

BENICIA CITY COUNCIL CITY COUNCIL MEETING AGENDA

**May 20, 2025
6:00 PM**

**Benicia City Hall, Council Chambers
250 East L Street, Benicia, CA 94510**

COURTESY ZOOM PARTICIPATION

<https://us02web.zoom.us/j/88508047557?pwd=cHRsZlBrYlphU3pkODcycytmcFR2UT09>

Meeting ID: 885 0804 7557

Password: 449303

Phone: 1 669 900 9128

1. CALL TO ORDER (6:00 P.M.)

2. CONVENE OPEN SESSION

3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. REFERENCE TO THE FUNDAMENTAL RIGHTS OF THE PUBLIC

The fundamental rights of each member of the public can be found in the municipal code posted on the City's website and on a plaque that is posted at the entrance to this meeting per section 4.04.030 of the City of Benicia's Open Government Ordinance.

6. ANNOUNCEMENTS

6.A MAYOR'S OFFICE HOURS

RECOMMENDED ACTION: Mayor Young is maintaining an open office on the first and third Mondays of the month (except holidays) in the Mayor's office of City Hall from 4:30 to 6:00 p.m. No appointment is necessary. Other meeting times may be scheduled through City Hall by calling 707-746-4200.

7. PROCLAMATIONS

8. APPOINTMENTS

9. PRESENTATIONS

10. ADOPTION OF AGENDA

11. OPPORTUNITY FOR PUBLIC COMMENTS

How to Submit Public Comments for this City Council meeting:

Besides appearing in person and offering public comments, members of the public may provide public comment via Zoom, or to the City Clerk by email at lwolfe@ci.benicia.ca.us. Any comment submitted to the City Clerk should indicate to

which item of the agenda the comment relates to. Specific information follows:

- Comments received by 2:00 pm on the day of the meeting will be electronically forwarded to the City Council and posted on the City's website.

12. WRITTEN COMMENT

13. PUBLIC COMMENT

14. CONSENT CALENDAR

Items listed on the Consent Calendar are considered routine and will be enacted, approved or adopted by one motion unless a request for removal or explanation is received from a Council Member, Staff or member of the public. Items removed from the Consent Calendar shall be considered immediately following the adoption of the Consent Calendar.

14.A MINUTES FROM THE MAY 6, 2025 REGULAR MEETING
[May 6, 2025 Regular City Council Meeting Minutes](#)

14.B REQUEST TO FLY THE RAINBOW FLAG IN RECOGNITION OF LGBTQIA+ PRIDE MONTH

RECOMMENDED ACTION: Provide direction to staff by minute order on whether or not to fly the Rainbow Pride Flag on the City Hall flagpole during the month of June 2025.

[Staff Report - Request to Fly Rainbow Pride Flag in Recognition of LGBTQIA+ Pride Month](#)

[1. Outdoor Flag Display Policy](#)

14.C REQUEST TO FLY THE JUNETEENTH LIBERATION FLAG

RECOMMENDED ACTION: Provide direction to staff by minute order on whether or not to fly the Juneteenth Liberation Flag on the City Hall flagpole and its duration.

[Staff Report - Request to Fly Juneteenth Liberation Flag](#)

[1. Outdoor Flag Display Policy](#)

14.D PUBLIC REVIEW OF ANNUAL REPORT OF MILITARY EQUIPMENT USE BY THE BENICIA POLICE DEPARTMENT

RECOMMENDED ACTION: Review AB481 Annual Report - 2024 (Attachment 1) and allow public opportunity to discuss information available in report.

[Staff Report - AB481 2024 Annual Report](#)

[1. AB481 Annual Report - 2024](#)

[2. Ordinance 22-8 - Military Equipment Use Policy](#)

14.E FY 2024/25 THIRD QUARTER BUDGET REPORT

RECOMMENDED ACTION: Accept, by minute order, the FY 2024/25 Q3 Budget Report and report out of budget amendments made with delegated authority.

[Staff Report - FY25 Q3 Budget Report](#)

14.F SECOND AMENDMENT TO PLACEWORKS ON-CALL PLANNING MASTER SERVICES AGREEMENT AND ACCEPTANCE OF TASK ORDER #4

RECOMMENDED ACTION: Adopt a resolution (Attachment 1) approving a second amendment to the Master Services Agreement with PlaceWorks (Attachment 2) for a not-to-exceed amount of \$1,229,918, extending the term of the contract by one year from December 31, 2026 to December 31, 2027, approving Task Order #4 for the Rose Estates EIR for a not-to-exceed amount of \$779,918 (Attachment 3) and authorizing the City Manager to execute both the Master Services Agreement amendment and Task Order #4 on behalf of the City.

[Staff Report - PlaceWorks Second Amendment to Agreement](#)

- [1. Resolution - PlaceWorks Second Amendment to Master Services Agreement](#)
- [2. PlaceWorks Second Amendment to Master Services Agreement](#)
- [3. PlaceWorks Task Order #4 - Placeworks EIR](#)

14.G LANDSCAPING AND LIGHTING DISTRICT FISCAL YEAR 2025-2026

RECOMMENDED ACTION: Move to adopt the attached resolutions pertaining to the Landscaping and Lighting District: 1. Initiate Proceedings for the Annual Levy and Collection of Assessments for the City of Benicia Landscaping and Lighting District, Fiscal Year (FY) 2025-26 (Attachment 1). 2. Preliminary approval of the Engineer's Report for the City of Benicia Landscaping and Lighting District, FY 2025-26 (Attachment 2). 3. Intention to Order the Levy and Collection of Assessments Pursuant to the Landscaping and Lighting Act of 1972 and therefore Setting a Public Hearing on June 17, 2025, for the City of Benicia Landscaping and Lighting District, FY 2025-26 (Attachment 3).

[Staff Report - FY25-26 Landscape and Lighting Assessment](#)

- [1. Resolution - Intent to Initiate Proceedings](#)
- [2. Resolution - Preliminary Approval of Engineer's Report](#)
- [3. Resolution - Setting the Public Hearing Date on June 17, 2025](#)
- [4. Preliminary LLAD Eng Rpt FY 25-26](#)
- [5. Landscaping and Lighting Assessment District Diagram](#)

14.H APPROVAL OF A PARCEL MAP FOR SUBDIVISION TO CREATE TWO LOTS ON A 61.743 ACRE PARCEL LOCATED AT 2650 AND 2850 BAYSHORE ROAD AND ACCEPT PUBLIC STORM DRAIN EASEMENT DEDICATION

RECOMMENDED ACTION: Move to adopt a resolution (Attachment 1) approving the Parcel Map (Attachment 2) at 2650 and 2850 Bayshore Road and accept the access storm drain easement dedication as depicted on the Parcel Map.

[Staff Report - Approval of Parcel Map 2650 and 2850 Bayshore Road](#)

- [1. Resolution - Approval of Parcel Map 2650 and 2850 Bayshore Road](#)
- [2. Parcel Map - 2650 and 2850 Bayshore Road](#)

14.I APPROVAL OF AGREEMENT WITH EV CHARGING SOLUTIONS, INC. FOR ELECTRIC VEHICLE CHARGING STATIONS

RECOMMENDED ACTION: Move to adopt a resolution (Attachment 1) approving the Site Host Agreement (Attachment 2) with EVCS for electric vehicle grant funding and installation of public charging stations at multiple City-owned facilities.

Staff Report - Approval of Agreement with EVCS
1. Resolution -Approval of Agreement with EVCS
2. Agreement with EVCS

14.J 2025 HOUSING ELEMENT IMPLEMENTATION

RECOMMENDED ACTION: Accept the report and public comment. No action is requested.

[Staff Report - Housing Element Implementation 2025](#)

14.K APPROVAL TO WAIVE THE READING OF ALL ORDINANCES INTRODUCED OR ADOPTED PURSUANT TO THIS AGENDA

15. BUSINESS ITEMS

15.A FY 2025/26 AND FY 2026/27 BUDGET STUDY SESSION - STAFFING, GENERAL FUND DEPARTMENT HIGHLIGHTS, AND ECONOMIC DEVELOPMENT CHANGES

RECOMMENDED ACTION: Receive the presentation and provide feedback to staff regarding the FY 2025/26 (FY26) and FY 2026/27 (FY27) staffing reduction, department highlights, and proposed programming in the Economic Development Department.

[Staff Report - FY26 & FY27 Budget Study Session 2](#)
[1. Resolution - 25-21 and Budget Development Policy](#)

15.B APPOINTMENT OF CITY COUNCIL MEMBERS TO AD HOC "ACT" TASK FORCE GROUPS IN RESPONSE TO POTENTIAL BENICIA VALERO REFINARY CLOSURE

RECOMMENDED ACTION: Move to adopt by motion the nomination of the respective members of the City Council to the proposed Ad Hoc Task Force Groups.

[Staff Report - ACT Task Force Groups](#)

16. COUNCIL MEMBER COMMITTEE REPORTS

(Council Members serve on various internal and external committees on behalf of the City. Links to current agendas, minutes and meeting schedules, as available, from these various committees are included in the agenda packet. Oral reports by the Council Members are made only by exception.)

16.A COUNCIL MEMBER COMMITTEE REPORTS
[Council Member Committee Reports](#)

17. ADJOURNMENT (9:00 P.M.)

Public Participation

The City of Benicia welcomes your interest and involvement in the City's legislative process. Persons wishing to address the Council, Board, Commission or Committee (CBCC) are asked to voluntarily complete a speaker request form, available at the entrance of Council Chambers, and submit it to the meeting Secretary/City Clerk. Speakers, addressing the CBCC at the time the item is considered, are requested to restrict their comments to the item as it appears on the agenda and stay within the three-minute time limit. The Brown Act does not permit the CBCC to take action on items brought up during the Public Comment period.

As a courtesy, and technology permitting, members of the public may participate remotely. Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. Meetings will not be cancelled due to technical difficulties. The meeting can also be observed on Cable T.V. Broadcast - Check with your cable provider for your local government broadcast channel, or livestream online at www.ci.benicia.ca.us/agendas.

Americans with Disabilities Acts

The City of Benicia is committed to providing meeting facilities that are accessible to persons with disabilities. Meeting materials in alternative formats, a sign language interpreter, real-time captioning, assistive listening devices or other accommodations can be requested by calling (707) 746-4200 or by emailing ADACoordinator@ci.benicia.ca.us, at least four working days prior to a meeting. Assistive listening devices may be obtained at the meeting.

Meeting Procedures

Pursuant to Government Code Section 65009, if you challenge a decision of the CBCC in court, you may be limited to the issues raised during the meeting or in written correspondence delivered to the CBCC by the meeting. You may also be limited to a ninety (90) day statute of limitations when challenging certain administrative decisions, including any final decisions regarding planning or zoning.

The decision of the CBCC is final as of the date of its decision unless judicial review is initiated pursuant to Code of Civil Procedure Section 1094.5. Any such petition for judicial review is subject to the provisions of Code of Civil Procedure Section 1094.6

Public Records and Writings Received After Agenda Posting

A printed version of the agenda packet for this meeting is available at the Benicia Public Library during regular working hours. To the extent feasible, the agenda packet and any writing or documents related to an agenda item for this meeting provided to the CBCC, will be made available for public inspection on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." A complete recording of each meeting is available online at www.ci.benicia.ca.us/agendas.

Contact Your Council Members

Voicemail for Mayor and Council Members: (707) 746-4213

Mayor Steve Young: SYoung@ci.benicia.ca.us

Vice Mayor Trevor Macenski: TMacenski@ci.benicia.ca.us

Council Member Kari Birdseye: KBirdseye@ci.benicia.ca.us

Council Member Lionel Largaespada: LLargaespada@ci.benicia.ca.us

Council Member Terry Scott: TScott@ci.benicia.ca.us

DRAFT

MINUTES OF THE REGULAR MEETING – CITY COUNCIL MAY 6, 2025 6:00 P.M.

City Council Chambers, City Hall, 250 East L Street, complete proceedings of which are recorded. These are action minutes; a full video is available online at www.ci.benicia.ca.us/agendas.

COURTESY ZOOM PARTICIPATION

1) CALL TO ORDER (6:00 P.M.)

Mayor Young called the meeting to order at 6:00 p.m.

2) CONVENE OPEN SESSION

3) ROLL CALL

Present: Council Member Birdseye, Council Member Largaespada, Council Member Scott, Mayor Young

Absent: Vice Mayor Macenski

4) PLEDGE OF ALLEGIANCE

5) REFERENCE TO THE FUNDAMENTAL RIGHTS OF THE PUBLIC

6) ANNOUNCEMENTS

6.A MAYOR'S OFFICE HOURS

6.B CITY OF BENICIA OPENINGS ON BOARDS, COMMISSIONS AND COMMITTEES

BCC Openings 

7) PROCLAMATIONS

8) APPOINTMENTS

9) PRESENTATIONS

9.A BENICIA MAIN STREET

DRAFT

10) ADOPTION OF AGENDA

On motion of Council Member Scott, seconded by Council Member Birdseye, Council approved the Adoption of the Agenda, as presented, on a roll call by the following vote:

Ayes: Council Member Birdseye, Council Member Largaespada, Council Member Scott, Mayor Young

Noes: (None)

11) OPPORTUNITY FOR PUBLIC COMMENTS

12) WRITTEN COMMENT

13) PUBLIC COMMENT

1. Lori Grundman - Ms. Grundman discussed concerns regarding the recent fire at the Valero Benicia Refinery.
2. Mary Shaw - Ms. Shaw discussed concerns regarding the recent fire at the Valero Benicia Refinery.
3. Josh Chadwick, Fire Chief - Chief Chadwick discussed the timeline of events for the fire at the Valero Benicia Refinery.

14) CONSENT CALENDAR

14.A MINUTES FROM THE APRIL 15, 2025 SPECIAL CLOSED SESSION AND REGULAR MEETINGS

[April 15, 2025 Special City Council Meeting Minutes](#) 

[April 15, 2025 Regular City Council Meeting Minutes](#) 

14.B RETROACTIVE SALARY ADJUSTMENT AND LONGEVITY REDUCTION OFFSET FOR PRIOR CITY MANAGER ERIK UPSON

[Staff Report - Publicly Available Salary Schedule and Upson Agreement Amendment](#) 

[1. Resolution - Publicly Available Salary Schedules and Second Amendment to Upson Employment Agreement](#) 

RESOLUTION NO. 25- 44 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APPROVING PUBLICLY AVAILABLE PAY SCHEDULES IN ACCORDANCE WITH THE REQUIREMENT OF CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 570.5, WHICH INCLUDES REVISED RETROACTIVE SALARY SCHEDULES AND EMPLOYMENT AGREEMENT FOR THE CITY OF BENICIA FOR PRIOR CITY MANAGER ERIK UPSON

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14.C ACCEPTANCE OF THE WASTEWATER TREATMENT PLANT PRIMARY TREATMENT REHABILITATION PROJECT

RESOLUTION NO. 25- 45 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA ACCEPTING WASTEWATER TREATMENT PLANT PRIMARY TREATMENT REHABILITATION PROJECT AS COMPLETE, AUTHORIZING THE CITY MANAGER TO SIGN THE NOTICE OF COMPLETION, AUTHORIZING THE CITY CLERK TO FILE SAME WITH THE SOLANO COUNTY RECORDER'S OFFICE

Council thanked Staff for delivering the project under budget.

Public Comment:

None

[Staff Report - Acceptance of WWTP Primary Treatment Project](#) 

[1. Resolution - Acceptance of WWTP Primary Treatment Project](#) 

[2. Notice of Completion](#) 

On motion of Council Member Scott, seconded by Council Member Birdseye, Council approved the adoption of Resolution 25-45, on a roll call by the following vote:

Ayes: Council Member Birdseye, Council Member Largaespada, Council Member Scott, Mayor Young

Noes: (None)

14.D APPROVAL OF PURCHASE OF OUTDOOR FURNITURE, AMENITIES AND SHADE STRUCTURES FOR JACK LONDON PARK

[Staff Report - Approval of Purchase of Outdoor Furniture, Amenities and Shade Structures for Jack London Park](#) 

[1. Resolution - Approval of Purchase of Outdoor Furniture, Amenities and Shade Structures for Jack London Park](#) 




[2. Proposal - Landscape Structures](#) 

RESOLUTION NO. 25- 46 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING THE PURCHASE OF OUTDOOR FURNITURE, AMENITIES AND SHADE STRUCTURES FOR JACK LONDON PARK

14.E AWARD OF CONSTRUCTION CONTRACT AND APPROVAL OF NOTICE OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE INDUSTRIAL WAY SEWER REPLACEMENT PROJECT

DRAFT

Staff Report - Award of Construction Contract Industrial Way Sewer Repair 

1. Resolution - Industrial Way Sewer Replacement Project 
2. Construction Contract with A3 Pipeline 
3. Notice of Exemption - Industrial Way Sewer Replacement Project 

RESOLUTION NO. 25- 47 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA ACCEPTING THE BIDS FOR THE INDUSTRIAL WAY SEWER REPLACEMENT PROJECT, AWARDING THE CONSTRUCTION CONTRACT TO A3 PIPELINE, AUTHORIZING THE CITY MANAGER TO SIGN THE CONSTRUCTION CONTRACT AND PROJECT MANAGER TO SIGN CHANGE ORDERS ON BEHALF OF THE CITY, AND APPROVING A NOTICE OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

- 14.F APPROVAL OF SECOND AMENDMENT TO AGREEMENT WITH UNICO ENGINEERING, INC. AND APPROVAL OF TASK ORDER NO. 2 FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE FY 2025/26 CITYWIDE PAVEMENT REHABILITATION AND BICYCLE AND PEDESTRIAN IMPROVEMENTS PROJECT**


Staff Report - Approval of Second Amendment to Agreement and Task Order 2 with Unico 

1. Resolution - Second Amendment to Agreement with Unico Engineering, Inc. 
2. Second Amendment to Agreement - Unico Engineering, Inc. 
3. Task Order No. 2 - Unico Engineering, Inc. 
4. First Amendment to Master Professional Agreement - Unico Engineering, Inc. 
5. Master Professional Agreement - Unico Engineering, Inc. 

RESOLUTION NO. 25- 48 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING A SECOND AMENDMENT TO AGREEMENT WITH UNICO ENGINEERING, INC. AND APPROVAL OF TASK ORDER NO. 2 FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE 2025 CITYWIDE PAVEMENT REHABILITATION AND BICYCLE AND PEDESTRIAN IMPROVEMENTS PROJECT

- 14.G APPROVAL OF FOURTH AMENDMENT TO AGREEMENT WITH TRB AND ASSOCIATES, INC. FOR FIRE PLAN CHECK AND INSPECTION SERVICES**

Staff Report - Amendment to TRB Fire Inspection Services Agreement 

1. Resolution - Approval of Fourth Amendment to Agreement with TRB 
2. Original Agreement with TRB 
3. First Amendment to Agreement 
4. Second Amendment to Agreement 
5. Third Amendment to Agreement 

DRAFT

6. Draft Fourth Amendment to Agreement

RESOLUTION NO. 25- 49 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING THE FOURTH AMENDMENT OF AN AGREEMENT WITH TRB AND ASSOCIATES, INC. FOR FIRE PLAN CHECK AND INSPECTION SERVICES TO INCREASE THE NOT-TO-EXCEED AMOUNT FROM \$99,999 TO \$110,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY

14.H APPROVAL TO WAIVE THE READING OF ALL ORDINANCES INTRODUCED OR ADOPTED PURSUANT TO THIS AGENDA

On motion of Council Member Scott, seconded by Council Member Birdseye, Council approved the adoption of the Consent Calendar, as amended, on a roll call by the following vote:

Ayes: Council Member Birdseye, Council Member Largaespada, Council Member Scott, Mayor Young

Noes: (None)

Council pulled item 14.C for discussion.

15) BUSINESS ITEMS

15.A APPROVE LIST OF STREETS FOR THE 2026 CITYWIDE PAVEMENT REHABILITATION PROJECT TO RECEIVE MEASURE F AND FY 25/26 SENATE BILL 1 ROAD MAINTENANCE AND REHABILITATION ACCOUNT FUNDING

RESOLUTION NO. 25- 50 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING THE LIST OF STREETS FOR THE 2026 CITYWIDE PAVEMENT REHABILITATION PROJECT TO RECEIVE MEASURE F AND FY 25/26 SENATE BILL 1 ROAD MAINTENANCE AND REHABILITATION ACCOUNT FUNDING

Neil Leary, Deputy Public Works Director, and Derek Linsley, Associate Civil Engineer, reviewed the staff report and a PowerPoint presentation.

Council and Staff discussed how long it would take to get the streets up to an acceptable PCI, how the streets are prioritized, why the project can't start until summer 2026, the streets in the Industrial Park, gas tax, how flexible the proposed plan is, how the underground utilities were factored into the project, funding sources, construction warranty, the need to make the project clear on the website so the public is aware, sidewalks, alternative pavement, and construction traffic.

Public Comment:

DRAFT

1. Matthew Cargo - Mr. Cargo discussed the need to pave the First Street Green lot, and the need to hold the contractors to a high standard.
2. Maggie Kolk - Ms. Kolk discussed the need for transparency and education for the public on why certain zones are being done and others are not.
3. Lori Grundman - Ms. Grundman discussed concern with the priority of West 7th Street.

[Staff Report - FY 2627 Citywide Pavement Rehabilitation Project Streets List](#) 

[1. Resolution - FY 2627 Citywide Pavement Rehabilitation Project Streets List](#)

[2. Benicia PCI Map with Zones \(Updated 11.27.24\)](#) 

On motion of Council Member Birdseye, seconded by Council Member Scott, Council approved the adoption of Resolution 25-50, as presented, on a roll call by the following vote:

Ayes: Council Member Birdseye, Council Member Largaespada, Council Member Scott, Mayor Young

Noes: (None)

15.B FY 2025/26 AND FY 2026/27 BUDGET STUDY SESSION - COMMUNITY GRANTS

Jeff Tschudi, Finance Director, and Roxana Moradi, Budget Manager, reviewed the staff report.

Staff and Council discussed the proposed mid-year review, the need for reports from the Community Action Council on what their grant money is being spent on, and how to ensure the grantees are using the funds as agreed to in the contract.

Public Comment:

None

[Staff Report - FY26 & FY27 Budget Study Session 1](#) 

[1. Resolution 25-21 and Budget Development Policy](#) 

[2. ACC Grantee Recommendations](#) 

[3. CSC Grantee Recommendations](#) 

On motion of Council Member Scott, seconded by Council Member Birdseye, Council received the presentation and approved Staff's recommended grant awards for the Community Grants Program for FY 2025/26 (FY26) and FY 2026/27 (FY27), contingent on City revenue not falling more than 10% of the second year, on a roll call by the following vote:

Ayes: Council Member Birdseye, Council Member Largaespada, Council Member Scott, Mayor Young

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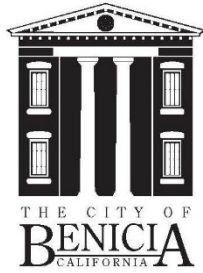
Noes: (None)

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16) ADJOURNMENT(9:00 P.M.)

Mayor Young adjourned the meeting at 8:45 p.m.

City Clerk



AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
CONSENT CALENDAR

TO : City Council

FROM : City Manager

SUBJECT : **REQUEST TO FLY THE RAINBOW FLAG IN RECOGNITION OF LGBTQIA+ PRIDE MONTH**

EXECUTIVE SUMMARY:

This request is for the City to fly the Rainbow Pride Flag on the City Hall flagpole during the month of June 2025, in recognition of LGBTQIA+ Pride Month. This request is being brought forward by Mayor Young, pursuant to the City's Outdoor Flag Display Policy (Attachment 1) which states that "the City shall display commemorative flags only if authorized by the City Council as an expression of the City's official sentiments." The policy also states that "the City Council shall only consider a request to display a commemorative flag if the request is made by a member of the Benicia City Council."

RECOMMENDATION:

Provide direction to staff by minute order on whether or not to fly the Rainbow Pride Flag on the City Hall flagpole during the month of June 2025.

BUDGET INFORMATION:

There is no direct budget impact associated with flying the Rainbow Pride Flag.

BACKGROUND:

LGBTQIA+ History Month is a month-long annual observance of lesbian, gay, bisexual, and transgender history, and the history of gay rights and related civil rights movements, currently celebrated in the month of June. In the United States the last Sunday in June was initially celebrated as "Gay Pride Day," but the actual day was flexible. In major cities across the nation the "day" soon grew to encompass a month-long series of events. Today, celebrations include pride parades, picnics, parties, workshops, symposia and concerts, and LGBTQIA+ Pride Month events which attract millions of participants around the world. Memorials are held during this month for those members of the community who have been lost to hate crimes or HIV/AIDS. The purpose of the commemorative month is to recognize the impact that lesbian, gay, bisexual and transgender individuals have had on history locally, nationally, and internationally.

The City's Outdoor Flag Display Policy (Attachment 1) states that "the City shall display commemorative flags only if authorized by the City Council as an expression of the City's official sentiments." The policy also states that "the City Council shall only consider a request to display a commemorative flag if the request is made by a member of the Benicia City Council." This request to fly the Rainbow Pride Flag during the month of June 2025 is being brought forward by Mayor Young, pursuant to this policy.

NEXT STEPS:

The next step will be to follow Council's direction on whether or not to fly the Rainbow Pride Flag on the City Hall flagpole during the month of June 2025.

ALTERNATIVE ACTIONS:

Council could choose to authorize the Rainbow Pride Flag to be displayed on the City Hall flagpole during the month of June 2025, or to not authorize this flag to be displayed.

CEQA Analysis	The requested action is exempt from CEQA because it will not result in a direct or indirect physical change in the environment and therefore is not a project as defined in CEQA Guidelines Section 15378.
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ATTACHMENT:

1. Outdoor Flag Display Policy

For more information contact: City Manager Mario Giuliani

Phone: 707.746.4200

E-mail: mgiuliani@ci.benicia.ca.us

CITY OF BENICIA
OUTDOOR FLAG DISPLAY POLICY

Background:

The Benicia City Council desires to establish a policy regarding: (1) the outdoor display of the United States Flag, the California State Flag, and the City of Benicia Flag at City facilities; and (2) the outdoor display of commemorative flags at Benicia City Hall.

In adopting this policy, the City Council declares that the City of Benicia's flagpoles are not intended to serve as a forum for free expression of the public, but rather for the display of Federal, State, and City Flags, and any commemorative flag as may be authorized by the City Council as an expression of the City Council's official sentiments.

Purpose:

The purpose of this policy is to provide procedural guidance for the outdoor display of flags at City facilities. Nothing in this policy is intended to control the City's indoor display of flags, including commemorative flags, within City facilities.

Policy:

I. Standards

Flags shall be displayed in accordance with Federal and State statutes, including, but not limited to, Title 4, Chapter 1 of the United States Code and Sections 430 through 439 of the California Government Code, and this policy.

II. Procedure

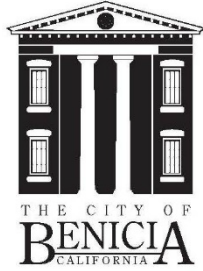
A. United States Flag, California State Flag, and City of Benicia Flag

1. No other flag shall be placed above the United States Flag and no other flag shall be larger than the United States Flag. Other flags may be flown at the same height and in the same size, in accordance with this policy. Where both the United State Flag and the California State Flags are flown, they shall be of the same size.
2. Flags should be hoisted briskly and lowered ceremoniously. The United States Flag should be hoisted first and lowered last.
3. Flags shall be displayed during operating hours on all days on which the City is open for business, and on national and state holidays. Flags may be displayed twenty-four (24) hours a day as long as they are illuminated during darkness.

4. Flags shall not be displayed during inclement weather. However, all-weather flags may be displayed twenty-four (24) hours a day if they are illuminated during darkness.
5. When flags are displayed on a single pole, the order from top to bottom shall be: The United States Flag, the California State Flag, and if displayed, the City of Benicia Flag.
6. When the flags are flown from adjacent flag poles, the United States Flag shall be flown at the highest point of honor, which is the furthest point to the left from the standpoint of the observer ("the flag's right"). The California State Flag shall be placed in the second position of honor. The City of Benicia Flag, if displayed, shall be placed in the third position of honor.
7. The United States Flag, the State of California Flag and the City of Benicia Flag shall be flown at Benicia City Hall.

B. Commemorative Flags

1. The City's flagpoles are not intended to serve as a forum for free expression by the public. The City shall display commemorative flags only if authorized by the City Council as an expression of the City's official sentiments. Any such authorization shall be given at a duly noticed meeting of the City Council.
 - (a) The City Council shall only consider a request to display a commemorative flag if the request is made by a member of the Benicia City Council.
2. Commemorative flags shall be displayed for a period of time that is reasonable or customary for the subject that is to be commemorated, but no longer than thirty-one (31) continuous days.
3. Commemorative flags shall be displayed exclusively at Benicia City Hall. Such flags may be displayed on the City Hall flag pole.
4. Commemorative flags displayed on the Benicia City Hall flagpole shall be displayed in the last position of honor beneath the City of Benicia Flag, unless otherwise directed by the City Council and to the extent such display does not conflict with federal law, state law, or this policy.



AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
CONSENT CALENDAR

TO : City Council

FROM : City Manager

SUBJECT : **REQUEST TO FLY THE JUNETEENTH LIBERATION FLAG**

EXECUTIVE SUMMARY:

This request is for the City to fly the Juneteenth Liberation Flag on the City Hall flagpole to recognize June 19th, 2025 as Juneteenth, an annual holiday commemorating the end of slavery in the United States. This request is being brought forward by Mayor Young pursuant to the City's Outdoor Flag Display Policy (Attachment 1), which states that "the City shall display commemorative flags only if authorized by the City Council as an expression of the City's official sentiments." The policy also states that "the City Council shall only consider a request to display a commemorative flag if the request is made by a member of the Benicia City Council."

RECOMMENDATION:

Provide direction to staff by minute order on whether or not to fly the Juneteenth Liberation Flag on the City Hall flagpole and its duration.

BUDGET INFORMATION:

There is no direct budget impact associated with flying the Juneteenth Liberation Flag.

BACKGROUND:

Juneteenth is an annual holiday, celebrated on June 19th, commemorating the end of slavery in the United States. On January 1, 1863, Abraham Lincoln issued the Emancipation Proclamation, which declared that all enslaved people were free, but many people still remained enslaved. On June 19, 1865, over two years after the signing of the Emancipation Proclamation, Union troops rode into Galveston, Texas, to announce that the Civil War was over, and all enslaved people were free.

Juneteenth is also known as Freedom Day, Jubilee Day, Emancipation Day, and Liberation Day. Juneteenth celebrations in the United States typically include religious services, speeches, educational events, family gatherings, and festivals with food, music, and dancing.

The City's Outdoor Flag Display Policy (Attachment 1) states that "the City shall display commemorative flags only if authorized by the City Council as an expression of the

City's official sentiments." The policy also states that "the City Council shall only consider a request to display a commemorative flag if the request is made by a member of the Benicia City Council." This request to fly the Juneteenth Liberation Flag to recognize June 19th, 2025 as Juneteenth, is being brought forward by Mayor Young, pursuant to this policy.

NEXT STEPS:

The next step will be to follow Council's direction on whether or not to fly the Juneteenth Liberation Flag on the City Hall flagpole.

ALTERNATIVE ACTIONS:

Council could choose to authorize the Juneteenth Liberation Flag to be displayed on the City Hall flagpole, or to not authorize this flag to be displayed.

CEQA Analysis	The requested action is exempt from CEQA because it will not result in a direct or indirect physical change in the environment and therefore is not a project as defined in CEQA Guidelines Section 15378.
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ATTACHMENT:

1. Outdoor Flag Display Policy

For more information contact: City Manager, Mario Giuliani

Phone: 707.746.4200

E-mail: mgiuliani@ci.benicia.ca.us

CITY OF BENICIA
OUTDOOR FLAG DISPLAY POLICY

Background:

The Benicia City Council desires to establish a policy regarding: (1) the outdoor display of the United States Flag, the California State Flag, and the City of Benicia Flag at City facilities; and (2) the outdoor display of commemorative flags at Benicia City Hall.

In adopting this policy, the City Council declares that the City of Benicia's flagpoles are not intended to serve as a forum for free expression of the public, but rather for the display of Federal, State, and City Flags, and any commemorative flag as may be authorized by the City Council as an expression of the City Council's official sentiments.

Purpose:

The purpose of this policy is to provide procedural guidance for the outdoor display of flags at City facilities. Nothing in this policy is intended to control the City's indoor display of flags, including commemorative flags, within City facilities.

Policy:

I. Standards

Flags shall be displayed in accordance with Federal and State statutes, including, but not limited to, Title 4, Chapter 1 of the United States Code and Sections 430 through 439 of the California Government Code, and this policy.

II. Procedure

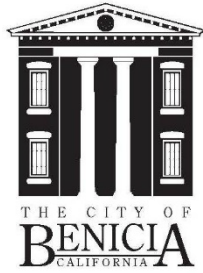
A. United States Flag, California State Flag, and City of Benicia Flag

1. No other flag shall be placed above the United States Flag and no other flag shall be larger than the United States Flag. Other flags may be flown at the same height and in the same size, in accordance with this policy. Where both the United State Flag and the California State Flags are flown, they shall be of the same size.
2. Flags should be hoisted briskly and lowered ceremoniously. The United States Flag should be hoisted first and lowered last.
3. Flags shall be displayed during operating hours on all days on which the City is open for business, and on national and state holidays. Flags may be displayed twenty-four (24) hours a day as long as they are illuminated during darkness.

4. Flags shall not be displayed during inclement weather. However, all-weather flags may be displayed twenty-four (24) hours a day if they are illuminated during darkness.
5. When flags are displayed on a single pole, the order from top to bottom shall be: The United States Flag, the California State Flag, and if displayed, the City of Benicia Flag.
6. When the flags are flown from adjacent flag poles, the United States Flag shall be flown at the highest point of honor, which is the furthest point to the left from the standpoint of the observer ("the flag's right"). The California State Flag shall be placed in the second position of honor. The City of Benicia Flag, if displayed, shall be placed in the third position of honor.
7. The United States Flag, the State of California Flag and the City of Benicia Flag shall be flown at Benicia City Hall.

B. Commemorative Flags

1. The City's flagpoles are not intended to serve as a forum for free expression by the public. The City shall display commemorative flags only if authorized by the City Council as an expression of the City's official sentiments. Any such authorization shall be given at a duly noticed meeting of the City Council.
 - (a) The City Council shall only consider a request to display a commemorative flag if the request is made by a member of the Benicia City Council.
2. Commemorative flags shall be displayed for a period of time that is reasonable or customary for the subject that is to be commemorated, but no longer than thirty-one (31) continuous days.
3. Commemorative flags shall be displayed exclusively at Benicia City Hall. Such flags may be displayed on the City Hall flag pole.
4. Commemorative flags displayed on the Benicia City Hall flagpole shall be displayed in the last position of honor beneath the City of Benicia Flag, unless otherwise directed by the City Council and to the extent such display does not conflict with federal law, state law, or this policy.



**AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
CONSENT CALENDAR**

TO : City Manager

FROM : Police Chief

SUBJECT : **PUBLIC REVIEW OF ANNUAL REPORT OF MILITARY EQUIPMENT USE BY THE BENICIA POLICE DEPARTMENT**

EXECUTIVE SUMMARY:

In October 2022, City Council adopted an ordinance as required by the California State Legislature Assembly Bill 481 (AB481) titled, “Law enforcement and state agencies: military equipment: funding, acquisition, and use.” Section 7072 of AB481 requires the Benicia Police Department to submit an annual military equipment report for as long as the military equipment is available for use. Within 30 days of making the annual report publicly available on the internet website, the Benicia Police Department must be available at a community meeting to allow the general public the opportunity to discuss the annual military report, or use of military equipment. The 2024 AB481 report was posted on the City of Benicia’s webpage on April 28, 2025, and will be on the agenda for the May 20, 2025 City Council Meeting.

RECOMMENDATION:

Review AB481 Annual Report - 2024 (Attachment 1) and allow public opportunity to discuss information available in report.

BUDGET INFORMATION:

There are no impacts on the budget.

BACKGROUND:

In 2021, the California State Legislature passed AB481 titled, “Law enforcement and state agencies: military equipment: funding, acquisition, and use” and amended California Government Codes §7070 – 7075, effective January 1, 2022. As amended, California Government Code §7071(b) requires that law enforcement agencies submit a proposed Military Equipment Use Policy to their governing body for approval.

In September of 2021, the California State Legislature passed Assembly Bill 481 titled, “Law enforcement and state agencies: military equipment: funding, acquisition, and use.” The Bill was approved by Governor Newsom on September 30, 2021, and amended California Government Codes §7070 – 7075, effective January 1, 2022.

As amended, California Government Code §7071(b) now requires that law enforcement agencies submit a proposed Military Equipment Use Policy to their governing body for approval.

On October 4, 2022, City Council adopted Ordinance 22-8 – Military Equipment Use Policy (Attachment 2) that established a City of Benicia Military Equipment Use policy.

Per AB481, section 7072 a law enforcement agency that receives approval for a military equipment use policy pursuant to Section 7071 shall make each annual military equipment report required by this section publicly available on its internet website for as long as the military equipment is available for use. The annual military equipment report shall, at a minimum, include the following information for the immediately preceding calendar year for each type of military equipment:

- (1) A summary of how the military equipment was used and the purpose of its use.
- (2) A summary of any complaints or concerns received concerning the military equipment.
- (3) The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.
- (4) The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.
- (5) The quantity possessed for each type of military equipment.
- (6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

Additionally, within 30 days of submitting and publicly releasing an annual military equipment report pursuant to this section, the law enforcement agency shall hold at least one well-publicized and conveniently located community engagement meeting, at which the general public may discuss and ask questions regarding the annual military equipment report and the law enforcement agency's funding, acquisition, or use of military equipment.

The AB481 Annual Report - 2024 was made public on the website¹ on April 28, 2025. The City Council meeting on May 20, 2025 will be the opportunity for the community to discuss the report.

NEXT STEPS:

Allow public comment on the AB481 Annual Report - 2024

ALTERNATIVE ACTIONS:

None.

¹ www.ci.benicia.ca.us/police

CEQA Analysis	The Military Use Policy does not constitute a project under California Environmental Quality Act (CEQA) Guidelines Section 15378 (b) (2) therefore is not subject to environmental review under CEQA Guidelines Section 15060 (c) (3).
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ATTACHMENTS:

1. AB481 Annual Report - 2024
2. Ordinance 22-8 - Military Equipment Use Policy

For more information contact: Mark Menesini, Police Chief

Phone: 707-746-4262

E-mail: mmenesini@ci.benicia.ca.us

**Benicia Police Department
2024 Annual Military Equipment Report
AB 481 – Government Code § 7070 *et seq.* – BPD Policy 709**

In compliance with Assembly Bill 481 (Gov. Code 7070 *et seq.*) and Benicia Police Department Policy 709 (Military Equipment), the Benicia Police Department (“Department”) has prepared this 2024 Annual Military Equipment Report (“Report”). This Report has been submitted to the Benicia City Council and made available to the community on the Department website and disseminated through other channels, and a copy of which is available upon request at the Benicia Police Department. This report has been prepared to assist the Council and the community in understanding how Military Equipment possessed by the Department has been utilized in the past year.

This report follows the Benicia Police Department’s initial compliance with AB 481 Compliance, which includes the completing the following:

- Approval of the Benicia Police Department Military Equipment Policy (“Policy 709”) (Completed October 2022)
- Approval of the Police Acquisition and Use of Military Equipment Ordinance (Completed October 2022, Benicia City Council Ordinance No. 22-08)
- Initial Community Engagement Meeting (October 4th, 2022)
- Current Military Equipment Inventory (Attached)

Annual Report:

As Required by applicable law and Policy, the Department is required to report annually on the inventory, procurement, use of covered military equipment. The annual report is required to include the following:

1. A summary of each type of military equipment possessed by the Department was used and the purpose of its use.
2. A summary of any complaints or concerns received by the Department concerning the military equipment.
3. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.
4. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.
5. The quantity possessed for each type of military equipment.
6. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

The Department addresses each item below. Please also find a copy of the Military Equipment Inventory List attached for reference, as the questions below describe the utilization of such equipment possessed by the Department.

(1) A summary of how the military equipment was used and the purpose of its use.

The Department did not deploy any military equipment within the City of Benicia during the reporting period. However, as described below, some equipment was used for training purposes.

Military Equipment deployed in other jurisdictions:

No military equipment was deployed in other jurisdictions.

Training involving Military Equipment:

During training exercises, the Department used Military Equipment. Conducting such training ensures that the equipment, if needed, will be deployed in the manner in which it was designed and consistent with Department Policy. The Department used the following Military Equipment during training exercises:

1. Heckler & Koch 5.56mm Semiautomatic Rifles
2. Winchester Ranger .223 Rem 55 Grain Soft Point Rifle Round.
3. 40mm Launchers and Rounds
4. Pepper ball Launcher Tac-SF and Rounds.
5. Less Lethal Shotgun and Rounds

No other military equipment was deployed within the City of Benicia, whether by the Benicia Police Department, or by another agency working in coordination or collaboration with the city.

(2) A summary of any complaints or concerns received concerning the military equipment.

The Department did not receive any complaints or concerns regarding this equipment during the reporting period. The Department does maintain in its policy details on where to send complaints or concerns, as well as on the Department AB 481 website.

(3) The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.

There were no reportable issues identified during any internal audits or any violations of the military equipment policy.

(4) The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.

Equipment: Heckler & Koch 5.56mm Semiautomatic Rifles and Ammunition.

Fiscal Impact: The initial cost of equipment was approximately \$1,476 per rifle. Rifle maintenance is conducted by trained departmental staff at no additional cost. No rifles were purchased in 2024.

Equipment: Winchester Ranger .223 Rem 55 Grain Soft Point Rifle Round.

Fiscal Impact: Cost \$767.00 per case of 1000. 8 cases were purchased for a total of \$6,136.00. The funds used to make the purchase were obtained from the annual Benicia Police Department budget.

Equipment: .308 Bolt Action Rifle - Barrett MRAD and Ammo

Fiscal Impact: The initial cost of the equipment was approximately \$5,970. The ongoing costs for ammunition will vary and maintenance is conducted by departmental staff at no cost. No purchases in 2024.

Equipment: .308 Winchester Supreme 168 grain Ammunition

Fiscal Impact: Cost is \$44.89 per box of 20 rounds. No rounds were purchased in 2024.

Equipment: 40mm Launchers and Rounds

Direct Impact 40mm Model 6326 Marking Crushable Foam Round

Cost is \$24.46 per round. No purchases in 2024.

Exact Impact 40mm Model 6325 Standard Range Sponge Round.

Cost is \$28.95 per round. No purchases in 2024.

Fiscal Impact: The initial cost of this equipment was approximately \$1710 for two 40mm Less Lethal Launchers. The ongoing costs for munitions will vary depending on supply. Maintenance is conducted by departmental staff. No additional purchases in 2024.

Equipment: Pepper ball Launcher Tac-SF and Rounds.

Pepper ball Live-X.68 caliber rounds.

Cost is \$1,244 per pack of 375 rounds. No purchases in 2024.

Fiscal Impact: The initial cost of this equipment was approximately \$1700. The ongoing costs for munitions will vary depending on market costs. Maintenance and training are conducted by departmental staff.

Equipment: Less Lethal Shotgun and Rounds

Fiscal Impact: The initial cost of this equipment was approximately \$4,800 total. The ongoing costs for munitions will vary based on need and market cost. Maintenance is conducted by departmental staff. The current replacement cost

for the Remington 870 shotgun is approximately \$675 + tax. No purchases in 2024.

Equipment: Combined Tactical System 12 gauge Drag Stabilized Bean Bag Round.

Fiscal Impact: \$40.70 per 5 rounds replacement cost. Approximate expiration date of 5 years. No rounds were purchased in 2023.

(5) The quantity possessed of each type of military equipment.

Equipment Name:

Heckler & Koch 5.56mm Semiautomatic Rifle

Quantity owned: 6

Winchester Ranger .223 Rem 55 Grain Soft Point Rifle Round

Quantity owned: 15,500 rounds

Equipment Name:

.308 Bolt Action Rifle- Barrett MRAD

Quantity owned: 1

.308 Winchester Supreme 168 grain Ammunition

Quantity owned: Approximately 800 rounds

Equipment Name:

40mm Launchers

Quantity owned: 2

Direct Impact 40mm Model 6326 Marking Crushable Foam Round

Quantity owned: 4 rounds

Exact Impact 40mm Model 6325 Standard Range Sponge Round

Quantity owned: 18 rounds

Equipment Name:

Pepper ball Launcher Tac-SF

Quantity owned: 4

Pepper ball Live-X.68 caliber rounds.

