salary and Benefits $1.8M
- Supplies and Services $718k
- Internal Service Charges $329k

Community Events and Group Support

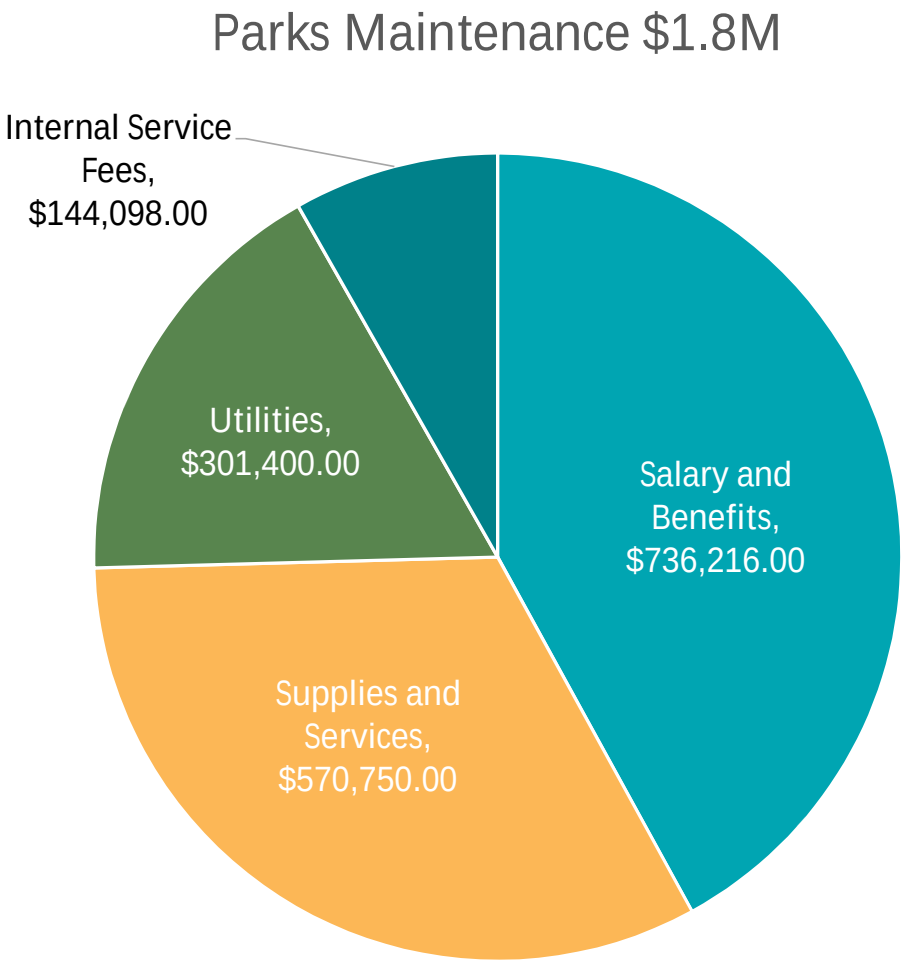
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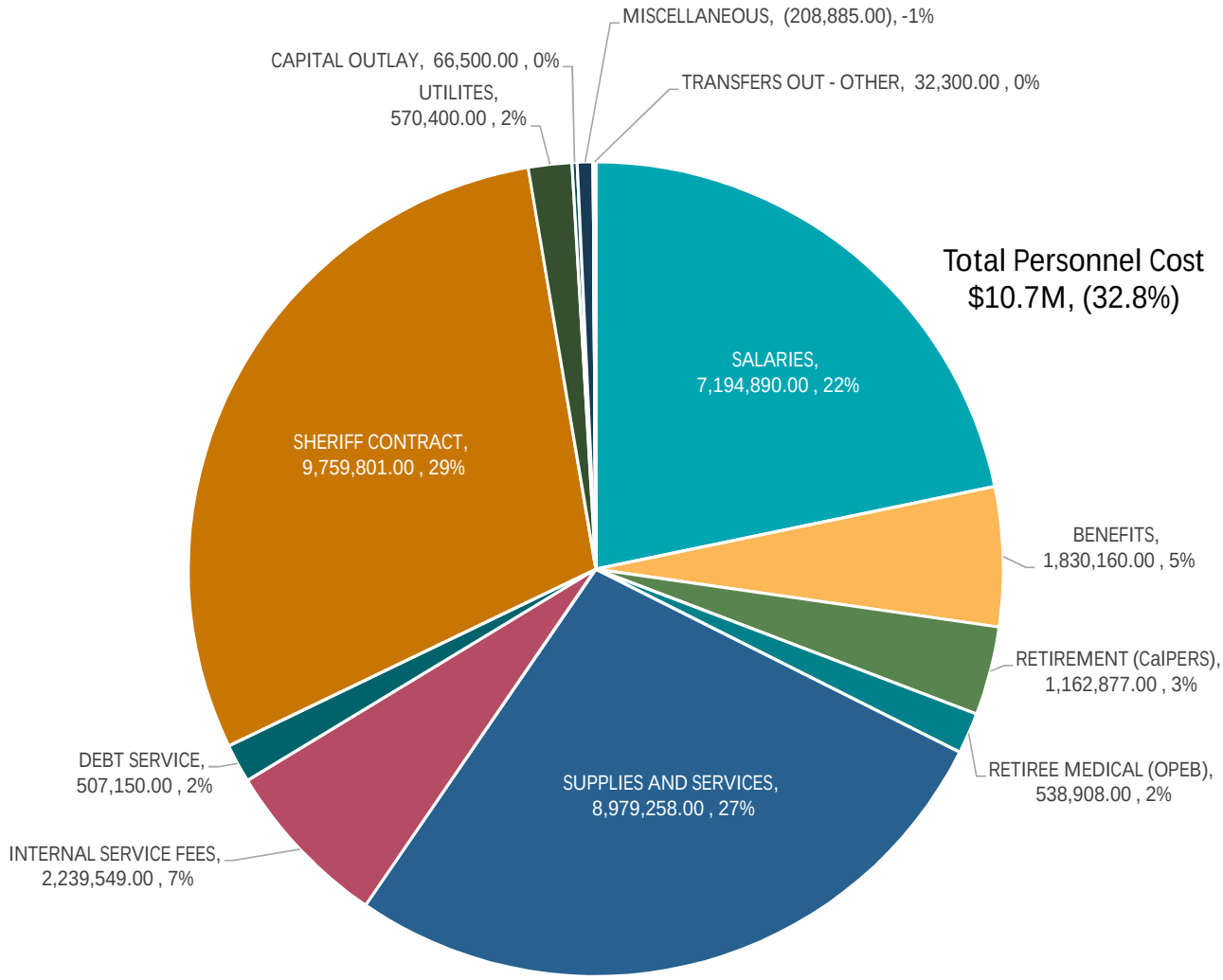
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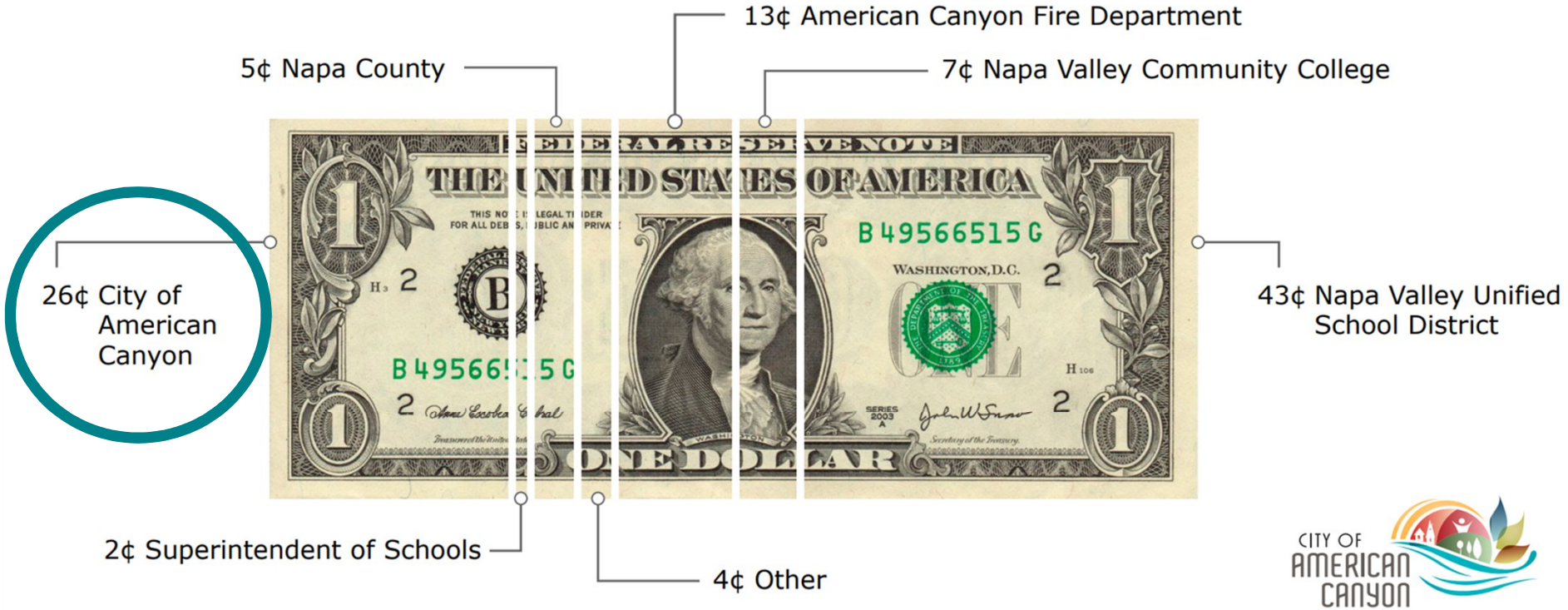
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- Recreation revenues collected from users $467,000