Quantity owned: Approx. 475 rounds

Pepper ball Live .68 caliber rounds.

Quantity owned: Approx. 100 rounds

Equipment Name:

Less Lethal Shotgun

Quantity owned: 12

Combined Tactical System 12 gauge Drag Stabilized Bean Bag Round

Quantity owned: Approx. 70 rounds

(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

The Benicia Police Department does not intend to acquire additional military equipment in the next year.

Summary

As a result of the 2024 Annual Report, the Department continues to find the following:

- Military equipment in the possession of the Department is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.
- The military equipment use policy continues to safeguard the public's welfare, safety, civil rights, and civil liberties by providing the Department access to and use – if necessary, of such equipment.
- The Department's use of military equipment has at all times complied with the military equipment use policy and any other applicable policies of the Department.

CITY OF BENICIA**ORDINANCE NO. 22- 8****AN ORDINANCE OF THE CITY COUNCIL OF BENICIA ADOPTING A MILITARY EQUIPMENT USE POLICY**

WHEREAS, effective January 1, 2022, Assembly Bill 481 (AB 481) (Government Code sections 7070 *et. seq.*) sets forth a process by which law enforcement agencies are to obtain approval from their governing bodies of a military equipment use policy through the adoption of an ordinance; and

WHEREAS, AB 481 added California Government Code Sections 7070 *et seq.* to codify the requirements set forth in AB 481 including that the City Council of Benicia approve a Military Equipment and Use policy by Ordinance; and

WHEREAS, Government Code Section 7071(a)(1), requires that an ordinance must be timely adopted before a law enforcement agency may acquire or use new or existing military equipment and engage in other specified activities; and

WHEREAS, the Benicia Police Department currently has military equipment (as that term is defined in Government Code section 7070(c)) in its inventory; and

WHEREAS, the Benicia Police Department works closely with other local, county, state and federal law enforcement agencies within Solano County on police related matters, including safeguarding the public's welfare and safety, working on regional task forces, conducting training exercises, providing mutual aid and responding to emergencies; and

WHEREAS, in exigent circumstances, there is sometimes the need to deploy military equipment from or lend military equipment to outside entities to promote the safety and security of community members; and

WHEREAS, the continued use of military equipment and collaboration with other law enforcement agencies in the deployment or other use of military equipment within the City is necessary to safeguard the public's welfare, safety, civil rights and civil liberties and there is no reasonable alternative that can achieve the same objective of officer and civilian safety; and

WHEREAS, Benicia Police Policy 709 sets forth a military equipment use policy that is consistent with the Police Department's current practices, has been posted on the Department's website and was provided to the Governing Body at least thirty (30) days prior to the hearing, complies with all the requirements of AB 481, will ensure ongoing regulation and compliance with

the law going forward and will provide a means of community engagement and transparency regarding use of military equipment by the Department; and

WHEREAS, public notice has been provided in accordance with applicable law; and

WHEREAS, the City Council desires to approve and adopt a military use policy in compliance with AB 481.

NOW, THEREFORE, the City Council of the City of Benicia, California, **DOES HEREBY ORDAIN** as follows:

Section 1. The City Council of the City of Benicia finds and determines as follows:

- A. The facts set forth in the recitals are true and correct and incorporated herein by this reference. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this ordinance.
- B. Authorizing the use of military equipment as set forth in this ordinance and Benicia Police Policy 709 is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety. The acquisition and use of the military equipment as set forth in Benicia Police Policy 709 is part of the Police Department's overall approach to Critical Incident Management, Use of Force, De-Escalation and public safety. The equipment will enable department members to properly respond to both planned and unplanned events efficiently and effectively.
- C. This ordinance and Benicia Police Policy 709 will safeguard the public's welfare, safety, civil rights, and civil liberties by ensuring required reporting out, the opportunity for community engagement and feedback, and transparency and oversight regarding the acquisition and use of the specified military equipment in the City of Benicia.
- D. For the equipment purchases set forth in Benicia Police Policy 709, the equipment is reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety. The models and types of the equipment owned by the Department is of industry standard and have been proven to be effective for their purposes.
- E. Prior military equipment use by the Benicia Police Department complied with the military equipment use policy that was in effect at the time of the use.
- F. This ordinance and Benicia Police Policy 709 comply with the requirements of AB 481.

Section 2. The City Council finds that this ordinance and Benicia Police Policy 709 are exempt from the provisions of the California Environmental Quality Act ("CEQA") because they

will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a “project,” as defined in Section 15378 of the CEQA Guidelines.

Section 3. Approval of Military Equipment Policy. The City Council adopts the 2022-2023 Military Equipment Use Policy, as set forth in Exhibit A. The City Council further directs staff to establish an annual review procedure to review and provide for approval of any renewal of the military equipment use policy, in accordance with Government Code section 7072, to occur before May 1st of each subsequent year.

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 5. Effective Date. This ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Benicia shall cause this ordinance to be published pursuant to the provisions of Government Code Section 36933.


On motion of Council Member **Macenski**, seconded by Council Member **Strawbridge**, the foregoing ordinance was introduced at a regular meeting of the City Council on the 4th day of October, 2022, and adopted at a regular meeting of the Council held on the 18th day of October, 2022, by the following vote:

Ayes: **Council Members Campbell, Largaespada, Macenski, Strawbridge, and Mayor Young**

Noes: **None**

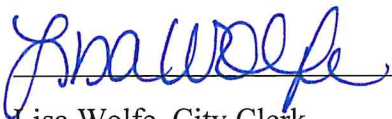
Absent: **None**

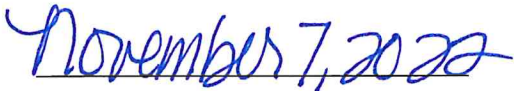
Abstain: **None**



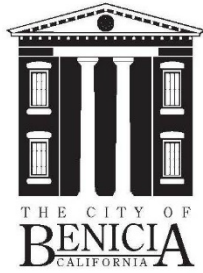
Steve Young, Mayor

Attest:



Lisa Wolfe, City Clerk

Date



AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
CONSENT CALENDAR

TO : City Manager

FROM : Finance Director

SUBJECT : **FY 2024/25 THIRD QUARTER BUDGET REPORT**

EXECUTIVE SUMMARY:

The third quarter (Q3) budget report of the City's current fiscal year budget is part of the City's on-going fiscal monitoring processes. The fiscal year (FY) 2024/25 Q3 Budget Report focuses on the General Fund. Using actual revenue and expenditures from the first nine months of the fiscal year, the Finance Department works with operating departments staff to forecast revenue and expenses through the end of the fiscal year. This review provides a process for the City to identify and proactively address current-year budget changes.

RECOMMENDATION:

Accept, by minute order, the FY 2024/25 Q3 Budget Report and report out of budget amendments made with delegated authority.

BUDGET INFORMATION:

There are no direct costs associated with the preparation of this budget report. The staff time expenses are included in the adopted FY 2024/25 budget. The report out of carryover budget amendments completed later in this report identifies budget changes to a grant fund that have occurred with delegated authority.

BACKGROUND:

The Q3 Budget Report is part of the budget cycle and includes a review of the first nine months of the current fiscal year from July 1, 2024 through March 31, 2025. The budget cycle includes actions and processes that take place throughout the year related to the planning, adoption, administration, and reporting of the budget. The City's biennial budget (FY 2023/24 and FY 2024/25) was adopted on June 20, 2023. As the budget cycle progresses through the fiscal year, it is prudent to review the General Fund budget activity at quarterly intervals to ensure there are no surprises, and if there are, that staff addresses them proactively. By Q3, staff in each operating department have greater certainty of the expected revenues and expenditures for the fiscal year compared to prior quarters.

General Fund revenue and expenditures recorded as of March 31, 2025 are reported as Q3 Actuals. Year-end forecasted revenues and expenses are reported as Forecast and are developed using trends of revenue and expenditures, planned expenses in the remainder of the fiscal year, and economic forecasts from industry partners.

Budget adjustments have been completed administratively, per the Budget Control Policy, with net-zero impact to the total General Fund expenditure appropriations. These budget adjustments are made to align account level budgets with actuals and forecasts so that sufficient appropriation authority at the account level remains and expenditures can be recorded accurately and consistently.

As of Q3 the City's revenues and expenditures were tracking within normal bounds of operation and are consistent with historical trends. Total General Fund Revenue received at the end of second quarter was \$35.4 million and total General Fund expenditures were approximately \$46.1 million as illustrated in Table 1.

Table 1

	FY 2024/25 Revised Budget*	FY 2024/25 Q3 Actuals	% of Budget
Total Revenue	62,595,918	35,385,235	57%
Total Expenditures	65,115,189	46,081,884	71%
*Revised budget as of 3/31/2025			

The forecasted revenue and expenditures in Table 2 include the impacts of Measure A (Transient Occupancy Tax increase of 4%) and Measure B (sales tax increase of 0.75%), which were passed by the voters on March 5, 2024 and became effective on October 1, 2024. Council approved budget amendments recommended in the mid-year (Q2) budget report including amendments related to Measures A and B to align the budget with actual experience and more accurately reflect available resources and required expenditures. The revenue forecast includes all other sources of revenue, including major sources such as property taxes, other forms or sales tax, and utility users tax. Compared to the mid-year (Q2) budget report, the Q3 revenue forecast is approximately \$0.3 million higher, and the expense forecast is approximately \$1.0 million lower.

Table 2

	FY 2024/25 Revised Budget*	FY 2024/25 Forecast as of Q2	FY 2024/25 Forecast as of Q3	% of Budget	\$ Variance to Budget
Total Revenue	62,595,918	62,409,135	62,714,190	100%	(118,272)
Total Expenditures	65,115,189	64,250,095	63,216,523	97%	1,898,666
*Revised budget as of 03/31/2025					

The Q3 forecast results in a net impact of negative \$0.5 million and foreshadows a reduced use of reserves compared to the Q2 forecast, as illustrated in Table 3. Council has previously authorized release of reserves for labor expenses in FY 2024/2025 and no additional or other use of reserves is forecasted. Reserve releases totaling \$2.9 million were approved from the assignment for employee salary/compensation and the commitment for recruitment/retention.

Table 3

	Revenue	Expenditure	Net
FY 2024/25 Revised Budget*	62,595,918	65,115,189	(2,519,271)
Q2 Forecast	62,409,135	64,250,095	(1,840,959)
Q3 Forecast	62,714,190	63,216,523	(502,332)
*Revised budget as of 03/31/2025			

Revenues

Due to timing differences among revenue streams, it is not uncommon for amounts received to be less than the proportional amount for the time of year, such as 75% at the end of the third quarter. Some revenue streams have a lag of when they are realized and deposited, such as sales tax, but the timing differences are resolved at the close of the fiscal year.

Table 4 shows total General Fund revenue received as of Q3 is \$35.4 million, 57% of the revenue budget. Property taxes are typically received twice during the year – at the end of December and at the end of April. The Q3 budget report reflects the actual property taxes realized in December 2024 and forecasted property taxes expected to be received in April. Franchise Fees and Other taxes are trailing below the Q3 mark of 75%. Franchise Fees typically increase in April from one of the City's largest franchise fee contributors. Other Taxes includes Cannabis taxes and Business License Tax. Most business license renewals occur in April, so it is anticipated more revenue will be received in Q4. Cannabis tax is underperforming due to changes in demand compared to when the tax was originally created. Charges for Services revenues are tracking in alignment with the revised budget and midyear budget amendments, mostly due to impacts from the Master Fee Schedule, continued demand of program offerings in Community Services and increases in Reimbursable Overtime from CalOES fire incident response. Use of Money and Property exceeded budget due to positive investment returns and increases in site lease rental revenue, some of which have been renewed since budget adoption with increased lease rates.

The Other Revenues category has received most of its budgeted revenue already due to reimbursements to the City typically received at the beginning of the fiscal year, such as that for the Benicia-Valero Cooperation Agreement. Franchise fees are received periodically, with the largest transaction for gas and electricity recorded in late spring. The budget was increased for Other Financing Sources at Midyear for a transfer in to the General Fund to realign the LEAP grant interest earnings with where the expenses

were incurred, and there was a separate transfer in per Resolution 25-36 to move \$10,500 from the Library Basement Project Fund to the General Fund to fund design plans and develop a cost estimate for the potential development of a public programming space in the Library Basement. Those transfers were recorded during Q3. There were nominal increases in this revenue source earlier in the fiscal year due to unanticipated sales of surplus city equipment.

Table 4

Revenue Category	FY 2024/25 Revised Budget*	FY 2024/25 Q3 Actuals	% of Budget
Property Taxes	23,353,678	12,032,816	52%
Sales Tax	19,041,833	9,411,105	49%
Utility Users Tax	6,552,988	4,771,567	73%
Charges for Services	6,247,604	4,505,260	72%
Franchise Fee	2,385,000	828,976	35%
Other Taxes	1,662,500	828,774	50%
Licenses & Permits	1,220,415	832,461	68%
Use of Money & Prop	959,000	1,161,157	121%
Other Revenues	444,800	414,330	93%
Revenue from Other	473,700	323,828	68%
Fines & Forfeitures	138,500	140,731	102%
Other Finance Source	115,900	134,230	116%
Total Revenues	62,595,918	35,385,235	57%

The City's top three revenue sources are property tax, sales tax, and utility user fees. When comparing revenue at the Q3 mark between last fiscal year and the current fiscal year, it should be noted that while the increase in property tax revenue continues to be encouraging, the increase is offset with slower growth in sales tax revenue as illustrated in Table 5. As result of slower growth in sales tax, Measure B revenue is forecasted lower than initial projections for FY24/25. This report does not provide a forecast for Measure F, as Measure F revenues began being collected as of April 1, 2025 and are recorded in a separate fund. Measure F revenue will follow the same sales tax trends as Measure C and Measure B.

Table 5

Revenue Category	FY 2023/24 Q3 Actuals	FY 2024/25 Q3 Actuals	Variance
Property Taxes	11,489,032	12,032,816	543,784
Sales Tax	9,240,908	9,411,105	170,197
Utility Users Tax	5,225,541	4,771,567	(453,974)
Total Revenues	25,955,481	26,215,488	260,007

While there were industry sector trends that affect overall sales tax reductions this fiscal year, changing U.S. tariffs continue to threaten consumer spending. It is possible that

revenue from vehicle purchases may increase as customers may purchase vehicles ahead of price increases from tariffs. Consumers continue to seek value pricing at big box stores rather than small business brick and mortar stores or online retailers. At the state level overall, there were more out-of-state online orders which diverted some earnings away from the county pools. Still, online sales are projected to continue to expand in the future and is the City's largest sales tax contributor. Other industry trends include continued declining sales tax revenue from fuel due to declines in price and in demand; however, with new state regulations effective for refineries in fall of 2024, it is possible that will place upward pressure on prices, thereby increasing sales tax revenue towards the end of calendar year 2025. Valero's recent announcement to idle, restructure, or cease operations by April 2026 will place even more pressure on the state supply of fuel which could further increase prices at the pump as it produces about 9% of the state's gasoline. This announcement, combined by another refinery closing in Southern California, will continue to put additional pressures for higher fuel prices. Gas prices are impactful to revenues and expenses for the City. The changes in revenue and expenses related to gas prices are overshadowed by the potential financial impact of Valero idling or ceasing operations, that impact is being studied and changes will be reflected in future year budgets when more information is known.

The total General Fund revenue forecast for FY2024/25 is \$62.7 million which exceeds budget by \$0.12 as shown in Table 6 below. Budget amendments were approved as part of the midyear report in March 2025 for property tax, sales tax, charges for services, and others thereby bringing the budget more closely aligned with anticipated revenues.

Table 6

Revenue Category	FY 2024/25 Revised Budget	FY 2024/25 Q3 Forecast	% Budget	\$ Variance Over/(Under)
Property Taxes	23,353,678	23,353,678	100%	0
Sales Tax	19,041,833	19,333,769	102%	291,936
Utility Users Tax	6,552,988	6,246,615	95%	(306,373)
Charges for Services	6,247,604	6,311,168	101%	63,564
Franchise Fee	2,385,000	2,390,718	100%	5,718
Other Taxes	1,662,500	1,428,782	86%	(233,718)
Licenses & Permits	1,220,415	1,138,720	93%	(81,695)
Use of Money & Prop	959,000	1,281,497	134%	322,497
Other Revenues	444,800	421,919	95%	(22,881)
Revenue from Other	473,700	530,400	112%	56,700
Fines & Forfeitures	138,500	172,400	124%	33,900
Other Finance Source	115,900	104,524	0%	(11,376)
Total Revenue	62,595,918	62,714,190	100%	118,272

Utility users taxes are forecasted to continue on a conservative scenario, as provided by consultants, with the primary driver to the decrease due to households continuing to switch from Cable TV to streaming services, thereby reducing taxable utility sales from

utility providers. Sales tax is expected to exceed budget by 2 percent, and this includes all sales tax such as county pool/Bradley Burns, Measure B, Measure C, Measure L, and the state allocated Public Safety Fund. A more detailed view of sales tax budgets and forecasts is included in Table 7.

Table 7

Sales Tax Type	Tax Rate	FY 2024/25 Revised Budget*	FY 2024/25 Q3 Actuals	FY 2024/25 Forecast
<u>Local Enacted Sales Tax</u>				
Measure C	1.0000%	7,263,800	3,710,161	7,413,349
Measure B	0.7500%	4,153,033	1,352,396	4,239,398
Measure L	0.1250%	825,000	389,208	802,000
Subtotal	1.8750%	12,241,833	5,451,765	12,454,747
<u>Local-Received State Sales Tax</u>				
Local General Fund (Bradley-Burns)	1.0000%	6,425,000	3,683,133	6,504,022
Public Safety Fund	0.5000%	375,000	276,207	375,000
Subtotal	1.5000%	6,800,000	3,959,339	6,879,022
Total Sales Tax Received by City of Benicia	3.3750%	19,041,833	9,411,105	19,333,769
<u>State Sales Tax</u>				
State General Fund	3.9375%			
County Realignment for Mental Health/Welfare/ Public Safety Services	1.5625%			
Countywide Transportation Fund (Bradley Burns)	0.2500%			
Subtotal	5.7500%			
Total Sales Tax Rate Charged in Benicia	9.12500%			

Expense

The General Fund's expenses are grouped in categories of personnel and operating expenses. As of Q3 personnel expenses were \$30.3 million, 76% of the total Personnel budget. Personnel expenses are more than 75% of budget in part due to the \$6.3 million Unfunded Accrued Liability (UAL) prepayment to CalPERS made in July. This payment is discounted if prepaid at the beginning of the year, versus being paid monthly throughout the year. The Vacancy Factor was introduced with the FY 2023/2024 and FY 2024/25 budgets as a budget reduction strategy and a tool to prevent vacancy savings from being used for operational expenses. The monthly review of achieving the vacancy factor is a component of approving hiring authorizations. The City has been meeting its Vacancy Factor requirement and anticipates additional, modest personnel savings of \$0.1 million.

Table 8

Expenditures	FY 2024/25 Revised Budget	FY2024/25 Q3 Actuals	% of Budget
Personnel			
Salaries	26,613,750	18,589,633	70%
Benefits	14,494,216	11,759,869	81%
Vacancy Factor	(1,021,214)		
Personnel Total	40,086,752	30,349,502	76%
Operating			
Prof/Tech Services	10,529,052	5,624,689	53%
Other Financing Uses	7,233,454	5,684,513	79%
Other Expenses	2,403,715	1,692,528	70%
Utilities	2,162,143	980,236	45%
Supplies	1,769,189	1,097,476	62%
Cost Allocations	515,384	345,144	67%
Capital Outlays	415,500	307,797	74%
Operating Total	25,028,437	15,732,383	63%
Total Expenses	65,115,189	46,081,884	71%

Operating expenses as of Q3 totaled approximately \$15.7 million, or 63% of the budget. The Other Financing category has exceeded the 75% mark due to the timing of debt payments and Transfers Out made in Q3 in accordance with the Midyear budget amendments to contribute to the 115 Pension Trust, Marine Debris Removal Fund, Roads Maintenance and Rehabilitation Fund, and other Internal Service Funds. Professional and Technical services expenses are trending below budget. However, as illustrated in the forecast in Table 9, this category is anticipated to be 93% spent by year-end, which is lower than what was forecasted at mid-year, which forecasted 98% to be spent. Overall, the operating expenditure forecast is \$63.2 million, and the revised budget is \$65.1 million, which results in a \$1.9 million variance. Some of these savings may be required to be carried over to FY 2025/26 for contractual obligations that were initiated in FY 2024/25, not completed by year-end, and not budgeted for in FY 2025/26.

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Table 10

	FY 2024/25 Revised Budget	FY 2024/25 Forecast	Forecast % Variance	\$ Variance (Over)/Under
Personnel				
Salaries	26,613,750	25,504,984	96%	1,108,766
Benefits	14,494,216	13,799,431	95%	694,785
Vacancy Factor	(1,021,214)			(1,021,214)
Personnel Total	40,086,752	39,304,415	98%	782,337
Operating				
Prof/Tech Services	10,529,052	9,825,524	93%	703,528
Other Financing Uses	7,233,454	7,233,460	100%	(6)
Other Expenses	2,403,715	2,494,889	104%	(91,174)
Utilities	2,162,143	1,664,610	77%	497,533
Supplies	1,769,189	1,753,954	99%	15,235
Cost Allocations	515,384	462,084	90%	53,300
Capital Outlays	415,500	477,588	115%	(62,088)
Operating Total	25,028,437	23,912,107	96%	1,116,329
Total Expenses	65,115,189	63,216,523	97%	1,898,666

Contract Carryover

Per Resolution No. 24-50 (June 4, 2024), Council authorized the carryover of prior year unspent appropriations for Capital projects and certain contractual obligations where sufficient appropriations are not included in the FY24/25 budget. During the Q3 review, staff identified the Kyle Hyland Foundation Grant had not yet been requested to be carried over in Fund 210. The total carryover of \$4,768,487 has been posted to Fund 210 with the following breakout: \$4,169,982 for object 7310 Community Grants, \$358,182.50 for Professional Services, and \$240,322.50 for 7505 Administration Service Charge.

Conclusion

The passage of Measures A and B provide a stabilizing effect to the net position of the annual City budget and allowed the City to make significant contributions to critical projects and liabilities. Building a structurally sound and balanced budget for the future continues to be a critical exercise and primary focus. As the city continues to balance fiscal prudence with service demand and external pressures such as Valero's uncertain future and the impact of federal policies, a continued approach to strong budget management and implementing the Resiliency Plan are needed for FY26, FY27 and beyond.

NEXT STEPS:

Staff will continue to monitor budgeted revenue and expenses through year-end.

ALTERNATIVE ACTIONS:

N/A

CEQA Analysis	This action is Categorical Exempt per CEQA Section 21080(b)(9); 15300 which applies to any project that has been determined not to have significant effect on the environment and exempt from this division.
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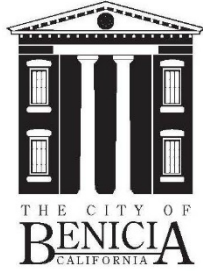
ATTACHMENT:

None.

For more information contact: Jeff Tschudi, Finance Director

Phone: (707) 746-4222

E-mail: jtschudi@ci.benicia.ca.us



**AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
CONSENT CALENDAR**

TO : City Manager

FROM : Assistant City Manager

SUBJECT : **SECOND AMENDMENT TO PLACEWORKS ON-CALL
PLANNING MASTER SERVICES AGREEMENT AND
ACCEPTANCE OF TASK ORDER #4**

EXECUTIVE SUMMARY:

The Community Development Department (Department) has established on-call agreements with professional services providers to meet various routine needs. The Department maintains a Master Service Agreement with PlaceWorks to provide on-call services for advance planning, contract planning, and environmental review. The Department uses on-call contracts for budgeted expenses or on a cost recovery basis. Following receipt of the Rose Estates application, the City obtained a cost proposal for the preparation of an Environmental Impact Report (EIR). The scope of work required will necessitate an amendment to the on-call Master Services Agreement with PlaceWorks to accommodate projected timelines and costs along with the related Task Order #4.

RECOMMENDATION:

Adopt a resolution (Attachment 1) approving a second amendment to the Master Services Agreement with PlaceWorks (Attachment 2) for a not-to-exceed amount of \$1,229,918, extending the term of the contract by one year from December 31, 2026 to December 31, 2027, approving Task Order #4 for the Rose Estates EIR for a not-to-exceed amount of \$779,918 (Attachment 3) and authorizing the City Manager to execute both the Master Services Agreement amendment and Task Order #4 on behalf of the City.

BUDGET INFORMATION:

The PlaceWorks agreement would increase by \$779,918, bringing the total not-to-exceed balance to \$1,229,918. Consulting costs associated with the Rose Estates project are reimbursable under the terms of the Master Fee Schedule and executed cost recovery agreement. No budget appropriation is required; all transactions will be under the developer deposit account in 3500000-2257.

BACKGROUND:

On December 15, 2020, the City entered into an agreement with PlaceWorks to provide on-call planning services from December 15, 2020, to December 31, 2025, with a not-to-exceed \$275,000 pursuant to City Council Resolution No. 20-146.

On May 7, 2024, the City approved an Amendment to an Agreement with PlaceWorks for on-call Planning services for an additional year ending on December 31, 2026, for a not-to-exceed amount of \$450,000 pursuant to City Council Resolution No. 24-38.

The Rose Estates development application was received in March 2024. Due to the scale and scope of the application, as well as the technical expertise required, professional services are required to complete the environmental review pursuant to the California Environmental Quality Act. The cost of these services and expected project timeline will necessitate an amendment to the contract terms as outlined in this report and the attached resolution. Preparation of the EIR, application review and the associated public hearings is anticipated to take approximately 18 to 24 months. The current contract with PlaceWorks is set to expire on December 31, 2026. Based upon the expected duration of this scope of work described above, extending the duration of the contract to December 31, 2027 is recommended.

NEXT STEPS:

If approved, the amendment to the Master Services Agreement and Task Order #4 will be routed for approval, and the environmental review process will begin in May.

ALTERNATIVE ACTIONS:

None

CEQA Analysis	This activity does not meet the definition of a project as described in Title 14 of the California Code of Regulations, §15378(a).
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ATTACHMENTS:

1. Resolution - PlaceWorks Second Amendment to Master Services Agreement
2. PlaceWorks Second Amendment to Master Services Agreement
3. PlaceWorks Task Order #4 - Placeworks EIR

For more information contact: Suzanne Thorsen, AICP, Assistant City Manager
Phone: 707-746-4320
E-mail: sthorsen@ci.benicia.ca.us

RESOLUTION NO. 25-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA
APPROVING A SECOND AMENDMENT TO THE MASTER SERVICES AGREEMENT
WITH PLACEWORKS FOR ON-CALL PLANNING SERVICES FOR AN
ADDITIONAL YEAR ENDING ON DECEMBER 31, 2027, APPROVING TASK ORDER
#4, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE MASTER
SERVICES AMENDMENT AND TASK ORDER #4 ON BEHALF OF THE CITY**

WHEREAS, on December 15, 2020, the City entered into a Master Services Agreement with PlaceWorks to provide on-call planning services for the period December 15, 2020 to December 31, 2025 not to exceed \$275,000 pursuant to City Council Resolution No. 20-146; and

WHEREAS, on May 7, 2024, the City approved an Amendment to the Master Services Agreement with PlaceWorks for on-call Planning services for an additional year ending on December 31, 2026, for a not-to-exceed amount of \$450,000 pursuant to City Council Resolution No. 24-38; and

WHEREAS, the Master Services Agreement authorizes various on-call services inclusive of advance planning, contract planning and environmental review; and

WHEREAS, PlaceWorks, Inc. will provide on-call contract planning and environmental review services for the Rose Estates development application, the cost and duration of which services will necessitate an amendment to the Master Services Agreement terms; and

WHEREAS, PlaceWorks, Inc. will provide on-call contract planning and environmental review services for the Rose Estates development application, the cost and duration of which services will necessitate an amendment to the contract terms; and

WHEREAS, professional services shall be reimbursable to the City per the Benicia Municipal Fee Schedule and fully executed cost recovery agreement.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Benicia hereby approves a second Amendment to the Master Services Agreement with PlaceWorks for on-call Planning services for an additional year ending on December 31, 2027, for a not-to-exceed amount of \$1,229,918, and related Task Order #4 for a not-to-exceed amount of \$779,918 and authorizes the City Manager to execute the second Amendment and Task Order #4 on behalf of the City.

On motion of Council Member _____, seconded by Council Member _____, the above Resolution was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on the 20th day of May 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Steve Young, Mayor

Attest:

Lisa Wolfe, City Clerk

Date

Contract ID #23-217A2

SECOND AMENDMENT TO AGREEMENT

This SECOND Amendment of the Agreement, entered into May 20, 2025, by and between the City of Benicia, a municipal corporation (hereinafter "CITY") and PlaceWorks Inc., a Corporation, with its primary office located at 3 Macarthur Place, Suite 1100, Santa Ana, California 92707, (hereinafter "CONTRACTOR"), is made with reference to the following:

1. Recitals

- A. On December 15, 2020, an agreement identified as Contract ID # 20-198 was entered into by and between CITY and CONTRACTOR, ("Agreement"); and
- B. CITY and CONTRACTOR desire to modify the Agreement on the terms and conditions set forth herein.

NOW, THEREFORE, it is mutually agreed by and between and undersigned parties as follows:

2. Amendments

2.1. Term of Agreement

Term of Agreement paragraph of the Agreement is modified to: conclude on December 31, 2027.

2.2. Compensation

Compensation paragraph of the Agreement is modified to: This contract is being increased in the amount of \$779,918, for a new total amount not to exceed \$1,229,918.

2.3. End of Amendments

Except as expressly modified herein, all other terms and covenants set forth in the Agreement shall remain the same and shall be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused the modification of Agreement to be executed on May 20, 2025.

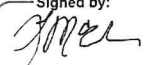
[SIGNATURES ON THE FOLLOWING PAGE]

Title: Place Works - OnCall Planning Services

#23-217

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day first mentioned above.

"PlaceWorks Inc."

Signed by:
By: 
B356748F1B4F434...

Its: Principal

"City"

By: _____

Its: _____

"City Attorney"

By: _____

Its: City Attorney

Contract ID # 20-198 | Munis 23-198T4

CITY OF BENICIA

250 East L Street, Benicia, CA 94510

TASK ORDER NO. 4**MASTER AGREEMENT FOR PROFESSIONAL SERVICES**

PlaceWorks Inc.

Place Works - OnCall Planning Services

Task: Rose Estates Environmental Impact Report**1. Task Order****1.1. Purpose**

The purpose of this TASK ORDER is to authorize and direct CONTRACTOR to proceed with the work specified in Exhibit A of this TASK ORDER, in accordance with the provisions of the AGREEMENT identified as Contract #20-198 between the parties hereto dated December 15, 2020

1.2. Scope of Work

The work authorized by this TASK ORDER is outlined in the "Scope of Services" attached hereto as Exhibit A.

1.3. Time of Performance

The work authorized by this TASK ORDER shall commence upon execution by both parties and shall be prosecuted diligently to completion.

Commencement Date: May 20, 2025

Completion Date: December 31, 2027

1.4. Compensation And Payment

Compensation shall be on a specific rate of compensation basis as provided in the AGREEMENT identified as Contract #20-198 between the parties hereto dated December 15, 2020. The cost of the work authorized by this TASK ORDER is not to exceed \$779,918. Payment shall be in accordance with the aforementioned AGREEMENT.

1.5. Effective Date

This TASK ORDER shall become effective immediately upon its execution by both parties.

Docusign Envelope ID: 2C849B1B-8764-4899-A3DC-A2529CC40485

Title: Place Works - OnCall Planning Services

#23-217

1.6. Items and Conditions

All items and conditions contained in the AGREEMENT identified as Contract #20-198 dated December 15, 2020, between the City of Benicia and PlaceWorks Inc. are incorporated herein by reference.

EXECUTED May 20, 2025

Title: Place Works - OnCall Planning Services

#23-217

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day first mentioned above.

"PlaceWorks Inc."

Signed by:

By: _____
B350748F4B4F434...

Its: Principal _____

"City"

By: _____

Its: _____

"Department"

By: _____

Its: _____

"City Attorney"

By: _____

Its: City Attorney _____

Exhibits List

A - Scope of Work

Exhibit A

Scope of Work



April 30, 2025

Jason Hade, AICP
Planning Manager
City of Benicia Community Development Department
JHade@ci.benicia.ca.us
VIA EMAIL

Subject: Proposed Scope of Work for the Rose Estates Mixed-Use Project Environmental Impact Report

Dear Jason,

Thank you for this opportunity to provide our preliminary scope and cost to prepare the Environmental Impact Report (EIR) for the proposed Rose Estates Mixed-Use project (proposed project) for the City of Benicia (City). Our scope of work has been prepared to assist the City's in preparing a defensible environmental documentation pursuant to the California Environmental Quality Act (CEQA). We will prepare all documentation accordingly and ensure that the documents and process comply with applicable provisions of state law and the City of Benicia's requirements. We will ensure that all documentation meets the City's objectives for defensible, high-quality, and cost-effective delivery of environmental services. This proposal includes our scope of services, estimated cost, and preliminary schedule for preparing and processing the environmental and technical documentation needed for an EIR for CEQA clearance of the project.

We understand the project applicant, AD Seeno Construction Company, has prepared some technical reports, including a Geotechnical Report, Arborist Report, Preliminary Drainage Report, Grading Plan Checklists, Erosion and Sediment Control Plan, as well as Landscaping Plans and Lighting Cut Sheets. Our scope includes third-party peer review and incorporation of these reports, as finalized and approved by the City.

Our team includes Fehr & Peers, who provided the Vehicle Miles Traveled input for the City of Benicia Housing Element and Safety Element Updates EIR (State Clearinghouse Number 2022060021) that PlaceWorks prepared. We are also joined by Alan Kropp & Associates for geology and soils, and ECORP Consulting, Inc. (ECORP) for biological, cultural, and tribal cultural resources. We will rely on as many existing data sources as are appropriate to facilitate an efficient process.

Project staff will include the following: **Terri McCracken** will serve as principal-in-charge for the EIR process. She will ensure the project is adequately staffed and provide senior support and quality control. Terri has over 20 years of experience in environmental and land use planning, primarily in the San Francisco Bay Area. She specializes in preparing environmental documents on a wide range of projects, including commercial and residential development, parks and trails, Specific Plans, and transportation projects. **Vivian Kha** will serve as the project manager (PM) and day-to-day contact. Terri and Vivian will provide coordination of internal technical teams and overall document preparation. **Mark Teague** will serve as an Advisor to ensure continuity and efficiency with the work PlaceWorks completed on the City of Benicia Housing Element and Safety Element Updates EIR. The following scope of work, schedule, and budget reflect our understanding of the project and CEQA process required for an EIR.



The City of Benicia will review and approve the scope of work before start of the EIR process to ensure it meets their requirements for preparation of an EIR. In the event that the City requests changes to the scope of work, we would amend the scope as necessary, under the assumption that the changes would not require a contract amendment for additional work. If the City requests additional work outside of this scope, we will require a contract amendment to address the requested changes.

This proposal shall remain valid for a period of 90 days from the time of submittal. As Principal, I am authorized to bind PlaceWorks and the project team to the contents of this proposal. We hope to have an opportunity to speak with you about our qualifications and how we may assist you in achieving your goals. If you have any questions, please contact me at 707-217-6818 (mobile) or tmccracken@placeworks.com. We thank you for this opportunity and look forward to your response.

Respectfully submitted,

PLACEWORKS

A handwritten signature in black ink, appearing to read "Terri McCracken", written in a cursive style.

Terri McCracken
Principal



Project Understanding

Project Location

The project site is on a 350-acre site in northeastern Benicia bounded by Lake Herman Road to the north and east, East 2nd Street to the east and south, West Industrial Way and greenfield space to the west. Adjoining land uses include undeveloped land to the north, northeast, and west, and commercial and industrial to the south and west. The northeastern corner of the project site is within approximately 500 feet of the Interstate 680 and Lake Herman Road intersection. The project site has a General Plan land use designation of Limited Industrial and is zoned and General Commercial.

Proposed Project

The proposed project, Rose Estates Mixed-Use Project, will be comprised of a mix of 1,080 single- and multi-family homes totaling approximately 2.5 million square feet not including units approved pursuant to the State Density Bonus Law, 250,000 square feet of non-residential space, and associated bioretention basins, retaining walls, and interior roads and utilities on a 530-acre undeveloped property (greenfield) in the city of Benicia. The preliminary site plans for the proposed project show that there could be up to 11 villages of single-family homes, one lot of multi-family apartments, three commercial spaces, and three parks.

PlaceWorks Approach

The PlaceWorks team will apply its collective experience in preparing detailed environmental review documents for phased residential development projects, including our local familiarity with the City of Benicia, to prepare an EIR for the proposed project. The EIR will include information from technical reports, provided the project applicant and peer reviewed by the PlaceWorks team, including grading, erosion and sediment, drainage, geotechnical, arborist, landscape, visual simulations and lighting. All other technical studies including air quality, greenhouse gases, health risk, energy, noise, and water supply will be prepared by in-house experts and experts from Alan Kropp & Associates (geology and soils), ECORP (biology and cultural), and Fehr & Peers (transportation).

Scope of Work

This section describes the scope of services to be completed by the PlaceWorks team for the project. All CEQA documentation will be prepared in accordance with the requirements of the CEQA Statute (California Public Resources Code, Sections 21000 et seq.), and State CEQA Guidelines (California Code of Regulations, Sections 15000 et seq.).

Task 1. Project Initiation

1.1 Kick-off Meeting

Terri McCracken and Vivian Kha will organize the project kick-off meeting with City and PlaceWorks staff to discuss the project; collect available project information and studies; identify any data needs and gaps; further define roles and responsibilities; set a plan/protocol for meetings and communication; confirm the project approach, timeline, and key deliverables; and refine the overall work program, as needed. Prior to the kick-off meeting, PlaceWorks will prepare an agenda and draft a work



plan/schedule and data needs list for discussion at the meeting. After the kick-off meeting, PlaceWorks will prepare and submit meeting notes and finalize the project schedule.

Task 1.1 Deliverables:

- Meeting agendas and notes (electronic submittal in Word format)
- Revised project schedule (electronic submittal in PDF)

1.2 Project Management

Terri McCracken (PIC) and Vivian Kha (PM) will coordinate regularly with City staff to ensure that all CEQA documentation and associated technical documents are legally defensible, accurate, and useful to decision makers when considering the approval of the project. Terri and Vivian will be joined by Mark Teague who will serve as an advisor to ensure continuity with the previous EIR PlaceWorks prepared for the City on the City of Benicia Housing Element and Safety Element Updates EIR.

Project management responsibilities include: 1) task scheduling and assignment; 2) management of resources; 3) internal coordination; 4) monitoring of costs and schedule adherence; 5) progress reports; 6) consultation and coordination with local and state entities relative to the environmental review process; and 7) coordination and communications with City staff to ensure compliance with policies, procedures, and any applicable codes. This task assumes 4 to 8 hours per month of project management over the course of the project, with the greater time (8 hours) being during the heavier work time periods (e.g., preparing the Administrative Draft EIR and Final EIR).

1.3 Status Meetings

Terri McCracken and Vivian Kha will attend and participate in up to 30 virtual status meetings, with City staff throughout the environmental process to discuss project details and issues, such as the project description, technical studies, status updates, and comments on the CEQA documents. The scope assumes approximately 30 minutes for each meeting and additional time for preparation. We are also available for informal calls on the project for the duration of the work.

1.4 Data Collection

Early data collection and verification are imperative to achieving timely deliverables. As part of the project initiation, the PlaceWorks team will embark on a data collection exercise to gather all existing data and reports available for the project and project site that are relevant to establishing the existing conditions and impact evaluation methods for the EIR. PlaceWorks will prepare a data needs list for City and project applicant staff, including a detailed construction data request. The data provided will be verified and circulated to the team to ensure that all technical reviews are using the same assumptions and consistency throughout the CEQA review process. Data collection will also include outreach to public service and utilities providers.

This task will likely also include a series of meetings with different PlaceWorks team members and City staff to ascertain the appropriate contacts and approach to the evaluation of impacts in the EIR. For example, the team from Fehr & Peers will want to meet with City staff in planning and public works, and the technical expertise modeling air quality and noise impacts will want to meet with the project applicant's engineers and architects as appropriate to gather details on the construction phasing and equipment. These meetings and contact will be established at the kick-off meeting (Task 1.1).

Task 1.4 Deliverables:

- Data needs request (electronic submittal in PDF)
- Public service and utilities providers outreach letters (electronic submittals in Word format and PDF)



1.5 Tribal Outreach

ECORP will assist the City in consulting with California Native American tribes pursuant to the Native American Historic Resource Protection Act, commonly known by its legislative bill number, Assembly Bill 52 (AB 52). At the direction and discretion of the lead agency, ECORP will assist in drafting consultation letters, coordinating tribal meetings, and maintaining the AB 52 administrative record. ECORP will also attend one tribal consultation meeting. If the consultation requests from the tribes or services requested from the City will require more effort that will exceed the budget provided herein, then a contract modification would be required.

Task 1.5 Deliverable:

- Tribal consultation request letters (electronic submittals in Word format and PDF)

Task 2. Project Description and EIR Scoping

2.1 Base Map

PlaceWorks will use existing City data sources to create a base map of the study area to be used for the EIR. The early preparation of a base map will ensure consistency throughout the EIR and technical reports prepared by the PlaceWorks team for the EIR.

Task 2.1 Deliverable:

- Draft and final base map (electronic submittal in PDF)

2.2 Project Description

PlaceWorks will prepare a comprehensive project description for the project that will define the project boundaries and area of development, project design features, land use designations, development potential (buildout statistics for population and employees, including during construction), and proposed transportation, streetscape, and infrastructure improvements. The project description will be supported with figures that will include the regional context, local context, aerial photograph, site plan, off-site improvements, etc. The project description will also identify the project objectives and required project approvals from the City and responsible agencies.

PlaceWorks will respond to one round of consolidated comments on the draft project description, including from the project applicant team if permitted by the City, and submit a revised project description as part of the Administrative Draft EIR (Task 3.5).

Task 2.2 Deliverable:

- Draft project description (electronic submittal in Word format)

2.3 Notice of Preparation

PlaceWorks will draft a Notice of Preparation (NOP) of an EIR pursuant to CEQA Guidelines Section 15082. The NOP will include a brief project history and a description of the topics to be analyzed in the EIR. This scope of work assumes that the NOP will not include a full Initial Study but will substantiate the basis for which certain environmental topics (e.g., agricultural, forestry, and mineral resources) and some standards of significance (e.g., impact on resource on a State scenic highway, creation substantial odors, division of an established community, displacement of people or homes, location within two miles of an



airport, amongst others) will not be evaluated in the EIR. Pursuant to City requirements, PlaceWorks will submit a draft and final version of the NOP for City staff review.

PlaceWorks staff will be responsible for circulation of the NOP, along with the required Notice of Completion (NOC) form, to the State Clearinghouse. This scope of work assumes that the City will be responsible for local noticing.

Task 2.3 Deliverables:

- Draft and final Notice of Preparation (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Notice of Preparation and Notice of Completion (electronic submittal to State Clearinghouse)

2.4 Scoping Meeting

During the 30-day comment period for the NOP, PlaceWorks will attend a public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR. PlaceWorks will prepare supporting materials as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by City staff. PlaceWorks is available to facilitate the CEQA portion of the scoping meeting, if requested by City staff. As shown on the schedule (Table 1), the scoping meeting is aligned to occur at a regularly scheduled Planning Commission meeting; however, this meeting can be scheduled at another venue if requested by the City. PlaceWorks will prepare a summary of scoping meeting comments to be summarized and addressed in the EIR as required and attached in their entirety to the Draft EIR as an appendix. As an optional task, PlaceWorks can also attend up to two Planning Commission Study Sessions for outreach on the scope of the EIR.

Task 2.4 Deliverable:

- Scoping Meeting materials as requested by City staff, including a PowerPoint presentation

Task 3. Environmental Evaluation

3.1 Peer Review

Arborist Report and Tree Inventory

An ECORP ISA Certified Arborist will conduct a peer review of the Arborist Report and Tree Inventory prepared by Focal Point Arboriculture Consulting. The report will be reviewed with respect to the standards and requirements of the City's Tree and Street Trees Ordinance, and recommendations will be developed for further data collection, if needed, to assess impact significance and support applications for Tree Trimming or Removal Permits for the project.

Geotechnical Report

Alan Kropp & Associates, Inc. will conduct a peer review of the Geotechnical Report prepared by ENGEO. Alan Kropp & Associates will complete the following steps as part of the peer review:

- Review of the P/A Associates Tentative Map with Preliminary Grading Plans in order to develop a general understanding of planned major cuts, fills, and slope areas
- Independent review of site stereo-pairs of aerial photos for identification of past site grading history and geomorphic features (such as evidence of past landslide activity and possible fault splay alignments)
- Independent review of published project relevant geologic maps.
- A joint geotechnical/geologic site reconnaissance to view overall site conditions as well as to more closely examine specific areas (such as identified slides, areas of past grading, bedrock outcrops, etc)



Phase I and II Environmental Site Assessment

Cathy Fitzgerald, PE will conduct a third-party technical review of the Phase I and II Environmental Site Assessment (ESA) prepared for the project by ENGEO. The Phase I ESA will be reviewed to determine the adequacy of the study for CEQA and the report findings and format will be evaluated in accordance with the ASTM E-1527-21 standard for ESAs and EPA's Standards and Practices for All Appropriate Inquiries. The site history, site inspection, and current and former uses of the property and surrounding properties will be reviewed to determine if Recognized Environmental Conditions (RECs) have been appropriately identified. The Phase II ESA will be reviewed to determine if it correctly summarizes the results of the on-site investigative efforts and if additional investigation is warranted.

Traffic Scoping Memorandum and Transportation Impact Analysis

Fehr & Peers will conduct a peer review of the Traffic Scoping Memorandum prepared by DKS Associates, as well as the Transportation Impact Analysis (TIA) to be submitted by the project applicant. Specifically, Fehr & Peers will review and assess the following:

- Consistency of the evaluated project with the EIR project description
- Adequacy of the Vehicle Miles Traveled (VMT) assessment, including the applicability of the screening criteria and appropriateness of the significance thresholds, and consistency with the City's and OPR's guidelines
- Adequacy of the description of the existing multi-modal transportation network, including the existing roadway information and traffic volumes
- Accuracy of the Project trip generation estimates, including potential internalization reductions, and trip distribution
- Adequacy of the access and circulation assessment on all travel modes (pedestrian, bicycle, transit, automobile, and emergency access) for inclusion in the CEQA document
- Adequacy of the analysis scenarios and the selected study intersections for the intersection level of service (LOS) analysis (non-CEQA)
- Reasonability of the assumptions and results of the traffic volume forecasts for use in the CEQA air quality and noise analyses
- Reasonability of the assumptions and results of the traffic operations analysis including review of the LOS calculations and identification of potential future infrastructure modifications
- Adequacy of documentation (description of all assumptions, adequate technical appendices, etc.)

Task 3.1 Deliverables:

- Memorandum summarizing the findings of the third-party technical evaluation (electronic submittal in PDF)
- Memorandum verifying all requested changes, if any, have been adequately addressed (electronic submittal in PDF)

3.2 Technical Reports

The PlaceWorks team will prepare the following technical reports to support the environmental evaluation of the project. These reports will be included as appendices to the Draft EIR.

Air Quality, Greenhouse Gas, and Energy Evaluation

PlaceWorks will prepare an air quality, greenhouse gas (GHG) emissions, and energy analysis to evaluate potential impacts associated with construction and operation of the project in Benicia, California. The analysis will be prepared in accordance with the Bay Area Air Quality Management District's (BAAQMD) 2022 CEQA Air Quality Guidelines. The air quality and GHG emissions impact analysis and technical information will be summarized in the CEQA document and modeling data will be included as an appendix.



Construction: PlaceWorks will quantify construction emissions using the latest version of California Emissions Estimator Model (CalEEMod) program. Emissions will be based on anticipated construction activities, phasing, equipment mix, and demolition debris and soil haul volumes (if applicable) as provided to PlaceWorks by the project applicant. Due to the extensive phasing and development anticipated as part of project construction, PlaceWorks will quantify the emissions generated during construction of the largest Village development to determine the average daily emissions and maximum annual tons of emissions to represent potential construction impacts associated with full construction of the project. Project-related construction emissions will be compared to the applicable BAAQMD construction significance thresholds. Measures will be considered and recommended, as needed, to reduce potentially significant project impacts.

Construction Health Risk: BAAQMD recommends that projects evaluate the health risk impacts of construction activities on nearby receptors. Receptors at the Northgate Childcare Center, approximately 600 feet northeast of the project footprint, would be potentially impacted from the proposed construction activities. PlaceWorks will prepare a Construction Health Risk Assessment (HRA) to analyze the project's off-site community health risks from diesel particulate matter (DPM) exposure and fine particulate matter (PM_{2.5}) emissions generated during construction. Air dispersion modeling will be performed using a BAAQMD-accepted computer-based model (e.g., AERMOD) to identify DPM and PM_{2.5} concentrations at nearby receptors. Cancer and toxicity data published by the California Environmental Protection Agency will be used to estimate health risks for off-site receptors. This Construction HRA will utilize the same construction emissions quantified for the air quality analysis. Measures to reduce health risk from short-term construction activities will be identified and recommended to reduce potentially significant impacts, as necessary.

Operation: Operation of the project would result in an increase in regional and localized emissions. Evaluation will be based in part on the daily trips and VMT provided by the traffic engineer for project vehicle trips, as applicable. Depending on the analysis prepared by the traffic engineer, project buildout and operational emissions will be compared to the applicable BAAQMD operational significance thresholds. PlaceWorks will also analyze consistency with BAAQMD's Clean Air Plan and other applicable air quality management plans and evaluate the potential of the project to generate carbon monoxide hotspots and odors that could affect a substantial number of people. Mitigation measures will be considered, as needed, to reduce potentially significant project impacts.

GHG Emissions: The project will be assessed for consistency with the GHG reduction targets of Senate Bill (SB) 32, as illustrated in BAAQMD's 2022 CEQA Air Quality Guidelines, by: 1) demonstrating consistency with a qualified GHG emissions reduction strategy for the City pursuant to CEQA Guidelines Section 15183.5, or 2) including BAAQMD's best management practices including all-electric buildings, California Green Building Standards Code (CALGreen) Tier 2 electric vehicle charging standards, and consistency with adopted SB 743 transportation goals. Because the City does not currently have a qualified GHG emissions reduction strategy pursuant to CEQA Guidelines Section 15183.5, PlaceWorks anticipates preparing the GHG emissions analysis consistent with BAAQMD's best management practices listed above. If these best management practices are not included in the project by design, they will be required as mitigation where necessary to ensure less-than-significant GHG emission impacts. In addition, the GHG analysis will evaluate consistency with state, regional, and local plans, for reducing GHG emissions.

Energy: PlaceWorks will quantify construction- and operation-related energy use based on the CalEEMod outputs conducted for the air quality and GHG analysis. Construction energy consumption associated with equipment and vehicle use will utilize the California Air Resources Board's (CARB) latest OFFROAD database, and operational energy consumption associated with vehicle use will utilize CARB's latest EMFAC database. PlaceWorks will also provide an overview and review of the project's consistency with the California Renewables Portfolio Standard Program and other energy-related regulations.



Biological Resources

ECORP will conduct a Biological Resources Assessment (BRA) to provide the data and information needed to support preparation of the EIR. This assessment will include a literature review and a reconnaissance-level field investigation. During the literature review, ECORP will evaluate available information for the project site and vicinity, including aerial photography, soil survey mapping, and National Wetland Inventory mapping. ECORP will conduct species searches through the California Department of Fish and Wildlife (CDFW) Natural Diversity Database, California Native Plant Society, and U.S. Fish and Wildlife Service to identify potentially occurring special-status species in the vicinity of the project site. Guided by the results of the literature review, ECORP will conduct a field investigation to identify and characterize site conditions and assess the potential for special-status species to occur in or adjacent to the project area. If special-status species are observed, their locations will be recorded and mapped using a Global Positioning System (GPS) device. Aquatic resources, and areas potentially subject to CDFW jurisdiction under Section 1602 of the California Fish and Game Code, will be identified and characterized, and their approximate extents will be mapped based on observed limits of the top of bank (for linear features) and/or extent of aquatic or riparian vegetation.

The BRA report will provide the regulatory context, a discussion of the methods and results, and an evaluation of the potential biological impacts of the project. The report will include a list of special-status species known from the project vicinity, an assessment of their potential to occur onsite, a review of the types and extent of aquatic resources, and a discussion of other sensitive biological resources onsite, if observed. The report will describe the potential impacts of project activities and provide recommended mitigation measures to avoid and minimize those impacts.

An aquatic resources delineation will be conducted for the project during the BRA site visit. The delineation will be performed in accordance with the U.S. Army Corps of Engineers Wetland Delineation Manual (Environmental Laboratory 1987), Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, Version 2.0 (U.S. Army Corps of Engineers 2008), and the U.S. Army Corps of Engineers San Francisco District's Information Requested for Verification of Corps Jurisdiction (U.S. Army Corps of Engineers 2016). Potential waters of the U.S., including wetlands, will be mapped in the field using a GPS unit capable of submeter accuracy (e.g., Trimble GeoXT) and/or georectified aerial photography. A report and delineation map of the findings will be submitted to the client and will include a description of existing site conditions, field methods, and potential waters of the U.S. identified on-site.

Cultural and Tribal Cultural Resources

ECORP will conduct a cultural resources inventory of the project site under the direct supervision of a Registered Professional Archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology. This study will be conducted pursuant to compliance with CEQA and Section 106 of the National Historic Preservation Act.

The scope of work for the cultural resources inventory includes a records search of the California Historical Resources Information System (CHRIS) and literature review for the Project Area. ECORP will request a records search of the CHRIS from the Northwest Information Center at California State University-Sonoma. The CHRIS records search will identify the locations and extent of previous surveys conducted within 0.5 miles of the project area and will determine if there are any known cultural resources (i.e., pre-contact [prehistoric] or historic archaeological sites or historic-period features) located within or near the Project Area. In addition, the records search will identify resources listed on or determined eligible for listing on the National Register of Historic Places (National Register) and/or the California Register of Historical Resources (California Register) located within or near the project area.



ECORP will also request a search of the Sacred Lands File (SLF) from the Native American Heritage Commission (NAHC). The SLF search will identify any known sensitive or sacred Native American resources located within or near the project area. It should be noted that the SLF search will not constitute consultation in compliance with, SB 18, AB 52, or Section 106 of the National Historic Preservation Act. Note that consultation pursuant to SB 18, AB 52, and Section 106 are separate processes from cultural resources technical studies; however, AB 52 consultation assistance is included under Task 1.5.

A preliminary review of aerial photographs and topographic maps of the project area revealed nine cultural resources that exceed the 50-year threshold within the planned development area. These resources include four roads within and adjacent to the project site, four areas that contained structures, and the sand mining pit in the eastern portion of the project site. Pursuant to compliance with CEQA and Section 106, if authorized, ECORP will document and evaluate seven of these resources for eligibility for the National Register and California Register. These seven resources can be evaluated without any subsurface testing; however, two of the areas with structures first appear on the 1896 topographic map of the area and would require subsurface testing to complete the evaluation. These two areas appear to be former residences/farm complexes. As these residences predate indoor plumbing and residential trash pickup, there is a high likelihood of privy or trash pits in close proximity to those structures, and may contain important information that would provide information about past occupants. Therefore, to fully evaluate these resources, subsurface testing would be required to attempt to locate these features. Testing would entail a combination of hand dug shovel tests and hand augers to attempt to locate the pits and determine if there are potential eligible deposits. If deposits are encountered and determined to be potentially eligible, an additional scope and cost may be required to conduct further testing.

ECORP will complete an intensive field survey of the project site using pedestrian transect intervals spaced 10 to 15 meters apart, where possible. An ECORP archaeologist will closely examine the project site for surface evidence of cultural materials, including pre-contact and historic-period (i.e., over 50 years of age) cultural deposits and features. If any resources other than those described above are identified in the project site, they will undergo preliminary documentation and mapping. Any additional documentation and evaluation may require a contract amendment to properly record and evaluate the resources to meet the standards of the California Office of Historic Preservation and for the EIR and/or any future federal permitting.

ECORP will prepare a cultural resources inventory and evaluation report that documents the methods and results of the CHRIS records search, SLF search, and field survey. The report will include a brief summary of the environmental setting and cultural background of the project area and will describe any cultural resources within the project site in detail. The report will also present recommendations for further work, if needed. All correspondence with the NAHC will be provided as an attachment to the report. If cultural resources are identified inside the project site as part of the inventory, the report will provide brief descriptions only and ECORP will provide a contract amendment proposal to record, map, and evaluate their significance under state and federal law.

Noise and Vibration

PlaceWorks will prepare the noise and vibration technical analyses for the EIR. The technical noise impact analysis will discuss relevant standards and criteria for noise exposure, including those in the City of Benicia General Plan Noise Element and Benicia Municipal Code. The results of this analysis will be summarized in the EIR, and modeling will be provided in an appendix.

Existing Conditions: To characterize the existing conditions, PlaceWorks will conduct a noise measurement survey to acquire ambient noise level data. The survey will consist of up to six short-term (15-minute) and four long-term (24-hour) locations. These measurement locations will be selected by PlaceWorks and will take into consideration the location of existing roadways and noise sensitive receivers in the project vicinity.



Transportation Noise: PlaceWorks will assess the potential in traffic noise levels along major arterials and highways, and identify areas along roadway segments (such as, Sunset Avenue, Bluff Street, and project roadways) that would either be exposed to noise levels above established criteria or result in an increase more than 3 dBA over the baseline levels. Banning Airport noise, though not anticipated to be significant, will also be addressed.

Stationary Noise: Noise impacts from non-transportation sources will be evaluated, due to the newly proposed land uses (residential, school, recreation center, parks) and assessed based on local noise standards. PlaceWorks will analyze noise impacts from non-transportation sources in terms of potential impacts to noise-sensitive receptors in the immediate vicinity and the noise limitations identified within the Benicia Municipal Code.

Construction Noise and Vibration: PlaceWorks will provide a qualitative analysis for potential construction impacts associated with implementation of the project. Noise and vibration effects from construction activities will be estimated based on construction information provided by the project applicant, and the results will be discussed in terms of accepted local noise standards and the Federal Transit Administration guidance manual on vibration impacts. Feasible mitigation measures, if required, will be identified to minimize noise and vibration impacts associated with implementation of the project.

Evacuation Analysis

Fehr & Peers will conduct an evacuation analysis to support the preparation of the EIR. Fehr & Peers will review the City's General Plan Circulation Element, Safety Element, and other relevant evacuation planning documents to confirm emergency events that have the most realistic chance of requiring an evacuation of the study area. It is understood that the EIR will analyze wildfire and industrial incident-related emergency events as it is the event of greatest concern in the project area.

Evacuation scenarios will be based on a weekday scenario; a weekend scenario may be tested as part subject to a scope and budget amendment (due to the need for additional data to quantify regional travel characteristics for a weekend scenario). Due to the complexities and unique challenges of the project area, and the lack of codified standards and/or formal design guidance for evacuation studies (i.e., required evacuation times), Fehr & Peers will rely on input from the City's Fire/Police leaders to identify the parameters of the emergency event(s) that have the most realistic chance of requiring an evacuation of the study area as well as the appropriate response for a wildfire and industrial incident-related emergency events (e.g., shelter in place, evacuate to upper floors, evacuate only the building/facility, evacuate to a specified distance, or evacuate study area immediately).

It is assumed that the study area for the evacuation analysis is generally bounded by the Carquinez Strait in the east and south, Bay Area Ridge Trail (i.e., the open space running from near Rose Drive/Columbus Parkway uphill towards Lake Herman Road) in the west, and Lake Herman Road in the north. The evacuation analysis will consider two wildfire and one industrial incident evacuation scenarios (time of day, day of week, evacuation pattern, type of emergency event, road closure pattern, etc.) for the baseline and future year scenarios. The analysis will be performed for the following conditions for each evacuation scenario:

- Baseline Year 2025 No Project Conditions
- Baseline Year 2025 Plus Project Conditions (accounting for the land uses as well as the roadway modifications proposed by the Project)
- Future Year 2050 No Project Conditions
- Future Year 2050 Plus Project Conditions

Fehr & Peers will complete a quantitative analysis (using the Fehr & Peers EVAC+ tool) of evacuation times for the two wildfire and one industrial incident evacuation scenarios. It is anticipated that the emergency events will require some or all of the City of Benicia and surrounding environments to evacuate. The scenario could consider a road closure pattern associated with the wildfire event.



Fehr & Peers will document its data, analysis and findings in a technical memorandum. A draft of the memorandum will be developed and submitted to the City for review and comment. Fehr & Peers will respond to one round of consolidated comments on the draft memorandum and prepare a final memorandum to be included as an appendix to the EIR.

As an optional task, Fehr & Peers can complete a quantitative analysis for up to two roadway improvement scenarios to identify and evaluate the effectiveness of potential infrastructure improvements that could mitigate the potential evacuation impacts of the project.

3.3 Environmental Analysis

The comprehensive, project-level impact analysis will address all CEQA requirements, including an evaluation of cumulative impacts, and project alternatives. The EIR will focus on CEQA resource categories where substantial evidence of a potentially significant environmental impact exists. For each identified environmental impact, a set of feasible mitigation measures will be recommended. In addition to the technical reports peer reviewed and prepared under Task 3.1 and 3.2, respectively, the Environmental Checklist will also include a detailed analysis to determine the environmental impacts of the following additional resource categories.

Aesthetics

PlaceWorks will use its expertise in urban design and visual assessment, and its familiarity with the city's visual resources, to analyze potential aesthetic impacts associated with the project. Pursuant to the CEQA Guidelines, the analysis will focus on any potential conflicts with zoning or other regulations governing scenic quality and impacts on scenic vistas.

Geology and Soils

The geology and soils chapter will describe the potential adverse environmental effects related to soils and geology. Existing site conditions will be described and geologic hazards, including distance from faults and hazards associated with earthquakes such as liquefaction, landslides, loose/weak soils, shallow groundwater, compaction, and ground shaking will be described. A general discussion of the site topography, soil characteristics, and erosion potential will be presented, as well as the potential for these characteristics to affect stability of erosion of graded areas, and unprotected drainage ways. The chapter will be based on the Geotechnical Report provided by project applicant and peer reviewed by Alan Kropp and Associates.

Hazards and Hazardous Materials

The hazards and hazardous materials chapter will evaluate safety environmental hazards associated with hazardous materials, hazardous waste disposal, airport safety, emergency preparedness, and wildland fire pursuant to the CEQA Guidelines. It is assumed that a Phase I ESA and Phase II ESA, if required, will be prepared for the project site. It is assumed the project applicant will provide PlaceWorks with the full copies of ESAs prepared for the project. In the event that a Phase I ESA has not been prepared for the project site, this scope includes an optional task to prepare the Phase I ESA, as outlined under Task 3.2. PlaceWorks will include any recommendations from the ESAs in the Hazards and Hazardous Materials chapter, as well as any applicable mitigation measures, if required.

Hydrology and Water Quality

The hydrology and water quality chapter of the EIR will include the regulatory framework, regional and site-specific hydrological setting of the area, stormwater drainage characteristics, water quality data (both surface and groundwater), local receiving water bodies, pollutants of concern based on changes in land use, and flooding hazards. State, regional, and local plans, laws, and regulations pertaining to hydrology and water quality will be identified, including the City of Benicia Municipal Chapter



15.70, *Storm Water* and the Statewide Phase II Small MS4 Permit. Project development will be assessed in terms of the storm water infrastructure, regulatory requirements for reducing storm water runoff from the project, and issues pertaining to water quality, erosion, siltation, and flooding. The requirement to incorporate Best Management Practices and Low Impact Development will be included for future development. The chapter will be prepared under the direction of a Registered Engineer in the State of California.

Land Use and Planning

PlaceWorks will describe the existing “character” of the project site and the compatibility of the project with existing General Plan and Zoning Ordinance regulations governing development of the project site. The analysis will focus on whether the project would be inconsistent with policies adopted for the purposes of avoiding or reducing significant environmental impacts, as required by CEQA.

Population and Housing

PlaceWorks will summarize the population and housing impacts that would result from the project as a new mixed-use development, and whether this would induce substantial unplanned population growth. It is assumed the project would not displace people or housing based on existing site conditions.

Public Services and Recreation

Because the primary purpose of a public services impact analysis is to examine the impacts associated with physical improvements to public service facilities required to maintain acceptable service ratios, response times, or other performance objectives, the public services and recreation chapter will describe the existing conditions and service ratios for the public services in the project area. The chapter will also evaluate the potential for the project to increase the use of parks or other recreational facilities and whether the project would include any recreation facilities with the potential to create environmental impacts. The chapter will rely on the background information, input on impact assessments, and mitigation recommendations provided by the service providers contacted as part of Task 1.4.

Transportation

The transportation chapter will evaluate the project’s consistency with applicable local, regional, state, and federal codes and policies related to transportation and pedestrian and bicycle circulation. The chapter will include a comprehensive discussion on the potential impacts to transportation, including VMT, design features and compatible uses, and emergency access. This chapter will rely on the TIA provided by the project applicant and peer reviewed by Fehr & Peers.

Utilities and Service Systems

The utilities and service systems chapter of the EIR will provide the regulatory setting and impacts associated with water supply and demand, wastewater infrastructure, stormwater drainage, and solid waste disposal. The chapter will include additional information from City’s 2020 Urban Water Management Plan, the City’s 2022 Sewer System Management Plan, and CalRecycle’s Solid Waste Information System. It is assumed the City will provide the Water Supply Assessment (WSA) for the project, which due to the project size is required pursuant to SB 610. PlaceWorks will incorporate the findings of the WSA into the EIR chapter. The scope assumes no field work, facility evaluations, or modeling to determine the adequacy of these systems and will rely primarily on information provided by the service providers through correspondence, system master plans, and technical reports.



The chapter will include water and wastewater demands with the proposed buildout as compared to existing supplies and sewer/wastewater treatment capacities. In addition, the capacity of landfills throughout the county to accept solid waste and the State and local solid waste diversion programs will be considered in determining potential solid waste impacts. The chapter will be prepared under the direction of a Registered Engineer in the State of California.

Wildfire

The project site is adjacent to Solano County's State Responsibility Area across Lake Herman Road to the north; therefore, PlaceWorks will evaluate the potential for the development to result in wildfire-related impacts, consistent with Appendix G of the CEQA Guidelines. The analysis will include a review of wildfire-related measures in the City of Benicia's General Plan Community Health and Safety Element, 2021 Solano County Multi-Jurisdictional Hazard Mitigation Plan, 2019 Emergency Operations Plan & Annexes, and Benicia Municipal Code, as well as regional projects and state requirements already in place to minimize wildfire and evacuation impacts for the project area. The analysis would include information from the coordination with the Benicia Fire Department and Benicia Police Department to determine consistency with the City's Emergency Operations Plan for evacuation acquired under Task 1.4.

3.4 Alternatives Evaluation

This scope of work assumes that the alternatives analysis will evaluate the CEQA-required "No Project Alternative" as well as one to two additional alternatives for a total of up to three alternatives. PlaceWorks will advise the City on a range of potential alternatives for inclusion in the analysis. The alternatives will be selected based on their potential ability to reduce the significant impacts of the project. Any alternatives discussed but not selected will be described in the EIR as "considered but rejected."

The State of California has enacted several laws intended to address California's housing needs. The California Housing Accountability Act was initially passed in 1982 and has been revised in recent years. Under the Housing Accountability Act, so long as a project complies with applicable objective General Plan and zoning standards, a local agency may not deny a project or approve it at a lower density unless the agency finds that the project would have specific, adverse, unavoidable impacts on "public health or safety." Pursuant to Government Code Section 65589.5(j), a local agency may only require a reduction in housing density as a condition of approval if the project has a specific adverse effect on public health and safety that can only be mitigated by lowering the residential density. Accordingly, for many housing projects with no specific, adverse, unavoidable impacts on public health or safety, local agencies find reduced housing alternatives to be infeasible. We assume this will be true for this project as well, so the number of alternatives for the project may be limited to only the CEQA-required "no project" alternative and one other.

3.5 Administrative Draft EIR

PlaceWorks will compile the Administrative Draft EIR and submit it to City staff for review and comment. The Administrative Draft EIR will include the following chapters:

- **Executive Summary.** PlaceWorks will create a summary in a form consistent with CEQA Guidelines Section 15123. This summary will facilitate a quick understanding of environmental issues, and the actions required to mitigate potential impacts. It will include a summary table of impacts, mitigation measures, and levels of significance before and after mitigation.
- **Project Description.** The Administrative Draft EIR will include the revised Project Description drafted under Task 2.2 based on City comments.



- **Setting, Impacts, and Mitigation Measures.** The existing setting information, impact analyses, and mitigation measures developed in the EIR will be combined to create chapters describing environmental consequences for each CEQA-required topic.
- **Alternatives Evaluation.** The alternatives evaluation completed under Task 3.4 will be incorporated into the Administrative Draft EIR. This chapter will include a tabular comparison of the impacts of the alternatives.
- **CEQA-Required Assessment Conclusions.** PlaceWorks will prepare assessment conclusions to meet CEQA Guidelines for the following mandatory findings:
 - » Cumulative Impacts
 - » Growth Inducement
 - » Unavoidable Significant Effects
 - » Significant Irreversible Changes
 - » Impacts Found Not to be Significant
- **Report Preparers.** This chapter will identify the consultants and staff who prepared the EIR.

Task 3.5 Deliverable:

- Administrative Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

3.6 Preliminary Draft Mitigation Monitoring and Reporting Program

Early preparation of the Mitigation Monitoring and Reporting Program (MMRP) helps ensure the mitigation measures prepared for the Draft EIR are fully enforceable by all relevant departments in the City. Therefore, concurrent with the preparation of the Administrative Draft EIR, PlaceWorks will prepare a preliminary draft MMRP for the mitigation measures included in the EIR. The MMRP, shown in tabular form, will identify responsibility for implementing and monitoring each mitigation measure, along with monitoring triggers and reporting frequencies.

The MMRP will be submitted as a draft document to the City, with the Administrative Draft EIR, and revised for publication with the Final EIR.

Task 3.6 Deliverable:

- Preliminary Draft MMRP (electronic submittal in Word format)

Task 4. Draft EIR

4.1 Screencheck Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Administrative Draft EIR from City staff to create the Screencheck Draft EIR. PlaceWorks will submit a clean Word version to City staff for review and comment and a tracked changes Word version for City staff's reference.

Task 4.1 Deliverable:

- Screencheck Draft EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)



4.2 Public Draft EIR

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Draft EIR from City staff to create the Draft EIR for public review. This scope of work assumes that comments on the Screencheck Draft EIR will be limited to grammatical, format, and typographical comments. The PDF of the Draft EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader.

Task 4.2 Deliverable:

- Public Draft EIR (electronic submittal in Word format and PDF, and three bound hard copies with technical appendices on flash drives [one copy for City Hall and two copies for local libraries])

4.3 Notice of Availability and Posting

PlaceWorks will prepare the Notice of Availability (NOA) of the Draft EIR. PlaceWorks will be responsible for delivery of the Draft EIR and NOA to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., summary form and/or NOC). PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and Americans with Disabilities Act (ADA) compliance in consideration of the processing time of three working days for preferred review periods.

Task 4.3 Deliverables:

- Draft and final Notice of Availability (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Draft EIR, Notice of Availability, Notice of Completion, and Summary Form (electronic submittal to State Clearinghouse)

4.4 Public Comment Hearing

During the CEQA-required 45-day public review period, PlaceWorks will attend a public hearing to receive comments on the Draft EIR. PlaceWorks will prepare supporting material as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by City staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by City staff. PlaceWorks will record the public comments to be addressed in the Final EIR as required.

Task 4.4 Deliverable:

- Public Comment Hearing materials as requested by City staff, including a PowerPoint presentation

Task 5. Final EIR

5.1 Administrative Draft Final EIR

Following the public review period, the PlaceWorks team will compile and organize the comments received on the Draft EIR. Each comment letter received will be bracketed and assigned a number to facilitate review. This scope of work assumes that City staff will forward all public comments within five working days of the close of the public review period, and that the project applicant's consultants will be available to respond to any comments on their respective reports. PlaceWorks will prepare a detailed response to comments Excel matrix to facilitate efficiency among the team of responders. Following the initial phase of responding to comments, the matrix will be converted to a Word table for incorporation into the relevant Final EIR chapter.



This scope of work assumes that PlaceWorks staff will devote 80 hours of staff labor for responding to public comments on the Draft EIR. If additional time is needed due to an unforeseen volume of comments, we may request a contract modification to cover additional labor costs.

PlaceWorks will prepare an Administrative Draft Final EIR and submit it to City staff for review and comment. The Administrative Draft Final EIR will include the list of commenters, responses to comments and additional analysis, and revisions to the Draft EIR as necessary. The Administrative Draft Final EIR will also include the revised Preliminary Draft MMRP prepared under Task 3.6.

Task 5.1 Deliverables:

- Administrative Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)
- Revised Draft MMRP (electronic submittal in Word format)

5.2 Screencheck Final EIR

PlaceWorks will incorporate one consolidated set of comments on the second Administrative Draft Final EIR from City staff to create the Screencheck Final EIR. PlaceWorks will submit a clean Word version to City staff for review and comment and a tracked changes Word version for City staff's reference.

Task 5.2 Deliverable:

- Screencheck Draft Final EIR (electronic submittal with each chapter in Word format, and figures and appendices in PDF)

5.3 Final EIR and MMRP

PlaceWorks will incorporate one consolidated set of comments on the Screencheck Final EIR from City staff to create the Public Final EIR for publication. This scope of work assumes that comments on the Screencheck Final EIR will be limited to grammatical, format, and typographical comments. The PDF of the Final EIR will be searchable, will have a hyperlinked table of contents, and will contain bookmarks, for the ease of the reader. The Final EIR will include the final MMRP.

PlaceWorks will be responsible for delivery of the Final EIR to the State Clearinghouse, along with any additional submittal materials required by the State Clearinghouse (e.g., NOC). PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 5.3 Deliverables:

- Public Final EIR (electronic submittal in Word format and PDF)
- Final MMRP (electronic submittal in Word format and PDF)
- Notice of Completion (electronic submittal in PDF)
- Publication of Public Final EIR and Notice of Completion (electronic submittal to State Clearinghouse)



Task 6. Certification

6.1 Findings of Fact and Statement of Overriding Considerations

PlaceWorks will assist City staff in preparing the Findings of Fact for the Resolution on the EIR. If significant and unavoidable impacts are disclosed, we will prepare the Statement of Overriding Considerations necessary to support certification of the EIR. It is assumed that PlaceWorks will prepare the draft Findings of Fact and Statement of Overriding Considerations and City staff will revise and finalize the documents.

Task 6.1 Deliverable:

- Draft and final Findings of Fact and Statement of Overriding Considerations (electronic submittal in Word format)

6.2 Certification Hearings

PlaceWorks will attend up to two public hearings with the Planning Commission and/or City Council for certification of the EIR. We will prepare supporting material as needed, including a PowerPoint presentation, comment cards, sign-in sheet, and other materials as directed by City staff. PlaceWorks is available to facilitate the CEQA portion of the comment meeting, if requested by City staff.

Task 6.2 Deliverable:

- Certification Hearing materials as requested by City staff, including a PowerPoint presentation

6.3 Notice of Determination

Following the certification of the EIR and within five days of project approval, PlaceWorks will prepare a Notice of Determination (NOD) for the City to submit to the Solano County Clerk and pay all applicable filing fees at the time of posting. The budget does not include payment of any filing fees. PlaceWorks will be responsible for filing the NOD with the State Clearinghouse. PlaceWorks will ensure that the documents meet State Clearinghouse requirements for text searchable files, no fillable forms, and ADA compliance in consideration of the processing time of three working days for preferred review periods.

Task 6.3 Deliverables:

- Draft and final Notice of Determination (electronic submittal in Word format and PDF)
- Publication of Notice of Determination (electronic submittal to State Clearinghouse)

Schedule, Products, and Meetings

This section describes the products associated with PlaceWorks' scope of work and the schedule by which each of these products will be completed. It also summarizes the meetings that PlaceWorks will attend for the project.

Schedule

PlaceWorks has an excellent history of meeting projected timelines and is willing to work with the City to ensure the successful completion of this important housing project in Benicia. Table 1, *Proposed Schedule*, provides a breakdown of the CEQA schedule including City's review times. In general, when factoring in City review times and final hearings, preparation of the EIR will take approximately 14 months. The assumptions made in this schedule are based on:



- **No changes to project description.** Our schedule approach assumes that all project plans and provided technical reports are available when the project is initiated and that no changes to the project description or City requirements such as additional technical studies would occur throughout the CEQA process.
- **Biweekly status meetings.** We propose the status meetings (see Task 1.3) occur bi-weekly (twice a month). This is to ensure that as issues arise, they are being addressed in the most efficient way possible. In our experience, biweekly meetings hold consultants and City staff accountable to the pace needed to meet the timeline. Up to 30 biweekly meetings are proposed under this schedule.
- **Alternatives to the proposed project.** This timeline assumes that the alternatives to the project will be determined as early in the process as possible. See our note under Task 3.4 that a reduced housing alternative would likely be a violation of the Housing Accountability Act and would therefore not be permitted.
- **Limited Printing.** All products will be submitted in Word format and/or PDF described in this scope of work.

Products

The following products will be submitted to the City of Benicia in fulfillment of our proposed scope of work:

- Meeting agendas and notes
- Revised project schedule
- Data needs request
- Public service and utilities providers outreach letters
- Tribal consultation request letters
- Draft and final basemap
- Draft project description
- Draft and final Notice of Preparation
- Notice of Completion for the Notice of Preparation
- Publication of Notice of Preparation and Notice of Completion to State Clearinghouse
- Scoping Meeting materials as requested by City staff, including a PowerPoint presentation
- Memorandum summarizing the findings of the third-party technical evaluation
- Memorandum verifying all requested changes of the technical reports, if any, have been adequately addressed
- Administrative Draft EIR
- Preliminary Draft MMRP
- Screencheck Draft EIR
- Public Draft EIR
- Draft and final Notice of Availability
- Notice of Completion for the Draft EIR
- Publication of Public Draft EIR Notice of Availability, Notice of Completion, and Summary Form to State Clearinghouse
- Public Comment Hearing materials as requested by City staff, including a PowerPoint presentation
- Administrative Draft Final EIR
- Revised Draft MMRP
- Screencheck Draft Final EIR
- Public Final EIR
- Final MMRP
- Notice of Completion for the Final EIR
- Publication of Public Final EIR and Notice of Completion to State Clearinghouse
- Draft and final Findings of Fact and Statement of Overriding Considerations
- Certification Hearing materials as requested by City staff, including a PowerPoint presentation
- Draft and final Notice of Determination
- Publication of Notice of Determination to State Clearinghouse



Products

The following products will be submitted to the City of Benicia in fulfillment of our proposed scope of work:

- Meeting agendas and notes
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- Data needs request
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- Draft and final basemap
- Draft project description
- Draft and final Notice of Preparation
- Notice of Completion for the Notice of Preparation
- Publication of Notice of Preparation and Notice of Completion to State Clearinghouse
- Scoping Meeting materials as requested by City staff, including a PowerPoint presentation
- Memorandum summarizing the findings of the third-party technical evaluation
- Memorandum verifying all requested changes of the technical reports, if any, have been adequately addressed
- Administrative Draft EIR
- Preliminary Draft MMRP
- Screencheck Draft EIR
- Public Draft EIR
- Draft and final Notice of Availability
- Notice of Completion for the Draft EIR
- Publication of Public Draft EIR Notice of Availability, Notice of Completion, and Summary Form to State Clearinghouse
- Public Comment Hearing materials as requested by City staff, including a PowerPoint presentation
- Administrative Draft Final EIR
- Revised Draft MMRP
- Screencheck Draft Final EIR
- Public Final EIR
- Final MMRP
- Notice of Completion for the Final EIR
- Publication of Public Final EIR and Notice of Completion to State Clearinghouse
- Draft and final Findings of Fact and Statement of Overriding Considerations
- Certification Hearing materials as requested by City staff, including a PowerPoint presentation
- Draft and final Notice of Determination
- Publication of Notice of Determination to State Clearinghouse

Meetings

- Terri McCracken and/or Vivian Kha will attend up to 30 meetings with City staff for the project.
- PlaceWorks will attend a public scoping meeting to hear comments on the suggested environmental issues to be addressed in the EIR.
- As an optional task, PlaceWorks can also attend up to two Planning Commission Study Sessions for outreach on the scope of the EIR.
- PlaceWorks will attend a public hearing to receive comments on the Draft EIR.
- PlaceWorks will attend up to two public hearings with the Planning Commission and/or City Council for certification of the EIR.
- We are available to attend additional meetings on a time-and-materials basis.



Assumptions

This scope of work and cost estimate assumes that:

- The project applicant will provide the following technical studies:
 - » Arborist Report and Tree Inventory
 - » Geotechnical Report
 - » Traffic Scoping Memorandum and Transportation Impact Analysis
 - » Preliminary drainage report
 - » Preliminary landscape plan
- For each peer review in our scope, only one round of review of the updated documents to ensure that comments have been adequately resolved is assumed.
- Our cost estimate includes the meetings shown in the Scope of Work. Additional meetings would be billed on a time-and-materials basis.
- All products will be submitted in Word format and PDF described in this scope of work.

Cost Estimate

The proposed fee assumes the preparation of an EIR with some environmental topics and standards of significance scoped out from detailed review in the EIR. Please see Table 2, *Proposed Cost*.

Optional task fees will be added only at the request of the project applicant or the City and are estimated as follows:

- The cost of Fehr & Peers to identify and evaluate the effectiveness of potential infrastructure improvements that could mitigate the potential evacuation impacts of the project would be \$17,718.
- The cost of the option for PlaceWorks to attend up to two Planning Commission Study Sessions for outreach on the scope of the EIR would be \$3,480.

PlaceWorks also recommends a 5 percent contingency budget only to be applied with prior consent from the City and the project applicant. The totals for the different options proposed in this scope are as follows:

- Total without optional tasks: \$721,581
- Total without optional tasks and with contingency: \$757,660
- Total with optional tasks: \$742,779
- Total with optional tasks and with contingency: \$779,918

We are flexible with both schedule and cost and will work with the City to adjust the scope, schedule, and fee to meet the needs of the project and those involved with the project.

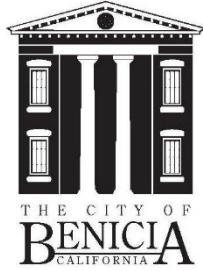


Table 2. Proposed Cost

PLACEWORKS															SUBCONSULTANTS					TOTAL TASK BUDGET					
Title		Role		Teague	McCracken	Iha	Park	Zimny	Shield	Ruit	Bush	Prattman	Mendoza	Reddy	Golden-Harrell	Lukandi	Place Works Hours	Place Works Hours	Biological and Cultural Resources	Geotechnical	Transportation	Hazards/Hydrology/Utilities	10% Subconsultant Markup	Subconsultant Total	
Principal	Principal in Charge	Associate	Manager	Associate	Associate	Associate	Eng	Eng	Eng	Eng	Eng	Associate	Associate	Associate	Associate	Associate	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Adviser	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	Hourly Rate:	
TASK 1: Project Initiation and Management																									
1.1	Kick-off Meeting	2	4														11	\$2,155	\$0	\$1,100	\$1,100	\$0	\$0	\$220	\$2,420
1.2	Project Management	4	30	60													94	\$20,190	\$0	\$0	\$0	\$0	\$0	\$0	\$20,190
1.3	Status Meetings (ongoing, bi-weekly)	20	20														50	\$10,000	\$8,000	\$4,000	\$4,530	\$0	\$0	\$0	\$18,623
1.4	Data Collection	7	14	4													69	\$12,325	\$0	\$0	\$0	\$0	\$0	\$0	\$12,325
1.5	Tribal Consultation	2	2														4	\$910	\$7,000	\$0	\$0	\$0	\$0	\$0	\$7,000
Task 1 Subtotal																									
TASK 2: Project Description and EIR Scoping																									
2.1	Base Map	2	8														10	\$1,990	\$0	\$0	\$0	\$0	\$0	\$0	\$1,990
2.2	Project Description	8	17														26	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
2.3	Notice of Preparation	4	2	4													27	\$4,805	\$0	\$0	\$0	\$0	\$0	\$0	\$4,805
2.4	Scoping Meeting	4	16	32	0	0	0	0	0	0	0	0	36	5	8	0	101	\$18,705	\$0	\$0	\$0	\$0	\$0	\$0	\$18,705
Task 2 Subtotal																									
TASK 3: Environmental Evaluation																									
3.1	Peer Review	0	6	12	0	0	0	0	0	0	0	0	0	0	0	0	18	\$3,410	\$2,000	\$19,500	\$11,000	\$2,860	\$0	\$0	\$39,545
3.2	Technical Reports	0	11	34	23	86	15	18	0	0	0	0	51	6	0	0	244	\$42,885	\$159,050	\$0	\$81,505	\$0	\$0	\$0	\$247,496
3.3	Environmental Analysis	0	56	200	0	0	0	0	0	20	19	111	8	0	0	0	414	\$77,690	\$20,000	\$0	\$0	\$1,300	\$0	\$0	\$101,320
3.4	Alternatives Evaluation (up to three)	2	12	24													78	\$14,860	\$0	\$0	\$0	\$0	\$0	\$0	\$14,860
3.5	Administrative Draft EIR	26	60														154	\$28,470	\$0	\$4,500	\$6,300	\$0	\$0	\$0	\$40,270
3.6	Preliminary Draft MMRP	4	6														22	\$4,020	\$0	\$0	\$0	\$0	\$0	\$0	\$4,020
Task 3 Subtotal																									
TASK 4: Draft EIR																									
4.1	Screencheck Draft EIR	16	24														80	\$14,800	\$0	\$2,500	\$4,860	\$0	\$0	\$0	\$22,896
4.2	Public Draft EIR	8	16														58	\$10,240	\$0	\$0	\$0	\$0	\$0	\$0	\$10,240
4.3	Notice of Availability and Posting	2	4														14	\$2,510	\$0	\$0	\$0	\$0	\$0	\$0	\$2,510
4.4	Public Comment Hearing	2	4														14	\$3,010	\$0	\$0	\$0	\$0	\$0	\$0	\$3,010
Task 4 Subtotal																									
TASK 5: EIR and MMRP																									
5.1	Administrative Draft EIR and MMRP	0	20	58													207	\$36,055	\$0	\$3,500	\$0	\$0	\$0	\$0	\$40,155
5.2	Screencheck Final EIR and MMRP	6	16														48	\$8,680	\$0	\$0	\$0	\$0	\$0	\$0	\$8,680
5.3	Final EIR and MMRP	6	12														24	\$8,370	\$0	\$486	\$4,860	\$0	\$0	\$0	\$13,716
Task 5 Subtotal																									
TASK 6: Certification																									
6.1	Findings and SOCC	8	12														40	\$2,620	\$0	\$0	\$0	\$0	\$0	\$0	\$2,620
6.2	Certification Hearings (up to two)	8	8														24	\$5,200	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200
6.3	Notice of Determination	1	2														6	\$1,095	\$0	\$0	\$0	\$0	\$0	\$0	\$1,095
Task 6 Subtotal																									
OPTIONAL TASKS																									
7.1	Planning Commission Staff Session (up to two)	8	2														16	\$3,480	\$0	\$0	\$0	\$0	\$0	\$0	\$3,480
7.2	Executive Mitigation Effectiveness	8	2														4	\$810	\$0	\$0	\$15,280	\$0	\$0	\$0	\$16,890
Task 7 Subtotal																									
Labor Dollars Total																									
\$6,835	\$68,750	\$102,240	\$6,615	\$13,950	\$3,875	\$2,430	\$4,500	\$5,650	\$76,300	\$3,625	\$9,120	\$1,680	\$1,838	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$188	\$791,639
PlaceWorks Percent of Total Labor																									
1.7%	13.8%	31.2%	1.5%	5.0%	0.8%	1.0%	1.0%	1.3%	27.6%	1.4%	3.1%	0.7%	80.1%												
EXPENSES TOTAL																									
PlaceWorks Reimbursable Expenses																									
TOTAL (without optional tasks)																									
TOTAL (with optional tasks)																									
GRAND TOTAL (without optional tasks and with 5% contingency)																									
GRAND TOTAL (with optional tasks and with 5% contingency)																									



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AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
CONSENT CALENDAR

TO : City Manager

FROM : Public Works Director

SUBJECT : **LANDSCAPING AND LIGHTING DISTRICT FISCAL YEAR 2025-2026**

EXECUTIVE SUMMARY:

The City of Benicia Landscaping and Lighting District (District) consists of five separate zones, with the largest being the residential zone. Private properties within each zone are assessed annually to pay the cost to maintain landscaping along street rights-of-way, maintenance of open space areas and maintenance and energy costs of streetlights on a zone-by-zone basis. Staff is recommending Council begin the annual assessment process. This is the annual assessment of the five zones, not a citywide assessment.