Proposed FY 2025-26 General Fund Expenditures - $32.7M

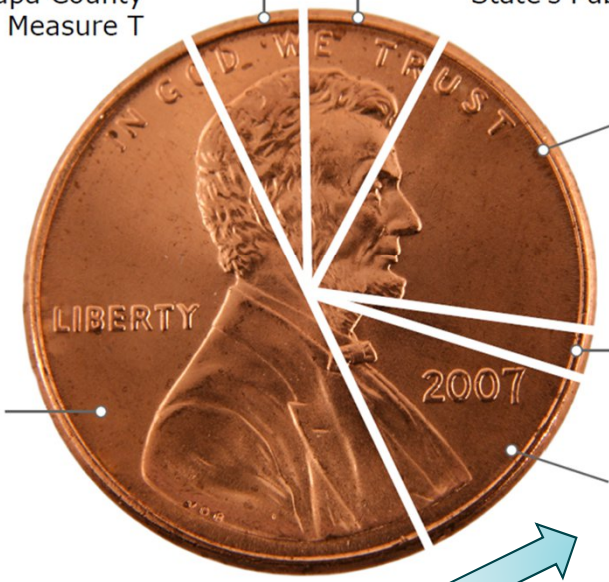


Property Tax Revenues - $15.3M



Sales Tax Revenues - $3.4M

American Canyon 7.75% Sales Tax



0.5%
Napa County
Measure T

0.5%
State's Public Safety Fund

1.56%
State's Local Revenue Fund

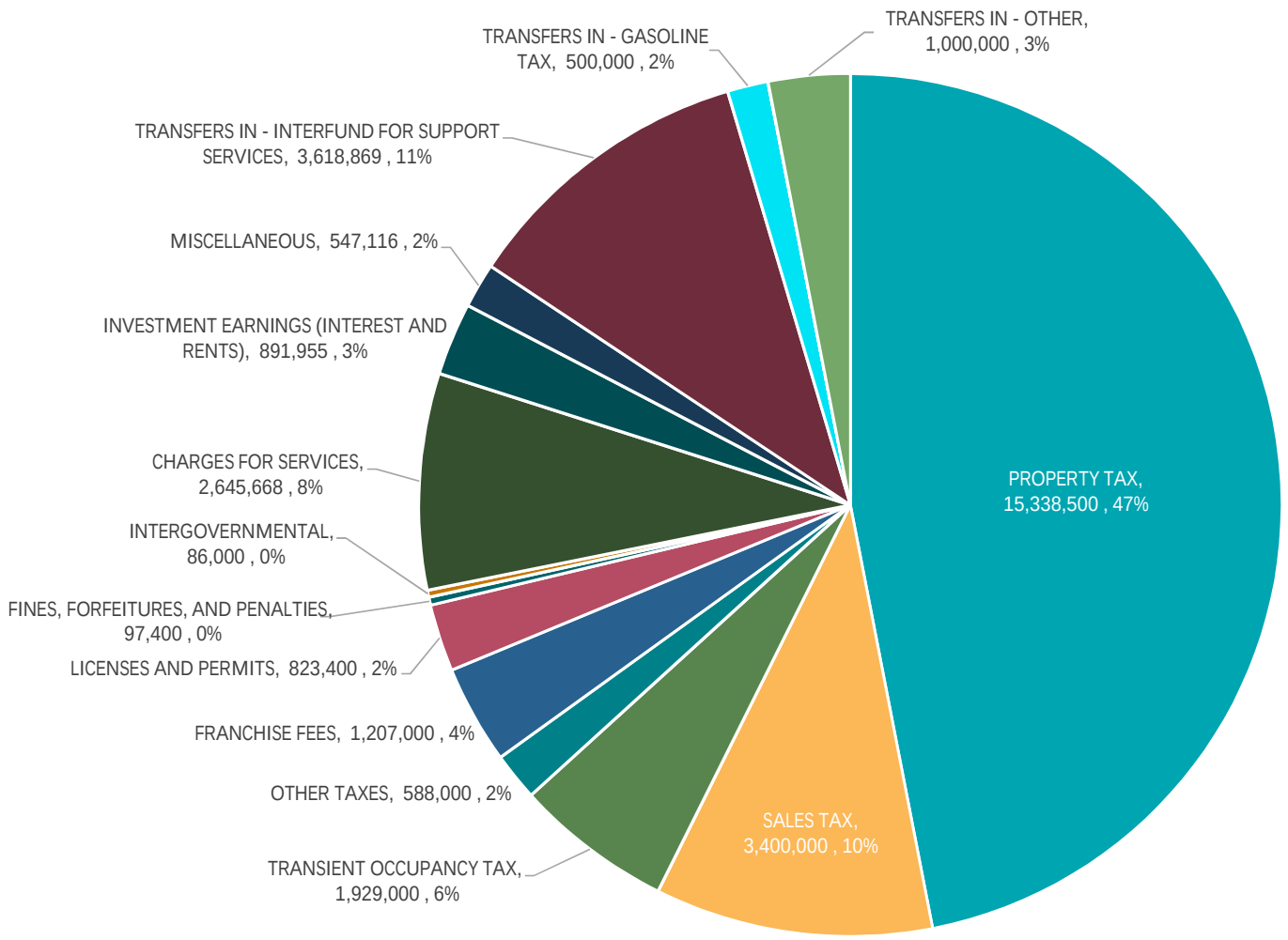
0.25%
County Transportation Fund

1.00%
Local - City of American Canyon
American Canyon receives roughly 1/8 of local sales tax

3.94%
State of California
General Fund

CITY OF AMERICAN CANYON

Proposed FY 2025-26 General Fund Revenues - $32.7M



Parks Capital Improvement Program

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
AQUATIC FACILITY IMPROVEMENTS	$0	$390,000	$660,000	$2,300,000	$0
COMM PARK 1 TRAIL IMPROVEMENTS	$0	$0	$25,000	$120,000	$0
COMM PARK I PLAYGROUND R&R	$15,000	$500,000	$0	$0	$0
COMMUNITY PARK I IMPROVEMENTS	$0	$0	$0	$600,000	$0
LINWOOD PARK IMPROVEMENTS	$100,000	$250,000	$0	$0	$0
MAIN STREET PARK IMPROVEMENTS	$150,000	$0	$0	$0	$0
MELVIN PARK IMPROVEMENTS	$100,000	$600,000	$0	$0	$0
MELVIN TENNIS COURT IMPROVEMENTS	$497,679	$0	$0	$0	$0
NEWELL OPEN SPACE BATHROOM	$0	$0	$0	$25,000	$230,000
NORTHAMPTON PARK RESTROOM	$503,198	$0	$0	$0	$0
NORTHAMPTON SHADE CANOPY	$291,963	$0	$0	$0	$0
RECREATION CENTER UPGRADES	$0	$0	$0	$50,000	$300,000
SILVER OAK PARK RESTROOM	$640,748	$0	$0	$0	$0
VETERANS PARK PLAYGROUND R&R	$513,569	$0	$0	$0	$0
WETLANDS EDGE ENVIRONMENTAL ED	$879,771	$0	$0	$0	$0
WETLANDS RESTORATION AND PUBLIC ACCESS PROJECT	$0	$3,074,000	$0	$0	$0
TOTAL	**$3,691,928**	**$4,814,000**	**$685,000**	**$3,095,000**	**$530,000**

Parks Capital Improvement Program

Parks & Recreation Projects by Fund Source

	2025 - 26 Budget	2026 - 27 Budget	2027 - 28 Budget	2028 - 29 Budget	2029 - 30 Budget
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL)					
CAPITAL PROJECT FUND					
CAPITAL PROJECTS	$0	$1,537,000	$0	$0	$0
PARKS IMPACT FEE FUND	$1,640,781	$1,397,000	$0	$0	$0
PARKS RENOVATION & REPLACEMENT	$1,073,730	$250,000	$660,000	$600,000	$0
UNFUNDED CIP	$0	$430,000	$25,000	$2,495,000	$530,000
CAPITAL PROJECT FUND TOTAL	**$2,714,511**	**$3,614,000**	**$685,000**	**$3,095,000**	**$530,000**
SPECIAL REVENUE FUND					
LLAD Zone 2, Vintage Ranch	$640,748	$0	$0	$0	$0
LLAD Zone 3, Napa Junction	$150,000	$0	$0	$0	$0
STATE GRANTS	$186,669	$1,200,000	$0	$0	$0
SPECIAL REVENUE FUND TOTAL	**$977,417**	**$1,200,000**	**$0**	**$0**	**$0**
GOVERNMENTAL FUNDS (MODIFIED ACCRUAL) TOTAL	**$3,691,928**	**$4,814,000**	**$685,000**	**$3,095,000**	**$530,000**
TOTAL	**$3,691,928**	**$4,814,000**	**$685,000**	**$3,095,000**	**$530,000**

Sources are available to fund Parks CIP?

- Parks Repair and Replacement Fund
  - General Fund Transfer in FY2024
- Parks Impact Fees
  - Limitations
- Other funds used in parks projects – grants, LLAD funds, Open Space

Fund 655 – Parks Repair and Replacement Fund

- Initial: $2,737,000
- Current Balance: $2,601,989
- 5 year CIP Allocated: $2,769,314

Parks Renovation & Replacement Fund FY26 Projects (Carryover amounts)	
➢Northampton Park Shade Canopy	$291,963
➢Northampton Park Restroom	$503,198
➢Community Park 1 Playground	$15,000
➢Veterans Park Playground	$263,569
	$1,073,724

Fund 310 – Parks & Recreation Impact Fee

- Current Balance: $1,971,974
- 5 year CIP Allocated: $3,037,781

<u>Parks & Recreation Impact Fee Projects FY26 - $1.6M</u>

- Wetlands Edge Environmental Education Project $693,102
- Melvin Park Improvements $100,000
- Melvin Tennis Courts Improvements $497,679
- Linwood Parks Improvements $100,000
- Veterans Park Playground replacement/resurface $250,000

R&R/Pension Funds FY 2025-26 Fund Balances

	FY 2024-25 Est
Parks Renovation & Replacement	$2,559,686
Streets Renovation & Replacement	$1,501,913
Civic Facilities Renovation & Replacement	$433,151
Public Safety Building Renovation & Replacement	$194,801
Pension Stabilization	$100,127
Total	$4,789,678





Parks Renovation & Replacement Fund FY26 Projects (Carryover amounts)

- Northampton Park Shade Canopy $291,963
- Northampton Park Restroom $503,198
- Community Park 1 Playground $15,000
- Veterans Park Playground $263,569

$1,073,724

Future Community Needs/Wants



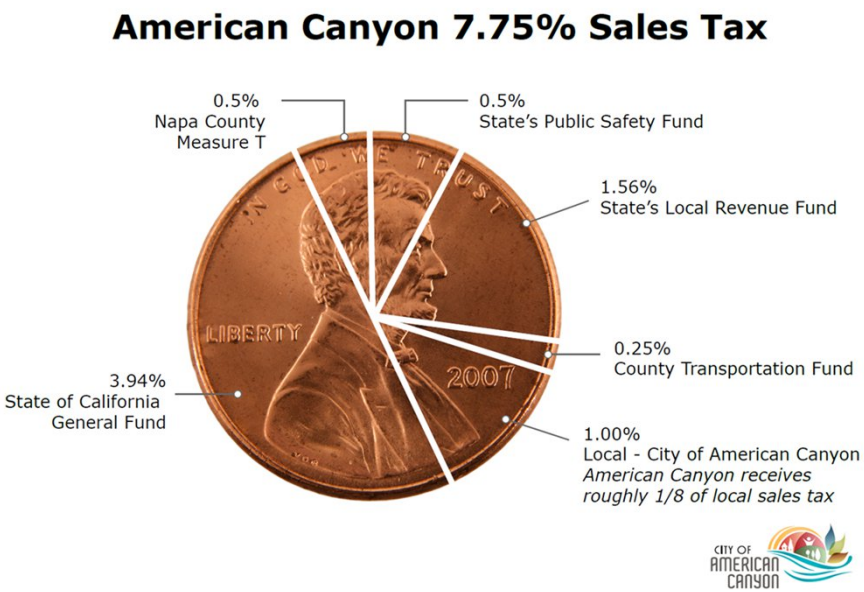




Options for additional funding

Revenue Measures

- Transaction and Use Tax
  - City General Tax – Majority of voter approval
  - City Special Tax – 2/3 voter approval



Additional Revenue

1% T&U Tax ~ $3,000,000+

0.5% T&U Tax ~$1,500,000+

Options for additional funding

- Transient (Lodging) Occupancy Taxes
  - City General Tax – Majority of voter approval
  - City Special Tax – 2/3 voter approval
  - 12% TOT Tax paid by guests – City receives 100%
  - $1.9M GF Revenues form 12%

- 1% increase in TOT Rate to 13% = $160k/yr
- Could grow as more hotels are built

Next Steps

- Continue to work on parks master plan – June 2026
- Staff will present revenue measure options – December 11, 2025
  - How do we pay for future needs/wants
  - Pay for enhancements/upgrades to existing facilities

RESOLUTION NO. 2024-79 **EFFECTIVE 01-18-2025**

2025 Parks & Recreation Fee

Parks and Recreation	Fee Per Dwelling Unit
Parkland Acquisition	$2,569.61
Parkland Development	$2,921.77
Community Gym	$1,006.32
Aquatic Center/Pool	$340.76
Aquatic Center/Slide	$71.58
Total Per Dwelling Unit	**$6,910.04**
Total Per ADU	**$1,893.83**

FY 2025/26 Recommended Budget Fund Balance Projections							
Fund Number and Description	**June 30, 2024 Fund Balance**	**FY 2024-25 Estimated Revenues**	**FY 2024-25 Estimated Expenses**	**FY 2024-25 Estimated Fund Balance**	**FY 2025-26 Proposed Revenues**	**FY 2025-26 Proposed Expenses**	**FY 2025-26 Budgeted Fund Balance**
100 GENERAL FUND	10,794,912.79	31,155,888.00	31,564,331.93	10,386,468.86	31,402,301.00	31,569,408.00	**10,219,361.86**
105 DEVELOPER PROJECTS	767,078.21	1,464,575.00	1,263,500.00	968,153.21	1,270,607.00	1,103,500.00	**1,135,260.21**
210 STORM DRAIN/MEASURE A	5,588,988.65	224,500.00	1,254,157.62	4,559,331.03	198,673.00	3,319,869.00	**1,438,135.03**
211 MEASURE T	5,894,484.20	1,967,100.00	821,773.00	7,039,811.20	1,796,709.00	3,286,027.00	**5,550,493.20**
212 GAS TAX/ROAD MAINTENANCE	636,419.62	646,819.00	453,200.00	830,038.62	617,348.00	1,440,950.00	**6,436.62**
213 GAS TAX RMRA	766,006.78	571,562.00	582,004.00	755,564.78	589,049.00	205,535.00	**1,139,078.78**
215 CALHOME PROGRAM	12,859.76	12,341.00	-	25,200.76	42,184.00	11,800.00	**55,584.76**
216 CDBG - REHAB LOAN PROGRAM	85,680.54	10,000.00	-	95,680.54	5,171.00	-	**100,851.54**
217 HOME PROGRAM	(243,089.45)	243,400.00	238,900.00	(238,589.45)	405,000.00	330,000.00	**(163,589.45)**
218 STATE SUPP LAW ENF (COPS)	4,649.78	198,100.00	198,100.00	4,649.78	200,136.00	200,000.00	**4,785.78**
220 BEGIN PROGRAM	144,024.30	4,900.00	-	148,924.30	34,254.00	30,000.00	**153,178.30**
226 TFCA GRANT	(169,485.00)	184,609.00	15,124.00	-	165,831.00	165,831.00	**-**
230 STATE GRANTS	(231,085.89)	585,203.00	231,645.00	122,472.11	399,349.00	399,349.00	**122,472.11**
240 FEDERAL GRANTS	(99,486.16)	788,529.00	747,156.00	(58,113.16)	9,659,853.00	9,567,657.00	**34,082.84**
252 NEWELL OPEN SPACE PRESERVE	251,965.58	21,550.00	144,000.00	129,515.58	17,383.00	14,500.00	**132,398.58**
254 LAVIGNE OPEN SPACE MAINTEN	181,679.75	6,200.00	11,400.00	176,479.75	5,447.00	-	**181,926.75**
261 LLAD Zone 1, LaVigne	460,252.56	227,200.00	367,900.00	319,552.56	316,334.00	349,700.00	**286,186.56**
262 LLAD Zone 2, Vintage Ranch	997,333.68	368,998.00	363,178.00	1,003,153.68	376,910.00	1,052,048.00	**328,015.68**
263 LLAD Zone 3, Napa Junction	1,646,179.37	237,375.00	115,600.00	1,767,954.37	231,448.00	281,000.00	**1,718,402.37**
275 GP UPDATE FEE FUND	(34,968.61)	25,400.00	126,500.00	(136,068.61)	32,640.00	-	**(103,428.61)**
280 CANNABIS FUND	(14,631.87)	-	-	(14,631.87)	1,150.00	1,000.00	**(14,481.87)**
281 COMM FACILITIES DIST FUND	231,741.27	71,750.00	24,200.00	279,291.27	65,921.00	35,600.00	**309,612.27**
282 LEGAL SETTLEMENT	929,865.96	31,900.00	470,581.63	491,184.33	27,134.00	434,122.00	**84,196.33**
283 NATIONAL OPIOID SETTLEMENT	31,276.66	106,000.00	27,500.00	109,776.66	3,214.00	8,000.00	**104,990.66**
310 PARKS IMPACT FEE FUND	1,485,101.58	1,630,400.00	1,322,952.00	1,792,549.58	2,291,071.00	1,640,781.00	**2,442,839.58**
320 TRAFFIC IMPACT FEE FUND	4,857,405.90	351,300.00	111,356.00	5,097,349.90	2,596,748.00	5,054,885.00	**2,639,212.90**
330 CIVIC IMPACT FEE FUND	1,739,475.32	515,000.00	572,300.00	1,682,175.32	46,602.00	304,341.00	**1,424,436.32**
340 AFFORDABLE HOUSING	663,338.75	1,155,600.00	-	1,818,938.75	1,539,777.00	216,700.00	**3,142,015.75**
350 CAPITAL PROJECTS	1,204,871.32	6,044,600.00	5,784,200.00	1,465,271.32	40,530,247.00	41,985,650.00	**9,868.32**
360 AMCAN RD E ASSMT DIST	345,130.35	12,000.00	-	357,130.35	1,022.00	-	**358,152.35**
370 ZERO WATER FOOTPRINT	(128,794.89)	171,700.00	-	42,905.11	104,698.00	75,000.00	**72,603.11**
380 UTILITY UNDERGROUND FUND	320,855.89	85,700.00	-	406,555.89	11,837.00	-	**418,392.89**
381 COMM FACILITIES DIST CIP FUND	(247,098.73)	981,200.00	643,800.00	90,301.27	6,655,280.00	6,655,280.00	**90,301.27**
420 CABERNET VILLAGE LSE DS	-	468,639.00	468,639.00	-	468,638.00	468,638.00	**-**
440 ENGIE EQUIP/LEASE DEBT SVC	(17,750.23)	56,209.23	38,459.00	-	38,512.00	38,512.00	**-**