RECOMMENDATION:

Move to adopt the attached resolutions pertaining to the Landscaping and Lighting District:

1. Initiate Proceedings for the Annual Levy and Collection of Assessments for the City of Benicia Landscaping and Lighting District, Fiscal Year (FY) 2025-26 (Attachment 1).
2. Preliminary approval of the Engineer's Report for the City of Benicia Landscaping and Lighting District, FY 2025-26 (Attachment 2).
3. Intention to Order the Levy and Collection of Assessments Pursuant to the Landscaping and Lighting Act of 1972 and therefore Setting a Public Hearing on June 17, 2025, for the City of Benicia Landscaping and Lighting District, FY 2025-26 (Attachment 3).

BUDGET INFORMATION:

The total projected cost for FY 2025-26 for all five zones of the District is \$491,647. After the reserve fund credits and interest earnings are applied to the budgets, the balance to levy is approximately \$427,663.

BACKGROUND:

The City of Benicia Landscaping and Lighting District was formed in the late 1980's without a cost escalator. The City Council annually levies assessments on the parcels of land within the District to maintain the improvements that provide special benefits to properties within the District. The City of Benicia Landscaping and Lighting District consists of five separate zones, with the largest being the residential zone. The other four zones are smaller commercial/industrial areas. Private properties within each zone are assessed annually to pay the cost to maintain landscaping along street rights-of-way, maintenance of open space areas and maintenance and energy costs of streetlights on a zone-by-zone basis.

To start the annual assessment process, staff recommends Council adopt a resolution stating its intent to initiate the levy and collection proceedings for FY 2025-26. The entire process will rely on a Preliminary Landscaping and Lighting Assessment District Engineer's Report (Attachment 4). Additionally, to initiate the process, Council needs to establish a public hearing date. Staff recommends Council hold a public hearing on June 17, 2025, to order the levy and collection of assessments for FY 2025-26. Conducting the public hearing and adoption of the resolution ordering the levy and collection of assessments for FY 2025-26 on June 17, 2025, will complete the process for the coming fiscal year.

There are no increases to the assessment rates proposed for FY 2025-26. Therefore, the Zone 1 residential rate is recommended to remain at approximately \$137 per parcel. The assessment rates for Zones 2 through 5 vary based upon parcel size but remain unchanged from prior years. While the revenue from the assessments in each of the zones is no longer sufficient to fund the annual costs as costs have increased since the 1980s, each zone is projected to have a modest fund balance by the end of the fiscal year. A copy of the Landscaping and Lighting District Diagram from the Preliminary Engineer's Report (Attachment 5) shows the locations of each zone.

NEXT STEPS:

The next step will be to conduct a public hearing at the June 17, 2025, Council meeting.

ALTERNATIVE ACTIONS:

If the public hearing is not set, the City will not be able to move forward with the levy and assessments of the five Landscaping and Lighting zones.

CEQA Analysis	Landscaping and Lighting District assessments are exempt from the California Environmental Quality Act (CEQA) under Guidelines Selection 15378 (b) (4), because government fiscal activities, which do not involve any commitment to any specific project, which may result in a potentially significant physical impact on the environment is not considered a project.
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ATTACHMENTS:

1. Resolution - Intent to Initiate Proceedings
2. Resolution - Preliminary Approval of Engineer's Report
3. Resolution - Setting the Public Hearing Date on June 17, 2025
4. Preliminary Landscaping and Lighting Assessment District - Engineer's Report
5. Landscaping and Lighting Assessment District Diagram

For more information contact: Danielle Bonham, Public Works Director

Phone: 707-746-4240

E-mail: PW@ci.benicia.ca.us

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA DESCRIBING IMPROVEMENTS AND DIRECTING PREPARATION OF ENGINEER'S REPORT FOR THE CITY OF BENICIA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2025-2026

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Benicia, California, as follows:

1. Previously, the City Council did, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2, Division 15, of the Streets and Highways Code of the State of California, conduct the proceedings for and did form the City of Benicia Landscaping and Lighting District ("District").
2. The public interest, convenience and necessity require, and it is the intention of this Council to undertake proceedings for the levy and collection of assessments upon the several lots or parcels of land in said District, for the construction or installation of improvements, including the maintenance or servicing, or both, thereof for Fiscal Year 2025-26.
3. The improvements to be constructed or installed, including the maintenance or servicing, or both, thereof, are:
 - a) The maintenance or servicing of public landscaping including, but not limited to, trees, shrubs, grass, or other vegetation in curbed median islands of public streets, in landscaped strips or areas along and adjacent to public street areas, in public open space areas retained in their natural state, or in areas developed as public parks.
 - b) The maintenance or servicing, or both, thereof public lighting facilities and improvements including, but not limited to, standards, poles and luminaries and the cost of electric current or energy.
4. The costs and expenses of said improvements, including the maintenance or servicing, or both, thereof, are to be made chargeable upon said District, the exterior boundaries of which District are the composite and consolidated area as more particularly shown on a map thereof on file in the office of the Public Works Director of the City of Benicia to which reference is hereby made for further particulars. Said map indicates by a boundary line the extent of the territory included in said District and of any zone thereof and shall govern for all details as to the extent of the assessment district.
5. The Engineer of Work shall be Harris & Associates and is hereby directed to prepare and file with the City Clerk a report, in writing, referring to the assessment district by its distinctive designation, specifying the fiscal year to which the report applies, and, with respect to that year, presenting the following:

- a) Plans and specifications of the existing improvements and for proposed new improvements, if any, to be made within the district or within any zone thereof; and
- b) An estimate of the costs of said proposed new improvements, if any, to be made, the costs of maintenance or servicing, or both, thereof, and of any existing improvements, together with the incidental expenses in connection therewith; and
- c) A diagram showing the exterior boundaries of the district and of any zones within said district and the lines and dimensions of each lot or parcel of land within the district as such lot or parcel of land is shown on the County Assessor's map for the fiscal year to which the report applies; and
- d) A proposed assessment of the total amount of the estimated costs and expenses of the proposed new improvements, including the maintenance or servicing, or both, thereof, and of any existing improvements upon the several lots or parcels of land in said district in proportion to the estimated benefits to be received by such lots or parcels of land respectively from said improvements, including the maintenance or servicing, or both, thereof, and of the expense's incidental thereto.

On motion of Council Member _____, seconded by Council Member _____, the above Resolution was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on the 20th day of May 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Steve Young, Mayor

Attest:

Lisa Wolfe, City Clerk

Date

RESOLUTION NO. 25-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA
PRELIMINARILY APPROVING THE ENGINEER'S REPORT FOR THE CITY OF
BENICIA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2025-2026**

WHEREAS, by previous Resolution, the City Council did adopt the Resolution describing improvements and directing preparation of Engineer's Report for Fiscal Year (FY) 2025-2026 pursuant to the Landscaping and Lighting Act of 1972 for the City of Benicia Landscaping and Lighting District (District) in said City and did refer the proposed improvements to the Engineer of Work, and did therein direct said Engineer of Work to prepare and file with the Clerk of said City a report, in writing, all as therein more particularly described, under and pursuant to the Landscaping and Lighting Act of 1972; and

WHEREAS, said Engineer of Work prepared and filed with the Clerk of said City a report in writing as called for in previous resolution and under and pursuant to said Act, which report has been presented to this Council for consideration; and

WHEREAS, said Council has duly considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that neither said report nor any part thereof should be modified in any respect.

**NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND ORDERED,
as follows:**

1. That the Engineer's estimate of the itemized and total costs and expenses of maintenance and servicing thereof, and of the incidental expenses in connection therewith, contained in said report, be, and each of them are hereby preliminarily approved.
2. That the diagram showing the exterior boundaries of the District referred to and described in previous Resolution and also the boundaries of any zones therein and the lines and dimensions of each lot or parcel of land within District as such lot or parcel of land is shown on the County Assessor's maps for the fiscal year to which the report applies, and it is hereby, preliminarily approved.
3. That the proposed assessment of the total amount of the estimated costs and expenses of the proposed improvements upon the several lots or parcels of land in District in proportion to the estimated benefits to be received by such lots or parcels, respectively, from said improvements including the maintenance or servicing, or both, thereof, and of the expense's incidental thereto, as contained in said report, be, and they are hereby, preliminarily approved.

4. That said report shall stand as the Engineer's Report for the purpose of all subsequent proceedings to be had pursuant to the previous Resolution.

On motion of Council Member _____, seconded by Council Member _____, the above Resolution was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on the 20th day of May 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Steve Young, Mayor

Attest:

Lisa Wolfe, City Clerk

Date

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA OF INTENTION TO ORDER THE LEVY AND COLLECTION OF ASSESSMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND THEREFORE SETTING A PUBLIC HEARING ON JUNE 17, 2025, TO CONSIDER THE FISCAL YEAR 2025-2026 CITY OF BENICIA LANDSCAPING AND LIGHTING DISTRICT

WHEREAS, pursuant to the previous Resolution, describing improvements and directing preparation of Engineer's Report for Fiscal Year (FY) 2025-2026 for City of Benicia Landscaping and Lighting District ("District"), adopted on May 20, 2025, by the City Council of said City pursuant to the Landscaping and Lighting Act of 1972, the City Engineer of said City has prepared and filed with the Clerk of this City the written report called for under said Act and by previous Resolution, which said report has been submitted and preliminarily approved by this Council in accordance with said Act.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND ORDERED, as follows:

1. In its opinion the public interest and convenience require, and it is the intention of the City Council to order, the levy and collection of assessments for FY 2025-2026 pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2, Division 15, of the Streets and Highways Code of the State of California, for the construction or installation of the improvements, including the maintenance or servicing, or both, thereof, are:
 - a) The maintenance or servicing of public landscaping including, but not limited to, trees, shrubs, grass, or other vegetation in curbed median islands of public streets, in landscaped strips or areas along and adjacent to public street areas, in public open space areas retained in their natural state, or in areas developed as public parks.
 - b) The maintenance or servicing, or both, thereof public lighting facilities and improvements including, but not limited to, standards, poles and luminaries and the cost of electric current or energy.
2. The cost and expenses of said improvements, including the maintenance or servicing, or both, thereof, are to be made chargeable upon the District, the exterior boundaries of which District are the composite and consolidated area as more particularly described on a map thereof on file in the office of the Director of Public Works of said City, to which reference is hereby made for further particulars. Said map indicates by a boundary line the extent of the territory included in the district and of any zone thereof and the general location of said District.

3. Said Engineer's Report prepared by the City Engineer of said City, preliminarily approved by the City Council by previous Resolution and on file with the Clerk of this City, is hereby referred to for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within District.
4. Notice is hereby given that Tuesday, the 17th day of June, 2025, at 6:00 p.m. in the regular meeting place of the City Council, City Hall, 250 East "L" Street, Benicia, California, be and the same is hereby appointed and fixed as the time and place for a hearing by the City Council on the question of the levy and collection of the proposed assessment for the construction or installation of said improvements, including the maintenance and servicing, or both, thereof, and when and where it will consider all oral statements and all written comments made or filed by any interested person at or before the conclusion of said hearing against any proposed assessment upon an assessable lot or parcel of land within the District, and when and where it will consider and finally act upon the Engineer's Report.
5. Prior to the conclusion of the hearing, any interested person may file a written protest with the Clerk, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner.
6. The Clerk of said City is hereby directed to give notice of said hearing by causing a copy of this Resolution to be published once in the Benicia Herald, a newspaper published and circulated in said City, and by conspicuously posting a copy thereof upon the official bulletin board customarily used by the City for the posting of notices, said posting and publication to be had and completed at least ten (10) days prior to the date of the hearing specified herein.
7. The Public Works Department is hereby designated as the office to answer inquiries regarding any proceedings to be had herein and may be contacted during regular office hours at City Hall, 250 East "L" Street, Benicia, California 94510, or by calling (707) 746-4240.

On motion of Council Member _____, seconded by Council Member _____, the above Resolution was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on the 20th day of May 2025 by the following vote:

Ayes:

Noes:

Absent:

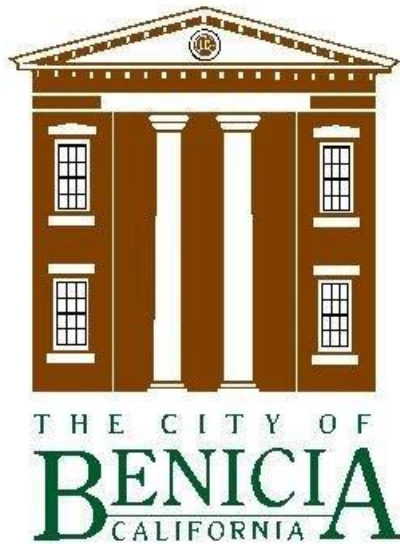
Abstain:

Steve Young, Mayor

Attest:

Lisa Wolfe, City Clerk

Date



CITY OF BENICIA

PRELIMINARY ENGINEER'S REPORT FISCAL YEAR 2025-2026 SOLANO COUNTY, CALIFORNIA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

June 2025

PREPARED BY

Harris & Associates

1401 Willow Pass Road, Suite 500

Concord, CA 94520

www.weareharris.com



CERTIFICATIONS

Certifications

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____ day of _____, 2025.

Lisa Wolfe, City Clerk
City of Benicia, Solano County, CA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram herein attached was approved and confirmed by the City Council of the City of Benicia, California on the _____ day of _____, 2025.

Lisa Wolfe, City Clerk
City of Benicia, Solano County, CA



TABLE OF CONTENTS

Table of Contents

STATEMENT OF ASSESSMENT ENGINEER

PART I – OVERVIEW	1
PART II – PLANS AND SPECIFICATIONS	4
PART III – ESTIMATE OF COSTS	8
PART IV – METHOD OF APPORTIONMENT	14
APPENDIX A – DISTRICT DIAGRAM	18
APPENDIX B – ASSESSMENT ROLL	19
APPENDIX C –CITY PARKS MAP	44



ENGINEER'S CERTIFICATION

Statement of Assessment Engineer

AGENCY: THE CITY OF BENICIA

PROJECT: CITY OF BENICIA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

TO: THE CITY COUNCIL OF THE
CITY OF BENICIA
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2025–26

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council of the City of Benicia, for the Benicia Landscape and Lighting Assessment District, to provide landscaping services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2025–26.

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIII D, Section 4(a) of the State of California Constitution, and in accordance with the City of Benicia's Resolution being adopted by the City Council on the 20th day of May, 2025, this Report has been ordered for:

CITY OF BENICIA LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

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

PART I

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

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses.

**PART III**

District Diagram: This part incorporates a Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Solano County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established in the late 1970's. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Boundary of Benicia Landscape and Lighting Assessment District

Appendix B – Assessment Roll

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

DATED this ____ day of _____, 2025

**Harris & Associates**

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



PART I – OVERVIEW

Overview

INTRODUCTION

The City of Benicia ("City") levies and collects special assessments on parcels within the City of Benicia Landscaping and Lighting Assessment District ("District") in order to maintain the improvements within those areas. The District was initially formed in the late 1980's to provide a dedicated source of funding for the ongoing maintenance of lighting and landscape improvements within the Southamptton area. Over the years, other areas have been annexed into the original benefit zone and additional benefit zones have also been created. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the District was formed.

GENERAL DESCRIPTION OF THE DISTRICT

The District consists of five (5) Benefit Zones as described below. Only parcels that benefit from the improvements and services within each of those zones receive an assessment.

Zone 1 – Residential ("Zone 1") is comprised of 2,196 single-family residential parcels. Within this zone is a large portion of the Southamptton area plus the areas known by their subdivision name including Hamann Hills, Benicia Terrace, Olive Branch Estates, Harbor View Knolls and Clos Duvall. It also includes the Southamptton D-6 and D-7 subdivisions. Also within the boundaries of Zone 1 are parcels identified as publicly owned open space and parks and privately owned open space and sliver parcels that are deemed to be not assessable.

Zone 2 – Fleetside Industrial Park ("Zone 2") is comprised of two industrial park subdivisions east of Interstate 680 in the eastern portion of the City. The two subdivisions are Fleetside Industrial Park and Drake Industrial Park. Also within the boundaries of Zone 2 are parcels identified as publicly owned wetland parcels that are deemed to be not assessable.

Zone 3 – Goodyear Road ("Zone 3") is comprised of four parcels totaling 37.01 acres in area located between Goodyear Road and Interstate 680 in the northeasterly corner of the City. The most southerly of the four parcels is 10.94 acres in area and is zoned "General Commercial." The three northerly parcels totaling 26.07 acres in area are zoned "Industrial Park."

Zone 4 – East 2nd Street ("Zone 4") is comprised of five assessed parcels totaling 276.36 acres. The two southernmost parcels adjacent to East 2nd Street total 200.04 acres in area and are zoned "General Industrial." The two northernmost parcels totaling 76.32 acres are zoned "Industrial Park." Within the boundaries of this Zone are also three small City-owned parcels used for water system distribution and storage purposes. Also within the boundaries of Zone 4 are parcels identified as publicly owned reservoir/pump station parcels that are deemed to be not assessable under the 1972 Act (see below).

Zone 5 – Columbus Parkway ("Zone 5") is comprised of commercial parcels, residential parcels and privately owned open space parcels. There are seven assessed commercial parcels totaling 9.15 acres; there are 188 residential condominiums at the Cambridge Apartments and there are 50 units north of Rose Drive at the north end of the Zone.



COMPLIANCE WITH THE CALIFORNIA CONSTITUTION

Assessments are levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIID ("Article XIID"), which was enacted with the passage of Proposition 218 in November 1996. Pursuant to Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4. Specifically, Article XIID Section 5(b) exempted:

"Any assessment imposed pursuant to a petition signed by the person owning all of the parcels subject to the assessment at the time the assessment is initially imposed."

The City has determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer at the time of the District formation late 1980's). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amount has been exempt from the procedural requirements of Article XIID Section 4, since the amount of the assessment has not increased since the passage of Proposition 218.

Any future increase in the assessment rate or substantial changes in the services provided would require that the District be brought into compliance with all of the requirements of Article XIID and would require the approval of the property owners subject to the assessment based upon a mailed ballot which would be sent to each property owner.

SUMMARY OF PROPOSED ASSESSMENT AND EXPENDITURES

A summary of the assessments to be levied in each Benefit Zone is shown in the table below. Based upon the estimated expenditures, the revenue from the assessments in each of the zones is no longer sufficient to fund the annual costs as costs have increased since the 1980s, each. Overall, each of the five zones is projected to have a modest fund balance. If assessment needs to be increased in the future, a Proposition 218 ballot measure will be required.

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

CITY OF BENICIA
LANDSCAPE AND LIGHTING DISTRICT FY 2025-26
SUMMARY OF ESTIMATED EXPENSES AND REVENUES

Budget Item	Zone 1 Residential	Zone 2 Fleetside Ind. Park	Zone 3 Goodyear Road	Zone 4 E. Second Street	Zone 5 Columbus Parkway	Total
EXPENDITURES						
Maintenance and Servicing	\$ 296,003	\$ 66,295	\$ 15,368	\$ 36,321	\$ 23,245	\$ 437,232
Utilities (electric)	\$ 23,000	\$ 5,500	\$ 1,000	\$ 10,000	\$ 1,500	\$ 41,000
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Consultant	\$ 9,404	\$ 2,509	\$ 496	\$ 885	\$ 121	\$ 13,415
TOTAL EXPENDITURES	\$ 328,407	\$ 74,304	\$ 16,864	\$ 47,206	\$ 24,866	\$ 491,647
REVENUES						
Adjustments						
Use of Money and Property	\$ 3,911	\$ 2,648	\$ -	\$ -	\$ 1,129	\$ 7,689
Transfer From Fund Balance	\$ 24,610	\$ (8,322)	\$ 12,864	\$ 19,206	\$ 7,936	\$ 56,296
Transfer From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Adjustments	\$ 28,521	\$ (5,673)	\$ 12,864	\$ 19,206	\$ 9,066	\$ 63,984
Assessments Levied	\$ 299,886	\$ 79,977	\$ 4,000	\$ 28,000	\$ 15,800	\$ 427,663
TOTAL REVENUE	\$ 328,407	\$ 74,304	\$ 16,864	\$ 47,206	\$ 24,866	\$ 491,647
FUND BALANCE						
Estimated Balance 7/1	\$ 264,248	\$ 177,981	\$ 13,944	\$ 45,088	\$ 76,308	\$ 577,569
Estimated Use of Reserve Funds	\$ -	\$ 5,673	\$ (12,864)	\$ (19,206)	\$ (7,936)	\$ (34,334)
Estimated Interest Income	\$ 3,911	\$ 2,648	\$ -	\$ -	\$ 1,129	\$ 7,689
Projected Balance 6/30	\$ 268,158	\$ 186,302	\$ 1,080	\$ 25,882	\$ 69,501	\$ 550,924
ASSESSMENT RATES						
Total Parcels	2196				188	
Assessment per Benefit Unit	\$ 136.56				\$ 40.00	
Assessment Needed to Fully Fund	\$ 138.34				\$ 112.17	
Total Acreage Levied		124.04	37.01	276.36	12.85	
Assessment per Acre	\$	\$ 644.77	\$ 108.08	\$ 101.32	\$ 645.00	
Assessment Needed to Fully Fund	\$	\$ 531.94	\$ 108.11	\$ 101.45	\$ 1,611.45	



PART II – PLANS AND SPECIFICATIONS

Plans and Specifications

The District provides for the continued installation, maintenance and servicing of landscaping within public parks, street landscaping and lighting improvements within the public right-of-ways which provide special benefit to parcels and properties in each of the five (5) Benefit Zones

As generally defined in the 1972 Act, maintenance and servicing of the improvements may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements;
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d) The removal of trimmings, rubbish, debris, and other solid waste;
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c) Compensation payable to the County for collection of assessments;



- d) Compensation of any engineer or attorney employed to render services;
- e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
- f) Costs associated with any elections held for the approval of a new or increased assessment.

LEVEL OF MAINTENANCE SERVICES PROVIDED

The City has defined the desired level of maintenance services which should be provided to maintain the appearance and health of vegetation and landscaped area, and to maintain recreation areas in a safe and attractive manner to serve the surrounding property. At the time of formation of the District in the late 1970's, assessment revenues were sufficient to provide maintenance service at the approximate frequency shown under the "Desired Level of Maintenance" (Desired Frequency) in the table below.

However, over the years the frequency of maintenance services which the District has been able to provide has gradually been reduced. The primary reason for the gradual reduction in maintenance levels is that although the cost of labor, materials, utilities and other services have continued to increase annually, the assessment revenues have not increased. As a result, the current frequency of maintenance services which the District is able to provide is shown in the table on the following page under "Current Maintenance Level" (Budgeted Frequency).

The location, boundaries and general description of the improvements provided within the District are described below. The detailed specifications and location of the improvements are on plans and maps on file with the Public Works department and by reference are made part of this Report.

Zone 1 – Residential

The Zone 1 improvements shall consist of: 1) maintenance and servicing of open space areas including disking, mowing and trash removal; 2) within public park sites with established landscaping, maintenance and servicing improvements including trimming, pruning, weeding, fertilizing, irrigation, trash removal, mechanical sprinkler repair, plant replacement, and other necessary maintenance programs; and 3) the servicing of electrical power for 304 streetlights for this zone.

Zone 2 – Fleetside Industrial Park

The Zone 2 improvements shall consist of: 1) the maintenance and servicing of landscaped strip areas along and adjacent to the public street areas including trimming, pruning, weeding, fertilizing, irrigation, trash removal, mechanical sprinkler repair, plant replacement, and other necessary maintenance programs; and 2) the servicing of electrical power for 33 streetlights for this zone.

Zone 3 – Goodyear Road

The Zone 3 improvements shall consist of: 1) the maintenance and servicing of landscaped strip areas along and adjacent to the public street areas including trimming, pruning, weeding, fertilizing, irrigation, trash removal, mechanical sprinkler repair, plant replacement and other necessary maintenance programs; and 2) the servicing of electrical power for 10 streetlights for this zone.



Zone 4 – East 2nd Street

The Zone 4 improvements shall consist of: 1) the maintenance and servicing of landscaped median areas in Rose Drive from East 2nd Street to 1,800 feet (0.34 miles), more or less, northwesterly of East 2nd Street, and in East 2nd Street from 4,800 feet (0.91 miles), more or less, southerly of Rose Drive to 1,950 feet (0.37 miles), more or less, northeasterly of Rose Drive, include trimming, pruning, weeding, fertilizing, irrigation, trash removal, mechanical sprinkler repair, plant replacement and other necessary maintenance programs; and 2) the servicing of electrical power for 78 streetlights for this zone.

Zone 5 – Columbus Parkway

Zone 5 improvements shall consist of: 1) the maintenance and servicing of landscaped median areas along the public street areas and for a landscaped, Caltrans-owned parcel lying between Columbus Parkway and Interstate 780 southerly of Rose Drive, including trimming, pruning, weeding, fertilizing, irrigation, trash removal, mechanical sprinkler repair, plant replacement and other necessary maintenance programs; and 2) the servicing of electrical power for 15 streetlights for this zone.

Summary of Maintenance Activities and Frequencies

Activity	Desired Frequency	Budgeted Frequency
Turf Maintenance		
Mowing, edging & trimming	Weekly	Weekly
Fertilization	Four times per year	Once per year
Control and/or eradication of pest and weeds	Four times per year	Twice per year
Landscape Maintenance		
Re-mulch landscape areas	Annually	NB*
Color Plantings	Semi-annually	NB*
Plant Replacement	As-needed	NB*
Fertilize shrubs and ground cover	Annually	NB*
Fertilize trees	Annually	NB*



Control and/or eradication of pest and weeds	Four times per year	Twice per year
--	---------------------	----------------

Trash and Debris Removal		
Turf/Landscape areas	Daily	Daily
Hardscape areas	Daily	Daily
Picnic/Play Areas	Daily	Daily
Restrooms	Daily	Daily
Pruning and Trimming		
Shrubs	Four times per year	Twice per year
Trees	3-5 Year Cycle	Limited to emergency pruning and removal
Irrigation Maintenance		
Monitor, test and inspect irrigation system	Weekly	Twice per month
Street Light Maintenance		
Re-lamping	2-3 Year Cycle	2-3 Year Cycle
Hardscape Maintenance		
Repair of damaged sidewalks	Annual contract	Limited to emergency repairs to correct safety hazards
Repair/Replacement of playground equipment	Planned replacement program	NB*

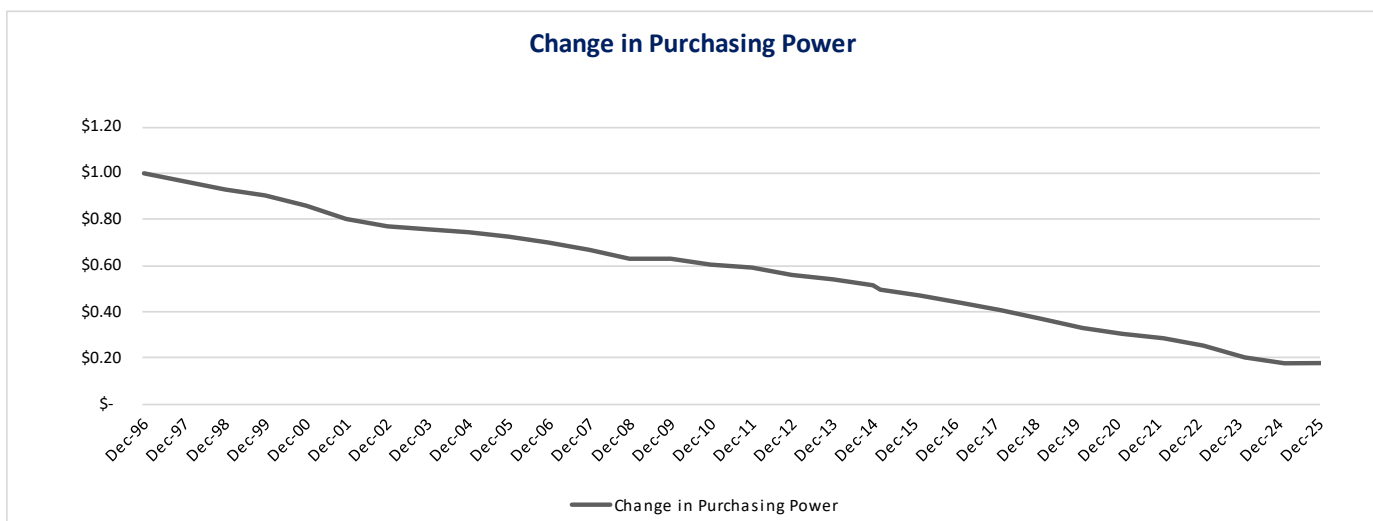


*Not within available Budget

PART III – COST ESTIMATE

Cost Estimate

All improvements within the District are maintained and serviced on a regular basis. Based upon the available revenues generated by the assessment, City staff determines the frequency and specific maintenance operations which can be provided in a given year. Since the assessment rate has not been increased since the passage of Proposition 218 in 1996, the City has had to gradually reduce service levels as costs have increased while the assessment rate has remained fixed. The table below shows the change in purchasing power since the passage of Proposition 218 based upon the annual change in the Consumer Price Index for the San Francisco Bay Area as published by the U.S. Department of Labor.



The proposed budget for each Zone is shown on the following pages. This includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements within the each Zone, including all labor, personnel, equipment, materials and administrative expenses. The budget summary for each zone also shows the estimated fund balance for the zone, and the projected contribution/(transfer) that may be required from the fund balance based upon the estimated expenditures and assessment revenue. Based upon current projected maintenance costs in future years, the existing fund balance in most of the zones will be impacted due to the inability to increase assessment. Methods to address this issue include General Fund subsidies (or contributions from other sources), reductions in service levels, or a Proposition 218 ballot measure to adjust assessment rates to fully fund each zone's expenditures.



CITY OF BENICIA
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ZONE 1 - RESIDENTIAL

Budget Item	Estimated Budget 2025-26
EXPENDITURES	
Maintenance and Servicing	
Personnel Cost	\$ 197,200
Contract Services	\$ 40,000
Materials and Supplies	\$ 6,500
Solar Lighting Utilities	\$ -
Cost Allocation	\$ 52,303
Subtotal	\$ 296,003
Utilities (electric)	\$ 23,000
Capital Outlay	\$ -
Consultant	\$ 9,404
TOTAL EXPENDITURES	\$ 328,407
REVENUES	
Adjustments	
Use of Money and Property	\$ 3,911
Transfer From Fund Balance	\$ 24,610
Transfer From General Fund	\$ -
Total Adjustments	\$ 28,521
Assessments Levied	\$ 299,886
TOTAL REVENUE	\$ 328,407
FUND BALANCE	
Estimated Balance 7/1	\$ 264,248
Estimated Use of Reserve Funds	\$ -
Estimated Interest Income	\$ 3,911
Projected Balance 6/30	\$ 268,158
ANNUAL LEVY SUMMARY	
Total Parcels Levied	2,196
Assessment per Benefit Unit	\$ 136.56
Assessment Needed to Fully Fund	\$ 138.34

Notes

1. District Administration is contracted for one year only and is included in Contract Services.
2. Assessment rates cannot be increased without property owner approval.



CITY OF BENICIA
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ZONE 2 - FLEETSIDE INDUSTRIAL PARK

Budget Item	Estimated Budget 2025-26
EXPENDITURES	
Maintenance and Servicing	
Personnel Cost	\$ 33,882
Contract Services	\$ 15,000
Cost Allocation	\$ 12,103
Materials and Supplies	\$ 5,310
Subtotal	\$ 66,295
Utilities (electric)	\$ 5,500
Capital Outlay	\$ -
Consultant	\$ 2,509
TOTAL EXPENDITURES	\$ 74,304
REVENUES	
Adjustments	
Use of Money and Property	\$ 2,648
Transfer From Fund Balance	\$ (8,322)
Transfer From General Fund	\$ -
Total Adjustments	\$ (5,673)
Assessments Levied	\$ 79,977
TOTAL REVENUE	\$ 74,304
FUND BALANCE	
Estimated Balance 7/1	\$ 177,981
Estimated Use of Reserve Funds	\$ 5,673
Estimated Interest Income	\$ 2,648
Projected Balance 6/30	\$ 186,302
ANNUAL LEVY SUMMARY	
Total Acreage Levied	124.04
Assessment per Acre	\$ 644.77
Assessment Needed to Fully Fund	\$ 531.94

Notes

1. District Administration is contracted for one year only and is included in Contract Services.
2. Assessment rates cannot be increased without property owner approval.



CITY OF BENICIA
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ZONE 3 - GOODYEAR ROAD

Budget Item	Estimated Budget 2025-26
EXPENDITURES	
Maintenance and Servicing	
Personnel Cost	\$ 5,774
Contract Services	\$ 6,000
Cost Allocation	\$ 2,994
Materials and Supplies	\$ 600
Subtotal	\$ 15,368
Utilities (electric)	\$ 1,000
Capital Outlay	\$ -
Consultant	\$ 496
TOTAL EXPENDITURES	\$ 16,864
REVENUES	
Adjustments	
Use of Money and Property	\$ -
Transfer From Fund Balance	\$ 12,864
Transfer From General Fund	\$ -
Total Adjustments	\$ 12,864
Assessments Levied	\$ 4,000
TOTAL REVENUE	\$ 16,864
FUND BALANCE	
Estimated Balance 7/1	\$ 13,944
Estimated Use of Reserve Funds	\$ (12,864)
Estimated Interest Income	\$ -
Projected Balance 6/30	\$ 1,080
ANNUAL LEVY SUMMARY	
Total Acreage Levied	37
Assessment per Acre	\$ 108.08
Assessment Needed to Fully Fund	\$ 108.11

Notes

1. District Administration is contracted for one year only and is included in Contract Services.
2. Assessment rates cannot be increased without property owner approval.



CITY OF BENICIA
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ZONE 4 - EAST 2ND STREET

Budget Item	Estimated Budget 2025-26
EXPENDITURES	
Maintenance and Servicing	
Personnel Cost	\$ 16,942
Contract Services	\$ 13,200
Cost Allocation	\$ 3,679
Materials and Supplies	\$ 2,500
Subtotal	\$ 36,321
Utilities (electric)	\$ 10,000
Capital Outlay	\$ -
Consultant	\$ 885
TOTAL EXPENDITURES	\$ 47,206
REVENUES	
Adjustments	
Use of Money and Property	\$ -
Transfer From Fund Balance	\$ 19,206
Transfer From General Fund	\$ -
Total Adjustments	\$ 19,206
Assessments Levied	\$ 28,000
TOTAL REVENUE	\$ 47,206
FUND BALANCE	
Estimated Balance 7/1	\$ 45,088
Estimated Use of Reserve Funds	\$ (19,206)
Estimated Interest Income	\$ -
Projected Balance 6/30	\$ 25,882
ANNUAL LEVY SUMMARY	
Total Acreage Levied	276
Assessment per Acre	\$ 101.32
Assessment Needed to Fully Fund	\$ 101.45

Notes

1. District Administration is contracted for one year only and is included in Contract Services.
2. Assessment rates cannot be increased without property owner approval.



CITY OF BENICIA
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ZONE 5 - COLUMBUS PARKWAY

Budget Item	Estimated Budget 2025-26
EXPENDITURES	
Maintenance and Servicing	
Personnel Cost	\$ 14,231
Contract Services	\$ 3,000
Cost Allocation	\$ 3,014
Materials and Supplies	\$ 3,000
Subtotal	\$ 23,245
Utilities (electric)	\$ 1,500
Capital Outlay	\$ -
Consultant	\$ 121
TOTAL EXPENDITURES	<u>\$ 24,866</u>
REVENUES	
Adjustments	
Use of Money and Property	\$ 1,129
Transfer From Fund Balance	\$ 7,936
Transfer From General Fund	\$ -
Total Adjustments	\$ 9,066
Assessments Levied	\$ 15,800
TOTAL REVENUE	<u>\$ 24,866</u>
FUND BALANCE	
Estimated Balance 7/1	\$ 76,308
Estimated Use of Reserve Funds	\$ (7,936)
Estimated General Fund Transfer	\$ -
Estimated Interest Income	\$ 1,129
Projected Balance 6/30	\$ 69,501
ANNUAL LEVY SUMMARY	
Revenue from Commercial (52.4%)	\$ 8,279
Total Acreage Levied	12.85
Assessment per Acre	\$ 645.00
Assessment Needed to Fully Fund	\$ 1,611.45
Revenue from Residential (47.6%)	\$ 7,521
Total Units Assessed	188
Assessment per Benefit Unit	\$ 40.00
Assessment Needed to Fully Fund	\$ 112.17

Notes

1. District Administration is contracted for one year only and is included in Contract Services.
2. Assessment rates cannot be increased without property owner approval.



PART IV - METHOD OF APPORTIONMENT

Method of Apportionment

GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

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

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel. In addition, pursuant to Article XIID Section 4:

“No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable and an agency shall separate the general benefits from the special benefits conferred on a parcel.”

BENEFIT ANALYSIS

General Benefits — The improvements within each Zone were installed as a direct result of property development within the Zone and would otherwise not be required or necessary. Developers typically install landscape improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties.

Although many landscape improvements (by virtue of their location), may be visible to surrounding properties or to the public at large, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit to those properties. Therefore, it has been determined that the improvements within these Zones and the ongoing operation and maintenance of those improvements are clearly a direct and special benefit to properties within each respective Zone. Unless otherwise noted, these improvements provide no measurable general benefit to properties outside the Zone or to the public at large.

Special Benefits — The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscape improvements installed as part of the original development. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties. The special benefits associated with the local landscaping improvements are:



- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

Non-Assessable Properties — Within the boundaries of Zones 1, 2, 4 and 5, there are several types of properties that are considered to receive no special benefit from the District improvements and are therefore not assessed. These parcels include:

- 1) Publicly owned parcels that are reserved as Public Open Space or are developed as City Parks for active recreation and are maintained and serviced by the District;
- 2) Publicly owned wetland parcels;
- 3) Certain Public Utility parcels;
- 4) Privately owned open space parcels; and
- 5) Privately owned "sliver" parcels that have resulted from a lot line adjustment with an adjacent larger parcel. The adjacent larger parcel, of which these "sliver" parcels are a part, are assessed at the Residential Zone rate.

ASSESSMENT METHODOLOGY

The special benefits received by each parcel within the Zone and each parcel's proportional annual assessment are calculated on the basis of a formula known as Equivalent Benefit Units. The **Equivalent Benefit Unit ("EBU")** method of apportionment establishes a proportional benefit relationship between the various parcels within the District and the improvements maintained by the District.



The EBU assigned to each parcel utilizes a set formula and proportional weighting factors based on the land use and size of each parcel within the District as compared to other parcels within the District. The number of EBU's assigned to each parcel is calculated by multiplying an assigned benefit unit factor (based on land use) by the dwelling units for residential parcels and acreage for commercial parcels.

The benefit unit factors (proportional special benefit) to be applied to the various land use classifications are listed below.

Single Family Residence One (1.0) Benefit Unit per Unit
Commercial Use One (1.0) Benefit Unit per Acre

The annual cost of the Zone improvements to be levied (Balance to Levy) is divided by the total number of EBU's calculated for each Zone to establish the annual assessment rate (Levy per EBU) for the fiscal year. This formula is represented as follows:

$$\text{Balance to Levy} / \text{Total Number of EBU} = \text{Levy per EBU}$$

The levy amount for each parcel is then calculated by multiplying the Levy per EBU (assessment rate) by the parcel's individual EBU calculated. The formula is represented as follows:

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

Special Cases

Since the assessments must be levied in proportion to the special benefit received by a parcel, the City has identified the following parcels as receiving no special benefit from the improvements based upon their current land use.

Zone 1 – Residential

Assessor Parcel Number 0083-152-070 (District Assessment No. 214) is owned by AT&T and is used for telephone switching facilities. This parcel is considered to receive no special benefit and is not assessed.

Zone 2 – Fleetside Industrial Park

As of Fiscal Year 2009/10, Caltrans met their agreement with the City and is no longer required to pay assessments on parcels 80-292-040, 050, 060, 070, 080, 120 and 130.

Zone 5 – Columbus Parkway

Since the residential units also pay annual costs for maintenance of privately owned open space and for on-site lighting, costs have been allocated at 47.6% for residential parcels and 52.4% for commercial parcels.

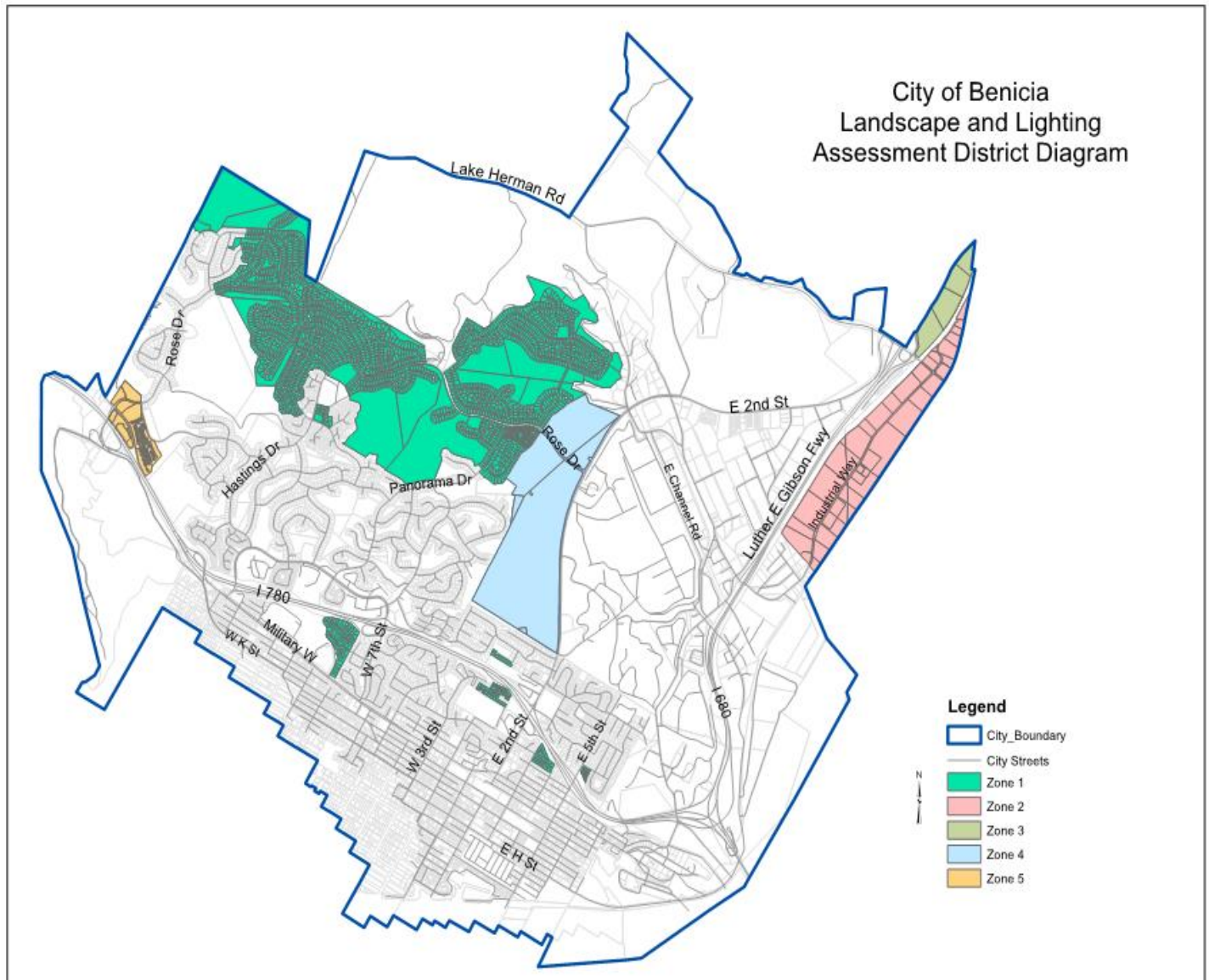
Assessor Parcel Number's 0079-020-590, 0079-020-600 and 0079-020-610 (District Assessment Nos. 1329A, 1329B and 1329C) totaling 3.67 acres are governed by Conditions, Covenants and Restrictions (CC&R's). Individual assessments were apportioned by allocating a portion of the total assessment for the total area of the three parcels.



APPENDIX A – DISTRICT DIAGRAM

District Diagram

The diagram below depicts an overview diagram of the District and the five zones.





APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The proposed assessment and the amount of the assessment apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, is shown on the following pages. The description of each lot or parcel is part of the records of the Assessor of the County of Solano and those records are, by reference, made part of this report. The assessments shown will be submitted to the County Auditor/Controller and included on the property tax roll for each parcel shown in the assessment roll for Fiscal Year 2025-26.

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-021-040	1	1.00	-	\$136.56	0083-042-340	1	1.00	-	\$136.56
0083-021-050	1	1.00	-	\$136.56	0083-042-350	1	1.00	-	\$136.56
0083-021-060	1	1.00	-	\$136.56	0083-042-360	1	1.00	-	\$136.56
0083-021-070	1	1.00	-	\$136.56	0083-042-370	1	1.00	-	\$136.56
0083-021-080	1	1.00	-	\$136.56	0083-042-380	1	1.00	-	\$136.56
0083-021-090	1	1.00	-	\$136.56	0083-051-010	1	1.00	-	\$136.56
0083-021-100	1	1.00	-	\$136.56	0083-051-020	1	1.00	-	\$136.56
0083-021-110	1	1.00	-	\$136.56	0083-051-030	1	1.00	-	\$136.56
0083-021-120	1	1.00	-	\$136.56	0083-051-040	1	1.00	-	\$136.56
0083-021-130	1	1.00	-	\$136.56	0083-051-050	1	1.00	-	\$136.56
0083-021-140	1	1.00	-	\$136.56	0083-051-060	1	1.00	-	\$136.56
0083-021-150	1	1.00	-	\$136.56	0083-051-070	1	1.00	-	\$136.56
0083-021-170	1	1.00	-	\$136.56	0083-051-080	1	1.00	-	\$136.56
0083-021-180	1	1.00	-	\$136.56	0083-051-090	1	1.00	-	\$136.56
0083-021-190	1	1.00	-	\$136.56	0083-051-100	1	1.00	-	\$136.56
0083-021-200	1	1.00	-	\$136.56	0083-051-110	1	1.00	-	\$136.56
0083-041-010	1	1.00	-	\$136.56	0083-051-120	1	1.00	-	\$136.56
0083-041-020	1	1.00	-	\$136.56	0083-051-130	1	1.00	-	\$136.56
0083-041-030	1	1.00	-	\$136.56	0083-051-140	1	1.00	-	\$136.56
0083-041-040	1	1.00	-	\$136.56	0083-051-150	1	1.00	-	\$136.56
0083-041-050	1	1.00	-	\$136.56	0083-051-160	1	1.00	-	\$136.56
0083-041-080	1	1.00	-	\$136.56	0083-051-170	1	1.00	-	\$136.56
0083-042-010	1	1.00	-	\$136.56	0083-051-180	1	1.00	-	\$136.56
0083-042-020	1	1.00	-	\$136.56	0083-051-190	1	1.00	-	\$136.56
0083-042-030	1	1.00	-	\$136.56	0083-051-200	1	1.00	-	\$136.56
0083-042-040	1	1.00	-	\$136.56	0083-051-210	1	1.00	-	\$136.56
0083-042-050	1	1.00	-	\$136.56	0083-051-220	1	1.00	-	\$136.56
0083-042-060	1	1.00	-	\$136.56	0083-051-230	1	1.00	-	\$136.56
0083-042-070	1	1.00	-	\$136.56	0083-052-010	1	1.00	-	\$136.56
0083-042-080	1	1.00	-	\$136.56	0083-052-040	1	1.00	-	\$136.56
0083-042-090	1	1.00	-	\$136.56	0083-052-050	1	1.00	-	\$136.56
0083-042-100	1	1.00	-	\$136.56	0083-052-060	1	1.00	-	\$136.56
0083-042-110	1	1.00	-	\$136.56	0083-052-070	1	1.00	-	\$136.56
0083-042-120	1	1.00	-	\$136.56	0083-052-080	1	1.00	-	\$136.56
0083-042-130	1	1.00	-	\$136.56	0083-052-090	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-042-140	1	1.00	-	\$136.56	0083-052-100	1	1.00	-	\$136.56
0083-042-150	1	1.00	-	\$136.56	0083-052-110	1	1.00	-	\$136.56
0083-042-160	1	1.00	-	\$136.56	0083-052-120	1	1.00	-	\$136.56
0083-042-170	1	1.00	-	\$136.56	0083-052-130	1	1.00	-	\$136.56
0083-042-180	1	1.00	-	\$136.56	0083-052-140	1	1.00	-	\$136.56
0083-042-190	1	1.00	-	\$136.56	0083-052-150	1	1.00	-	\$136.56
0083-042-200	1	1.00	-	\$136.56	0083-052-160	1	1.00	-	\$136.56
0083-042-210	1	1.00	-	\$136.56	0083-052-170	1	1.00	-	\$136.56
0083-042-220	1	1.00	-	\$136.56	0083-052-180	1	1.00	-	\$136.56
0083-042-230	1	1.00	-	\$136.56	0083-052-190	1	1.00	-	\$136.56
0083-042-240	1	1.00	-	\$136.56	0083-052-200	1	1.00	-	\$136.56
0083-042-250	1	1.00	-	\$136.56	0083-052-210	1	1.00	-	\$136.56
0083-042-260	1	1.00	-	\$136.56	0083-052-220	1	1.00	-	\$136.56
0083-042-270	1	1.00	-	\$136.56	0083-052-230	1	1.00	-	\$136.56
0083-042-280	1	1.00	-	\$136.56	0083-052-240	1	1.00	-	\$136.56
0083-042-290	1	1.00	-	\$136.56	0083-052-250	1	1.00	-	\$136.56
0083-042-300	1	1.00	-	\$136.56	0083-052-260	1	1.00	-	\$136.56
0083-042-310	1	1.00	-	\$136.56	0083-052-270	1	1.00	-	\$136.56
0083-042-320	1	1.00	-	\$136.56	0083-052-280	1	1.00	-	\$136.56
0083-042-330	1	1.00	-	\$136.56	0083-052-290	1	1.00	-	\$136.56
0083-052-300	1	1.00	-	\$136.56	0083-061-290	1	1.00	-	\$136.56
0083-052-310	1	1.00	-	\$136.56	0083-061-300	1	1.00	-	\$136.56
0083-052-320	1	1.00	-	\$136.56	0083-062-010	1	1.00	-	\$136.56
0083-052-330	1	1.00	-	\$136.56	0083-062-020	1	1.00	-	\$136.56
0083-052-340	1	1.00	-	\$136.56	0083-062-030	1	1.00	-	\$136.56
0083-052-350	1	1.00	-	\$136.56	0083-062-040	1	1.00	-	\$136.56
0083-053-010	1	1.00	-	\$136.56	0083-062-050	1	1.00	-	\$136.56
0083-053-020	1	1.00	-	\$136.56	0083-062-060	1	1.00	-	\$136.56
0083-053-030	1	1.00	-	\$136.56	0083-062-070	1	1.00	-	\$136.56
0083-053-040	1	1.00	-	\$136.56	0083-062-080	1	1.00	-	\$136.56
0083-053-050	1	1.00	-	\$136.56	0083-062-090	1	1.00	-	\$136.56
0083-053-060	1	1.00	-	\$136.56	0083-062-100	1	1.00	-	\$136.56
0083-053-070	1	1.00	-	\$136.56	0083-062-130	1	1.00	-	\$136.56
0083-054-030	1	1.00	-	\$136.56	0083-062-140	1	1.00	-	\$136.56
0083-054-040	1	1.00	-	\$136.56	0083-062-150	1	1.00	-	\$136.56
0083-054-050	1	1.00	-	\$136.56	0083-062-160	1	1.00	-	\$136.56
0083-054-090	1	1.00	-	\$136.56	0083-062-170	1	1.00	-	\$136.56
0083-054-100	1	1.00	-	\$136.56	0083-062-180	1	1.00	-	\$136.56
0083-054-110	1	1.00	-	\$136.56	0083-062-190	1	1.00	-	\$136.56
0083-054-130	1	1.00	-	\$136.56	0083-062-200	1	1.00	-	\$136.56
0083-055-010	1	1.00	-	\$136.56	0083-062-210	1	1.00	-	\$136.56
0083-055-020	1	1.00	-	\$136.56	0083-062-220	1	1.00	-	\$136.56
0083-055-030	1	1.00	-	\$136.56	0083-062-230	1	1.00	-	\$136.56
0083-055-040	1	1.00	-	\$136.56	0083-062-240	1	1.00	-	\$136.56
0083-055-050	1	1.00	-	\$136.56	0083-062-250	1	1.00	-	\$136.56
0083-055-060	1	1.00	-	\$136.56	0083-062-260	1	1.00	-	\$136.56
0083-055-070	1	1.00	-	\$136.56	0083-062-270	1	1.00	-	\$136.56
0083-055-080	1	1.00	-	\$136.56	0083-062-280	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-061-010	1	1.00	-	\$136.56	0083-062-290	1	1.00	-	\$136.56
0083-061-020	1	1.00	-	\$136.56	0083-062-300	1	1.00	-	\$136.56
0083-061-030	1	1.00	-	\$136.56	0083-062-310	1	1.00	-	\$136.56
0083-061-040	1	1.00	-	\$136.56	0083-062-320	1	1.00	-	\$136.56
0083-061-050	1	1.00	-	\$136.56	0083-062-330	1	1.00	-	\$136.56
0083-061-060	1	1.00	-	\$136.56	0083-062-340	1	1.00	-	\$136.56
0083-061-070	1	1.00	-	\$136.56	0083-062-350	1	1.00	-	\$136.56
0083-061-080	1	1.00	-	\$136.56	0083-062-360	1	1.00	-	\$136.56
0083-061-090	1	1.00	-	\$136.56	0083-063-050	1	1.00	-	\$136.56
0083-061-100	1	1.00	-	\$136.56	0083-063-070	1	1.00	-	\$136.56
0083-061-110	1	1.00	-	\$136.56	0083-063-110	1	1.00	-	\$136.56
0083-061-120	1	1.00	-	\$136.56	0083-063-120	1	1.00	-	\$136.56
0083-061-130	1	1.00	-	\$136.56	0083-063-130	1	1.00	-	\$136.56
0083-061-140	1	1.00	-	\$136.56	0083-063-140	1	1.00	-	\$136.56
0083-061-150	1	1.00	-	\$136.56	0083-063-150	1	1.00	-	\$136.56
0083-061-160	1	1.00	-	\$136.56	0083-063-160	1	1.00	-	\$136.56
0083-061-170	1	1.00	-	\$136.56	0083-071-010	1	1.00	-	\$136.56
0083-061-180	1	1.00	-	\$136.56	0083-071-020	1	1.00	-	\$136.56
0083-061-190	1	1.00	-	\$136.56	0083-071-030	1	1.00	-	\$136.56
0083-061-200	1	1.00	-	\$136.56	0083-071-040	1	1.00	-	\$136.56
0083-061-210	1	1.00	-	\$136.56	0083-071-050	1	1.00	-	\$136.56
0083-061-220	1	1.00	-	\$136.56	0083-071-060	1	1.00	-	\$136.56
0083-061-230	1	1.00	-	\$136.56	0083-071-070	1	1.00	-	\$136.56
0083-061-240	1	1.00	-	\$136.56	0083-071-080	1	1.00	-	\$136.56
0083-061-250	1	1.00	-	\$136.56	0083-071-090	1	1.00	-	\$136.56
0083-061-260	1	1.00	-	\$136.56	0083-071-100	1	1.00	-	\$136.56
0083-061-270	1	1.00	-	\$136.56	0083-071-110	1	1.00	-	\$136.56
0083-061-280	1	1.00	-	\$136.56	0083-071-120	1	1.00	-	\$136.56
0083-071-130	1	1.00	-	\$136.56	0083-081-020	1	1.00	-	\$136.56
0083-071-140	1	1.00	-	\$136.56	0083-081-030	1	1.00	-	\$136.56
0083-071-150	1	1.00	-	\$136.56	0083-081-040	1	1.00	-	\$136.56
0083-071-160	1	1.00	-	\$136.56	0083-081-050	1	1.00	-	\$136.56
0083-071-170	1	1.00	-	\$136.56	0083-082-010	1	1.00	-	\$136.56
0083-071-180	1	1.00	-	\$136.56	0083-082-020	1	1.00	-	\$136.56
0083-071-190	1	1.00	-	\$136.56	0083-082-030	1	1.00	-	\$136.56
0083-071-200	1	1.00	-	\$136.56	0083-083-030	1	1.00	-	\$136.56
0083-071-210	1	1.00	-	\$136.56	0083-083-040	1	1.00	-	\$136.56
0083-072-010	1	1.00	-	\$136.56	0083-083-050	1	1.00	-	\$136.56
0083-072-020	1	1.00	-	\$136.56	0083-083-060	1	1.00	-	\$136.56
0083-072-030	1	1.00	-	\$136.56	0083-083-070	1	1.00	-	\$136.56
0083-072-040	1	1.00	-	\$136.56	0083-083-080	1	1.00	-	\$136.56
0083-072-050	1	1.00	-	\$136.56	0083-083-090	1	1.00	-	\$136.56
0083-072-060	1	1.00	-	\$136.56	0083-083-100	1	1.00	-	\$136.56
0083-072-070	1	1.00	-	\$136.56	0083-083-190	1	1.00	-	\$136.56
0083-072-080	1	1.00	-	\$136.56	0083-083-200	1	1.00	-	\$136.56
0083-072-090	1	1.00	-	\$136.56	0083-084-010	1	1.00	-	\$136.56
0083-072-100	1	1.00	-	\$136.56	0083-091-010	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-072-110	1	1.00	-	\$136.56	0083-091-020	1	1.00	-	\$136.56
0083-072-120	1	1.00	-	\$136.56	0083-091-030	1	1.00	-	\$136.56
0083-072-130	1	1.00	-	\$136.56	0083-091-040	1	1.00	-	\$136.56
0083-072-140	1	1.00	-	\$136.56	0083-091-050	1	1.00	-	\$136.56
0083-072-150	1	1.00	-	\$136.56	0083-091-060	1	1.00	-	\$136.56
0083-073-010	1	1.00	-	\$136.56	0083-091-070	1	1.00	-	\$136.56
0083-073-020	1	1.00	-	\$136.56	0083-091-080	1	1.00	-	\$136.56
0083-073-030	1	1.00	-	\$136.56	0083-091-090	1	1.00	-	\$136.56
0083-073-040	1	1.00	-	\$136.56	0083-091-110	1	1.00	-	\$136.56
0083-073-050	1	1.00	-	\$136.56	0083-091-120	1	1.00	-	\$136.56
0083-073-060	1	1.00	-	\$136.56	0083-091-130	1	1.00	-	\$136.56
0083-073-070	1	1.00	-	\$136.56	0083-091-140	1	1.00	-	\$136.56
0083-073-080	1	1.00	-	\$136.56	0083-091-150	1	1.00	-	\$136.56
0083-073-090	1	1.00	-	\$136.56	0083-091-160	1	1.00	-	\$136.56
0083-073-100	1	1.00	-	\$136.56	0083-091-170	1	1.00	-	\$136.56
0083-073-110	1	1.00	-	\$136.56	0083-091-180	1	1.00	-	\$136.56
0083-073-120	1	1.00	-	\$136.56	0083-091-190	1	1.00	-	\$136.56
0083-073-130	1	1.00	-	\$136.56	0083-091-200	1	1.00	-	\$136.56
0083-073-140	1	1.00	-	\$136.56	0083-091-210	1	1.00	-	\$136.56
0083-073-150	1	1.00	-	\$136.56	0083-091-220	1	1.00	-	\$136.56
0083-073-160	1	1.00	-	\$136.56	0083-091-230	1	1.00	-	\$136.56
0083-073-170	1	1.00	-	\$136.56	0083-091-240	1	1.00	-	\$136.56
0083-073-180	1	1.00	-	\$136.56	0083-091-260	1	1.00	-	\$136.56
0083-073-190	1	1.00	-	\$136.56	0083-092-010	1	1.00	-	\$136.56
0083-073-200	1	1.00	-	\$136.56	0083-092-020	1	1.00	-	\$136.56
0083-073-210	1	1.00	-	\$136.56	0083-092-030	1	1.00	-	\$136.56
0083-073-220	1	1.00	-	\$136.56	0083-092-040	1	1.00	-	\$136.56
0083-073-230	1	1.00	-	\$136.56	0083-092-050	1	1.00	-	\$136.56
0083-073-240	1	1.00	-	\$136.56	0083-092-060	1	1.00	-	\$136.56
0083-073-250	1	1.00	-	\$136.56	0083-092-070	1	1.00	-	\$136.56
0083-073-260	1	1.00	-	\$136.56	0083-092-080	1	1.00	-	\$136.56
0083-074-050	1	1.00	-	\$136.56	0083-092-090	1	1.00	-	\$136.56
0083-074-060	1	1.00	-	\$136.56	0083-092-100	1	1.00	-	\$136.56
0083-074-070	1	1.00	-	\$136.56	0083-093-010	1	1.00	-	\$136.56
0083-074-080	1	1.00	-	\$136.56	0083-093-020	1	1.00	-	\$136.56
0083-074-090	1	1.00	-	\$136.56	0083-093-030	1	1.00	-	\$136.56
0083-081-010	1	1.00	-	\$136.56	0083-093-040	1	1.00	-	\$136.56
0083-093-050	1	1.00	-	\$136.56	0083-104-070	1	1.00	-	\$136.56
0083-093-060	1	1.00	-	\$136.56	0083-104-080	1	1.00	-	\$136.56
0083-093-070	1	1.00	-	\$136.56	0083-104-090	1	1.00	-	\$136.56
0083-093-080	1	1.00	-	\$136.56	0083-104-100	1	1.00	-	\$136.56
0083-093-090	1	1.00	-	\$136.56	0083-104-110	1	1.00	-	\$136.56
0083-093-100	1	1.00	-	\$136.56	0083-104-120	1	1.00	-	\$136.56
0083-093-110	1	1.00	-	\$136.56	0083-104-130	1	1.00	-	\$136.56
0083-093-120	1	1.00	-	\$136.56	0083-111-010	1	1.00	-	\$136.56
0083-093-130	1	1.00	-	\$136.56	0083-111-020	1	1.00	-	\$136.56
0083-093-140	1	1.00	-	\$136.56	0083-111-030	1	1.00	-	\$136.56
0083-093-150	1	1.00	-	\$136.56	0083-111-040	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-101-010	1	1.00	-	\$136.56	0083-111-050	1	1.00	-	\$136.56
0083-101-020	1	1.00	-	\$136.56	0083-111-060	1	1.00	-	\$136.56
0083-101-030	1	1.00	-	\$136.56	0083-112-010	1	1.00	-	\$136.56
0083-101-040	1	1.00	-	\$136.56	0083-112-020	1	1.00	-	\$136.56
0083-101-050	1	1.00	-	\$136.56	0083-112-030	1	1.00	-	\$136.56
0083-101-060	1	1.00	-	\$136.56	0083-112-040	1	1.00	-	\$136.56
0083-101-070	1	1.00	-	\$136.56	0083-112-050	1	1.00	-	\$136.56
0083-101-080	1	1.00	-	\$136.56	0083-112-060	1	1.00	-	\$136.56
0083-101-090	1	1.00	-	\$136.56	0083-112-070	1	1.00	-	\$136.56
0083-101-100	1	1.00	-	\$136.56	0083-112-080	1	1.00	-	\$136.56
0083-101-110	1	1.00	-	\$136.56	0083-112-090	1	1.00	-	\$136.56
0083-101-120	1	1.00	-	\$136.56	0083-112-100	1	1.00	-	\$136.56
0083-102-010	1	1.00	-	\$136.56	0083-112-110	1	1.00	-	\$136.56
0083-102-020	1	1.00	-	\$136.56	0083-112-120	1	1.00	-	\$136.56
0083-102-030	1	1.00	-	\$136.56	0083-113-010	1	1.00	-	\$136.56
0083-102-040	1	1.00	-	\$136.56	0083-113-020	1	1.00	-	\$136.56
0083-102-050	1	1.00	-	\$136.56	0083-113-030	1	1.00	-	\$136.56
0083-102-060	1	1.00	-	\$136.56	0083-113-040	1	1.00	-	\$136.56
0083-102-070	1	1.00	-	\$136.56	0083-113-050	1	1.00	-	\$136.56
0083-102-080	1	1.00	-	\$136.56	0083-113-060	1	1.00	-	\$136.56
0083-102-090	1	1.00	-	\$136.56	0083-113-070	1	1.00	-	\$136.56
0083-102-100	1	1.00	-	\$136.56	0083-113-080	1	1.00	-	\$136.56
0083-102-110	1	1.00	-	\$136.56	0083-113-090	1	1.00	-	\$136.56
0083-102-120	1	1.00	-	\$136.56	0083-113-100	1	1.00	-	\$136.56
0083-102-130	1	1.00	-	\$136.56	0083-113-110	1	1.00	-	\$136.56
0083-102-140	1	1.00	-	\$136.56	0083-113-120	1	1.00	-	\$136.56
0083-102-150	1	1.00	-	\$136.56	0083-113-130	1	1.00	-	\$136.56
0083-103-010	1	1.00	-	\$136.56	0083-113-140	1	1.00	-	\$136.56
0083-103-020	1	1.00	-	\$136.56	0083-113-150	1	1.00	-	\$136.56
0083-103-030	1	1.00	-	\$136.56	0083-113-160	1	1.00	-	\$136.56
0083-103-040	1	1.00	-	\$136.56	0083-121-020	1	1.00	-	\$136.56
0083-103-050	1	1.00	-	\$136.56	0083-121-030	1	1.00	-	\$136.56
0083-103-060	1	1.00	-	\$136.56	0083-121-040	1	1.00	-	\$136.56
0083-103-070	1	1.00	-	\$136.56	0083-121-050	1	1.00	-	\$136.56
0083-103-080	1	1.00	-	\$136.56	0083-121-060	1	1.00	-	\$136.56
0083-103-090	1	1.00	-	\$136.56	0083-121-070	1	1.00	-	\$136.56
0083-103-100	1	1.00	-	\$136.56	0083-121-080	1	1.00	-	\$136.56
0083-103-110	1	1.00	-	\$136.56	0083-121-090	1	1.00	-	\$136.56
0083-103-120	1	1.00	-	\$136.56	0083-121-100	1	1.00	-	\$136.56
0083-104-010	1	1.00	-	\$136.56	0083-121-110	1	1.00	-	\$136.56
0083-104-020	1	1.00	-	\$136.56	0083-122-010	1	1.00	-	\$136.56
0083-104-030	1	1.00	-	\$136.56	0083-122-020	1	1.00	-	\$136.56
0083-104-040	1	1.00	-	\$136.56	0083-122-030	1	1.00	-	\$136.56
0083-104-050	1	1.00	-	\$136.56	0083-122-040	1	1.00	-	\$136.56
0083-104-060	1	1.00	-	\$136.56	0083-122-050	1	1.00	-	\$136.56
0083-122-060	1	1.00	-	\$136.56	0083-143-100	1	1.00	-	\$136.56
0083-122-070	1	1.00	-	\$136.56	0083-143-110	1	1.00	-	\$136.56
0083-122-080	1	1.00	-	\$136.56	0083-143-120	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-122-090	1	1.00	-	\$136.56	0083-143-130	1	1.00	-	\$136.56
0083-122-100	1	1.00	-	\$136.56	0083-143-140	1	1.00	-	\$136.56
0083-131-010	1	1.00	-	\$136.56	0083-143-150	1	1.00	-	\$136.56
0083-131-020	1	1.00	-	\$136.56	0083-143-160	1	1.00	-	\$136.56
0083-131-030	1	1.00	-	\$136.56	0083-143-170	1	1.00	-	\$136.56
0083-131-040	1	1.00	-	\$136.56	0083-143-180	1	1.00	-	\$136.56
0083-131-050	1	1.00	-	\$136.56	0083-143-190	1	1.00	-	\$136.56
0083-131-060	1	1.00	-	\$136.56	0083-143-200	1	1.00	-	\$136.56
0083-131-070	1	1.00	-	\$136.56	0083-143-210	1	1.00	-	\$136.56
0083-131-080	1	1.00	-	\$136.56	0083-143-220	1	1.00	-	\$136.56
0083-131-090	1	1.00	-	\$136.56	0083-143-230	1	1.00	-	\$136.56
0083-132-010	1	1.00	-	\$136.56	0083-143-240	1	1.00	-	\$136.56
0083-132-020	1	1.00	-	\$136.56	0083-143-250	1	1.00	-	\$136.56
0083-132-030	1	1.00	-	\$136.56	0083-143-260	1	1.00	-	\$136.56
0083-132-040	1	1.00	-	\$136.56	0083-143-270	1	1.00	-	\$136.56
0083-132-050	1	1.00	-	\$136.56	0083-151-010	1	1.00	-	\$136.56
0083-132-060	1	1.00	-	\$136.56	0083-151-020	1	1.00	-	\$136.56
0083-132-070	1	1.00	-	\$136.56	0083-151-030	1	1.00	-	\$136.56
0083-141-010	1	1.00	-	\$136.56	0083-151-040	1	1.00	-	\$136.56
0083-141-020	1	1.00	-	\$136.56	0083-151-050	1	1.00	-	\$136.56
0083-141-030	1	1.00	-	\$136.56	0083-151-090	1	1.00	-	\$136.56
0083-141-040	1	1.00	-	\$136.56	0083-151-100	1	1.00	-	\$136.56
0083-141-050	1	1.00	-	\$136.56	0083-151-110	1	1.00	-	\$136.56
0083-141-060	1	1.00	-	\$136.56	0083-151-120	1	1.00	-	\$136.56
0083-141-070	1	1.00	-	\$136.56	0083-151-130	1	1.00	-	\$136.56
0083-141-080	1	1.00	-	\$136.56	0083-151-140	1	1.00	-	\$136.56
0083-141-090	1	1.00	-	\$136.56	0083-151-150	1	1.00	-	\$136.56
0083-141-100	1	1.00	-	\$136.56	0083-151-160	1	1.00	-	\$136.56
0083-142-010	1	1.00	-	\$136.56	0083-151-170	1	1.00	-	\$136.56
0083-142-020	1	1.00	-	\$136.56	0083-151-180	1	1.00	-	\$136.56
0083-142-030	1	1.00	-	\$136.56	0083-151-190	1	1.00	-	\$136.56
0083-142-040	1	1.00	-	\$136.56	0083-151-200	1	1.00	-	\$136.56
0083-142-050	1	1.00	-	\$136.56	0083-151-210	1	1.00	-	\$136.56
0083-142-060	1	1.00	-	\$136.56	0083-151-230	1	1.00	-	\$136.56
0083-142-070	1	1.00	-	\$136.56	0083-152-010	1	1.00	-	\$136.56
0083-142-080	1	1.00	-	\$136.56	0083-152-020	1	1.00	-	\$136.56
0083-142-090	1	1.00	-	\$136.56	0083-152-030	1	1.00	-	\$136.56
0083-142-100	1	1.00	-	\$136.56	0083-152-040	1	1.00	-	\$136.56
0083-142-110	1	1.00	-	\$136.56	0083-152-050	1	1.00	-	\$136.56
0083-142-120	1	1.00	-	\$136.56	0083-152-060	1	1.00	-	\$136.56
0083-142-130	1	1.00	-	\$136.56	0083-152-080	1	1.00	-	\$136.56
0083-142-140	1	1.00	-	\$136.56	0083-152-090	1	1.00	-	\$136.56
0083-142-150	1	1.00	-	\$136.56	0083-152-100	1	1.00	-	\$136.56
0083-142-160	1	1.00	-	\$136.56	0083-152-110	1	1.00	-	\$136.56
0083-143-010	1	1.00	-	\$136.56	0083-152-120	1	1.00	-	\$136.56
0083-143-020	1	1.00	-	\$136.56	0083-152-130	1	1.00	-	\$136.56
0083-143-030	1	1.00	-	\$136.56	0083-152-140	1	1.00	-	\$136.56
0083-143-040	1	1.00	-	\$136.56	0083-152-150	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-143-050	1	1.00	-	\$136.56	0083-153-010	1	1.00	-	\$136.56
0083-143-060	1	1.00	-	\$136.56	0083-153-020	1	1.00	-	\$136.56
0083-143-070	1	1.00	-	\$136.56	0083-153-030	1	1.00	-	\$136.56
0083-143-080	1	1.00	-	\$136.56	0083-153-040	1	1.00	-	\$136.56
0083-143-090	1	1.00	-	\$136.56	0083-153-050	1	1.00	-	\$136.56
0083-153-060	1	1.00	-	\$136.56	0083-242-030	1	1.00	-	\$136.56
0083-153-070	1	1.00	-	\$136.56	0083-242-040	1	1.00	-	\$136.56
0083-153-080	1	1.00	-	\$136.56	0083-242-050	1	1.00	-	\$136.56
0083-153-090	1	1.00	-	\$136.56	0083-242-060	1	1.00	-	\$136.56
0083-153-100	1	1.00	-	\$136.56	0083-242-070	1	1.00	-	\$136.56
0083-153-110	1	1.00	-	\$136.56	0083-242-080	1	1.00	-	\$136.56
0083-153-120	1	1.00	-	\$136.56	0083-242-090	1	1.00	-	\$136.56
0083-153-130	1	1.00	-	\$136.56	0083-242-100	1	1.00	-	\$136.56
0083-153-140	1	1.00	-	\$136.56	0083-242-110	1	1.00	-	\$136.56
0083-153-150	1	1.00	-	\$136.56	0083-242-120	1	1.00	-	\$136.56
0083-153-160	1	1.00	-	\$136.56	0083-242-130	1	1.00	-	\$136.56
0083-153-170	1	1.00	-	\$136.56	0083-242-140	1	1.00	-	\$136.56
0083-231-010	1	1.00	-	\$136.56	0083-242-150	1	1.00	-	\$136.56
0083-231-020	1	1.00	-	\$136.56	0083-242-160	1	1.00	-	\$136.56
0083-231-030	1	1.00	-	\$136.56	0083-242-170	1	1.00	-	\$136.56
0083-231-040	1	1.00	-	\$136.56	0083-242-180	1	1.00	-	\$136.56
0083-231-050	1	1.00	-	\$136.56	0083-242-190	1	1.00	-	\$136.56
0083-231-070	1	1.00	-	\$136.56	0083-242-200	1	1.00	-	\$136.56
0083-231-080	1	1.00	-	\$136.56	0083-242-210	1	1.00	-	\$136.56
0083-231-090	1	1.00	-	\$136.56	0083-242-220	1	1.00	-	\$136.56
0083-231-100	1	1.00	-	\$136.56	0083-242-230	1	1.00	-	\$136.56
0083-231-110	1	1.00	-	\$136.56	0083-242-240	1	1.00	-	\$136.56
0083-231-120	1	1.00	-	\$136.56	0083-242-250	1	1.00	-	\$136.56
0083-231-130	1	1.00	-	\$136.56	0083-242-260	1	1.00	-	\$136.56
0083-231-140	1	1.00	-	\$136.56	0083-242-270	1	1.00	-	\$136.56
0083-232-010	1	1.00	-	\$136.56	0083-242-280	1	1.00	-	\$136.56
0083-232-020	1	1.00	-	\$136.56	0083-242-290	1	1.00	-	\$136.56
0083-232-030	1	1.00	-	\$136.56	0083-242-300	1	1.00	-	\$136.56
0083-232-040	1	1.00	-	\$136.56	0083-242-310	1	1.00	-	\$136.56
0083-232-050	1	1.00	-	\$136.56	0083-242-320	1	1.00	-	\$136.56
0083-232-060	1	1.00	-	\$136.56	0083-242-330	1	1.00	-	\$136.56
0083-232-070	1	1.00	-	\$136.56	0083-242-340	1	1.00	-	\$136.56
0083-232-080	1	1.00	-	\$136.56	0083-242-350	1	1.00	-	\$136.56
0083-232-090	1	1.00	-	\$136.56	0083-242-360	1	1.00	-	\$136.56
0083-232-100	1	1.00	-	\$136.56	0083-242-370	1	1.00	-	\$136.56
0083-232-110	1	1.00	-	\$136.56	0083-251-010	1	1.00	-	\$136.56
0083-232-120	1	1.00	-	\$136.56	0083-251-020	1	1.00	-	\$136.56
0083-232-130	1	1.00	-	\$136.56	0083-251-030	1	1.00	-	\$136.56
0083-232-140	1	1.00	-	\$136.56	0083-252-010	1	1.00	-	\$136.56
0083-232-150	1	1.00	-	\$136.56	0083-252-020	1	1.00	-	\$136.56
0083-232-160	1	1.00	-	\$136.56	0083-252-030	1	1.00	-	\$136.56
0083-232-170	1	1.00	-	\$136.56	0083-252-040	1	1.00	-	\$136.56
0083-232-180	1	1.00	-	\$136.56	0083-252-050	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-241-010	1	1.00	-	\$136.56	0083-252-060	1	1.00	-	\$136.56
0083-241-020	1	1.00	-	\$136.56	0083-252-070	1	1.00	-	\$136.56
0083-241-030	1	1.00	-	\$136.56	0083-252-080	1	1.00	-	\$136.56
0083-241-040	1	1.00	-	\$136.56	0083-252-090	1	1.00	-	\$136.56
0083-241-050	1	1.00	-	\$136.56	0083-252-100	1	1.00	-	\$136.56
0083-241-060	1	1.00	-	\$136.56	0083-252-110	1	1.00	-	\$136.56
0083-241-070	1	1.00	-	\$136.56	0083-252-120	1	1.00	-	\$136.56
0083-241-080	1	1.00	-	\$136.56	0083-253-010	1	1.00	-	\$136.56
0083-241-090	1	1.00	-	\$136.56	0083-253-020	1	1.00	-	\$136.56
0083-241-100	1	1.00	-	\$136.56	0083-253-030	1	1.00	-	\$136.56
0083-241-110	1	1.00	-	\$136.56	0083-253-040	1	1.00	-	\$136.56
0083-242-010	1	1.00	-	\$136.56	0083-253-050	1	1.00	-	\$136.56
0083-242-020	1	1.00	-	\$136.56	0083-253-060	1	1.00	-	\$136.56
0083-253-070	1	1.00	-	\$136.56	0083-261-060	1	1.00	-	\$136.56
0083-253-080	1	1.00	-	\$136.56	0083-261-070	1	1.00	-	\$136.56
0083-253-090	1	1.00	-	\$136.56	0083-261-080	1	1.00	-	\$136.56
0083-253-100	1	1.00	-	\$136.56	0083-261-090	1	1.00	-	\$136.56
0083-253-110	1	1.00	-	\$136.56	0083-261-100	1	1.00	-	\$136.56
0083-253-120	1	1.00	-	\$136.56	0083-261-110	1	1.00	-	\$136.56
0083-253-130	1	1.00	-	\$136.56	0083-261-120	1	1.00	-	\$136.56
0083-253-140	1	1.00	-	\$136.56	0083-261-130	1	1.00	-	\$136.56
0083-253-150	1	1.00	-	\$136.56	0083-261-140	1	1.00	-	\$136.56
0083-253-160	1	1.00	-	\$136.56	0083-261-150	1	1.00	-	\$136.56
0083-253-170	1	1.00	-	\$136.56	0083-261-230	1	1.00	-	\$136.56
0083-253-180	1	1.00	-	\$136.56	0083-261-240	1	1.00	-	\$136.56
0083-253-190	1	1.00	-	\$136.56	0083-261-250	1	1.00	-	\$136.56
0083-253-200	1	1.00	-	\$136.56	0083-261-260	1	1.00	-	\$136.56
0083-253-210	1	1.00	-	\$136.56	0083-261-270	1	1.00	-	\$136.56
0083-253-220	1	1.00	-	\$136.56	0083-261-290	1	1.00	-	\$136.56
0083-253-230	1	1.00	-	\$136.56	0083-261-300	1	1.00	-	\$136.56
0083-253-240	1	1.00	-	\$136.56	0083-261-310	1	1.00	-	\$136.56
0083-253-250	1	1.00	-	\$136.56	0083-261-320	1	1.00	-	\$136.56
0083-253-260	1	1.00	-	\$136.56	0083-261-330	1	1.00	-	\$136.56
0083-253-270	1	1.00	-	\$136.56	0083-261-340	1	1.00	-	\$136.56
0083-253-280	1	1.00	-	\$136.56	0083-271-010	1	1.00	-	\$136.56
0083-253-290	1	1.00	-	\$136.56	0083-271-020	1	1.00	-	\$136.56
0083-253-300	1	1.00	-	\$136.56	0083-271-030	1	1.00	-	\$136.56
0083-253-310	1	1.00	-	\$136.56	0083-271-040	1	1.00	-	\$136.56
0083-253-320	1	1.00	-	\$136.56	0083-271-050	1	1.00	-	\$136.56
0083-253-330	1	1.00	-	\$136.56	0083-271-060	1	1.00	-	\$136.56
0083-253-340	1	1.00	-	\$136.56	0083-271-070	1	1.00	-	\$136.56
0083-253-350	1	1.00	-	\$136.56	0083-271-080	1	1.00	-	\$136.56
0083-253-360	1	1.00	-	\$136.56	0083-271-090	1	1.00	-	\$136.56
0083-253-370	1	1.00	-	\$136.56	0083-271-100	1	1.00	-	\$136.56
0083-253-380	1	1.00	-	\$136.56	0083-272-010	1	1.00	-	\$136.56
0083-253-390	1	1.00	-	\$136.56	0083-272-020	1	1.00	-	\$136.56
0083-253-400	1	1.00	-	\$136.56	0083-272-030	1	1.00	-	\$136.56
0083-253-410	1	1.00	-	\$136.56	0083-272-040	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-253-420	1	1.00	-	\$136.56	0083-272-050	1	1.00	-	\$136.56
0083-253-430	1	1.00	-	\$136.56	0083-272-060	1	1.00	-	\$136.56
0083-254-010	1	1.00	-	\$136.56	0083-272-070	1	1.00	-	\$136.56
0083-254-020	1	1.00	-	\$136.56	0083-272-080	1	1.00	-	\$136.56
0083-254-030	1	1.00	-	\$136.56	0083-272-090	1	1.00	-	\$136.56
0083-254-040	1	1.00	-	\$136.56	0083-272-100	1	1.00	-	\$136.56
0083-254-050	1	1.00	-	\$136.56	0083-272-110	1	1.00	-	\$136.56
0083-254-060	1	1.00	-	\$136.56	0083-272-120	1	1.00	-	\$136.56
0083-254-070	1	1.00	-	\$136.56	0083-272-130	1	1.00	-	\$136.56
0083-254-080	1	1.00	-	\$136.56	0083-272-140	1	1.00	-	\$136.56
0083-254-090	1	1.00	-	\$136.56	0083-272-150	1	1.00	-	\$136.56
0083-254-100	1	1.00	-	\$136.56	0083-272-160	1	1.00	-	\$136.56
0083-254-110	1	1.00	-	\$136.56	0083-272-170	1	1.00	-	\$136.56
0083-254-120	1	1.00	-	\$136.56	0083-272-180	1	1.00	-	\$136.56
0083-254-130	1	1.00	-	\$136.56	0083-272-190	1	1.00	-	\$136.56
0083-254-140	1	1.00	-	\$136.56	0083-272-200	1	1.00	-	\$136.56
0083-261-010	1	1.00	-	\$136.56	0083-272-210	1	1.00	-	\$136.56
0083-261-020	1	1.00	-	\$136.56	0083-272-220	1	1.00	-	\$136.56
0083-261-030	1	1.00	-	\$136.56	0083-272-230	1	1.00	-	\$136.56
0083-261-040	1	1.00	-	\$136.56	0083-272-240	1	1.00	-	\$136.56
0083-261-050	1	1.00	-	\$136.56	0083-272-250	1	1.00	-	\$136.56
0083-272-260	1	1.00	-	\$136.56	0083-282-200	1	1.00	-	\$136.56
0083-272-270	1	1.00	-	\$136.56	0083-282-210	1	1.00	-	\$136.56
0083-272-280	1	1.00	-	\$136.56	0083-282-220	1	1.00	-	\$136.56
0083-272-290	1	1.00	-	\$136.56	0083-282-230	1	1.00	-	\$136.56
0083-272-300	1	1.00	-	\$136.56	0083-282-240	1	1.00	-	\$136.56
0083-272-310	1	1.00	-	\$136.56	0083-282-250	1	1.00	-	\$136.56
0083-272-320	1	1.00	-	\$136.56	0083-282-260	1	1.00	-	\$136.56
0083-272-330	1	1.00	-	\$136.56	0083-282-270	1	1.00	-	\$136.56
0083-272-340	1	1.00	-	\$136.56	0083-282-280	1	1.00	-	\$136.56
0083-272-350	1	1.00	-	\$136.56	0083-282-290	1	1.00	-	\$136.56
0083-272-360	1	1.00	-	\$136.56	0083-282-300	1	1.00	-	\$136.56
0083-272-370	1	1.00	-	\$136.56	0083-282-310	1	1.00	-	\$136.56
0083-272-380	1	1.00	-	\$136.56	0083-282-320	1	1.00	-	\$136.56
0083-272-390	1	1.00	-	\$136.56	0083-282-330	1	1.00	-	\$136.56
0083-272-400	1	1.00	-	\$136.56	0083-282-340	1	1.00	-	\$136.56
0083-272-410	1	1.00	-	\$136.56	0083-282-350	1	1.00	-	\$136.56
0083-272-420	1	1.00	-	\$136.56	0083-282-360	1	1.00	-	\$136.56
0083-272-430	1	1.00	-	\$136.56	0083-283-010	1	1.00	-	\$136.56
0083-281-010	1	1.00	-	\$136.56	0083-283-020	1	1.00	-	\$136.56
0083-281-020	1	1.00	-	\$136.56	0083-283-030	1	1.00	-	\$136.56
0083-281-030	1	1.00	-	\$136.56	0083-283-040	1	1.00	-	\$136.56
0083-281-040	1	1.00	-	\$136.56	0083-283-050	1	1.00	-	\$136.56
0083-281-050	1	1.00	-	\$136.56	0083-291-010	1	1.00	-	\$136.56
0083-281-060	1	1.00	-	\$136.56	0083-291-020	1	1.00	-	\$136.56
0083-281-070	1	1.00	-	\$136.56	0083-291-030	1	1.00	-	\$136.56
0083-281-080	1	1.00	-	\$136.56	0083-291-040	1	1.00	-	\$136.56
0083-281-090	1	1.00	-	\$136.56	0083-291-050	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-281-100	1	1.00	-	\$136.56	0083-291-060	1	1.00	-	\$136.56
0083-281-110	1	1.00	-	\$136.56	0083-291-070	1	1.00	-	\$136.56
0083-281-120	1	1.00	-	\$136.56	0083-291-080	1	1.00	-	\$136.56
0083-281-130	1	1.00	-	\$136.56	0083-291-090	1	1.00	-	\$136.56
0083-281-140	1	1.00	-	\$136.56	0083-291-100	1	1.00	-	\$136.56
0083-281-150	1	1.00	-	\$136.56	0083-291-110	1	1.00	-	\$136.56
0083-281-160	1	1.00	-	\$136.56	0083-291-120	1	1.00	-	\$136.56
0083-281-170	1	1.00	-	\$136.56	0083-291-130	1	1.00	-	\$136.56
0083-281-180	1	1.00	-	\$136.56	0083-292-010	1	1.00	-	\$136.56
0083-281-190	1	1.00	-	\$136.56	0083-292-020	1	1.00	-	\$136.56
0083-282-010	1	1.00	-	\$136.56	0083-292-030	1	1.00	-	\$136.56
0083-282-020	1	1.00	-	\$136.56	0083-292-040	1	1.00	-	\$136.56
0083-282-030	1	1.00	-	\$136.56	0083-292-050	1	1.00	-	\$136.56
0083-282-040	1	1.00	-	\$136.56	0083-292-060	1	1.00	-	\$136.56
0083-282-050	1	1.00	-	\$136.56	0083-292-070	1	1.00	-	\$136.56
0083-282-060	1	1.00	-	\$136.56	0083-292-080	1	1.00	-	\$136.56
0083-282-070	1	1.00	-	\$136.56	0083-292-090	1	1.00	-	\$136.56
0083-282-080	1	1.00	-	\$136.56	0083-292-100	1	1.00	-	\$136.56
0083-282-090	1	1.00	-	\$136.56	0083-292-110	1	1.00	-	\$136.56
0083-282-100	1	1.00	-	\$136.56	0083-292-120	1	1.00	-	\$136.56
0083-282-110	1	1.00	-	\$136.56	0083-292-130	1	1.00	-	\$136.56
0083-282-120	1	1.00	-	\$136.56	0083-292-140	1	1.00	-	\$136.56
0083-282-130	1	1.00	-	\$136.56	0083-292-150	1	1.00	-	\$136.56
0083-282-140	1	1.00	-	\$136.56	0083-292-160	1	1.00	-	\$136.56
0083-282-150	1	1.00	-	\$136.56	0083-292-170	1	1.00	-	\$136.56
0083-282-160	1	1.00	-	\$136.56	0083-292-180	1	1.00	-	\$136.56
0083-282-170	1	1.00	-	\$136.56	0083-292-190	1	1.00	-	\$136.56
0083-282-180	1	1.00	-	\$136.56	0083-292-200	1	1.00	-	\$136.56
0083-282-190	1	1.00	-	\$136.56	0083-292-210	1	1.00	-	\$136.56
0083-292-220	1	1.00	-	\$136.56	0083-305-050	1	1.00	-	\$136.56
0083-292-230	1	1.00	-	\$136.56	0083-305-060	1	1.00	-	\$136.56
0083-292-240	1	1.00	-	\$136.56	0083-305-070	1	1.00	-	\$136.56
0083-293-010	1	1.00	-	\$136.56	0083-305-080	1	1.00	-	\$136.56
0083-293-020	1	1.00	-	\$136.56	0083-305-090	1	1.00	-	\$136.56
0083-293-030	1	1.00	-	\$136.56	0083-305-100	1	1.00	-	\$136.56
0083-293-040	1	1.00	-	\$136.56	0083-305-110	1	1.00	-	\$136.56
0083-293-050	1	1.00	-	\$136.56	0083-305-120	1	1.00	-	\$136.56
0083-293-060	1	1.00	-	\$136.56	0083-305-130	1	1.00	-	\$136.56
0083-293-070	1	1.00	-	\$136.56	0083-305-140	1	1.00	-	\$136.56
0083-293-080	1	1.00	-	\$136.56	0083-305-150	1	1.00	-	\$136.56
0083-293-090	1	1.00	-	\$136.56	0083-305-160	1	1.00	-	\$136.56
0083-293-100	1	1.00	-	\$136.56	0083-305-170	1	1.00	-	\$136.56
0083-293-110	1	1.00	-	\$136.56	0083-306-010	1	1.00	-	\$136.56
0083-293-120	1	1.00	-	\$136.56	0083-306-020	1	1.00	-	\$136.56
0083-293-130	1	1.00	-	\$136.56	0083-306-030	1	1.00	-	\$136.56
0083-293-140	1	1.00	-	\$136.56	0083-306-040	1	1.00	-	\$136.56
0083-293-150	1	1.00	-	\$136.56	0083-306-050	1	1.00	-	\$136.56
0083-293-160	1	1.00	-	\$136.56	0083-306-060	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-293-170	1	1.00	-	\$136.56	0083-306-070	1	1.00	-	\$136.56
0083-294-010	1	1.00	-	\$136.56	0083-306-080	1	1.00	-	\$136.56
0083-294-020	1	1.00	-	\$136.56	0083-306-090	1	1.00	-	\$136.56
0083-294-030	1	1.00	-	\$136.56	0083-306-100	1	1.00	-	\$136.56
0083-294-040	1	1.00	-	\$136.56	0083-306-110	1	1.00	-	\$136.56
0083-294-050	1	1.00	-	\$136.56	0083-306-120	1	1.00	-	\$136.56
0083-294-060	1	1.00	-	\$136.56	0083-306-130	1	1.00	-	\$136.56
0083-294-070	1	1.00	-	\$136.56	0083-306-140	1	1.00	-	\$136.56
0083-294-080	1	1.00	-	\$136.56	0083-306-150	1	1.00	-	\$136.56
0083-294-090	1	1.00	-	\$136.56	0083-306-160	1	1.00	-	\$136.56
0083-294-100	1	1.00	-	\$136.56	0083-306-170	1	1.00	-	\$136.56
0083-294-110	1	1.00	-	\$136.56	0083-306-180	1	1.00	-	\$136.56
0083-294-120	1	1.00	-	\$136.56	0083-306-190	1	1.00	-	\$136.56
0083-294-130	1	1.00	-	\$136.56	0083-306-200	1	1.00	-	\$136.56
0083-294-140	1	1.00	-	\$136.56	0083-306-210	1	1.00	-	\$136.56
0083-294-150	1	1.00	-	\$136.56	0083-306-220	1	1.00	-	\$136.56
0083-294-160	1	1.00	-	\$136.56	0083-306-230	1	1.00	-	\$136.56
0083-294-170	1	1.00	-	\$136.56	0083-306-240	1	1.00	-	\$136.56
0083-294-180	1	1.00	-	\$136.56	0083-306-250	1	1.00	-	\$136.56
0083-294-190	1	1.00	-	\$136.56	0083-306-260	1	1.00	-	\$136.56
0083-294-200	1	1.00	-	\$136.56	0083-306-270	1	1.00	-	\$136.56
0083-294-210	1	1.00	-	\$136.56	0083-306-280	1	1.00	-	\$136.56
0083-294-220	1	1.00	-	\$136.56	0083-306-290	1	1.00	-	\$136.56
0083-301-010	1	1.00	-	\$136.56	0083-306-300	1	1.00	-	\$136.56
0083-301-020	1	1.00	-	\$136.56	0083-306-310	1	1.00	-	\$136.56
0083-301-030	1	1.00	-	\$136.56	0083-306-320	1	1.00	-	\$136.56
0083-301-040	1	1.00	-	\$136.56	0083-306-330	1	1.00	-	\$136.56
0083-302-010	1	1.00	-	\$136.56	0083-306-340	1	1.00	-	\$136.56
0083-303-010	1	1.00	-	\$136.56	0083-306-350	1	1.00	-	\$136.56
0083-303-020	1	1.00	-	\$136.56	0083-306-360	1	1.00	-	\$136.56
0083-303-030	1	1.00	-	\$136.56	0083-307-010	1	1.00	-	\$136.56
0083-303-040	1	1.00	-	\$136.56	0083-307-020	1	1.00	-	\$136.56
0083-304-010	1	1.00	-	\$136.56	0083-307-030	1	1.00	-	\$136.56
0083-304-020	1	1.00	-	\$136.56	0083-307-040	1	1.00	-	\$136.56
0083-305-020	1	1.00	-	\$136.56	0083-307-050	1	1.00	-	\$136.56
0083-305-030	1	1.00	-	\$136.56	0083-307-060	1	1.00	-	\$136.56
0083-305-040	1	1.00	-	\$136.56	0083-307-070	1	1.00	-	\$136.56
0083-307-080	1	1.00	-	\$136.56	0083-322-190	1	1.00	-	\$136.56
0083-307-090	1	1.00	-	\$136.56	0083-322-200	1	1.00	-	\$136.56
0083-307-100	1	1.00	-	\$136.56	0083-322-210	1	1.00	-	\$136.56
0083-307-110	1	1.00	-	\$136.56	0083-322-220	1	1.00	-	\$136.56
0083-307-120	1	1.00	-	\$136.56	0083-322-230	1	1.00	-	\$136.56
0083-311-010	1	1.00	-	\$136.56	0083-322-240	1	1.00	-	\$136.56
0083-311-020	1	1.00	-	\$136.56	0083-322-250	1	1.00	-	\$136.56
0083-311-030	1	1.00	-	\$136.56	0083-322-260	1	1.00	-	\$136.56
0083-311-040	1	1.00	-	\$136.56	0083-322-270	1	1.00	-	\$136.56
0083-311-050	1	1.00	-	\$136.56	0083-322-280	1	1.00	-	\$136.56
0083-312-010	1	1.00	-	\$136.56	0083-322-290	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-312-020	1	1.00	-	\$136.56	0083-322-300	1	1.00	-	\$136.56
0083-312-030	1	1.00	-	\$136.56	0083-322-310	1	1.00	-	\$136.56
0083-312-040	1	1.00	-	\$136.56	0083-322-320	1	1.00	-	\$136.56
0083-312-050	1	1.00	-	\$136.56	0083-322-330	1	1.00	-	\$136.56
0083-313-030	1	1.00	-	\$136.56	0083-322-340	1	1.00	-	\$136.56
0083-313-040	1	1.00	-	\$136.56	0083-322-350	1	1.00	-	\$136.56
0083-313-050	1	1.00	-	\$136.56	0083-322-360	1	1.00	-	\$136.56
0083-313-060	1	1.00	-	\$136.56	0083-322-370	1	1.00	-	\$136.56
0083-313-070	1	1.00	-	\$136.56	0083-331-020	1	1.00	-	\$136.56
0083-313-080	1	1.00	-	\$136.56	0083-331-030	1	1.00	-	\$136.56
0083-313-090	1	1.00	-	\$136.56	0083-331-040	1	1.00	-	\$136.56
0083-313-110	1	1.00	-	\$136.56	0083-331-050	1	1.00	-	\$136.56
0083-313-120	1	1.00	-	\$136.56	0083-331-060	1	1.00	-	\$136.56
0083-313-130	1	1.00	-	\$136.56	0083-331-070	1	1.00	-	\$136.56
0083-313-140	1	1.00	-	\$136.56	0083-331-080	1	1.00	-	\$136.56
0083-313-150	1	1.00	-	\$136.56	0083-331-090	1	1.00	-	\$136.56
0083-313-160	1	1.00	-	\$136.56	0083-331-100	1	1.00	-	\$136.56
0083-313-170	1	1.00	-	\$136.56	0083-331-110	1	1.00	-	\$136.56
0083-313-180	1	1.00	-	\$136.56	0083-331-120	1	1.00	-	\$136.56
0083-321-010	1	1.00	-	\$136.56	0083-331-130	1	1.00	-	\$136.56
0083-321-020	1	1.00	-	\$136.56	0083-331-140	1	1.00	-	\$136.56
0083-321-030	1	1.00	-	\$136.56	0083-331-150	1	1.00	-	\$136.56
0083-321-040	1	1.00	-	\$136.56	0083-331-160	1	1.00	-	\$136.56