FY 2025/26 Recommended Budget Fund Balance Projections

Fund Number and Description	June 30, 2024 Fund Balance	FY 2024-25 Estimated Revenues	FY 2024-25 Estimated Expenses	FY 2024-25 Estimated Fund Balance	FY 2025-26 Proposed Revenues	FY 2025-26 Proposed Expenses	FY 2025-26 Budgeted Fund Balance
510 WATER OPERATIONS	36,597,902.38	10,636,438.00	14,322,885.58	32,911,454.80	11,016,313.00	17,655,541.00	**26,272,226.80**
515 WTR DEBT SERVICE FUND	(1,107,845.29)	92,813.00	19,229.00	(1,034,261.29)	17,900.00	17,900.00	**(1,034,261.29)**
520 WATER CAPACITY FEE FUND	6,859,351.59	1,290,800.00	562,394.00	7,587,757.59	4,633,479.00	2,021,730.00	**10,199,506.59**
530 WATER CIP	1,377,714.99	-	-	1,377,714.99	2,985,074.00	2,985,074.00	**1,377,714.99**
540 WASTEWATER OPERATIONS	29,857,524.95	5,368,400.00	8,586,017.08	26,639,907.87	6,796,586.00	9,034,262.00	**24,402,231.87**
545 WW DEBT SERVICE FUND	(2,832,216.37)	223,857.00	46,379.00	(2,654,738.37)	43,173.00	43,173.00	**(2,654,738.37)**
550 WASTEWATER CAPACITY FEE	7,125,167.29	167,549.00	202,179.00	7,090,537.29	2,564,401.00	1,993,059.00	**7,661,879.29**
560 WW CIP	(465,212.92)	103,066.00	103,066.00	(465,212.92)	3,062,336.00	3,062,336.00	**(465,212.92)**
570 WW CAPITAL RESERVE	516,922.72	95,400.00	103,100.00	509,222.72	88,530.00	421,456.00	**176,296.72**
580 RECYCLED WATER FUND	1,430,930.99	450,000.00	1,130,048.37	750,882.62	450,000.00	1,275,168.00	**(74,285.38)**
590 RECYCLED WATER CIP	990.96	-	-	990.96	195,027.00	195,000.00	**1,017.96**
651 ISF - BLDG MAINTENANCE	474,697.75	1,217,200.00	1,035,307.00	656,590.75	1,005,620.00	1,275,319.00	**386,891.75**
652 ISF - FLEET	603,966.07	1,214,998.00	1,256,700.00	562,264.07	1,418,057.00	1,331,943.00	**648,378.07**
653 ISF - INFO TECHNOLOGY	296,281.96	1,572,999.00	1,379,044.62	490,236.34	1,134,269.00	1,343,265.53	**281,239.81**
654 ISF - LEGAL SERVICES	(28,843.14)	403,210.00	570,031.18	(195,664.32)	370,002.00	170,000.00	**4,337.68**
655 ISF - PARKS RENO & REPL	2,563,938.18	250,000.00	7,513.00	2,806,425.18	75,576.00	1,073,730.00	**1,808,271.18**
656 ISF - STREETS RENO & REPL	1,500,000.00	2,000.00	-	1,502,000.00	44,312.00	-	**1,546,312.00**
657 ISF - CIVIC FACILITIES RENO & REPL	432,600.00	1,000.00	-	433,600.00	12,780.00	15,000.00	**431,380.00**
658 ISF - PUBLIC SAFETY BUILDING RENO & REPL	200,000.00	1,000.00	5,454.00	195,546.00	5,908.00	42,555.00	**158,899.00**
659 ISF - PENSION STABILIZATION	100,000.00	500.00	-	100,500.00	2,954.00	-	**103,454.00**
Total	**$ 131,417,185**	**$ 73,717,477**	**$ 77,291,805**	**$ 127,842,857**	**$ 138,070,775**	**$ 154,202,195**	**$ 111,711,437**

CITY OF AMERICAN CANYON

Questions?

TO	City of American Canyon
FROM	Richard Bernard. Ph.D., Partner FM3 Research
RE:	American Canyon Finance Measure Survey Research - Scope of Work
DATE	December 16, 2025

Fairbank, Maslin, Maullin, Metz & Associates (FM3) is pleased to submit this scope of work to conduct research assessing support among American Canyon voters for a potential 2026 finance measure.

We propose conducting an initial baseline survey in early 2026 assessing support for a potential measure, identifying voters' priorities, and communication themes, followed by an optional short tracking survey right before the ballot placement deadline in the summer of 2026.

For the initial baseline survey, we propose conducting an 18-minute survey in English and Spanish of up to 250 likely November 2026 voters. Given that there are approximately 9,530 likely November 2026 City of American Canyon registered voters, we believe we can complete between approximately 200 and 250 interviews. If we are able to complete more than 250 interviews, each additional interview will be free of charge. For the follow-up tracking survey, we'd recommend a shorter 12- to 15-minute survey in both proposed languages of up to 250 likely voters.

Research Methodology	Dual-mode voter survey, with interviews conducted online and via telephone (landline and wireless) and voters contacted by email, text message, and phone call
Research Population & Sample	200-250 American Canyon voters likely to cast a ballot in November 2026
Margin of Sampling Error*	±6.9% for a sample of 200 interviews ±6.2% for a sample of 250 interviews *At the 95% confidence level (i.e., in 95 out of 100 cases)
Questionnaire	18 minutes in length
Language	Telephone and online interviews will be conducted in English and Spanish

Deliverables

Following the completion of the survey, we will provide:

- The final survey questionnaire
- A key findings analysis of survey results in PowerPoint
- A presentation of the survey results

FM3 will also be available for ongoing consultation and any further analysis of the research.

Cost

Figure 1 contains the total estimated costs for this research. These prices are comprehensive and include all costs for questionnaire design; sample acquisition and preparation; translation; programming; email and text invitations; bilingual survey hosting; bilingual telephone interviewing; data entry and analysis; and reporting. The cost does not include travel. If travel incurs, it will be billed separately.

Figure 1: Survey Costs

Survey Length	Sample Size	
	200	250
12 minutes	$25,000	$26,750
15 minutes	$26,500	$28,250
18 minutes	$28,000	$30,250

In sum, if only the *baseline survey* is conducted, the cost of the research would not exceed $30,250 - assuming the maximum recommended survey length of 18-minutes and we are able to collect 250 completed surveys. In the case of the *tracking survey*, if the City chooses to move forward with this follow-up survey at a maximum survey length of 15 minutes and we again are able to obtain 250 completed surveys, the cost of the tracking survey will not exceed $28,250.

We would welcome the opportunity to work with you on this research, and if you have any questions or if there is any further information we can provide, please do not hesitate to contact us. Thank you for your consideration and you may reach us as follows:

Richard Bernard, PhD
Fairbank, Maslin, Maullin, Metz & Associates (FM3)
12100 Wilshire Boulevard, Suite 350
Los Angeles, CA 90025
(310) 428-1809 (Cell) Bernard@FM3Research.com

TRIPEPI SMITH
marketing • technology • public affairs

SINGLE SOURCE COMMUNICATIONS



BALLOT MEASURE OUTREACH SUPPORT SERVICES

City of American Canyon

January 7, 2026

By: Ryder Todd Smith
Co-founder & Principal
Tripepi Smith & Associates

SCOPE, APPROACH AND TIMELINES

Scope of Work

Tripepi Smith is proposing to assist the City of American Canyon with community engagement and outreach to advance a conversation about future investments in City infrastructure and services. This work will focus on a discussion around residents' interest in and support for new/improved City facilities, property uses, services and other potential projects in the community.

Please note that we refer to a model public opinion research component in our timeline and approach. We anticipate that a third party will complete this public opinion research, and the findings of their research will help inform Tripepi Smith's outreach strategy. Tripepi Smith has a strong history of partnering with FM3 and would highly recommend the firm.

At the start of this project, Tripepi Smith will work with City staff to develop a more defined work plan and scope. Our time and materials approach maximizes flexibility for all parties to be responsive to this dynamic landscape.

Outreach & Education Approach

Tripepi Smith has a solid track record of supporting education and outreach efforts around local ballot measures, especially sales tax measures. Our first step at the beginning of the engagement will be a kickoff meeting with all parties to accomplish several goals:

1. Introduce stakeholders and project leads
2. Review our projected timeline, ensuring voters have the facts well before the election
3. Review the County's deadlines and what assistance we can provide on election-related efforts, such as advising on ballot measure language, ballot title and Arguments/Rebuttals
4. Review our content collaboration process
5. Identify possible dates for public outreach meetings
6. Relay what access we will need to the City's communication assets (in this case, we likely already have all the access we require)

Tripepi Smith's typical approach to crafting language for ballot measure education and outreach is to "measure twice, cut once". We work with key stakeholders (especially legal counsel) to produce approved written language upfront. Any external-facing content, whatever the medium, will only use that language. This allows us to streamline the design of various deliverables so the only new information for stakeholders to review is the look and feel, versus also having to re-evaluate the written text. This gives us the most flexibility to speed up the education & outreach process as necessary, ensuring voters have all the facts they need well before an election.

Tripepi Smith will work with a survey firm of the City's choice to conduct scientifically valid research on resident concerns and interests in how to best support and develop parks, fields and recreation facilities. We will participate in the question creation process and review the results of the baseline survey.

After the “baseline” survey is performed, Tripepi Smith will conduct initial education & outreach efforts. These efforts will include community meetings, a dedicated webpage, social media content and digital ads on social media sites. The breadth and depth of this initial education & outreach will depend on the findings from the baseline survey. In the updated timeline below, American Canyon will have 2-3 months to conduct initial outreach (pre ballot placement) — enabling community members to engage in robust dialogue while providing a chance for the City to better understand residents’ most pressing feedback on infrastructure and services.