0083-321-050	1	1.00	-	\$136.56	0083-331-170	1	1.00	-	\$136.56
0083-321-060	1	1.00	-	\$136.56	0083-331-180	1	1.00	-	\$136.56
0083-321-070	1	1.00	-	\$136.56	0083-331-190	1	1.00	-	\$136.56
0083-321-080	1	1.00	-	\$136.56	0083-332-010	1	1.00	-	\$136.56
0083-322-010	1	1.00	-	\$136.56	0083-332-020	1	1.00	-	\$136.56
0083-322-020	1	1.00	-	\$136.56	0083-332-030	1	1.00	-	\$136.56
0083-322-030	1	1.00	-	\$136.56	0083-332-040	1	1.00	-	\$136.56
0083-322-040	1	1.00	-	\$136.56	0083-332-050	1	1.00	-	\$136.56
0083-322-050	1	1.00	-	\$136.56	0083-332-060	1	1.00	-	\$136.56
0083-322-060	1	1.00	-	\$136.56	0083-332-070	1	1.00	-	\$136.56
0083-322-070	1	1.00	-	\$136.56	0083-332-080	1	1.00	-	\$136.56
0083-322-080	1	1.00	-	\$136.56	0083-332-090	1	1.00	-	\$136.56
0083-322-090	1	1.00	-	\$136.56	0083-332-100	1	1.00	-	\$136.56
0083-322-100	1	1.00	-	\$136.56	0083-332-110	1	1.00	-	\$136.56
0083-322-110	1	1.00	-	\$136.56	0083-332-120	1	1.00	-	\$136.56
0083-322-120	1	1.00	-	\$136.56	0083-332-130	1	1.00	-	\$136.56
0083-322-130	1	1.00	-	\$136.56	0083-333-010	1	1.00	-	\$136.56
0083-322-140	1	1.00	-	\$136.56	0083-333-020	1	1.00	-	\$136.56
0083-322-150	1	1.00	-	\$136.56	0083-333-030	1	1.00	-	\$136.56
0083-322-160	1	1.00	-	\$136.56	0083-333-040	1	1.00	-	\$136.56
0083-322-170	1	1.00	-	\$136.56	0083-333-050	1	1.00	-	\$136.56
0083-322-180	1	1.00	-	\$136.56	0083-333-060	1	1.00	-	\$136.56
0083-341-010	1	1.00	-	\$136.56	0083-352-030	1	1.00	-	\$136.56
0083-341-020	1	1.00	-	\$136.56	0083-352-040	1	1.00	-	\$136.56
0083-341-030	1	1.00	-	\$136.56	0083-352-050	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-341-040	1	1.00	-	\$136.56	0083-352-060	1	1.00	-	\$136.56
0083-341-050	1	1.00	-	\$136.56	0083-352-070	1	1.00	-	\$136.56
0083-341-060	1	1.00	-	\$136.56	0083-352-080	1	1.00	-	\$136.56
0083-341-070	1	1.00	-	\$136.56	0083-352-090	1	1.00	-	\$136.56
0083-341-080	1	1.00	-	\$136.56	0083-352-100	1	1.00	-	\$136.56
0083-342-010	1	1.00	-	\$136.56	0083-352-110	1	1.00	-	\$136.56
0083-342-020	1	1.00	-	\$136.56	0083-352-120	1	1.00	-	\$136.56
0083-342-030	1	1.00	-	\$136.56	0083-352-130	1	1.00	-	\$136.56
0083-342-040	1	1.00	-	\$136.56	0083-352-140	1	1.00	-	\$136.56
0083-342-050	1	1.00	-	\$136.56	0083-352-150	1	1.00	-	\$136.56
0083-342-060	1	1.00	-	\$136.56	0083-352-160	1	1.00	-	\$136.56
0083-342-070	1	1.00	-	\$136.56	0083-352-170	1	1.00	-	\$136.56
0083-342-080	1	1.00	-	\$136.56	0083-352-180	1	1.00	-	\$136.56
0083-342-090	1	1.00	-	\$136.56	0083-353-010	1	1.00	-	\$136.56
0083-342-100	1	1.00	-	\$136.56	0083-353-020	1	1.00	-	\$136.56
0083-342-110	1	1.00	-	\$136.56	0083-353-030	1	1.00	-	\$136.56
0083-342-120	1	1.00	-	\$136.56	0083-353-040	1	1.00	-	\$136.56
0083-342-130	1	1.00	-	\$136.56	0083-353-050	1	1.00	-	\$136.56
0083-342-140	1	1.00	-	\$136.56	0083-353-060	1	1.00	-	\$136.56
0083-342-150	1	1.00	-	\$136.56	0083-353-070	1	1.00	-	\$136.56
0083-342-160	1	1.00	-	\$136.56	0083-361-010	1	1.00	-	\$136.56
0083-342-170	1	1.00	-	\$136.56	0083-361-020	1	1.00	-	\$136.56
0083-342-180	1	1.00	-	\$136.56	0083-361-030	1	1.00	-	\$136.56
0083-342-190	1	1.00	-	\$136.56	0083-361-040	1	1.00	-	\$136.56
0083-342-200	1	1.00	-	\$136.56	0083-361-050	1	1.00	-	\$136.56
0083-342-210	1	1.00	-	\$136.56	0083-361-060	1	1.00	-	\$136.56
0083-342-220	1	1.00	-	\$136.56	0083-361-070	1	1.00	-	\$136.56
0083-342-230	1	1.00	-	\$136.56	0083-361-080	1	1.00	-	\$136.56
0083-342-240	1	1.00	-	\$136.56	0083-362-010	1	1.00	-	\$136.56
0083-342-250	1	1.00	-	\$136.56	0083-363-010	1	1.00	-	\$136.56
0083-342-260	1	1.00	-	\$136.56	0083-363-020	1	1.00	-	\$136.56
0083-342-270	1	1.00	-	\$136.56	0083-363-030	1	1.00	-	\$136.56
0083-342-280	1	1.00	-	\$136.56	0083-363-040	1	1.00	-	\$136.56
0083-342-290	1	1.00	-	\$136.56	0083-363-050	1	1.00	-	\$136.56
0083-342-300	1	1.00	-	\$136.56	0083-363-060	1	1.00	-	\$136.56
0083-342-310	1	1.00	-	\$136.56	0083-364-010	1	1.00	-	\$136.56
0083-342-320	1	1.00	-	\$136.56	0083-364-020	1	1.00	-	\$136.56
0083-351-010	1	1.00	-	\$136.56	0083-364-030	1	1.00	-	\$136.56
0083-351-020	1	1.00	-	\$136.56	0083-364-040	1	1.00	-	\$136.56
0083-351-030	1	1.00	-	\$136.56	0083-364-050	1	1.00	-	\$136.56
0083-351-040	1	1.00	-	\$136.56	0083-364-060	1	1.00	-	\$136.56
0083-351-050	1	1.00	-	\$136.56	0083-364-070	1	1.00	-	\$136.56
0083-351-060	1	1.00	-	\$136.56	0083-364-080	1	1.00	-	\$136.56
0083-351-070	1	1.00	-	\$136.56	0083-364-090	1	1.00	-	\$136.56
0083-351-080	1	1.00	-	\$136.56	0083-364-100	1	1.00	-	\$136.56
0083-351-090	1	1.00	-	\$136.56	0083-364-110	1	1.00	-	\$136.56
0083-351-100	1	1.00	-	\$136.56	0083-364-120	1	1.00	-	\$136.56
0083-351-110	1	1.00	-	\$136.56	0083-364-130	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-351-120	1	1.00	-	\$136.56	0083-364-140	1	1.00	-	\$136.56
0083-351-130	1	1.00	-	\$136.56	0083-364-150	1	1.00	-	\$136.56
0083-351-140	1	1.00	-	\$136.56	0083-364-160	1	1.00	-	\$136.56
0083-352-010	1	1.00	-	\$136.56	0083-364-170	1	1.00	-	\$136.56
0083-352-020	1	1.00	-	\$136.56	0083-364-180	1	1.00	-	\$136.56
0083-364-190	1	1.00	-	\$136.56	0083-381-040	1	1.00	-	\$136.56
0083-364-200	1	1.00	-	\$136.56	0083-381-050	1	1.00	-	\$136.56
0083-364-210	1	1.00	-	\$136.56	0083-381-060	1	1.00	-	\$136.56
0083-364-220	1	1.00	-	\$136.56	0083-381-070	1	1.00	-	\$136.56
0083-364-230	1	1.00	-	\$136.56	0083-381-080	1	1.00	-	\$136.56
0083-364-240	1	1.00	-	\$136.56	0083-381-090	1	1.00	-	\$136.56
0083-364-250	1	1.00	-	\$136.56	0083-381-100	1	1.00	-	\$136.56
0083-364-260	1	1.00	-	\$136.56	0083-381-110	1	1.00	-	\$136.56
0083-371-010	1	1.00	-	\$136.56	0083-381-120	1	1.00	-	\$136.56
0083-371-020	1	1.00	-	\$136.56	0083-381-130	1	1.00	-	\$136.56
0083-371-030	1	1.00	-	\$136.56	0083-381-140	1	1.00	-	\$136.56
0083-371-040	1	1.00	-	\$136.56	0083-381-150	1	1.00	-	\$136.56
0083-371-050	1	1.00	-	\$136.56	0083-381-160	1	1.00	-	\$136.56
0083-371-060	1	1.00	-	\$136.56	0083-382-010	1	1.00	-	\$136.56
0083-371-070	1	1.00	-	\$136.56	0083-382-020	1	1.00	-	\$136.56
0083-371-080	1	1.00	-	\$136.56	0083-382-030	1	1.00	-	\$136.56
0083-371-090	1	1.00	-	\$136.56	0083-382-040	1	1.00	-	\$136.56
0083-371-100	1	1.00	-	\$136.56	0083-382-050	1	1.00	-	\$136.56
0083-371-110	1	1.00	-	\$136.56	0083-382-060	1	1.00	-	\$136.56
0083-371-120	1	1.00	-	\$136.56	0083-382-070	1	1.00	-	\$136.56
0083-371-130	1	1.00	-	\$136.56	0083-382-080	1	1.00	-	\$136.56
0083-372-010	1	1.00	-	\$136.56	0083-383-010	1	1.00	-	\$136.56
0083-372-020	1	1.00	-	\$136.56	0083-383-020	1	1.00	-	\$136.56
0083-372-030	1	1.00	-	\$136.56	0083-383-030	1	1.00	-	\$136.56
0083-372-040	1	1.00	-	\$136.56	0083-383-040	1	1.00	-	\$136.56
0083-372-050	1	1.00	-	\$136.56	0083-383-050	1	1.00	-	\$136.56
0083-373-010	1	1.00	-	\$136.56	0083-383-060	1	1.00	-	\$136.56
0083-373-020	1	1.00	-	\$136.56	0083-383-070	1	1.00	-	\$136.56
0083-373-030	1	1.00	-	\$136.56	0083-383-080	1	1.00	-	\$136.56
0083-373-040	1	1.00	-	\$136.56	0083-383-090	1	1.00	-	\$136.56
0083-373-050	1	1.00	-	\$136.56	0083-383-100	1	1.00	-	\$136.56
0083-373-060	1	1.00	-	\$136.56	0083-383-110	1	1.00	-	\$136.56
0083-373-070	1	1.00	-	\$136.56	0083-383-120	1	1.00	-	\$136.56
0083-373-080	1	1.00	-	\$136.56	0083-390-030	1	1.00	-	\$136.56
0083-373-090	1	1.00	-	\$136.56	0083-390-040	1	1.00	-	\$136.56
0083-373-100	1	1.00	-	\$136.56	0083-390-050	1	1.00	-	\$136.56
0083-373-110	1	1.00	-	\$136.56	0083-390-060	1	1.00	-	\$136.56
0083-373-120	1	1.00	-	\$136.56	0083-390-080	1	1.00	-	\$136.56
0083-373-130	1	1.00	-	\$136.56	0083-390-090	1	1.00	-	\$136.56
0083-373-140	1	1.00	-	\$136.56	0083-390-100	1	1.00	-	\$136.56
0083-373-150	1	1.00	-	\$136.56	0083-390-110	1	1.00	-	\$136.56
0083-373-160	1	1.00	-	\$136.56	0083-390-120	1	1.00	-	\$136.56
0083-373-170	1	1.00	-	\$136.56	0083-390-130	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-373-180	1	1.00	-	\$136.56	0083-390-140	1	1.00	-	\$136.56
0083-373-190	1	1.00	-	\$136.56	0083-390-150	1	1.00	-	\$136.56
0083-373-200	1	1.00	-	\$136.56	0083-390-160	1	1.00	-	\$136.56
0083-373-210	1	1.00	-	\$136.56	0083-390-180	1	1.00	-	\$136.56
0083-373-220	1	1.00	-	\$136.56	0083-390-190	1	1.00	-	\$136.56
0083-373-230	1	1.00	-	\$136.56	0083-390-200	1	1.00	-	\$136.56
0083-373-240	1	1.00	-	\$136.56	0083-390-210	1	1.00	-	\$136.56
0083-373-250	1	1.00	-	\$136.56	0083-400-020	1	1.00	-	\$136.56
0083-373-260	1	1.00	-	\$136.56	0083-400-030	1	1.00	-	\$136.56
0083-373-270	1	1.00	-	\$136.56	0083-400-040	1	1.00	-	\$136.56
0083-381-010	1	1.00	-	\$136.56	0083-400-050	1	1.00	-	\$136.56
0083-381-020	1	1.00	-	\$136.56	0083-400-060	1	1.00	-	\$136.56
0083-381-030	1	1.00	-	\$136.56	0083-400-070	1	1.00	-	\$136.56
0083-400-080	1	1.00	-	\$136.56	0083-420-170	1	1.00	-	\$136.56
0083-400-090	1	1.00	-	\$136.56	0083-420-180	1	1.00	-	\$136.56
0083-400-100	1	1.00	-	\$136.56	0083-420-190	1	1.00	-	\$136.56
0083-400-110	1	1.00	-	\$136.56	0083-420-200	1	1.00	-	\$136.56
0083-400-120	1	1.00	-	\$136.56	0083-420-210	1	1.00	-	\$136.56
0083-400-130	1	1.00	-	\$136.56	0083-420-220	1	1.00	-	\$136.56
0083-400-140	1	1.00	-	\$136.56	0083-420-230	1	1.00	-	\$136.56
0083-400-150	1	1.00	-	\$136.56	0083-431-010	1	1.00	-	\$136.56
0083-400-170	1	1.00	-	\$136.56	0083-432-010	1	1.00	-	\$136.56
0083-400-180	1	1.00	-	\$136.56	0083-432-020	1	1.00	-	\$136.56
0083-400-190	1	1.00	-	\$136.56	0083-432-030	1	1.00	-	\$136.56
0083-410-020	1	1.00	-	\$136.56	0083-432-040	1	1.00	-	\$136.56
0083-410-030	1	1.00	-	\$136.56	0083-432-050	1	1.00	-	\$136.56
0083-410-040	1	1.00	-	\$136.56	0083-432-060	1	1.00	-	\$136.56
0083-410-050	1	1.00	-	\$136.56	0083-432-070	1	1.00	-	\$136.56
0083-410-060	1	1.00	-	\$136.56	0083-432-080	1	1.00	-	\$136.56
0083-410-070	1	1.00	-	\$136.56	0083-432-090	1	1.00	-	\$136.56
0083-410-080	1	1.00	-	\$136.56	0083-433-010	1	1.00	-	\$136.56
0083-410-090	1	1.00	-	\$136.56	0083-433-020	1	1.00	-	\$136.56
0083-410-100	1	1.00	-	\$136.56	0083-433-030	1	1.00	-	\$136.56
0083-410-110	1	1.00	-	\$136.56	0083-433-040	1	1.00	-	\$136.56
0083-410-120	1	1.00	-	\$136.56	0083-433-050	1	1.00	-	\$136.56
0083-410-130	1	1.00	-	\$136.56	0083-433-060	1	1.00	-	\$136.56
0083-410-140	1	1.00	-	\$136.56	0083-434-010	1	1.00	-	\$136.56
0083-410-150	1	1.00	-	\$136.56	0083-434-020	1	1.00	-	\$136.56
0083-410-160	1	1.00	-	\$136.56	0083-434-030	1	1.00	-	\$136.56
0083-410-170	1	1.00	-	\$136.56	0083-434-040	1	1.00	-	\$136.56
0083-410-180	1	1.00	-	\$136.56	0083-434-050	1	1.00	-	\$136.56
0083-410-200	1	1.00	-	\$136.56	0083-434-060	1	1.00	-	\$136.56
0083-410-210	1	1.00	-	\$136.56	0083-434-070	1	1.00	-	\$136.56
0083-410-220	1	1.00	-	\$136.56	0083-434-080	1	1.00	-	\$136.56
0083-410-230	1	1.00	-	\$136.56	0083-434-090	1	1.00	-	\$136.56
0083-410-240	1	1.00	-	\$136.56	0083-434-100	1	1.00	-	\$136.56
0083-410-250	1	1.00	-	\$136.56	0083-434-110	1	1.00	-	\$136.56
0083-410-260	1	1.00	-	\$136.56	0083-434-120	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-410-270	1	1.00	-	\$136.56	0083-434-130	1	1.00	-	\$136.56
0083-410-280	1	1.00	-	\$136.56	0083-434-140	1	1.00	-	\$136.56
0083-410-290	1	1.00	-	\$136.56	0083-434-150	1	1.00	-	\$136.56
0083-410-300	1	1.00	-	\$136.56	0083-434-160	1	1.00	-	\$136.56
0083-410-320	1	1.00	-	\$136.56	0083-441-010	1	1.00	-	\$136.56
0083-410-330	1	1.00	-	\$136.56	0083-441-020	1	1.00	-	\$136.56
0083-410-340	1	1.00	-	\$136.56	0083-441-030	1	1.00	-	\$136.56
0083-420-020	1	1.00	-	\$136.56	0083-441-040	1	1.00	-	\$136.56
0083-420-040	1	1.00	-	\$136.56	0083-441-050	1	1.00	-	\$136.56
0083-420-050	1	1.00	-	\$136.56	0083-441-060	1	1.00	-	\$136.56
0083-420-060	1	1.00	-	\$136.56	0083-442-010	1	1.00	-	\$136.56
0083-420-070	1	1.00	-	\$136.56	0083-442-020	1	1.00	-	\$136.56
0083-420-080	1	1.00	-	\$136.56	0083-442-030	1	1.00	-	\$136.56
0083-420-090	1	1.00	-	\$136.56	0083-442-040	1	1.00	-	\$136.56
0083-420-100	1	1.00	-	\$136.56	0083-442-050	1	1.00	-	\$136.56
0083-420-110	1	1.00	-	\$136.56	0083-442-060	1	1.00	-	\$136.56
0083-420-120	1	1.00	-	\$136.56	0083-442-070	1	1.00	-	\$136.56
0083-420-130	1	1.00	-	\$136.56	0083-442-080	1	1.00	-	\$136.56
0083-420-140	1	1.00	-	\$136.56	0083-442-090	1	1.00	-	\$136.56
0083-420-150	1	1.00	-	\$136.56	0083-443-010	1	1.00	-	\$136.56
0083-420-160	1	1.00	-	\$136.56	0083-443-020	1	1.00	-	\$136.56
0083-443-030	1	1.00	-	\$136.56	0083-462-040	1	1.00	-	\$136.56
0083-443-040	1	1.00	-	\$136.56	0083-462-050	1	1.00	-	\$136.56
0083-443-050	1	1.00	-	\$136.56	0083-462-060	1	1.00	-	\$136.56
0083-443-060	1	1.00	-	\$136.56	0083-462-070	1	1.00	-	\$136.56
0083-443-070	1	1.00	-	\$136.56	0083-462-080	1	1.00	-	\$136.56
0083-443-080	1	1.00	-	\$136.56	0083-462-090	1	1.00	-	\$136.56
0083-443-090	1	1.00	-	\$136.56	0083-463-010	1	1.00	-	\$136.56
0083-443-100	1	1.00	-	\$136.56	0083-463-020	1	1.00	-	\$136.56
0083-443-110	1	1.00	-	\$136.56	0083-463-030	1	1.00	-	\$136.56
0083-443-120	1	1.00	-	\$136.56	0083-463-040	1	1.00	-	\$136.56
0083-443-130	1	1.00	-	\$136.56	0083-463-050	1	1.00	-	\$136.56
0083-443-140	1	1.00	-	\$136.56	0083-463-060	1	1.00	-	\$136.56
0083-443-150	1	1.00	-	\$136.56	0083-463-070	1	1.00	-	\$136.56
0083-443-160	1	1.00	-	\$136.56	0083-463-080	1	1.00	-	\$136.56
0083-443-170	1	1.00	-	\$136.56	0083-463-090	1	1.00	-	\$136.56
0083-443-180	1	1.00	-	\$136.56	0083-463-100	1	1.00	-	\$136.56
0083-451-010	1	1.00	-	\$136.56	0083-463-110	1	1.00	-	\$136.56
0083-451-020	1	1.00	-	\$136.56	0083-463-120	1	1.00	-	\$136.56
0083-451-030	1	1.00	-	\$136.56	0083-463-130	1	1.00	-	\$136.56
0083-451-040	1	1.00	-	\$136.56	0083-463-140	1	1.00	-	\$136.56
0083-451-050	1	1.00	-	\$136.56	0083-463-150	1	1.00	-	\$136.56
0083-451-060	1	1.00	-	\$136.56	0083-463-160	1	1.00	-	\$136.56
0083-451-070	1	1.00	-	\$136.56	0083-463-170	1	1.00	-	\$136.56
0083-453-010	1	1.00	-	\$136.56	0083-463-180	1	1.00	-	\$136.56
0083-453-020	1	1.00	-	\$136.56	0083-463-190	1	1.00	-	\$136.56
0083-453-030	1	1.00	-	\$136.56	0083-463-200	1	1.00	-	\$136.56
0083-453-040	1	1.00	-	\$136.56	0083-471-010	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-453-050	1	1.00	-	\$136.56	0083-471-020	1	1.00	-	\$136.56
0083-453-060	1	1.00	-	\$136.56	0083-471-030	1	1.00	-	\$136.56
0083-453-070	1	1.00	-	\$136.56	0083-471-040	1	1.00	-	\$136.56
0083-461-020	1	1.00	-	\$136.56	0083-471-050	1	1.00	-	\$136.56
0083-461-030	1	1.00	-	\$136.56	0083-471-060	1	1.00	-	\$136.56
0083-461-040	1	1.00	-	\$136.56	0083-471-070	1	1.00	-	\$136.56
0083-461-050	1	1.00	-	\$136.56	0083-471-080	1	1.00	-	\$136.56
0083-461-060	1	1.00	-	\$136.56	0083-471-090	1	1.00	-	\$136.56
0083-461-070	1	1.00	-	\$136.56	0083-471-100	1	1.00	-	\$136.56
0083-461-080	1	1.00	-	\$136.56	0083-471-110	1	1.00	-	\$136.56
0083-461-090	1	1.00	-	\$136.56	0083-471-120	1	1.00	-	\$136.56
0083-461-100	1	1.00	-	\$136.56	0083-471-130	1	1.00	-	\$136.56
0083-461-110	1	1.00	-	\$136.56	0083-471-140	1	1.00	-	\$136.56
0083-461-120	1	1.00	-	\$136.56	0083-471-150	1	1.00	-	\$136.56
0083-461-130	1	1.00	-	\$136.56	0083-471-160	1	1.00	-	\$136.56
0083-461-140	1	1.00	-	\$136.56	0083-471-170	1	1.00	-	\$136.56
0083-461-150	1	1.00	-	\$136.56	0083-471-180	1	1.00	-	\$136.56
0083-461-160	1	1.00	-	\$136.56	0083-471-190	1	1.00	-	\$136.56
0083-461-170	1	1.00	-	\$136.56	0083-471-200	1	1.00	-	\$136.56
0083-461-180	1	1.00	-	\$136.56	0083-471-210	1	1.00	-	\$136.56
0083-461-190	1	1.00	-	\$136.56	0083-472-010	1	1.00	-	\$136.56
0083-461-200	1	1.00	-	\$136.56	0083-472-020	1	1.00	-	\$136.56
0083-461-210	1	1.00	-	\$136.56	0083-472-030	1	1.00	-	\$136.56
0083-461-220	1	1.00	-	\$136.56	0083-472-040	1	1.00	-	\$136.56
0083-461-230	1	1.00	-	\$136.56	0083-472-050	1	1.00	-	\$136.56
0083-461-240	1	1.00	-	\$136.56	0083-472-060	1	1.00	-	\$136.56
0083-462-010	1	1.00	-	\$136.56	0083-472-070	1	1.00	-	\$136.56
0083-462-020	1	1.00	-	\$136.56	0083-472-080	1	1.00	-	\$136.56
0083-462-030	1	1.00	-	\$136.56	0083-472-090	1	1.00	-	\$136.56
0083-472-100	1	1.00	-	\$136.56	0083-492-010	1	1.00	-	\$136.56
0083-472-110	1	1.00	-	\$136.56	0083-492-020	1	1.00	-	\$136.56
0083-472-120	1	1.00	-	\$136.56	0083-492-030	1	1.00	-	\$136.56
0083-472-130	1	1.00	-	\$136.56	0083-492-040	1	1.00	-	\$136.56
0083-472-140	1	1.00	-	\$136.56	0083-492-050	1	1.00	-	\$136.56
0083-481-010	1	1.00	-	\$136.56	0083-492-060	1	1.00	-	\$136.56
0083-481-020	1	1.00	-	\$136.56	0083-492-070	1	1.00	-	\$136.56
0083-481-030	1	1.00	-	\$136.56	0083-492-080	1	1.00	-	\$136.56
0083-481-040	1	1.00	-	\$136.56	0083-492-090	1	1.00	-	\$136.56
0083-481-050	1	1.00	-	\$136.56	0083-492-100	1	1.00	-	\$136.56
0083-481-060	1	1.00	-	\$136.56	0083-492-110	1	1.00	-	\$136.56
0083-481-070	1	1.00	-	\$136.56	0083-492-120	1	1.00	-	\$136.56
0083-481-080	1	1.00	-	\$136.56	0083-493-020	1	1.00	-	\$136.56
0083-481-090	1	1.00	-	\$136.56	0083-493-030	1	1.00	-	\$136.56
0083-481-100	1	1.00	-	\$136.56	0083-493-040	1	1.00	-	\$136.56
0083-481-110	1	1.00	-	\$136.56	0083-493-050	1	1.00	-	\$136.56
0083-481-120	1	1.00	-	\$136.56	0083-493-060	1	1.00	-	\$136.56
0083-481-130	1	1.00	-	\$136.56	0083-493-070	1	1.00	-	\$136.56
0083-481-140	1	1.00	-	\$136.56	0083-493-080	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-481-150	1	1.00	-	\$136.56	0083-493-090	1	1.00	-	\$136.56
0083-482-010	1	1.00	-	\$136.56	0083-493-100	1	1.00	-	\$136.56
0083-482-020	1	1.00	-	\$136.56	0083-493-110	1	1.00	-	\$136.56
0083-482-030	1	1.00	-	\$136.56	0083-493-120	1	1.00	-	\$136.56
0083-482-040	1	1.00	-	\$136.56	0083-493-130	1	1.00	-	\$136.56
0083-482-050	1	1.00	-	\$136.56	0083-493-140	1	1.00	-	\$136.56
0083-482-060	1	1.00	-	\$136.56	0083-493-150	1	1.00	-	\$136.56
0083-482-070	1	1.00	-	\$136.56	0083-493-160	1	1.00	-	\$136.56
0083-482-080	1	1.00	-	\$136.56	0083-493-170	1	1.00	-	\$136.56
0083-482-090	1	1.00	-	\$136.56	0083-493-180	1	1.00	-	\$136.56
0083-482-100	1	1.00	-	\$136.56	0083-501-010	1	1.00	-	\$136.56
0083-482-110	1	1.00	-	\$136.56	0083-501-020	1	1.00	-	\$136.56
0083-482-120	1	1.00	-	\$136.56	0083-501-030	1	1.00	-	\$136.56
0083-482-130	1	1.00	-	\$136.56	0083-501-040	1	1.00	-	\$136.56
0083-482-140	1	1.00	-	\$136.56	0083-501-050	1	1.00	-	\$136.56
0083-482-150	1	1.00	-	\$136.56	0083-501-060	1	1.00	-	\$136.56
0083-482-160	1	1.00	-	\$136.56	0083-501-070	1	1.00	-	\$136.56
0083-482-170	1	1.00	-	\$136.56	0083-501-080	1	1.00	-	\$136.56
0083-482-180	1	1.00	-	\$136.56	0083-501-090	1	1.00	-	\$136.56
0083-482-190	1	1.00	-	\$136.56	0083-501-100	1	1.00	-	\$136.56
0083-482-200	1	1.00	-	\$136.56	0083-501-110	1	1.00	-	\$136.56
0083-482-210	1	1.00	-	\$136.56	0083-501-120	1	1.00	-	\$136.56
0083-482-220	1	1.00	-	\$136.56	0083-501-130	1	1.00	-	\$136.56
0083-482-230	1	1.00	-	\$136.56	0083-501-140	1	1.00	-	\$136.56
0083-482-240	1	1.00	-	\$136.56	0083-501-150	1	1.00	-	\$136.56
0083-482-250	1	1.00	-	\$136.56	0083-501-160	1	1.00	-	\$136.56
0083-482-260	1	1.00	-	\$136.56	0083-501-170	1	1.00	-	\$136.56
0083-482-270	1	1.00	-	\$136.56	0083-501-180	1	1.00	-	\$136.56
0083-491-010	1	1.00	-	\$136.56	0083-501-190	1	1.00	-	\$136.56
0083-491-020	1	1.00	-	\$136.56	0083-501-200	1	1.00	-	\$136.56
0083-491-030	1	1.00	-	\$136.56	0083-502-010	1	1.00	-	\$136.56
0083-491-040	1	1.00	-	\$136.56	0083-502-020	1	1.00	-	\$136.56
0083-491-050	1	1.00	-	\$136.56	0083-502-030	1	1.00	-	\$136.56
0083-491-060	1	1.00	-	\$136.56	0083-502-040	1	1.00	-	\$136.56
0083-491-070	1	1.00	-	\$136.56	0083-502-050	1	1.00	-	\$136.56
0083-491-080	1	1.00	-	\$136.56	0083-502-060	1	1.00	-	\$136.56
0083-491-090	1	1.00	-	\$136.56	0083-502-070	1	1.00	-	\$136.56
0083-502-080	1	1.00	-	\$136.56	0083-521-090	1	1.00	-	\$136.56
0083-502-090	1	1.00	-	\$136.56	0083-521-100	1	1.00	-	\$136.56
0083-503-010	1	1.00	-	\$136.56	0083-521-110	1	1.00	-	\$136.56
0083-503-020	1	1.00	-	\$136.56	0083-521-120	1	1.00	-	\$136.56
0083-503-030	1	1.00	-	\$136.56	0083-521-130	1	1.00	-	\$136.56
0083-503-040	1	1.00	-	\$136.56	0083-521-140	1	1.00	-	\$136.56
0083-503-050	1	1.00	-	\$136.56	0083-521-150	1	1.00	-	\$136.56
0083-503-060	1	1.00	-	\$136.56	0083-522-010	1	1.00	-	\$136.56
0083-503-070	1	1.00	-	\$136.56	0083-522-020	1	1.00	-	\$136.56
0083-503-080	1	1.00	-	\$136.56	0083-522-030	1	1.00	-	\$136.56
0083-503-090	1	1.00	-	\$136.56	0083-522-040	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-503-100	1	1.00	-	\$136.56	0083-522-050	1	1.00	-	\$136.56
0083-503-110	1	1.00	-	\$136.56	0083-522-060	1	1.00	-	\$136.56
0083-503-120	1	1.00	-	\$136.56	0083-522-070	1	1.00	-	\$136.56
0083-503-130	1	1.00	-	\$136.56	0083-531-010	1	1.00	-	\$136.56
0083-503-140	1	1.00	-	\$136.56	0083-531-020	1	1.00	-	\$136.56
0083-503-150	1	1.00	-	\$136.56	0083-531-030	1	1.00	-	\$136.56
0083-503-160	1	1.00	-	\$136.56	0083-531-040	1	1.00	-	\$136.56
0083-503-170	1	1.00	-	\$136.56	0083-531-050	1	1.00	-	\$136.56
0083-503-180	1	1.00	-	\$136.56	0083-531-060	1	1.00	-	\$136.56
0083-503-190	1	1.00	-	\$136.56	0083-531-070	1	1.00	-	\$136.56
0083-503-200	1	1.00	-	\$136.56	0083-531-080	1	1.00	-	\$136.56
0083-511-010	1	1.00	-	\$136.56	0083-531-090	1	1.00	-	\$136.56
0083-511-020	1	1.00	-	\$136.56	0083-531-100	1	1.00	-	\$136.56
0083-511-030	1	1.00	-	\$136.56	0083-531-110	1	1.00	-	\$136.56
0083-511-040	1	1.00	-	\$136.56	0083-531-120	1	1.00	-	\$136.56
0083-511-050	1	1.00	-	\$136.56	0083-531-130	1	1.00	-	\$136.56
0083-511-060	1	1.00	-	\$136.56	0083-531-140	1	1.00	-	\$136.56
0083-511-070	1	1.00	-	\$136.56	0083-531-150	1	1.00	-	\$136.56
0083-511-080	1	1.00	-	\$136.56	0083-531-160	1	1.00	-	\$136.56
0083-511-090	1	1.00	-	\$136.56	0083-532-010	1	1.00	-	\$136.56
0083-511-100	1	1.00	-	\$136.56	0083-532-020	1	1.00	-	\$136.56
0083-511-110	1	1.00	-	\$136.56	0083-532-030	1	1.00	-	\$136.56
0083-511-120	1	1.00	-	\$136.56	0083-533-010	1	1.00	-	\$136.56
0083-511-130	1	1.00	-	\$136.56	0083-533-020	1	1.00	-	\$136.56
0083-511-140	1	1.00	-	\$136.56	0083-533-030	1	1.00	-	\$136.56
0083-511-150	1	1.00	-	\$136.56	0083-533-040	1	1.00	-	\$136.56
0083-511-160	1	1.00	-	\$136.56	0083-533-050	1	1.00	-	\$136.56
0083-511-170	1	1.00	-	\$136.56	0083-533-060	1	1.00	-	\$136.56
0083-511-180	1	1.00	-	\$136.56	0083-533-070	1	1.00	-	\$136.56
0083-511-190	1	1.00	-	\$136.56	0083-533-080	1	1.00	-	\$136.56
0083-511-200	1	1.00	-	\$136.56	0083-533-090	1	1.00	-	\$136.56
0083-511-210	1	1.00	-	\$136.56	0083-533-100	1	1.00	-	\$136.56
0083-512-010	1	1.00	-	\$136.56	0083-533-110	1	1.00	-	\$136.56
0083-512-020	1	1.00	-	\$136.56	0083-533-120	1	1.00	-	\$136.56
0083-512-030	1	1.00	-	\$136.56	0083-533-130	1	1.00	-	\$136.56
0083-512-040	1	1.00	-	\$136.56	0083-533-140	1	1.00	-	\$136.56
0083-512-050	1	1.00	-	\$136.56	0083-533-150	1	1.00	-	\$136.56
0083-521-010	1	1.00	-	\$136.56	0083-533-160	1	1.00	-	\$136.56
0083-521-020	1	1.00	-	\$136.56	0083-533-170	1	1.00	-	\$136.56
0083-521-030	1	1.00	-	\$136.56	0083-534-010	1	1.00	-	\$136.56
0083-521-040	1	1.00	-	\$136.56	0083-534-020	1	1.00	-	\$136.56
0083-521-050	1	1.00	-	\$136.56	0083-534-030	1	1.00	-	\$136.56
0083-521-060	1	1.00	-	\$136.56	0083-534-040	1	1.00	-	\$136.56
0083-521-070	1	1.00	-	\$136.56	0083-534-050	1	1.00	-	\$136.56
0083-521-080	1	1.00	-	\$136.56	0083-534-060	1	1.00	-	\$136.56
0083-534-070	1	1.00	-	\$136.56	0083-542-030	1	1.00	-	\$136.56
0083-534-080	1	1.00	-	\$136.56	0083-542-040	1	1.00	-	\$136.56
0083-534-090	1	1.00	-	\$136.56	0083-542-050	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-534-100	1	1.00	-	\$136.56	0083-542-060	1	1.00	-	\$136.56
0083-534-110	1	1.00	-	\$136.56	0083-542-070	1	1.00	-	\$136.56
0083-534-120	1	1.00	-	\$136.56	0083-542-080	1	1.00	-	\$136.56
0083-534-130	1	1.00	-	\$136.56	0083-542-090	1	1.00	-	\$136.56
0083-534-140	1	1.00	-	\$136.56	0083-542-100	1	1.00	-	\$136.56
0083-534-150	1	1.00	-	\$136.56	0083-542-110	1	1.00	-	\$136.56
0083-534-160	1	1.00	-	\$136.56	0083-542-120	1	1.00	-	\$136.56
0083-534-170	1	1.00	-	\$136.56	0083-543-010	1	1.00	-	\$136.56
0083-534-180	1	1.00	-	\$136.56	0083-543-020	1	1.00	-	\$136.56
0083-535-010	1	1.00	-	\$136.56	0083-543-030	1	1.00	-	\$136.56
0083-535-020	1	1.00	-	\$136.56	0083-551-010	1	1.00	-	\$136.56
0083-535-030	1	1.00	-	\$136.56	0083-551-020	1	1.00	-	\$136.56
0083-535-040	1	1.00	-	\$136.56	0083-551-030	1	1.00	-	\$136.56
0083-535-050	1	1.00	-	\$136.56	0083-551-040	1	1.00	-	\$136.56
0083-535-060	1	1.00	-	\$136.56	0083-551-050	1	1.00	-	\$136.56
0083-535-070	1	1.00	-	\$136.56	0083-551-060	1	1.00	-	\$136.56
0083-535-080	1	1.00	-	\$136.56	0083-551-070	1	1.00	-	\$136.56
0083-535-090	1	1.00	-	\$136.56	0083-551-080	1	1.00	-	\$136.56
0083-535-100	1	1.00	-	\$136.56	0083-551-090	1	1.00	-	\$136.56
0083-541-020	1	1.00	-	\$136.56	0083-551-100	1	1.00	-	\$136.56
0083-541-030	1	1.00	-	\$136.56	0083-551-110	1	1.00	-	\$136.56
0083-541-040	1	1.00	-	\$136.56	0083-551-120	1	1.00	-	\$136.56
0083-541-050	1	1.00	-	\$136.56	0083-551-130	1	1.00	-	\$136.56
0083-541-060	1	1.00	-	\$136.56	0083-551-140	1	1.00	-	\$136.56
0083-541-070	1	1.00	-	\$136.56	0083-551-150	1	1.00	-	\$136.56
0083-541-080	1	1.00	-	\$136.56	0083-552-010	1	1.00	-	\$136.56
0083-541-090	1	1.00	-	\$136.56	0083-552-020	1	1.00	-	\$136.56
0083-541-100	1	1.00	-	\$136.56	0083-552-030	1	1.00	-	\$136.56
0083-541-110	1	1.00	-	\$136.56	0083-552-040	1	1.00	-	\$136.56
0083-541-120	1	1.00	-	\$136.56	0083-552-050	1	1.00	-	\$136.56
0083-541-130	1	1.00	-	\$136.56	0083-552-060	1	1.00	-	\$136.56
0083-541-140	1	1.00	-	\$136.56	0083-553-010	1	1.00	-	\$136.56
0083-541-150	1	1.00	-	\$136.56	0083-553-020	1	1.00	-	\$136.56
0083-541-160	1	1.00	-	\$136.56	0083-553-030	1	1.00	-	\$136.56
0083-541-170	1	1.00	-	\$136.56	0083-553-040	1	1.00	-	\$136.56
0083-541-180	1	1.00	-	\$136.56	0083-553-050	1	1.00	-	\$136.56
0083-541-190	1	1.00	-	\$136.56	0083-553-060	1	1.00	-	\$136.56
0083-541-200	1	1.00	-	\$136.56	0083-553-070	1	1.00	-	\$136.56
0083-541-210	1	1.00	-	\$136.56	0083-553-080	1	1.00	-	\$136.56
0083-541-220	1	1.00	-	\$136.56	0083-553-090	1	1.00	-	\$136.56
0083-541-230	1	1.00	-	\$136.56	0083-553-100	1	1.00	-	\$136.56
0083-541-240	1	1.00	-	\$136.56	0083-553-110	1	1.00	-	\$136.56
0083-541-250	1	1.00	-	\$136.56	0083-553-120	1	1.00	-	\$136.56
0083-541-260	1	1.00	-	\$136.56	0083-553-130	1	1.00	-	\$136.56
0083-541-270	1	1.00	-	\$136.56	0083-553-140	1	1.00	-	\$136.56
0083-541-280	1	1.00	-	\$136.56	0083-553-150	1	1.00	-	\$136.56
0083-541-290	1	1.00	-	\$136.56	0083-553-160	1	1.00	-	\$136.56
0083-541-300	1	1.00	-	\$136.56	0083-553-170	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-541-310	1	1.00	-	\$136.56	0083-553-180	1	1.00	-	\$136.56
0083-541-320	1	1.00	-	\$136.56	0083-553-190	1	1.00	-	\$136.56
0083-541-330	1	1.00	-	\$136.56	0083-561-010	1	1.00	-	\$136.56
0083-542-010	1	1.00	-	\$136.56	0083-561-020	1	1.00	-	\$136.56
0083-542-020	1	1.00	-	\$136.56	0083-561-030	1	1.00	-	\$136.56
0083-561-040	1	1.00	-	\$136.56	0083-571-150	1	1.00	-	\$136.56
0083-561-050	1	1.00	-	\$136.56	0083-571-160	1	1.00	-	\$136.56
0083-561-060	1	1.00	-	\$136.56	0083-571-170	1	1.00	-	\$136.56
0083-561-070	1	1.00	-	\$136.56	0083-571-180	1	1.00	-	\$136.56
0083-561-080	1	1.00	-	\$136.56	0083-571-190	1	1.00	-	\$136.56
0083-561-090	1	1.00	-	\$136.56	0083-571-200	1	1.00	-	\$136.56
0083-561-100	1	1.00	-	\$136.56	0083-571-210	1	1.00	-	\$136.56
0083-561-110	1	1.00	-	\$136.56	0083-571-220	1	1.00	-	\$136.56
0083-561-120	1	1.00	-	\$136.56	0083-571-230	1	1.00	-	\$136.56
0083-561-130	1	1.00	-	\$136.56	0083-572-010	1	1.00	-	\$136.56
0083-561-140	1	1.00	-	\$136.56	0083-572-020	1	1.00	-	\$136.56
0083-561-150	1	1.00	-	\$136.56	0083-572-030	1	1.00	-	\$136.56
0083-561-160	1	1.00	-	\$136.56	0083-572-040	1	1.00	-	\$136.56
0083-561-170	1	1.00	-	\$136.56	0083-572-050	1	1.00	-	\$136.56
0083-561-180	1	1.00	-	\$136.56	0083-572-060	1	1.00	-	\$136.56
0083-561-190	1	1.00	-	\$136.56	0083-572-070	1	1.00	-	\$136.56
0083-561-200	1	1.00	-	\$136.56	0083-572-080	1	1.00	-	\$136.56
0083-561-210	1	1.00	-	\$136.56	0083-572-090	1	1.00	-	\$136.56
0083-561-220	1	1.00	-	\$136.56	0083-572-100	1	1.00	-	\$136.56
0083-561-230	1	1.00	-	\$136.56	0083-572-110	1	1.00	-	\$136.56
0083-561-240	1	1.00	-	\$136.56	0083-572-120	1	1.00	-	\$136.56
0083-561-250	1	1.00	-	\$136.56	0083-572-130	1	1.00	-	\$136.56
0083-561-260	1	1.00	-	\$136.56	0083-572-140	1	1.00	-	\$136.56
0083-561-270	1	1.00	-	\$136.56	0083-572-150	1	1.00	-	\$136.56
0083-561-280	1	1.00	-	\$136.56	0083-572-160	1	1.00	-	\$136.56
0083-561-290	1	1.00	-	\$136.56	0083-572-170	1	1.00	-	\$136.56
0083-561-300	1	1.00	-	\$136.56	0083-572-180	1	1.00	-	\$136.56
0083-561-310	1	1.00	-	\$136.56	0083-572-190	1	1.00	-	\$136.56
0083-561-320	1	1.00	-	\$136.56	0083-572-200	1	1.00	-	\$136.56
0083-561-330	1	1.00	-	\$136.56	0083-572-210	1	1.00	-	\$136.56
0083-561-340	1	1.00	-	\$136.56	0083-572-220	1	1.00	-	\$136.56
0083-561-350	1	1.00	-	\$136.56	0083-572-230	1	1.00	-	\$136.56
0083-561-360	1	1.00	-	\$136.56	0083-572-240	1	1.00	-	\$136.56
0083-562-010	1	1.00	-	\$136.56	0083-581-010	1	1.00	-	\$136.56
0083-562-020	1	1.00	-	\$136.56	0083-581-020	1	1.00	-	\$136.56
0083-562-030	1	1.00	-	\$136.56	0083-581-030	1	1.00	-	\$136.56
0083-562-040	1	1.00	-	\$136.56	0083-581-040	1	1.00	-	\$136.56
0083-562-050	1	1.00	-	\$136.56	0083-581-050	1	1.00	-	\$136.56
0083-562-060	1	1.00	-	\$136.56	0083-581-060	1	1.00	-	\$136.56
0083-562-070	1	1.00	-	\$136.56	0083-581-070	1	1.00	-	\$136.56
0083-562-080	1	1.00	-	\$136.56	0083-581-080	1	1.00	-	\$136.56
0083-562-090	1	1.00	-	\$136.56	0083-581-090	1	1.00	-	\$136.56
0083-571-010	1	1.00	-	\$136.56	0083-581-100	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0083-571-020	1	1.00	-	\$136.56	0083-581-110	1	1.00	-	\$136.56
0083-571-030	1	1.00	-	\$136.56	0083-581-120	1	1.00	-	\$136.56
0083-571-040	1	1.00	-	\$136.56	0083-581-130	1	1.00	-	\$136.56
0083-571-050	1	1.00	-	\$136.56	0083-581-140	1	1.00	-	\$136.56
0083-571-060	1	1.00	-	\$136.56	0083-581-150	1	1.00	-	\$136.56
0083-571-070	1	1.00	-	\$136.56	0083-581-160	1	1.00	-	\$136.56
0083-571-080	1	1.00	-	\$136.56	0083-581-170	1	1.00	-	\$136.56
0083-571-090	1	1.00	-	\$136.56	0083-581-180	1	1.00	-	\$136.56
0083-571-100	1	1.00	-	\$136.56	0083-581-190	1	1.00	-	\$136.56
0083-571-110	1	1.00	-	\$136.56	0083-581-200	1	1.00	-	\$136.56
0083-571-120	1	1.00	-	\$136.56	0083-581-210	1	1.00	-	\$136.56
0083-571-130	1	1.00	-	\$136.56	0083-581-220	1	1.00	-	\$136.56
0083-571-140	1	1.00	-	\$136.56	0083-581-230	1	1.00	-	\$136.56
0083-581-240	1	1.00	-	\$136.56	0087-531-200	1	1.00	-	\$136.56
0083-581-250	1	1.00	-	\$136.56	0087-531-210	1	1.00	-	\$136.56
0083-581-260	1	1.00	-	\$136.56	0087-531-220	1	1.00	-	\$136.56
0083-581-270	1	1.00	-	\$136.56	0087-531-230	1	1.00	-	\$136.56
0083-582-010	1	1.00	-	\$136.56	0087-531-240	1	1.00	-	\$136.56
0083-582-020	1	1.00	-	\$136.56	0087-531-250	1	1.00	-	\$136.56
0083-582-030	1	1.00	-	\$136.56	0087-531-260	1	1.00	-	\$136.56
0083-582-040	1	1.00	-	\$136.56	0087-531-270	1	1.00	-	\$136.56
0083-582-050	1	1.00	-	\$136.56	0087-531-280	1	1.00	-	\$136.56
0083-582-060	1	1.00	-	\$136.56	0087-531-290	1	1.00	-	\$136.56
0083-582-070	1	1.00	-	\$136.56	0087-531-300	1	1.00	-	\$136.56
0083-582-080	1	1.00	-	\$136.56	0087-531-310	1	1.00	-	\$136.56
0083-582-090	1	1.00	-	\$136.56	0087-531-320	1	1.00	-	\$136.56
0083-582-100	1	1.00	-	\$136.56	0087-531-330	1	1.00	-	\$136.56
0083-582-110	1	1.00	-	\$136.56	0087-531-340	1	1.00	-	\$136.56
0083-582-120	1	1.00	-	\$136.56	0087-531-350	1	1.00	-	\$136.56
0083-582-130	1	1.00	-	\$136.56	0087-531-360	1	1.00	-	\$136.56
0083-582-140	1	1.00	-	\$136.56	0087-531-370	1	1.00	-	\$136.56
0083-582-150	1	1.00	-	\$136.56	0087-531-380	1	1.00	-	\$136.56
0083-582-160	1	1.00	-	\$136.56	0087-531-390	1	1.00	-	\$136.56
0083-582-170	1	1.00	-	\$136.56	0087-531-400	1	1.00	-	\$136.56
0083-582-180	1	1.00	-	\$136.56	0087-531-410	1	1.00	-	\$136.56
0087-521-010	1	1.00	-	\$136.56	0087-531-420	1	1.00	-	\$136.56
0087-521-020	1	1.00	-	\$136.56	0087-531-430	1	1.00	-	\$136.56
0087-521-030	1	1.00	-	\$136.56	0087-531-440	1	1.00	-	\$136.56
0087-521-040	1	1.00	-	\$136.56	0087-531-450	1	1.00	-	\$136.56
0087-521-050	1	1.00	-	\$136.56	0087-531-460	1	1.00	-	\$136.56
0087-521-060	1	1.00	-	\$136.56	0087-531-470	1	1.00	-	\$136.56
0087-521-070	1	1.00	-	\$136.56	0087-531-480	1	1.00	-	\$136.56
0087-521-080	1	1.00	-	\$136.56	0087-531-490	1	1.00	-	\$136.56
0087-521-090	1	1.00	-	\$136.56	0087-531-500	1	1.00	-	\$136.56
0087-521-100	1	1.00	-	\$136.56	0087-531-510	1	1.00	-	\$136.56
0087-521-110	1	1.00	-	\$136.56	0087-531-520	1	1.00	-	\$136.56
0087-521-120	1	1.00	-	\$136.56	0087-531-530	1	1.00	-	\$136.56
0087-521-130	1	1.00	-	\$136.56	0087-531-540	1	1.00	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0087-521-140	1	1	-	\$136.56	0087-531-550	1	1	-	\$136.56
0087-521-150	1	1	-	\$136.56	0087-531-560	1	1	-	\$136.56
0087-531-010	1	1	-	\$136.56	0087-540-010	1	1	-	\$136.56
0087-531-020	1	1	-	\$136.56	0087-540-020	1	1	-	\$136.56
0087-531-030	1	1	-	\$136.56	0087-540-030	1	1	-	\$136.56
0087-531-040	1	1	-	\$136.56	0087-540-040	1	1	-	\$136.56
0087-531-050	1	1	-	\$136.56	0087-540-050	1	1	-	\$136.56
0087-531-060	1	1	-	\$136.56	0087-540-060	1	1	-	\$136.56
0087-531-070	1	1	-	\$136.56	0087-540-070	1	1	-	\$136.56
0087-531-080	1	1	-	\$136.56	0087-540-080	1	1	-	\$136.56
0087-531-090	1	1	-	\$136.56	0087-540-090	1	1	-	\$136.56
0087-531-100	1	1	-	\$136.56	0087-540-100	1	1	-	\$136.56
0087-531-110	1	1	-	\$136.56	0087-551-010	1	1	-	\$136.56
0087-531-120	1	1	-	\$136.56	0087-551-020	1	1	-	\$136.56
0087-531-130	1	1	-	\$136.56	0087-551-030	1	1	-	\$136.56
0087-531-140	1	1	-	\$136.56	0087-551-040	1	1	-	\$136.56
0087-531-150	1	1	-	\$136.56	0087-551-050	1	1	-	\$136.56
0087-531-160	1	1	-	\$136.56	0087-551-060	1	1	-	\$136.56
0087-531-170	1	1	-	\$136.56	0087-551-070	1	1	-	\$136.56
0087-531-180	1	1	-	\$136.56	0087-551-080	1	1	-	\$136.56
0087-531-190	1	1	-	\$136.56	0087-551-090	1	1	-	\$136.56
0087-552-010	1	1	-	\$136.56	0088-230-010	1	1	-	\$136.56
0087-552-020	1	1	-	\$136.56	0088-230-020	1	1	-	\$136.56
0087-552-030	1	1	-	\$136.56	0088-230-030	1	1	-	\$136.56
0087-552-040	1	1	-	\$136.56	0088-230-040	1	1	-	\$136.56
0087-552-050	1	1	-	\$136.56	0088-230-050	1	1	-	\$136.56
0087-552-060	1	1	-	\$136.56	0088-230-060	1	1	-	\$136.56
0087-552-070	1	1	-	\$136.56	0088-230-070	1	1	-	\$136.56
0087-552-080	1	1	-	\$136.56	0088-230-080	1	1	-	\$136.56
0087-552-090	1	1	-	\$136.56	0088-230-090	1	1	-	\$136.56
0087-552-100	1	1	-	\$136.56	0088-230-100	1	1	-	\$136.56
0087-552-110	1	1	-	\$136.56	0088-230-110	1	1	-	\$136.56
0087-552-120	1	1	-	\$136.56	0088-230-120	1	1	-	\$136.56
0087-552-130	1	1	-	\$136.56	0088-230-130	1	1	-	\$136.56
0087-552-140	1	1	-	\$136.56	0088-230-140	1	1	-	\$136.56
0087-552-170	1	1	-	\$136.56	0087-553-190	1	1	-	\$136.56
0087-552-180	1	1	-	\$136.56	0087-553-200	1	1	-	\$136.56
0087-552-190	1	1	-	\$136.56	0087-553-210	1	1	-	\$136.56
0087-553-090	1	1	-	\$136.56	0087-553-220	1	1	-	\$136.56
0087-553-100	1	1	-	\$136.56	0088-070-250	1	1	-	\$136.56
0087-553-110	1	1	-	\$136.56	0088-070-260	1	1	-	\$136.56
0087-553-120	1	1	-	\$136.56	0088-070-270	1	1	-	\$136.56
0087-553-130	1	1	-	\$136.56	0088-070-280	1	1	-	\$136.56
0087-553-140	1	1	-	\$136.56	0088-070-290	1	1	-	\$136.56
0087-553-150	1	1	-	\$136.56	0088-070-300	1	1	-	\$136.56
0087-553-160	1	1	-	\$136.56	0088-070-310	1	1	-	\$136.56
0087-553-170	1	1	-	\$136.56	0088-070-320	1	1	-	\$136.56
0087-553-180	1	1	-	\$136.56	0088-070-330	1	1	-	\$136.56

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0088-070-330	1	1	-	\$136.56	0080-320-380	3		5.98	\$646.32
0088-070-340	1	1	-	\$136.56	0080-320-390	3		8.93	\$965.14
0088-070-350	1	1	-	\$136.56	0080-320-400	3		11.16	\$1,206.16
0088-070-360	1	1	-	\$136.56	0080-320-410	3		10.94	\$1,182.40
0088-070-370	1	1	-	\$136.56	Sub-Total	3		37.01	\$4,000.02
0088-070-380	1	1	-	\$136.56					
0088-070-390	1	1	-	\$136.56	0080-110-460	4		183.5	\$18,592.22
0088-070-400	1	1	-	\$136.56	0080-110-470	4		16.54	\$1,675.82
0088-070-410	1	1	-	\$136.56	0083-210-220	4		40.04	\$4,056.84
0088-070-420	1	1	-	\$136.56	0083-210-230	4		32.39	\$3,281.74
0088-070-430	1	1	-	\$136.56	0087-230-140	4		3.89	\$394.12
0088-070-440	1	1	-	\$136.56	Sub-Total	4		276.4	\$28,000.74
0088-070-450	1	1	-	\$136.56					
0088-070-460	1	1	-	\$136.56	0086-731-140	5	1	-	\$40.00
0088-070-470	1	1	-	\$136.56	0086-731-150	5	1	-	\$40.00
0088-070-480	1	1	-	\$136.56	0086-731-160	5	1	-	\$40.00
0088-070-490	1	1	-	\$136.56	0086-731-170	5	1	-	\$40.00
Sub-Total	1	2196		\$299,885.76	0086-731-180	5	1	-	\$40.00
					0086-731-190	5	1	-	\$40.00
0080-291-090	2		1.56	\$1,005.84	0086-731-200	5	1	-	\$40.00
0080-291-100	2		8.03	\$5,177.50	0086-731-210	5	1	-	\$40.00
0080-291-110	2		5.17	\$3,333.46	0086-731-220	5	1	-	\$40.00
0080-291-120	2		12.62	\$8,137.00	0086-731-230	5	1	-	\$40.00
0080-291-130	2		12.63	\$8,143.44	0086-731-240	5	1	-	\$40.00
0080-292-110	2		1.5	\$967.16	0086-732-010	5	1	-	\$40.00
0080-301-160	2		9.33	\$6,015.70	0079-020-400	5	COM	0.63	\$457.48
0080-301-220	2		9.89	\$6,376.76	0079-020-580	5	COM	0.61	\$386.62
0080-301-200	2		3.73	\$2,404.98	0086-410-200	5	COM	2.13	\$1,372.46
0080-301-210	2		9.6	\$6,189.78	0086-410-210	5	APTS	3.72	\$2,409.86
0080-302-040	2		4.08	\$2,630.66	0086-410-260	5	COM	2.11	\$1,359.58
0080-302-060	2		2.15	\$1,386.26	0086-711-010	5	1	Condo	\$40.00
0080-302-080	2		0.79	\$509.36	0086-711-020	5	1	Condo	\$40.00
0080-302-090	2		0.95	\$612.52	0086-711-030	5	1	Condo	\$40.00
0080-311-060	2		4	\$2,579.08	0086-711-040	5	1	Condo	\$40.00
0080-311-090	2		7.58	\$4,887.36	0086-711-050	5	1	Condo	\$40.00
0080-311-100	2		3.8	\$2,450.12	0086-711-060	5	1	Condo	\$40.00
0080-312-020	2		6	\$3,868.62	0086-711-070	5	1	Condo	\$40.00
0080-312-030	2		4.83	\$3,114.24	0086-711-080	5	1	Condo	\$40.00
0080-330-010	2		2.7	\$1,740.88	0086-711-090	5	1	Condo	\$40.00
0080-330-020	2		2.05	\$1,321.78	0086-711-100	5	1	Condo	\$40.00
0080-330-040	2		2.51	\$1,618.36	0086-711-110	5	1	Condo	\$40.00
0080-330-050	2		1.4	\$902.68	0086-711-120	5	1	Condo	\$40.00
0080-330-060	2		1.11	\$715.68	0086-711-130	5	1	Condo	\$40.00
0080-330-070	2		2.28	\$1,470.08	0086-711-140	5	1	Condo	\$40.00
0080-330-090	2		1.72	\$1,109.00	0086-711-150	5	1	Condo	\$40.00
0080-330-100	2		2.03	\$1,308.88					
Sub-Total	2		124	\$79,977.18					

Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0086-711-160	5	1	Condo	\$40.00	0079-020-590	5	COM	1.62	\$256.92
0086-711-170	5	1	Condo	\$40.00	0079-020-600	5	COM	1.61	\$1,805.30
0086-711-180	5	1	Condo	\$40.00	0079-020-610	5	COM	0.44	\$231.68
0086-711-190	5	1	Condo	\$40.00	0086-712-040	5	1	-	\$40.00
0086-711-200	5	1	Condo	\$40.00	0086-712-050	5	1	-	\$40.00
0086-711-210	5	1	Condo	\$40.00	0086-712-060	5	1	-	\$40.00
0086-711-220	5	1	Condo	\$40.00	0086-712-070	5	1	-	\$40.00
0086-711-230	5	1	Condo	\$40.00	0086-712-080	5	1	-	\$40.00
0086-711-240	5	1	Condo	\$40.00	0086-712-090	5	1	-	\$40.00
0086-711-250	5	1	Condo	\$40.00	0086-712-100	5	1	-	\$40.00
0086-711-260	5	1	Condo	\$40.00	0086-712-110	5	1	-	\$40.00
0086-711-300	5	1	Condo	\$40.00	0086-712-120	5	1	-	\$40.00
0086-711-310	5	1	Condo	\$40.00	0086-712-130	5	1	-	\$40.00
0086-711-320	5	1	Condo	\$40.00	0086-712-140	5	1	-	\$40.00
0086-711-330	5	1	Condo	\$40.00	0086-712-150	5	1	-	\$40.00
0086-711-340	5	1	Condo	\$40.00	0086-712-160	5	1	-	\$40.00
0086-711-350	5	1	Condo	\$40.00	0086-712-170	5	1	-	\$40.00
0086-711-360	5	1	Condo	\$40.00	0086-712-180	5	1	-	\$40.00
0086-711-370	5	1	Condo	\$40.00	0086-712-190	5	1	-	\$40.00
0086-711-380	5	1	Condo	\$40.00	0086-712-200	5	1	-	\$40.00
0086-711-390	5	1	Condo	\$40.00	0086-712-210	5	1	-	\$40.00
0086-711-400	5	1	Condo	\$40.00	0086-712-220	5	1	-	\$40.00
0086-711-410	5	1	Condo	\$40.00	0086-712-230	5	1	-	\$40.00
0086-711-420	5	1	Condo	\$40.00	0086-712-240	5	1	-	\$40.00
0086-711-430	5	1	Condo	\$40.00	0086-712-250	5	1	-	\$40.00
0086-711-440	5	1	Condo	\$40.00	0086-712-260	5	1	-	\$40.00
0086-711-450	5	1	Condo	\$40.00	0086-712-270	5	1	-	\$40.00
0086-711-460	5	1	Condo	\$40.00	0086-712-280	5	1	-	\$40.00
0086-711-470	5	1	Condo	\$40.00	0086-712-290	5	1	-	\$40.00
0086-711-480	5	1	Condo	\$40.00	0086-712-300	5	1	-	\$40.00
0086-711-490	5	1	Condo	\$40.00	0086-712-310	5	1	-	\$40.00
0086-711-500	5	1	Condo	\$40.00	0086-712-320	5	1	-	\$40.00
0086-711-510	5	1	Condo	\$40.00	0086-712-330	5	1	-	\$40.00
0086-711-520	5	1	Condo	\$40.00	0086-712-340	5	1	-	\$40.00
0086-711-530	5	1	Condo	\$40.00	0086-712-350	5	1	-	\$40.00
0086-712-010	5	1	-	\$40.00	0086-712-360	5	1	-	\$40.00
0086-712-020	5	1	-	\$40.00	0086-712-370	5	1	-	\$40.00
0086-712-030	5	1	-	\$40.00	0086-712-380	5	1	-	\$40.00
0086-721-100	5	1	-	\$40.00	0086-712-390	5	1	-	\$40.00
0086-721-110	5	1	-	\$40.00	0086-712-400	5	1	-	\$40.00
0086-721-120	5	1	-	\$40.00	0086-712-410	5	1	-	\$40.00
0086-721-130	5	1	-	\$40.00	0086-712-420	5	1	-	\$40.00
0086-721-140	5	1	-	\$40.00	0086-712-430	5	1	-	\$40.00
0086-721-150	5	1	-	\$40.00	0086-712-440	5	1	-	\$40.00
0086-721-160	5	1	-	\$40.00	0086-712-450	5	1	-	\$40.00
0086-721-170	5	1	-	\$40.00	0086-712-460	5	1	-	\$40.00
0086-721-180	5	1	-	\$40.00	0086-712-470	5	1	-	\$40.00
0086-721-190	5	1	-	\$40.00	0086-712-480	5	1	-	\$40.00

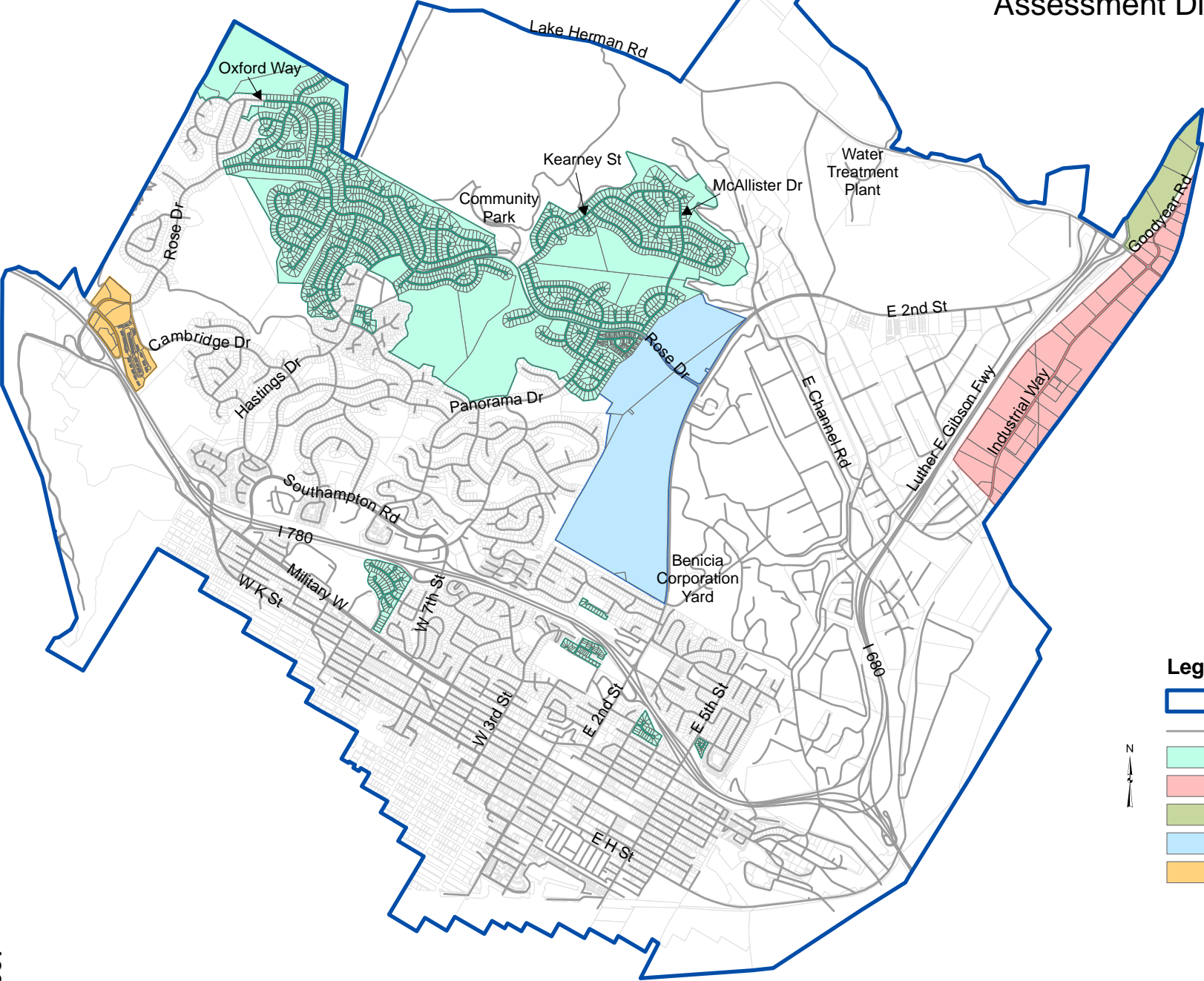
Engineer's Report
Landscape and Lighting Assessment District
City of Benicia
Fiscal Year 2025-26



Harris & Associates

APN	Zone	EBU	Acres	Assessment	APN	Zone	EBU	Acres	Assessment
0086-721-200	5	1	-	\$40.00	0086-712-490	5	1	-	\$40.00
0086-722-010	5	1	-	\$40.00	0086-712-500	5	1	-	\$40.00
0086-722-020	5	1	-	\$40.00	0086-721-010	5	1	-	\$40.00
0086-722-030	5	1	-	\$40.00	0086-721-020	5	1	-	\$40.00
0086-722-040	5	1	-	\$40.00	0086-721-030	5	1	-	\$40.00
0086-722-050	5	1	-	\$40.00	0086-721-040	5	1	-	\$40.00
0086-722-060	5	1	-	\$40.00	0086-721-050	5	1	-	\$40.00
0086-722-070	5	1	-	\$40.00	0086-721-060	5	1	-	\$40.00
0086-722-080	5	1	-	\$40.00	0086-721-070	5	1	-	\$40.00
0086-722-090	5	1	-	\$40.00	0086-721-080	5	1	-	\$40.00
0086-722-100	5	1	-	\$40.00	0086-721-090	5	1	-	\$40.00
0086-722-110	5	1	-	\$40.00	0086-732-020	5	1	-	\$40.00
0086-722-120	5	1	-	\$40.00	0086-732-030	5	1	-	\$40.00
0086-722-130	5	1	-	\$40.00	0086-732-040	5	1	-	\$40.00
0086-722-140	5	1	-	\$40.00	0086-732-050	5	1	-	\$40.00
0086-722-150	5	1	-	\$40.00	0086-732-060	5	1	-	\$40.00
0086-722-160	5	1	-	\$40.00	0086-732-070	5	1	-	\$40.00
0086-722-170	5	1	-	\$40.00	0086-732-080	5	1	-	\$40.00
0086-722-180	5	1	-	\$40.00	0086-732-090	5	1	-	\$40.00
0086-722-190	5	1	-	\$40.00	0086-732-100	5	1	-	\$40.00
0086-722-200	5	1	-	\$40.00	0086-732-110	5	1	-	\$40.00
0086-731-010	5	1	-	\$40.00	0086-732-120	5	1	-	\$40.00
0086-731-020	5	1	-	\$40.00	0086-732-130	5	1	-	\$40.00
0086-731-030	5	1	-	\$40.00	0086-732-140	5	1	-	\$40.00
0086-731-040	5	1	-	\$40.00	0086-732-150	5	1	-	\$40.00
0086-731-050	5	1	-	\$40.00	0086-732-160	5	1	-	\$40.00
0086-731-060	5	1	-	\$40.00	0086-732-170	5	1	-	\$40.00
0086-731-070	5	1	-	\$40.00	0086-732-180	5	1	-	\$40.00
0086-731-080	5	1	-	\$40.00	0086-732-190	5	1	-	\$40.00
0086-731-090	5	1	-	\$40.00	0086-732-200	5	1	-	\$40.00
0086-731-100	5	1	-	\$40.00	0086-732-210	5	1	-	\$40.00
0086-731-110	5	1	-	\$40.00	0086-732-220	5	1	-	\$40.00
0086-731-120	5	1	-	\$40.00	0086-732-230	5	1	-	\$40.00
0086-731-130	5	1	-	\$40.00	0086-732-240	5	1	-	\$40.00
					Sub-Total Zone	5	188	12.87	\$15,799.90
					DISTRICT TOTAL				\$427,663.60

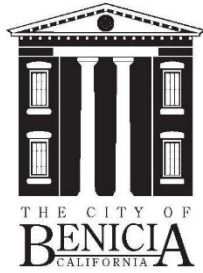
City of Benicia
Landscape and Lighting
Assessment District Diagram



Legend

- City_Boundary
- City Streets
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5





**AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
CONSENT CALENDAR**

TO : City Manager

FROM : Public Works Director

SUBJECT : **APPROVAL OF A PARCEL MAP FOR SUBDIVISION TO
CREATE TWO LOTS ON A 61.743 ACRE PARCEL LOCATED
AT 2650 AND 2850 BAYSHORE ROAD AND ACCEPT PUBLIC
STORM DRAIN EASEMENT DEDICATION**

EXECUTIVE SUMMARY:

The Parcel Map for the subdivision to create two lots on a 61.743-acre parcel located at 2650 and 2850 Bayshore Road is ready for City Council approval in accordance with the Tentative Parcel Map, which was approved by the zoning administrator on November 4, 2022.

RECOMMENDATION:

Move to adopt a resolution (Attachment 1) approving the Parcel Map (Attachment 2) at 2650 and 2850 Bayshore Road and accept the access storm drain easement dedication as depicted on the Parcel Map.

BUDGET INFORMATION:

There are no anticipated budgetary implications for the City of Benicia, other than the time required by staff and consultants for the plan review and approval process.

BACKGROUND:

On July 20, 2022, Rod Sherry applied for a Tentative Parcel Map to divide a 61.743 parcel into a 34.963-acre parcel and a 26.780-acre parcel located at 2650 Bayshore Road and 2850 Bayshore Road (APNs 0080-130-110, 0080-130-120, 0080-130-140, 0080-130-150).

In accordance with Benicia Municipal Code Section 16.04.060 (Notice and public hearing) and California Government Code Section 65091 (Notification procedures), a notice of public hearing was mailed to 15 interested parties within 500 feet of the site and posted near the project site and within Benicia City Hall on October 12, 2022.

At a public hearing on October 25, 2022, the Zoning Administrator accepted public comment and reviewed the proposed project. The Zoning Administrator found the project to be categorically exempt from California Environmental Quality Act (CEQA)

pursuant to Guidelines Section 15315 of the CEQA Guidelines, which exempts minor land divisions in urbanized areas zoned for industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exemptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The proposed lot splits meet the requirements listed in Section 15315. The Zoning Administrator approved the Tentative Parcel Map with conditions on November 4, 2022.

The City's acceptance of the right of way dedications are recommended to provide the City maintenance access to the storm drain easement dedication centered over two existing public storm drains that cross the parcel.

NEXT STEPS:

Pending approval of the final Parcel Map by Council, the Mayor will sign the map, and it will then be filed with the Solano County Assessor's Office.

ALTERNATIVE ACTIONS:

None.

CEQA Analysis	This action by the City Council is exempt under the California Environmental Quality Act (CEQA); Statutory Exemptions, Section 15268, (b) (3) Ministerial Projects, approval of final subdivision maps. Therefore, no further environmental review is required.
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ATTACHMENTS:

1. Resolution – Approval of Parcel Map - 2650 and 2850 Bayshore Road
2. Parcel Map – 2650 and 2850 Bayshore Road

For more information contact: Danielle Bonham, Public Works Director

Phone: 707-746-4240

E-mail: PW@ci.benicia.ca.us

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING A PARCEL MAP FOR SUBDIVISION TO CREATE TWO LOTS ON A 61.743 ACRE PARCEL LOCATED AT 2650 AND 2850 BAYSHORE ROAD AND ACCEPTING STORM DRAIN EASEMENT DEDICATION

WHEREAS, on July 20, 2022, Rod Sherry applied for a Tentative Parcel Map to divide a 61.743 parcel into a 34.963-acre parcel and a 26.780-acre parcel located at 2650 Bayshore Road and 2850 Bayshore Road (APNs 0080-130-110, 0080-130-120, 0080-130-140, 0080-130-150); and

WHEREAS, after a public hearing following notice to local property owners within 500 feet of the site, a Tentative Parcel Map was approved on November 4, 2022, by the Zoning Administrator and included a condition requiring the dedication of a public storm drain easement over two existing storm drains crossing the parcel; and

WHEREAS, a Parcel Map for the subdivision of an existing 61.743 parcel into a 34.963-acre parcel and a 26.780-acre parcel located at 2650 and 2850 Bayshore Road was submitted, reviewed by both the City Engineer and City Surveyor and is now ready for Council approval.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Benicia does hereby approve a Parcel Map for Subdivision of an existing 61.743 parcel into a 34.963-acre parcel and a 26.780-acre parcel located at 2650 and 2850 Bayshore Road.

BE IT FURTHER RESOLVED THAT that the City Council accepts Storm Drain Easement Dedication as depicted on the Parcel Map.

On motion of Council Member _____, seconded by Council Member _____, the above Resolution was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on the 20th day of May 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Steve Young, Mayor

Attest:

Lisa Wolfe, City Clerk

Date

OWNER'S STATEMENT:

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN ALL THE LANDS EMBRACED WITHIN THE DISTINCTIVE BORDER OF SHEET 2 OF 7 SHEETS OF THIS CERTAIN PARCEL MAP ENTITLED "BEING A MINOR SUBDIVISION OF PARCEL C OF THAT PARCEL MAP RECORDED FEBRUARY 22, 1984 IN BOOK 25 OF PARCEL MAPS AT PAGE 86, SOLANO COUNTY RECORDS", COUNTY OF SOLANO, STATE OF CALIFORNIA, THIS STATEMENT BEING ON SHEET 1 OF 7, CONSENTS TO THE PREPARATION AND FILING OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH THE DIMENSIONS OF ALL PARCELS, AND THAT EACH PARCEL IS DESIGNATED HEREON AS PARCEL 'C1' AND PARCEL 'C2'.

THE AREA DESIGNATED "PUBLIC STORM DRAINAGE EASEMENT" IS DEDICATED TO THE CITY OF BENICIA FOR THE NON-EXCLUSIVE USE FOR PUBLIC STORM DRAINAGE PURPOSES, INCLUDING CONSTRUCTION, REASONABLE ACCESS, AND MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES. SAID EASEMENT HAS A STORM DRAIN PUMP STATION AT THE GENERAL EASTERLY END OF THE EASEMENT AS SHOWN HEREON. THIS STORM DRAIN PUMP STATION IS CONSIDERED PRIVATE AND SHALL BE OPERATED AND MAINTAINED BY THE OWNER OF "PARCEL C2" AND FUTURE SUCCESSORS IN INTEREST OF "PARCEL C2". THE OWNER OF "PARCEL C2" SHALL PROVIDE DILIGENT MAINTENANCE AND OPERATION OF SAID PUMP STATION, SUCH THAT THE PUMP STATION SHALL REMAIN FULLY OPERABLE TO CONVEY STORM WATERS.