Benefitting from the insights of the survey, Tripepi Smith will devise a public engagement campaign to garner community feedback and interest in park needs and potential solutions for addressing community needs, including policy decisions and potential revenue measure considerations.

The overall intent of the community awareness effort is to ensure all residents are aware of the potential needs for parks, fields and facilities and that they have a chance to offer their viewpoints in an open process.

We would advise the City to consider a tracking survey in June of 2026 to determine the status of public sentiment on the need for park facilities and their openness to considering adopting various policy concepts to achieve the goal of meeting recreation needs. The outcome of this survey could inform the City Council on how to best proceed with potential consideration of a ballot measure.

Should the policy direction require a ballot measure for voter consideration, and if the City Council chooses to advance a ballot measure, all communication from the City of American Canyon following the resolution adoption must be strictly neutral and informational. In legal terms, City of American Canyon may not "advocate" for a "yes" vote on the measure via its official communications. However, this does not mean City of American Canyon has to scale back education & outreach efforts. There may still be opportunities for efforts such as public meetings, informational mailers and digital placements on social media platforms. The City’s legal counsel will need to be an active partner in reviewing content and the outreach plan during the phase.

Our Creative Team of graphic artists, videographers and animators can transform this same written language into easy-to-understand visuals. When combined with a dedicated digital placement budget — such as “boosting” posts on Facebook — we can quantitatively demonstrate that we have reached a large portion of American Canyon residents.

Throughout the engagement, we will monitor local/regional media outlets, the City’s social media pages and community-run social media groups for opportunities to address misperceptions, correct misinformation or identify new questions/concerns. Should we find new questions or concerns that our current content does not address, we will collaborate on creating new content that does.

Upon conclusion of the November 2026 election and verification of votes, Tripepi Smith can provide a final report to City leadership, outlining the City’s education & outreach efforts as well as any related digital metrics.

Timeline & Scope

This schedule is subject change depending upon baseline survey results and a collaborative discussion with the client.

Stage 1: January 2026 to February 2026 – Public Opinion Research

- Kickoff meeting with all stakeholders
- Access communication tools & assets
- Baseline survey & reporting to council
- Tripepi Smith collaboration with survey research firm

Stage 2: March 2026 to May 2026 – Public Outreach and Resident Engagement

- Develop education & outreach language
- Initial education & outreach including content production for social media, webpage launch and press release
- Integration of key policy consideration into ongoing City communications as part of general communications
- Virtual community meeting (May)
- Project management with bi-weekly check in calls and a managed agenda space

Stage 3: May 2026 – Tracking Research

- Follow up research to determine community sentiment on policy options
- Tripepi Smith collaborates with survey research firm

Stage 4: June 2026 – Policy Decision

- City Council considers placement of ballot measure on November 2026 ballot

Stage 5: July 2026 to November 2026 – Public Education Phase

- Content production, digital placements, informational mailer
- Virtual community meeting (August or September)
- Ongoing content management & monitoring

Estimated Costs

Tripepi Smith proposes to conduct this work on a time and material basis, as we do with our other work with the City. This will allow us to flex down or up on the scope and need over the duration of the project. Rates that Tripepi Smith currently uses under contract with the City will apply to this work as well.

While the cost range can vary depending on the engaged scope, we anticipate a cost for the project (not including the survey research) of **$45,000 to $50,000** in total costs over the 11-month period. This does not include printing, mailing or advertising fees.

Some elements of the project, such as a dedicated website, hosting fees and certain other services will be quoted on a fixed price basis to be authorized by the client.

Scope Modification

In recognition of the City's limited budget for this effort, Tripepi Smith has reduced our proposed scope. The updated timeline and suggested deliverables on the prior page reflect the following changes from our initial January 2025 proposal:

- Significant reduction in the number of community meetings (scaled from six to two), with a virtual-only format
- Significant reduction in the number of social media posts
- Reduction in the number of mailers (scaled from three to one)
- Pivot from dedicated website to a webpage on existing site
- Removal of email campaign support and advisory committee work

Tripepi Smith remains committed to supporting American Canyon through this important effort and will work with the City to strategically utilize existing budget, including leveraging ongoing work in our general communications partnership.

As-Needed Services

Tripepi Smith will apply the following standard hourly rates and related fees for any authorized as-needed (Time & Materials) work. Such work must be clearly authorized in writing before proceeding.

2025-26 Hourly Rates	Standard	City of American Canyon Rates
Principal	$380	$331
Director	$265	$226
Art/Creative Director	$265	$226
Senior Business Analyst	$205	$173
Business Analyst	$150	$126
Junior Business Analyst	$115	$105

2025-26 Hourly Rates	Standard	City of American Canyon Rates
Senior Videographer/Animator	$205	$173
Senior Photographer	$175	$152
Videographer/Photographer	$140	$116
Junior Videographer/Photographer	$115	$100
Senior Graphic Designer	$195	$163
Graphic Designer	$140	$116
Junior Graphic Designer	$115	$100
Web Developer	$210	$173
Junior Web Developer	$115	$100
Drone Operator	$205	$173
Council Chamber A/V Operator	$115	$100

Invoicing & Payment Terms

At Tripepi Smith, we bill on either a Retainer, Fixed Fee or Time & Materials basis, with each billing type following its own payment schedule. Regardless, terms are Net 30 days.

- Fixed Fee work is billed upon defined milestones.
- Time & Materials work is billed in 15-minute increments (i.e. 4.0, 1.25, 6.5 or 0.75 hours) at the end of the month in which work is done.
- Retainer work is billed on the 15th of each month.

Other Cost Information

Tripepi Smith has related service fees that may come up during our engagement that we want to tell you about.

Annual Increase

Tripepi Smith will increase the hourly rates and retainer fees for all resources by 5% or the national CPI — whichever is higher — each year on the anniversary of the contract, starting on the first anniversary of any contract when the contract duration is longer than one year. Otherwise, new rates will be negotiated with each new contract.

Retainer Discount

When a client's retainer exceeds $7,500 per month, they gain access to our reduced retainer rates.

Travel Costs

Travel costs must be pre-authorized and then will be reimbursed by the client for any requested travel to complete a requested scope of work. Travel costs may include airfare, lodging, car rentals and gas.

Additionally, when client work requires that we be onsite, we will invoice for a resource's travel time at 50% of the resource's hourly rate.

Equipment Costs

Tripepi Smith offers some services that require equipment, such as drone operations and video production. As such, in those cases, the following rates apply:

	Half Day (Under 4 Hours)	Full Day (4+ Hours)
Video	$400	$600
Drone	$500 – Flat Fee	

Please note that A/V equipment fees are based on the amount and type of equipment required, with pricing tailored to the specifics of each event.

Music and Video Licensing

Sometimes, the client will want Tripepi Smith to apply music or use stock imagery/video while producing video. In these cases, we will need to apply licensing fees of approximately $100 per song and $200 if we use stock video imagery. This will provide a license for the use of the music and video footage to Tripepi Smith and its clients.

Website Hosting Fees

If website hosting services are required, Tripepi Smith will charge a $630 website hosting fee and a $30 Domain Registration and DNS service fee, unless otherwise specified in this proposal. Fees will be billed upon commencement of hosting services, and annually thereafter.

Service Fees

Tripepi Smith prefers that clients pay service providers directly to avoid unnecessary administrative costs. You should also know, however, that we have no economic interest in service providers, unless otherwise specified in this proposal.

If a client asks Tripepi Smith to pay for a service provider bill, we will apply a 10% agency fee to the reimbursement expense. Typical service fees include, but are not limited to: print, mailing, digital advertising, media placements, voiceovers, translations and closed captions.

TITLE
Q3 FY25/26 Capital Project Schedule Update

RECOMMENDATION
Receive this informational item and provide feedback.

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

BACKGROUND & ANALYSIS
The Public Works Department will be providing quarterly updates on the status and delivery of Capital Improvement Projects (CIP) for the current fiscal year. City Council will be provided with a master project schedule, a map of citywide projects, and photos when available. The projects will include the name of the city staff member leading the project and consultant when applicable. At this time there are some projects that do not include a project lead but will be updated as the fiscal year unfolds.

FISCAL IMPACT
The Capital Improvement Program Budget was adopted by City Council on June 3, 2025.

ENVIRONMENTAL REVIEW
None

COMMUNICATION
Level 0: No Further Public Communication Needed

ATTACHMENTS:
1. FY25-26 Q3 CIP 90-Day Summary
2. FY25-26 Q3 CIP Schedule
3. FY25-26 Q3 CIP Project Map

Capital Project Accomplishments in the previous 90 Days:

I. On-Going Construction:

A. Rancho Del Mar Paving and Utility Improvements
Completed

B. City Hall Roof Replacement
Completed

C. Melvin Sidewalk and Drainage Project
On-going: Concrete curb, gutter, sidewalk, driveways, and ADA ramps; stormdrain installation

D. Wetlands Edge Enhancement Project
Completed: Site grading, paths, utilities, planting, restroom and pavilion

E. Green Island Road Reconstruction and Widening Project
On-going: Hanna sidewalk and driveway reconstruction, and water main replacement

F. SCADA Upgrades at the Water Reclamation Facility are underway

G. SCADA Upgrades at the Water Treatment Plan are underway

H. Northampton Park Shade Structure
Completed

II. Advertised and Awarded for Construction:

A. Northampton Park Restroom

B. Silver Oak Park Restroom

C. Veterans Park Playground & Surface

D. East American Canyon Road Guardrail Project

III. Design

A. Northampton Park Restroom
Completed

B. Silver Oak Park Restroom
Completed

C. Veterans Park Playground & Surface
Completed

D. South Kelly & Hwy 29 (including Tower Road) – on-going (currently @ 90%)

E. Melvin Park Tennis Courts – on-going (currently @ 75%)

Capital Project Goals for the next 90 Days:

I. Construction:

A. East American Canyon Road Guardrail Project

B. Melvin Sidewalk and Drainage Project
On-going. Traffic calming, concrete, signage and striping. Notice of Completion.

C. Wetlands Edge Environmental Education
Notice of Completion

D. Green Island Road Reconstruction and Widening Project
On-going. Concrete, Utilities, FDR and Paving of side streets

E. Northampton Park Restroom
Notice of Completion

F. Silver Oak Park Restroom
Notice of Completion

G. Veterans Park Playground Replacement
On-going

H. SCADA Upgrades at Water Reclamation Facility
On-going

I. SCADA Upgrades at Water Treatment Plant
On-going

II. Advertise and/or Award of Construction Contracts:

A. Advertise Melvin Park Tennis Courts

B. Advertise Zone 5 Water Pump Station

C. Advertise SS4 Broadway Sewer

D. Advertise Green Island Road Class I Trail

E. Advertise South Kelly & Hwy 29 Project

III. Design

A. Citywide Pavement Rejuvenation Project (Cape Seal) – on-going

B. Rancho Del Mar Phase II

C. Main Street Park ADA Upgrades

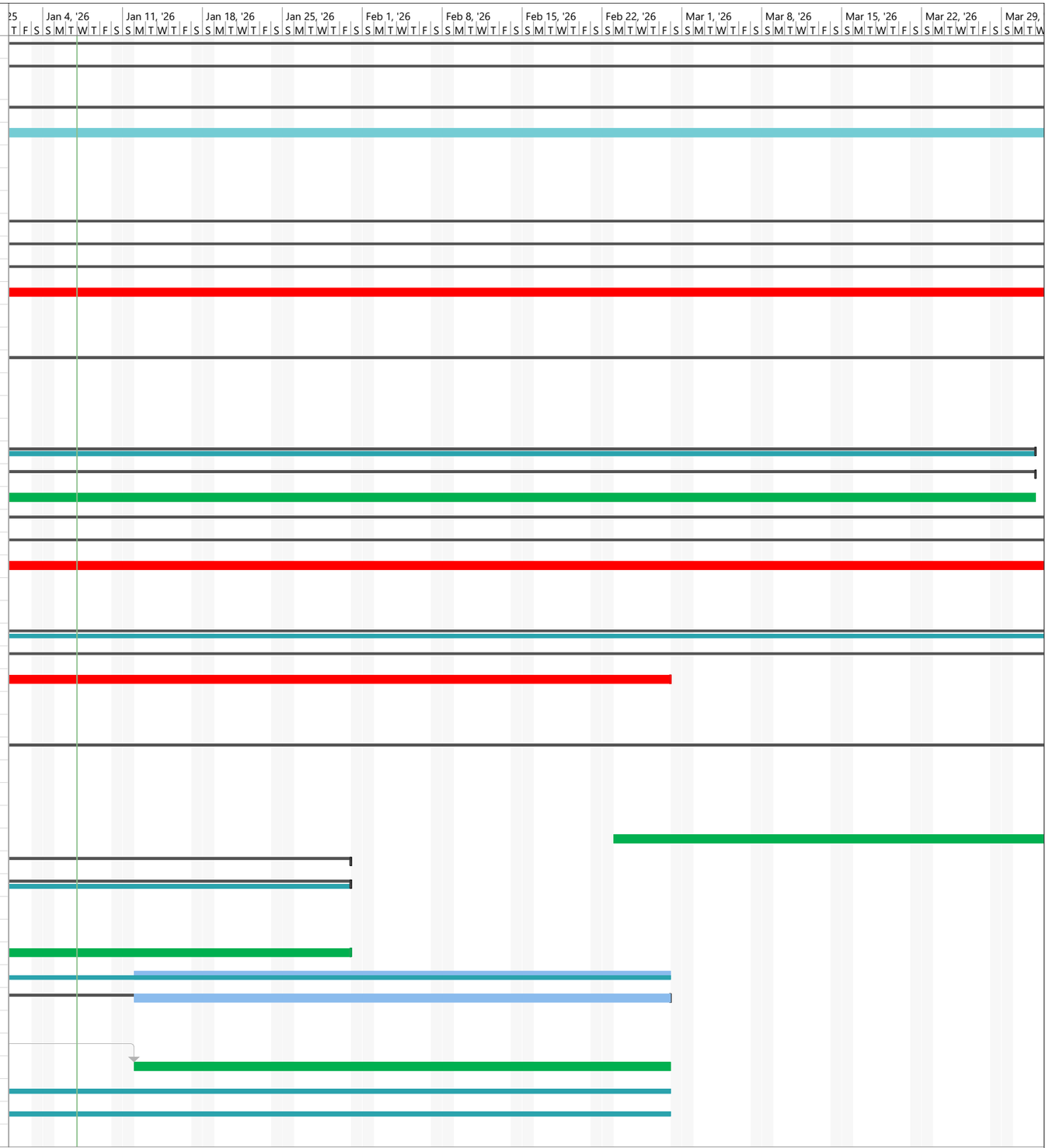
D. New Melvin Park

E. Linwood Park Improvements

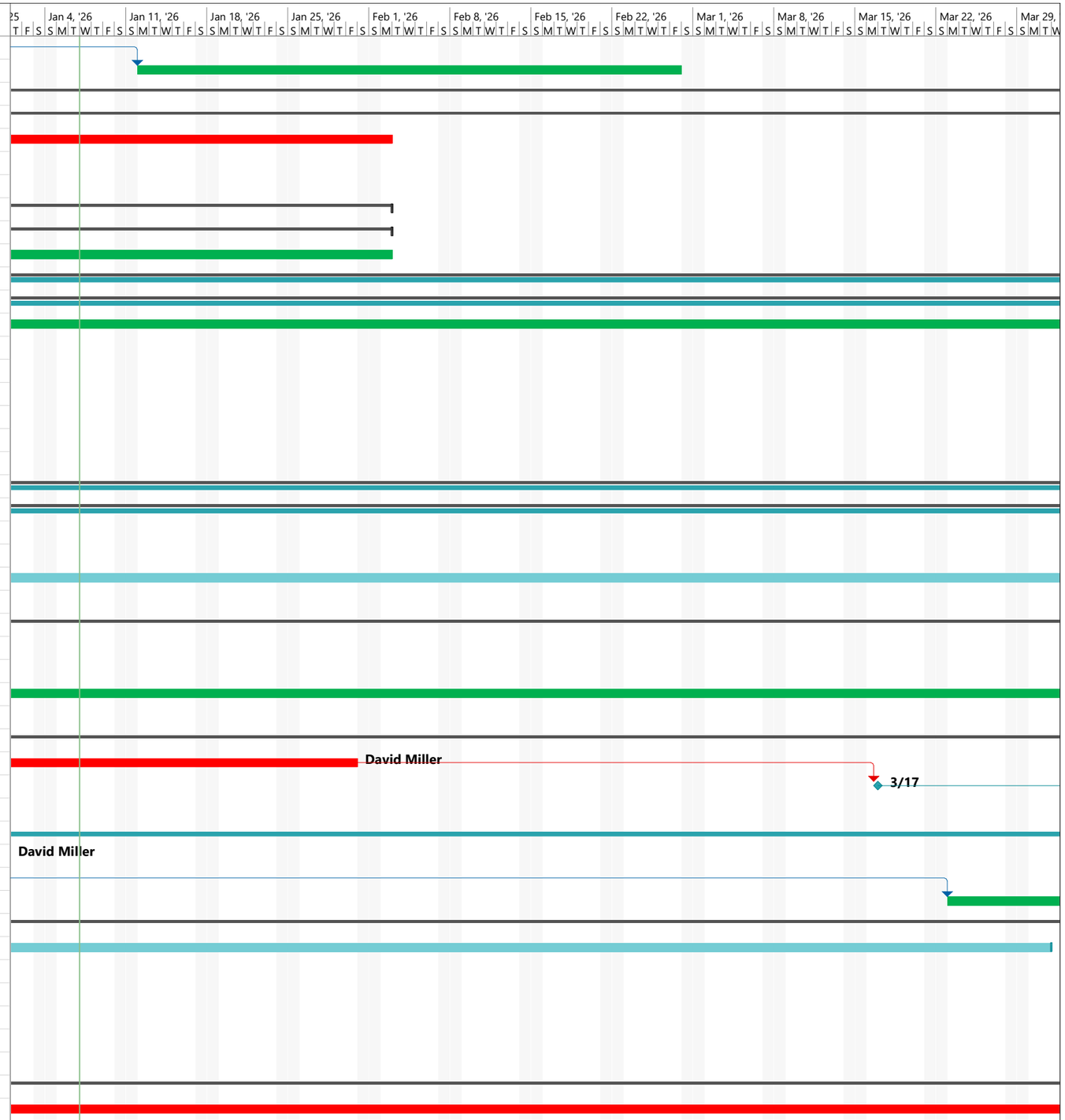
F. Main Street Park Improvements

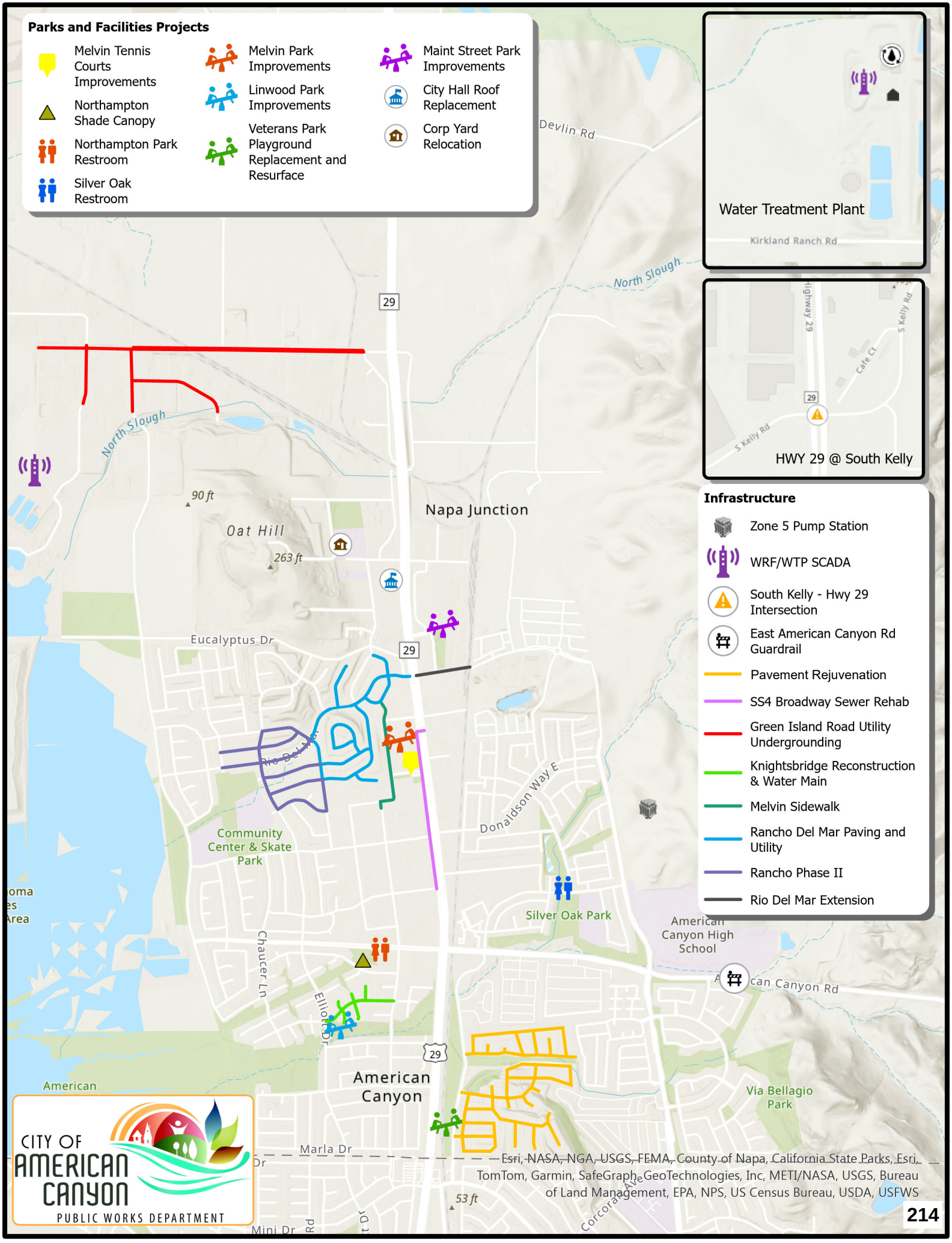
G. Wetlands Restoration and Public Access

ID	Task Mode	Task Name	Duration	Start	Finish
11		**TR16-0700 Green Island Road**	**293 days**	**Mon 8/18/25**	**Wed 9/30/26**
12		**GREEN ISLAND ROAD RECONSTRUCTION AND WIDENING PROJECT**	**293 days**	**Mon 8/18/25**	**Wed 9/30/26**
13		**Green Island Road Reconstruction and Widening Project**	**168 days**	**Mon 8/18/25**	**Wed 4/8/26**
14		Construction	293 days	Mon 8/18/25	Wed 9/30/26
15		**Green Island Road Class I Trail Project**	**89 days**	**Tue 4/21/26**	**Fri 8/21/26**
16		Award Contract (City Council)	0 days	Tue 4/21/26	Tue 4/21/26
17		Construction	45 days	Mon 6/22/26	Fri 8/21/26
73		**WW20-0100 SS4 Broadway Sewer**	**559 days**	**Tue 6/25/24**	**Fri 8/14/26**
74		**WW20-0100 SS4 Broadway Sewer**	**559 days**	**Tue 6/25/24**	**Fri 8/14/26**
75		**Mainline (City)**	**400 days**	**Mon 2/3/25**	**Fri 8/14/26**
76		Design	305 days	Mon 2/3/25	Fri 4/3/26
77		Award Contract (City Council)	0 days	Tue 4/21/26	Tue 4/21/26
78		Construction	40 days	Mon 6/22/26	Fri 8/14/26
79		**SR29 Crossing (RSA)**	**559 days**	**Tue 6/25/24**	**Fri 8/14/26**
80		Design	288 days	Tue 6/25/24	Thu 7/31/25
81		Award Contract (City Council)	0 days	Tue 4/21/26	Tue 4/21/26
82		Construction	40 days	Mon 6/22/26	Fri 8/14/26
65		**TR24-0200 Melvin SD and Swk (ARPA)**	**152 days**	**Mon 9/1/25**	**Tue 3/31/26**
66		**TR24-0200 Melvin SD and Swk**	**152 days**	**Mon 9/1/25**	**Tue 3/31/26**
67		Construction	152 days	Mon 9/1/25	Tue 3/31/26
60		**TR26-0100 Citywide Pavement Rejuvenation (Cape)**	**284 days**	**Tue 9/2/25**	**Fri 10/2/26**
61		**TR26-0100 Citywide Pavement Rejuvenation (Cape)**	**284 days**	**Tue 9/2/25**	**Fri 10/2/26**
62		Design	154 days	Tue 9/2/25	Fri 4/3/26
63		Award Contract (City Council)	0 days	Tue 5/19/26	Tue 5/19/26
64		Construction	90 days	Mon 6/1/26	Fri 10/2/26
50		**TR23-0200 S Kelly - SR29**	**635 days**	**Tue 6/25/24**	**Mon 11/30/26**
51		**TR23-0200 S Kelly - SR29**	**486 days**	**Mon 1/20/25**	**Mon 11/30/26**
52		Design	290 days	Mon 1/20/25	Fri 2/27/26
53		Award Contract (City Council)	0 days	Tue 4/21/26	Tue 4/21/26
54		Construction	121 days	Mon 6/15/26	Mon 11/30/26
55		**TR23-0300 Am Can Rd East Guardrail**	**484 days**	**Tue 6/25/24**	**Fri 5/1/26**
56		**TR23-0300 Am Can Rd East Guardrail**	**484 days**	**Tue 6/25/24**	**Fri 5/1/26**
57		Design	240 days	Mon 11/4/24	Fri 10/3/25
58		Award Contract (City Council)	0 days	Tue 12/2/25	Tue 12/2/25
59		Construction	50 days	Mon 2/23/26	Fri 5/1/26
1		**WA24-0200 N Kelly Water Main**	**88 days**	**Wed 10/1/25**	**Fri 1/30/26**
2		**WA24-0200 N Kelly Water Main**	**88 days**	**Wed 10/1/25**	**Fri 1/30/26**
3		Design	20 days	Wed 10/1/25	Tue 10/28/25
4		Award Contract	0 days	Tue 11/18/25	Tue 11/18/25
5		Construction	45 days	Mon 12/1/25	Fri 1/30/26
6		**PR23-0700 Silver Oak Restroom**	**383 days?**	**Tue 6/25/24**	**Thu 12/11/25**
7		**PR23-0700 Silver Oak Park Restroom**	**439 days?**	**Tue 6/25/24**	**Fri 2/27/26**
8		Design	331 days	Tue 6/25/24	Tue 9/30/25
9		Award Contract (City Council)	1 day?	Tue 11/18/25	Tue 11/18/25
10		Construction	35 days	Mon 1/12/26	Fri 2/27/26
18		**PR23-0500 Northampton Restroom**	**382 days?**	**Tue 6/25/24**	**Wed 12/10/25**
19		**NORTHAMPTON RESTROOM**	**382 days?**	**Tue 6/25/24**	**Wed 12/10/25**
20		Design	331 days	Tue 6/25/24	Tue 9/30/25



ID	Task Mode	Task Name	Duration	Start	Finish
21		Award Contract (City Council)	0 days	Tue 11/18/25	Tue 11/18/25
22		Construction	35 days	Mon 1/12/26	Fri 2/27/26
23		**PR23-0200 Melvin Tennis Courts**	**335 days?**	**Mon 3/3/25**	**Fri 6/12/26**
24		**Melvin Tennis Courts**	**335 days?**	**Mon 3/3/25**	**Fri 6/12/26**
25		Design	241 days	Mon 3/3/25	Mon 2/2/26
26		Award Contract (City Council)	0 days?	Tue 4/21/26	Tue 4/21/26
27		Construction	30 days	Mon 5/4/26	Fri 6/12/26
28		**PR19-0100 Wetlands Enviro Educational Center**	**116 days?**	**Mon 8/25/25**	**Mon 2/2/26**
29		**WETLANDS ENVIRO EDU**	**116 days?**	**Mon 8/25/25**	**Mon 2/2/26**
30		Construction	116 days?	Mon 8/25/25	Mon 2/2/26
31		**CF23-0300 Corp Yard Relocation**	**526 days**	**Tue 6/25/24**	**Tue 6/30/26**
32		**CORP YARD RELOCATION & UPGRADE**	**526 days**	**Tue 6/25/24**	**Tue 6/30/26**
33		Construction	526 days	Tue 6/25/24	Tue 6/30/26
34		**CF23-0100 City Hall Roof**	**354 days**	**Tue 6/25/24**	**Fri 10/31/25**
35		**City Hall Roof Improvement**	**354 days**	**Tue 6/25/24**	**Fri 10/31/25**
36		Design	164 days	Tue 6/25/24	Fri 2/7/25
37		Award Contract (City Manager)	0 days	Mon 3/3/25	Mon 3/3/25
38		Construction	23 days	Wed 10/1/25	Fri 10/31/25
39		**WA25-0100 Hanna Water Main (see TR16-0700)**			
40		**WA26-0200 Water Treatment Plant SCADA**	**842 days?**	**Thu 6/20/24**	**Fri 9/10/27**
41		**WA26-0200 Water Treatment Plant SCADA**	**842 days?**	**Thu 6/20/24**	**Fri 9/10/27**
42		Design	194 days	Tue 6/25/24	Fri 3/21/25
43		Award	0 days	Tue 8/5/25	Tue 8/5/25
44		Implementation	540 days	Mon 8/18/25	Fri 9/10/27
45		**WW16-0300 SCADA**	**265 days?**	**Tue 6/25/24**	**Mon 6/30/25**
46		**WW16-0300 SCADA**	**919 days**	**Tue 6/25/24**	**Fri 12/31/27**
47		Design	194 days	Tue 6/25/24	Fri 3/21/25
48		Award Contract (City Council)	0 days	Tue 6/17/25	Tue 6/17/25
49		Implementation	655 days	Mon 6/30/25	Fri 12/31/27
83		**WW24-0100 Andrew Road Sewer Repair (see WW20-0100)**			
84		**PR25-0600 Main Street Park Improvements**	**380 days**	**Mon 1/6/25**	**Fri 6/19/26**
85		Design	280 days	Mon 1/6/25	Fri 1/30/26
86		Award Contract (City Council)	0 days	Tue 3/17/26	Tue 3/17/26
87		Construction	45 days	Mon 4/20/26	Fri 6/19/26
88		**PR25-0400 Veterans Park Playground Replacement**	**280 days?**	**Tue 8/6/24**	**Mon 9/1/25**
89		Design	206 days	Wed 3/19/25	Wed 12/31/25
90		Award Contract (City Council)	0 days	Tue 11/18/25	Tue 11/18/25
91		Construction	60 days	Mon 3/23/26	Fri 6/12/26
92		**PR23-0100 Melvin Park Improvements**	**230 days**	**Mon 10/13/25**	**Fri 8/28/26**
93		Design	122 days	Mon 10/13/25	Tue 3/31/26
94		Award Contract (City Council)	0 days	Tue 5/19/26	Tue 5/19/26
95		Construction	60 days	Mon 6/8/26	Fri 8/28/26
68		**WA24-0100 Rio Del Mar Water Main (see TR24-0300)**			
69		**WA23-0200 WTP Filter Media**	**191 days**	**Mon 4/7/25**	**Mon 12/29/25**
70		Design	191 days	Mon 4/7/25	Mon 12/29/25
71		**WA23-0100 WTP Shop**	**195 days**	**Wed 10/1/25**	**Tue 6/30/26**
72		Design	195 days	Wed 10/1/25	Tue 6/30/26




Parks and Facilities Projects
Melvin Tennis Courts Improvements
Northampton Shade Canopy
Northampton Park Restroom
Silver Oak Restroom
Melvin Park Improvements
Linwood Park Improvements
Veterans Park Playground Replacement and Resurface
Maint Street Park Improvements
City Hall Roof Replacement
Corp Yard Relocation
Water Treatment Plant
Kirkland Ranch Rd
HWY 29 @ South Kelly
Highway 29
S Kelly Rd
Cafe Ct
Infrastructure
Zone 5 Pump Station
WRF/WTP SCADA
South Kelly - Hwy 29 Intersection
East American Canyon Rd Guardrail
Pavement Rejuvenation
SS4 Broadway Sewer Rehab
Green Island Road Utility Undergrounding
Knightsbridge Reconstruction & Water Main
Melvin Sidewalk
Rancho Del Mar Paving and Utility
Rancho Phase II
Rio Del Mar Extension
Devlin Rd
North Slough
29
90 ft
Oat Hill
263 ft
Napa Junction
Eucalyptus Dr
Rio Del Mar
Donaldson Way E
Community Center & Skate Park
Silver Oak Park
American Canyon High School
Chaucer Ln
Elliott Dr
American Canyon
Via Bellagio Park
Marla Dr
Mini Dr
53 ft
Corcoran Ave
Esri, NASA, NGA, USGS, FEMA, County of Napa, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS
CITY OF AMERICAN CANYON
PUBLIC WORKS DEPARTMENT

CITY COUNCILMEMBER REPORT

Council Meeting Date: 01/20/2026

Submitted by: * Vice Mayor Mark Joseph

Event Date: 17/12/2025

Event Type Committee Report

Event Title: Napa Valley Transportation Authority (NVTA)

Event Report:

- We received a summary of Measure T accomplishments by jurisdiction and overall. The full PowerPoint can be downloaded ***here***. The bottom line: *we built, repaired or refurbished 110.4 miles of roads; 6 miles of sidewalks; and 21.5 miles of bike lanes.*
- We also approved the Community-based Transportation Plan
- Updated our County Transportation Plan performance metrics
- Reviewed our legislative priorities and strategies for 2026, and received an update from our legislative advocates (for the State and Federal governments)
- Received an update on revisions to the Brown Act

Event Date: 19/12/2025

Event Type Committee Report

Event Title: 2x2 City/County Meeting

Event Report: Council member Brando Cruz and I met with our counterparts and staff to discuss revisions to our Urban Limit Line and possible tax-sharing arrangements, along with how we might help the County with their housing obligations. It was a good meeting, and the goal is to expedite the process in 2026.

Event Date: 18/12/2025

Event Type Committee Report

Event Title: Fire District activities

Event Report:

- I attended the pinning of our two newest Firefighters: Manuel Conde and Mitchell Smith. Family Members were there, along with several Board members and management staff. These two young men have very impressive backgrounds, and I look forward to their successful careers with the District.
- I also attended what might be the shortest Fire District Board meeting of all time! Appropriate for the end of the year.

Event Date: 05/01/2026

Event Type Community Event

Event Title: Congressman Thompson's Town Hall Meeting in American Canyon

Event Report: Very excited to see the Congressman hold one of his many Town Hall meetings, this time at our Boys & Girls Club. It was very well attended. He gave some updates about what he is working on, as well as his thoughts of what's going on at the Federal level. He also answered more than a dozen questions from the audience.

Event Date:

Event Type Other

Event Title: Community Affairs

Event Report:

- Attended the Arts Foundation's final board meeting of the year, as well as the Annual Membership Meeting & Holiday Reception
- Attended the Kiwanis Board meeting, helped with their Food Drive and Holiday Dinner. We are also starting to focus full time on our annual Crab Feed fundraiser.
- Spent a lot of time talking to residents about the potential initiative to bring the large parcel (1661 Green Island Road, formerly Green Island Vineyard) into the Urban Limit Line. There are a lot of strong feelings about the issue, but there are also some reasonable players as well. Hopefully, we can work something out.

Future Agenda Items

February 3, 2026, City Council 6:30 p.m.
Black History Month
Hwy 29 Multi-Modal Project Presentation (NVTA)
Annual Comprehensive Financial Report and FY 2024-25 Year End Results
OpenGov Presentation

February 3, 2026, Finance Subcom. 11:00 a.m.
Mid-year Budget Review
Fiscal Policy Update Work Program

February 4, 2026, OSATS. 6:30 p.m.
Selection of Chair / Vice Chair
American Canyon Bicycle Friendly Designation Application
Parks and Trail Signage Update

February 6, 2026, Special City Council 9:00 a.m.
Annual Strategic Plan

February 12, 2026, PCS Comm. 6:30 p.m.
Pickleball Discussion
Field Allocation
Inflatable Play Equipment Policy Update

February 17, 2026, City Council 6:30 p.m.
Acknowledging Ramadan
Successor RHNA Agreement
Mid-year Budget Review & Adjustments
Sites Project Update 101
Communications Update

February 26, 2026, Planning Comm. 6:30 p.m.
Enclave at Canyon Estates Front Yard Setback Variance
Housing Element and General Plan Annual Report

March 3, 2026, City Council 6:30 p.m.
Acknowledging Holi
National Women's History Month
Human Resources Annual Update
Utilities Update

March 4, 2026, OSATS Comm. 6:30 p.m.
Countywide Active Transportation Plan
FY2026/27 CIP Discussion

March 12, 2026, PCS Comm. 6:30 p.m.
FY2026/27 CIP Discussion
Develop Adult Fee Waiver Program
Inflatable Play Equipment Policy Update

March 17, 2026, City Council. 6:30 p.m.
American Red Cross Month

March 26, 2026, Planning Comm. 6:30 p.m.
TBD

April 1, 2026, OSATS Comm. 6:30 p.m.
Parks and Community Services Master Plan
Active Transportation Plan - General Plan Amendment

April 7, 2026, City Council 6:30 p.m.
Arts Month
Sexual Assault Awareness Month
National Volunteer Week
Sites Project Update
Annual Police Report

April 9, 2026, PCS Comm. 6:30 p.m.
Meeting Cancelled

Unscheduled Council Directed Items	Councilmember	Date of Vote	Notes
All Electric Reach Code (Discussion only)	Joseph	11/7/2023	On hold pending RCAAP and *Berkeley* litigation.
Food Ware Ordinance	Joseph	9/17/2024	On hold, pending RCAAP
Purple Heart Designation	Washington	10/15/2024	In progress, council date TBD
Clarke Ranch Improvements	Oro	12/16/2025	In progress, council date TBD