THE AREA DESIGNATED "PRIVATE ACCESS AND UTILITY EASEMENT" IS A 30-FOOT NON-EXCLUSIVE PRIVATE EASEMENT FOR THE BENEFIT OF BOTH PARCELS FOR ACCESS AND UTILITIES, INCLUDING INGRESS AND EGRESS, SERVICE AND EMERGENCY VEHICLES AND PRIVATE AND PUBLIC UTILITIES SERVING SAID PARCELS INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, COMMUNICATION, SEWER, WATER, AND STORM DRAINAGE FACILITIES, STRUCTURES, AND RELATED APPURTENANCES. SAID EASEMENT IS TO BE APPROPRIATELY CONVEYED UPON THE SALE OF BOTH LOTS C1 AND C2.

THE AREA DESIGNATED "PRIVATE UTILITY EASEMENT" IS A NON-EXCLUSIVE PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF THE OWNER OF "PARCEL C2" AND ANY FUTURE SUCCESSORS IN INTEREST THEREOF, FOR, BUT NOT LIMITED TO, REASONABLE ACCESS, ELECTRIC, TELEPHONE, COMMUNICATION FACILITIES AND STRUCTURES AND RELATED APPURTENANCES. SAID EASEMENT IS TO BE APPROPRIATELY CONVEYED UPON THE SALE OF BOTH LOTS C1 AND C2.

A PRIVATE CROSS AND RECIPROCAL DRAINAGE EASEMENT IS DECLARED FOR THE BENEFIT OF THE TWO PARCELS HEREON AND ANY FUTURE SUCCESSORS IN INTEREST THEREOF, FOR THE PASSAGE OF STORM DRAINAGE WATERS, WHETHER UNDERGROUND OR ON THE SURFACE ACROSS THE BOUNDARY LINES OF EACH PARCEL. EACH PARCEL HAS THE RECIPROCAL RIGHT TO CONTINUE TO PASS STORM DRAINAGE WATERS ONTO THE OTHER. SAID RIGHT SHALL NOT BE TO THE DETRIMENT OR DAMAGE OF EACH OTHER. EACH PARCEL SHALL COOPERATE WITH THE OTHER AS TO THE MAINTENANCE AND CONSTRUCTION OF ANY STORM DRAINAGE FACILITIES TO REASONABLY PASS STORM DRAINAGE. SAID EASEMENT SHALL NOT BE DEEMED TO AFFECT ANY PORTION OF EITHER PARCEL NOW OR HEREAFTER OCCUPIED BY BUILDINGS, CARPORTS, WALLS OF SPACES ENCLOSED BY THEM OR THEIR FOUNDATIONS, SUPPORTS OR BASES. SAID EASEMENT IS TO BE APPROPRIATELY CONVEYED UPON THE SALE OF BOTH LOTS C1 AND C2.

IN WITNESS THEREOF, THE UNDERSIGNED HAS CAUSED HIS NAME TO BE SUBSCRIBED THIS 23rd DAY OF September, 2024.

BENICIA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JEFF PUSTIZZI, CO-FOUNDING PARTNER AND GENERAL COUNSEL

SIGNATURE: _____

ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA Pennsylvania) SS.
COUNTY OF Philadelphia)

ON Sept. 23rd 2024 BEFORE ME, Cathy Hannah McHale NOTARY PUBLIC, PERSONALLY APPEARED Jeff Pustizzi - Authorized Signatory WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND

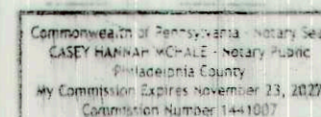
SIGNATURE Cathy Hannah McHale

NOTARY NAME: Cathy Hannah McHale

PRINCIPAL COUNTY OF BUSINESS: Philadelphia

COMMISSION NUMBER: 1441007

COMMISSION EXPIRES: November 23, 2027

**PARCEL MAP**

PLN-22-33

BEING A MINOR SUBDIVISION OF "PARCEL C" OF THAT PARCEL MAP RECORDED FEBRUARY 22, 1984 IN BOOK 25 OF PARCEL MAPS AT PAGE 86, SOLANO COUNTY RECORDS

CITY OF BENICIA COUNTY OF SOLANO STATE OF CALIFORNIA

TRUSTEE'S STATEMENT:

THIS UNDERSIGNED, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED MAY 24, 2022 AS DOCUMENT NUMBER 2022-00036851, SOLANO COUNTY RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FORGOING OWNER'S STATEMENT, THE PREPARATION AND RECORDATION OF THIS MAP, AND TO THE DEDICATIONS SHOWN HEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: [Signature] DATE: 4/1/25

ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA) SS.
COUNTY OF Los Angeles)

ON 4/1/2025 BEFORE ME, Amy Kim NOTARY PUBLIC, PERSONALLY APPEARED Alicia Coleman WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND

SIGNATURE [Signature]

NOTARY NAME: Amy Kim

PRINCIPAL COUNTY OF BUSINESS: Orange

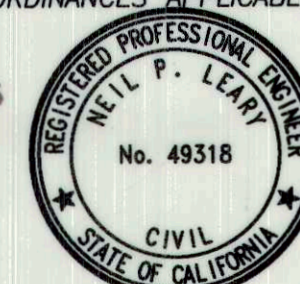
COMMISSION NUMBER: 2481293

COMMISSION EXPIRES: Mar 5, 2028

CITY ENGINEER'S STATEMENT:

I, _____, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT THE MAP CONFORMS TO CHAPTER 2 OF THE SUBDIVISION MAP ACT; AND THAT THE MAP COMPLIES WITH LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED _____, 2025
NEIL LEARY, CITY ENGINEER
CITY OF BENICIA, SOLANO COUNTY

**COMMUNITY DEVELOPMENT DEPARTMENT STATEMENT:**

THIS MAP HAS BEEN EXAMINED THIS _____ DAY OF _____, 2025 AND CONFORMS TO THE TENTATIVE MAP REVIEWED AND APPROVED OR CONDITIONALLY APPROVED ON NOVEMBER 04, 2022.

SUZANNE THORSEN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF BENICIA, SOLANO COUNTY

CITY COUNCIL STATEMENT:

KNOWN BY ALL PRESENT THAT AFTER DUE EXAMINATION AT A REGULAR MEETING HELD _____, 2025 THEREOF, THE CITY COUNCIL OF THE CITY OF BENICIA, COUNTY OF SOLANO, STATE OF CALIFORNIA, HEREBY APPROVES THIS PARCEL MAP, AND MOREOVER ACCEPTS ON BEHALF OF THE PUBLIC THE AREA INDICATED "PUBLIC STORM DRAINAGE EASEMENT" FOR STORM DRAINAGE PURPOSES.

DATED _____, 2025
STEVE YOUNG, MAYOR
CITY OF BENICIA, SOLANO COUNTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BENICIA PARTNERS, LLC IN OCTOBER AND NOVEMBER 2022. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL OF THE MONUMENTS ARE OF THE APPROVED CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

Daniel W. Cullen DATED September 6, 2024
DANIEL W. CULLEN
R.C.E. 26162
STATE OF CALIFORNIA

**CITY SURVEYOR'S STATEMENT:**

I, _____, ACTING CITY SURVEYOR OF THE CITY OF BENICIA, COUNTY OF SOLANO, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED _____, 2025
CHRIS M. FERRUCCI, PLS 9430
ACTING CITY SURVEYOR,
STATE OF CALIFORNIA

**COUNTY TAX COLLECTOR'S STATEMENT:**

I, CHARLES A. LOMELI, COUNTY TAX COLLECTOR OF SOLANO COUNTY, CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

I ALSO STATE THAT A GOOD AND SUFFICIENT BOND TO THE BENEFIT OF SOLANO COUNTY HAS BEEN FILED WITH THIS OFFICE IN THE SUM \$ _____, WHICH IS THE AMOUNT ESTIMATED BY THE ASSESSOR OF SOLANO COUNTY AS BEING A LIEN, BUT NOT YET PAYABLE FOR TAXES AND SPECIAL ASSESSMENTS AGAINST THE LAND CONSTITUTING THIS SUBDIVISION; AND THAT ALL CERTIFICATES REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE HAVE BEEN FILED. THIS CERTIFICATE VOID AFTER _____.

FILE # _____

DATED _____, 2025
CHARLES A. LOMELI
COUNTY TAX COLLECTOR OF SOLANO COUNTY,
STATE OF CALIFORNIA

BY: _____
DEPUTY

COUNTY ASSESSOR/RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2025 AT _____ M. IN BOOK _____ OF PARCEL MAPS AT PAGES _____ IN THE OFFICE OF THE COUNTY ASSESSOR/RECORDER IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, AT THE REQUEST OF BENICIA PARTNERS, LLC.

GLENN ZOOK
COUNTY ASSESSOR/RECORDER
COUNTY OF SOLANO, STATE OF CALIFORNIA

SHEET INDEX:

SHEET 1 OF 7	CERTIFICATE SHEET
SHEET 2 OF 7	OVERALL BOUNDARY, SURVEY TIES, MAP REFERENCES
SHEET 3 OF 7	ENLARGEMENT OF BOUNDARY, BEARINGS AND DISTANCES, EASEMENTS
SHEET 4 OF 7	NORTHERLY EASEMENT BEARINGS AND DISTANCES
SHEET 5 OF 7	SOUTHERLY EASEMENT BEARINGS AND DISTANCES
SHEET 6 OF 7	ENLARGEMENT DETAIL OF SOUTHERLY CORNER
SHEET 7 OF 7	EASEMENT LINE TABLES, CURVE TABLES, AND TIES TO OFFSET POINTS

**Cullen-Sherry
& Associates, Inc.**

Civil Engineering - Surveying

1090 Adams Street, Suite A - P.O. Box 591
Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436
csa-engineers.com

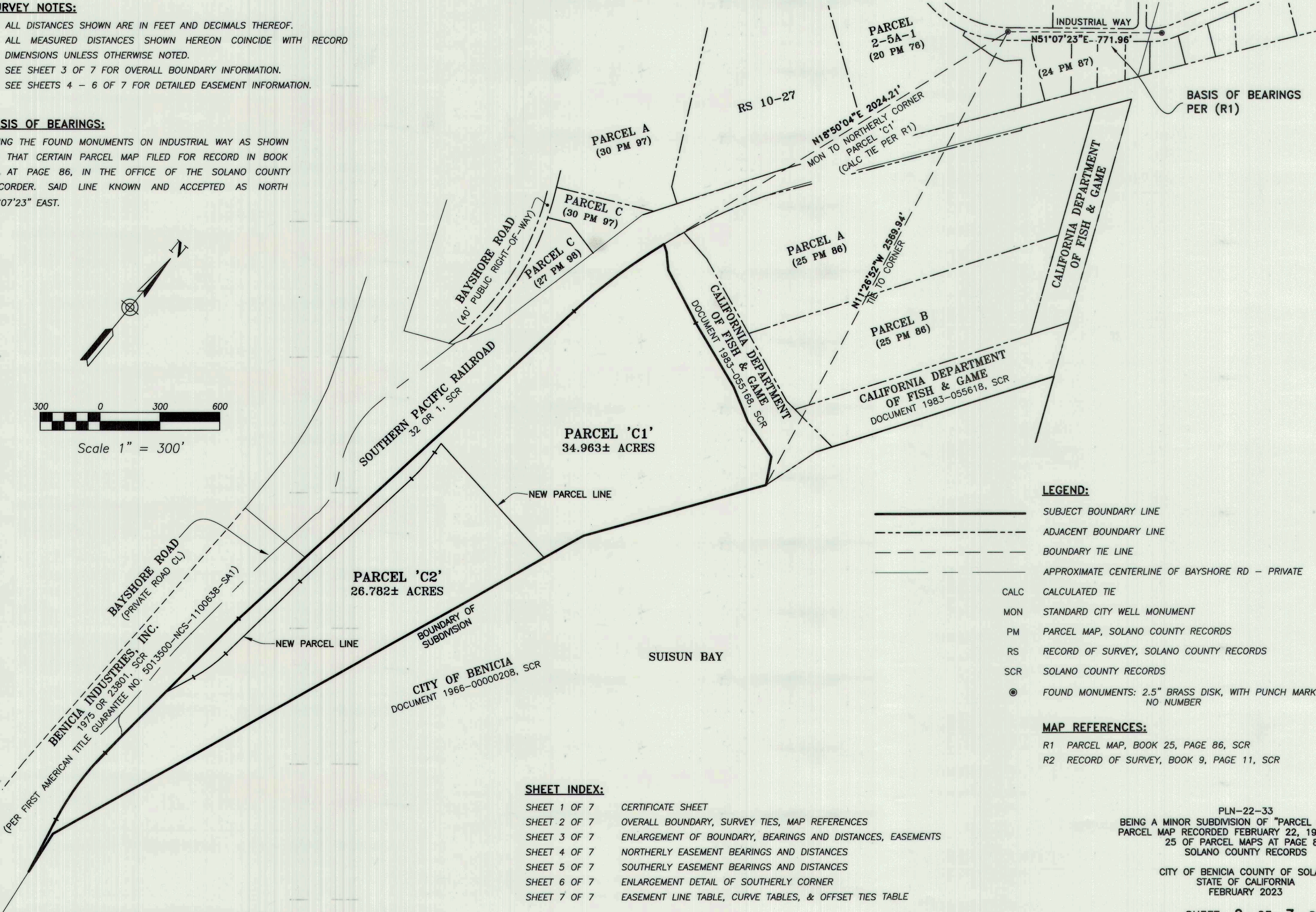
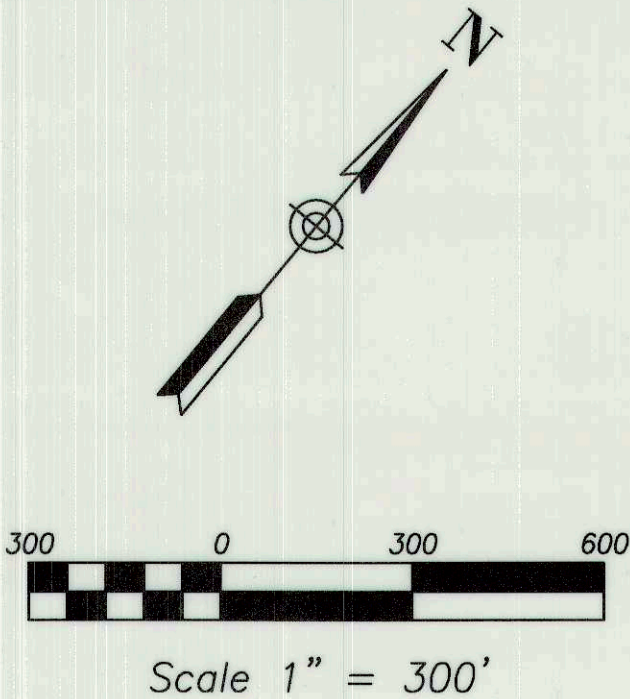
SHEET 1 OF 7 SHEETS

SURVEY NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL MEASURED DISTANCES SHOWN HEREON COINCIDE WITH RECORD DIMENSIONS UNLESS OTHERWISE NOTED.
3. SEE SHEET 3 OF 7 FOR OVERALL BOUNDARY INFORMATION.
4. SEE SHEETS 4 - 6 OF 7 FOR DETAILED EASEMENT INFORMATION.

BASIS OF BEARINGS:

BEING THE FOUND MONUMENTS ON INDUSTRIAL WAY AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 25, AT PAGE 86, IN THE OFFICE OF THE SOLANO COUNTY RECORDER. SAID LINE KNOWN AND ACCEPTED AS NORTH 51°07'23" EAST.



LEGEND:

- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- BOUNDARY TIE LINE
- APPROXIMATE CENTERLINE OF BAYSHORE RD -- PRIVATE
- CALC CALCULATED TIE
- MON STANDARD CITY WELL MONUMENT
- PM PARCEL MAP, SOLANO COUNTY RECORDS
- RS RECORD OF SURVEY, SOLANO COUNTY RECORDS
- SCR SOLANO COUNTY RECORDS
- FOUND MONUMENTS: 2.5" BRASS DISK, WITH PUNCH MARK NO NUMBER

MAP REFERENCES:

- R1 PARCEL MAP, BOOK 25, PAGE 86, SCR
- R2 RECORD OF SURVEY, BOOK 9, PAGE 11, SCR

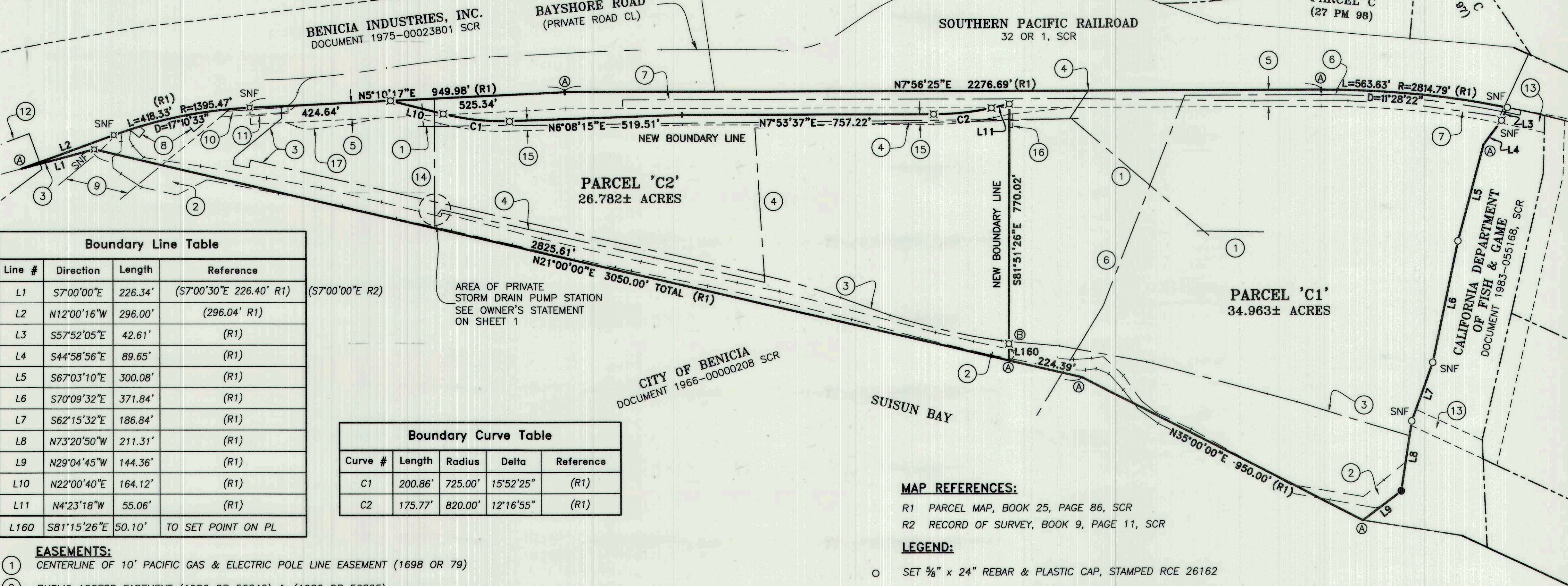
SHEET INDEX:

- | | |
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| SHEET 1 OF 7 | CERTIFICATE SHEET |
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| SHEET 5 OF 7 | SOUTHERLY EASEMENT BEARINGS AND DISTANCES |
| SHEET 6 OF 7 | ENLARGEMENT DETAIL OF SOUTHERLY CORNER |
| SHEET 7 OF 7 | EASEMENT LINE TABLE, CURVE TABLES, & OFFSET TIES TABLE |

PLN-22-33
BEING A MINOR SUBDIVISION OF "PARCEL C" OF THAT
PARCEL MAP RECORDED FEBRUARY 22, 1984 IN BOOK
25 OF PARCEL MAPS AT PAGE 86,
SOLANO COUNTY RECORDS
CITY OF BENICIA COUNTY OF SOLANO
STATE OF CALIFORNIA
FEBRUARY 2023

SURVEY NOTES:

- 1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL MEASURED DISTANCES SHOWN HEREON COINCIDE WITH RECORD DIMENSIONS UNLESS OTHERWISE NOTED.
- 3. SEE SHEETS 4 - 6 OF 7 FOR DETAILED EASEMENT INFORMATION.



Boundary Line Table			
Line #	Direction	Length	Reference
L1	S7°00'00"E	226.34'	(S7°00'30"E 226.40' R1) (S7°00'00"E R2)
L2	N12°00'16"W	296.00'	(296.04' R1)
L3	S57°52'05"E	42.61'	(R1)
L4	S44°58'56"E	89.65'	(R1)
L5	S67°03'10"E	300.08'	(R1)
L6	S70°09'32"E	371.84'	(R1)
L7	S62°15'32"E	186.84'	(R1)
L8	N73°20'50"W	211.31'	(R1)
L9	N29°04'45"W	144.36'	(R1)
L10	N22°00'40"E	164.12'	(R1)
L11	N4°23'18"W	55.06'	(R1)
L160	S81°15'26"E	50.10'	TO SET POINT ON PL

Boundary Curve Table				
Curve #	Length	Radius	Delta	Reference
C1	200.86'	725.00'	15°52'25"	(R1)
C2	175.77'	820.00'	12°16'55"	(R1)

EASEMENTS:

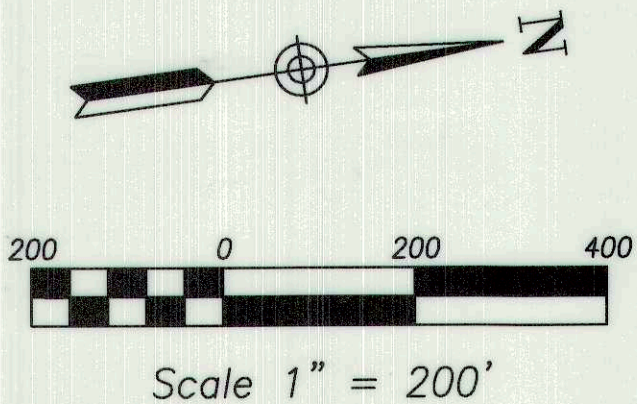
- 1 CENTERLINE OF 10' PACIFIC GAS & ELECTRIC POLE LINE EASEMENT (1698 OR 79)
- 2 PUBLIC ACCESS EASEMENT (1986 OR 50842) & (1986 OR 50805)
- 3 CENTERLINE OF 10' KINDER MORGAN PIPELINE EASEMENT (2004 OR 110378)
- 4 PACIFIC GAS & ELECTRIC POLE LINE EASEMENT, NO WIDTH (2005 OR 65414)
- 5 50' PRIVATE ROAD (HARBOR WAY) - PARCEL MAP, BOOK 25, PAGE 86
- 6 CENTERLINE OF 30' HUMBLE OIL & REFINING COMPANY (SUCCESSOR VALERO) PIPELINE EASEMENT (1514 OR 599)
- 7 CENTERLINE OF 10' PACIFIC GAS & ELECTRIC PIPELINE EASEMENT (1980 OR 40424)
- 8 STATE OF CALIFORNIA FREEWAY COLUMN FOOTING EASEMENTS (2001 OR 37508)
- 9 STATE OF CALIFORNIA FREEWAY AERIAL EASEMENT (2000 OR 84855)
- 10 STATE OF CALIFORNIA ACCESS EASEMENT (2000 OR 84839)
- 11 PUBLIC ACCESS & PARKING EASEMENT (1986 OR 50842) & (1986 OR 50805)
- 12 CENTERLINE OF 20' HUMBLE OIL & REFINING COMPANY (SUCCESSOR VALERO) PIPELINE EASEMENT (1596 OR 286)
- 13 APPURTENANT 50' ACCESS & UTILITY EASEMENT - PARCEL MAP, BOOK 25, PAGE 86 AND "EASEMENT A" DOCUMENT 1983 O.R. PAGE 105596, INSTRUMENT NO. 55618
- 14 NEW - CENTERLINE OF 25' PUBLIC STORM DRAINAGE EASEMENT
- 15 NEW - 30' PRIVATE ACCESS & UTILITY EASEMENT
- 16 NEW - PRIVATE UTILITY EASEMENT
- 17 NEW - PRIVATE ACCESS & UTILITY EASEMENT

MAP REFERENCES:

- R1 PARCEL MAP, BOOK 25, PAGE 86, SCR
- R2 RECORD OF SURVEY, BOOK 9, PAGE 11, SCR

LEGEND:

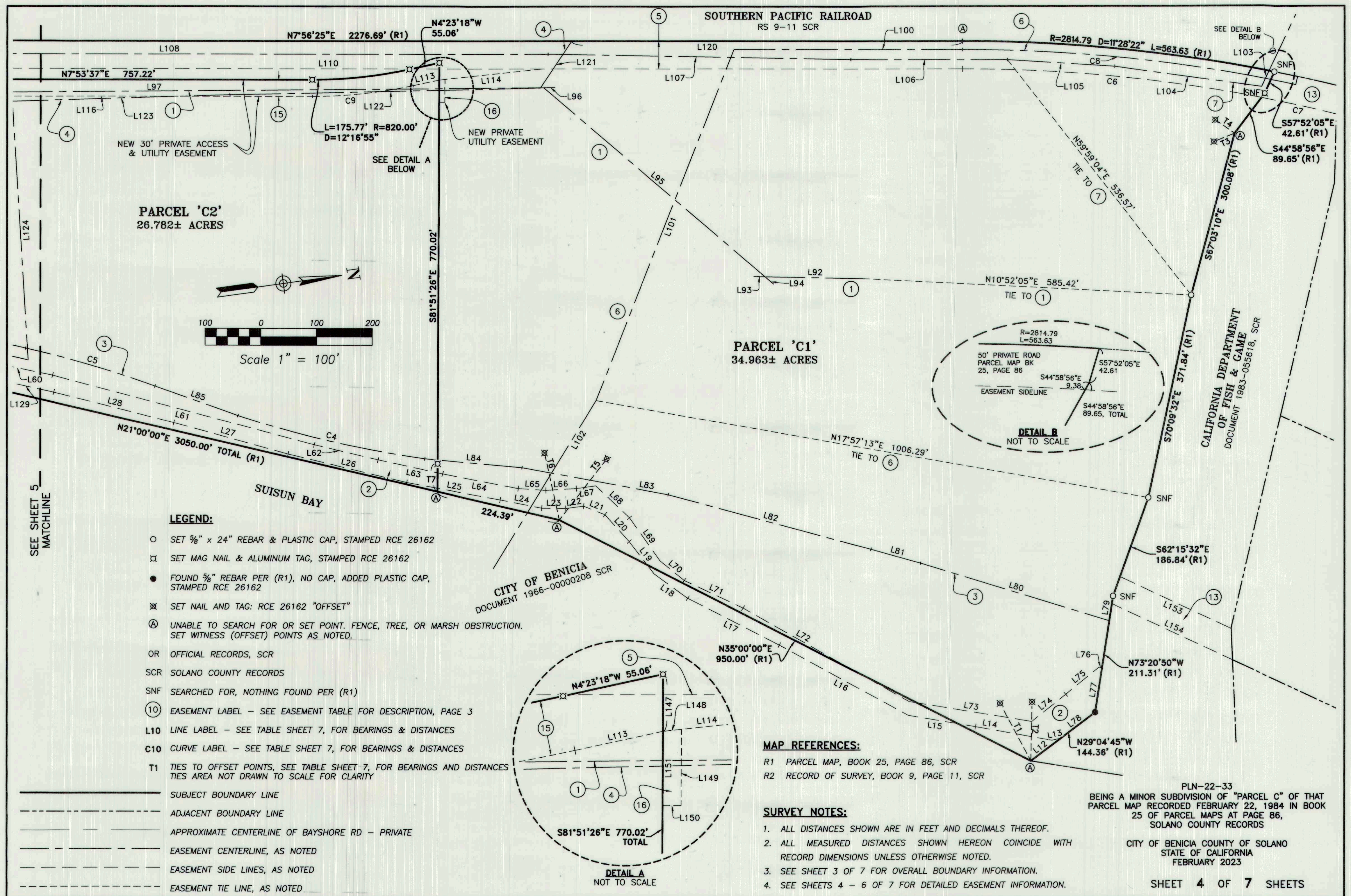
- SET 5/8" x 24" REBAR & PLASTIC CAP, STAMPED RCE 26162
- ⊗ SET MAG NAIL & ALUMINUM TAG, STAMPED RCE 26162
- FOUND 5/8" REBAR PER (R1), NO CAP, ADDED PLASTIC CAP, STAMPED RCE 26162
- Ⓐ UNABLE TO SEARCH FOR OR SET POINT. FENCE, TREE, WATER, OR MARSH OBSTRUCTION. SET WITNESS POINTS AS NOTED.
- Ⓑ SET MAG NAIL & ALUMINUM TAP, RCE 26162 UNDER GATE ON PL
- OR OFFICIAL RECORDS, SCR
- SCR SOLANO COUNTY RECORDS
- SNF SEARCHED FOR, NOTHING FOUND PER (R1)
- 10 EASEMENT LABEL - SEE EASEMENT TABLE FOR DESCRIPTION
- L10 LINE LABEL - SEE TABLE, THIS SHEET, FOR BEARINGS & DISTANCES
- C10 CURVE LABEL - SEE TABLE, THIS SHEET, FOR BEARINGS & DISTANCES
- PL PROPERTY LINE
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- APPROXIMATE CENTERLINE OF BAYSHORE RD - PRIVATE
- EASEMENT CENTERLINE, AS NOTED
- EASEMENT SIDE LINES, AS NOTED



PLN-22-33
BEING A MINOR SUBDIVISION OF "PARCEL C" OF THAT
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CITY OF BENICIA COUNTY OF SOLANO
STATE OF CALIFORNIA
FEBRUARY 2023

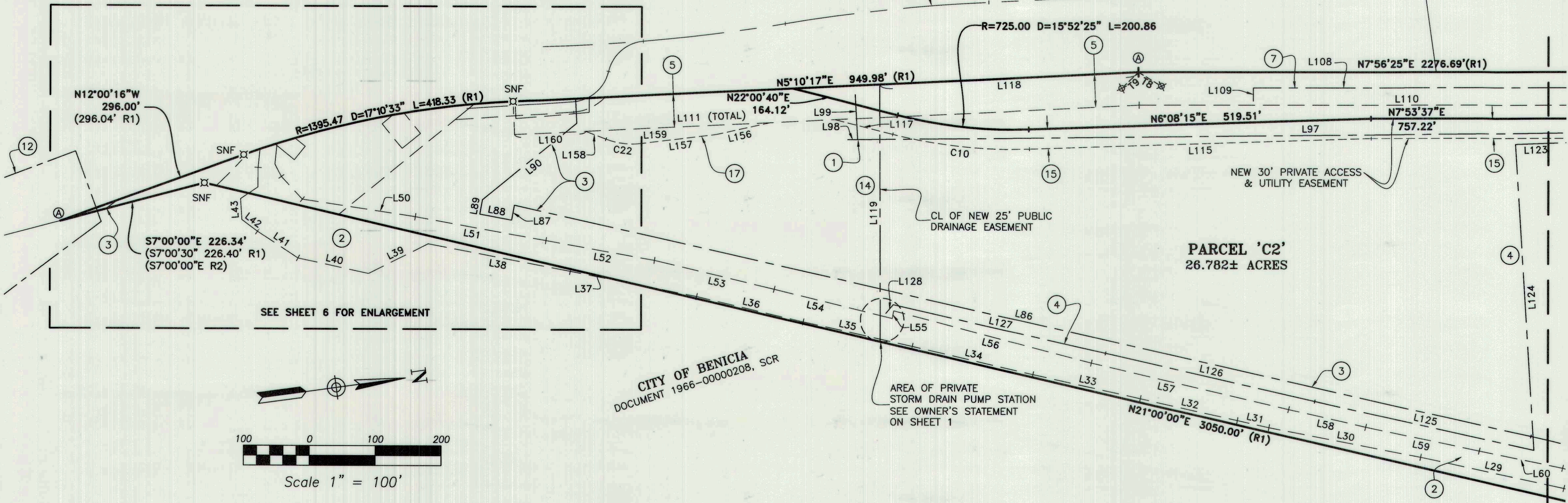
SHEET 3 OF 7 SHEETS



BENICIA INDUSTRIES, INC.
DOCUMENT 1975-00023801 SCR

BAYSHORE ROAD
(PRIVATE ROAD CL)

SOUTHERN PACIFIC
RAILROAD
RS 9-11 SCR



LEGEND:

- SET 5/8" x 24" REBAR & PLASTIC CAP, STAMPED RCE 26162
 - ⊠ SET MAG NAIL & ALUMINUM TAG, STAMPED RCE 26162
 - FOUND 5/8" REBAR PER (R1), NO CAP, ADDED PLASTIC CAP, STAMPED RCE 26162
 - ⊗ SET NAIL AND TAG: RCE 26162 "OFFSET"
 - Ⓐ UNABLE TO SEARCH FOR OR SET POINT. FENCE, TREE, OR MARSH OBSTRUCTION. SET WITNESS (OFFSET) POINTS AS NOTED.
 - OR OFFICIAL RECORDS, SCR
 - SCR SOLANO COUNTY RECORDS
 - SNF SEARCHED FOR, NOTHING FOUND PER (R1)
 - ⑩ EASEMENT LABEL - SEE EASEMENT TABLE FOR DESCRIPTION, PAGE 3
 - L10 LINE LABEL - SEE TABLE SHEET 7, FOR BEARINGS & DISTANCES
 - C10 CURVE LABEL - SEE TABLE SHEET 7, FOR BEARINGS & DISTANCES
 - T1 TIES TO OFFSET POINTS, SEE TABLE SHEET 7, FOR BEARINGS AND DISTANCES
TIES AREA NOT DRAWN TO SCALE FOR CLARITY
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- - - APPROXIMATE CENTERLINE OF BAYSHORE RD - PRIVATE
- - - EASEMENT CENTERLINE, AS NOTED
- - - EASEMENT SIDE LINES, AS NOTED
- - - EASEMENT TIE LINE, AS NOTED

EASEMENTS:

- ① CENTERLINE OF 10' PACIFIC GAS & ELECTRIC POLE LINE EASEMENT (1698 OR 79)
- ② PUBLIC ACCESS EASEMENT (1986 OR 50842) & (1986 OR 50805)
- ③ CENTERLINE OF 10' KINDER MORGAN PIPELINE EASEMENT (2004 OR 110378)
- ④ PACIFIC GAS & ELECTRIC POLE LINE EASEMENT, NO WIDTH (2005 OR 65414)
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- ⑭ NEW - CENTERLINE OF 25' PUBLIC STORM DRAINAGE EASEMENT
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- ⑰ NEW - PRIVATE ACCESS & UTILITY EASEMENT

MAP REFERENCES:

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- R2 RECORD OF SURVEY, BOOK 9, PAGE 11, SCR

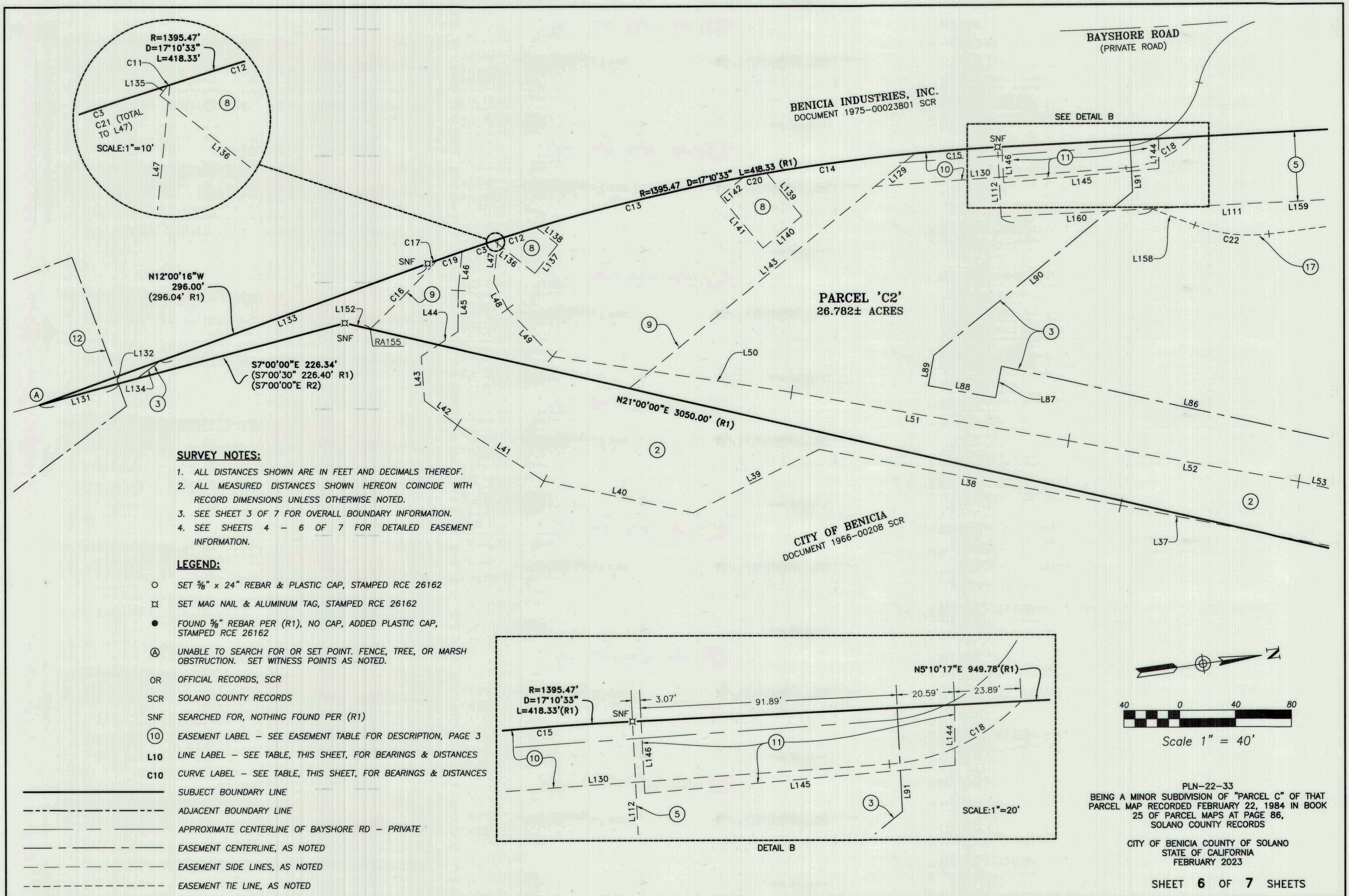
SURVEY NOTES:

- 1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
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- 3. SEE SHEET 3 OF 7 FOR OVERALL BOUNDARY INFORMATION.
- 4. SEE SHEETS 4 - 6 OF 7 FOR DETAILED EASEMENT INFORMATION.

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BEING A MINOR SUBDIVISION OF "PARCEL C" OF THAT
PARCEL MAP RECORDED FEBRUARY 22, 1984 IN BOOK
25 OF PARCEL MAPS AT PAGE 86,
SOLANO COUNTY RECORDS

CITY OF BENICIA COUNTY OF SOLANO
STATE OF CALIFORNIA
FEBRUARY 2023

MATCHLINE
SEE SHEET 4



Easement Line Table		
Line #	Direction	Length
L12	N29°04'45"W	67.16'
L13	N4°23'13"W	16.38'
L14	N18°07'32"E	139.18'
L15	N17°33'06"E	122.03'
L16	N36°30'43"E	263.72'
L17	N34°57'30"E	184.56'
L18	N43°50'39"E	74.78'
L19	N60°18'21"E	73.19'
L20	N55°48'23"E	64.71'
L21	N29°46'25"E	41.12'
L22	N0°29'22"E	32.26'
L23	N8°46'26"E	43.28'
L24	N19°12'52"E	75.76'
L25	N18°22'09"E	170.66'
L26	N21°28'28"E	218.91'
L27	N23°17'29"E	212.63'
L28	N22°05'55"E	222.34'
L29	N20°13'58"E	222.56'
L30	N19°01'56"E	234.52'
L31	N20°26'59"E	49.16'

Easement Line Table		
Line #	Direction	Length
L32	N20°42'30"E	150.96'
L33	N20°29'39"E	167.18'
L34	N21°01'06"E	187.88'
L35	N20°25'32"E	169.58'
L36	N21°10'42"E	166.28'
L37	N19°06'26"E	195.39'
L38	N18°41'25"E	219.60'
L39	N18°34'17"W	101.12'
L40	N20°05'02"E	109.41'
L41	N41°05'37"E	73.88'
L42	N44°37'35"E	29.32'
L43	N86°05'54"W	31.83'
L44	N26°04'29"W	31.76'
L45	N81°35'10"W	29.43'
L46	N76°20'40"W	28.09'
L47	N76°20'43"W	31.35'
L48	N70°10'22"E	21.15'
L49	N54°45'25"E	46.83'
L50	N16°34'04"E	173.41'
L51	N18°08'33"E	201.50'

Easement Line Table		
Line #	Direction	Length
L52	N18°15'41"E	167.49'
L53	N21°14'31"E	186.62'
L54	N21°42'18"E	184.53'
L55	N70°58'29"W	11.79'
L56	N22°41'13"E	310.15'
L57	N21°04'43"E	307.68'
L58	N20°51'31"E	120.04'
L59	N19°57'12"E	176.20'
L60	N19°38'19"E	129.18'
L61	N22°46'58"E	485.64'
L62	N21°18'05"E	117.86'
L63	N20°07'54"E	118.52'
L64	N18°58'10"E	138.17'
L65	N11°41'46"E	49.58'
L66	N4°44'20"E	54.89'
L67	N0°04'39"W	35.06'
L68	N51°16'30"E	83.19'
L69	N62°29'20"E	94.85'
L70	N46°55'36"E	55.64'
L71	N33°04'54"E	116.58'

Easement Line Table		
Line #	Direction	Length
L72	N37°16'59"E	342.11'
L73	N17°13'04"E	222.73'
L74	N30°39'25"W	78.12'
L75	N31°13'43"W	76.23'
L76	N10°35'23"E	5.86'
L77	N73°20'50"W	81.36'
L78	N29°04'45"W	77.20'
L79	N73°20'50"W	44.78'
L80	N24°55'10"E	353.99'
L81	N23°35'45"E	92.40'
L82	N22°57'02"E	376.55'
L83	N18°26'47"E	266.90'
L84	N13°09'42"E	175.07'
L85	N27°36'59"E	157.76'
L86	N20°41'06"E	1581.90'
L87	N71°35'57"W	22.89'
L88	N18°16'27"E	49.08'
L89	N71°41'53"W	22.27'
L90	N31°15'49"W	184.18'
L91	N84°49'37"W	37.07'

Easement Line Table		
Line #	Direction	Length
L92	N9°00'30"E	180.00'
L93	N9°00'30"E	20.00'
L94	N48°26'30"E	20.00'
L95	N48°26'30"E	522.70'
L96	N7°23'30"E	20.00'
L97	N7°23'30"E	1951.30'
L98	N7°23'30"E	15.00'
L99	N85°22'30"W	68.00'
L100	N7°56'25"E	409.98'
L101	N60°39'45"W	677.04'
L102	N50°38'18"W	152.79'
L103	N56°53'00"W	31.53'
L104	N15°56'00"E	266.20'
L105	N11°38'00"E	193.10'
L106	N8°01'00"E	280.70'
L107	N8°58'00"E	543.50'
L108	N7°55'00"E	1359.10'
L109	N82°05'00"W	20.00'
L110	N7°56'25"E	2275.48'
L111	N5°10'17"E	948.76'

Easement Line Table		
Line #	Direction	Length
L112	N84°49'50"W	50.00'
L113	N4°23'18"W	48.39'
L114	N1°48'45"E	185.25'
L115	N6°08'15"E	519.05'
L116	N7°53'37"E	756.76'
L117	N22°00'40"E	90.63'
L118	N5°10'17"E	393.35'
L119	N82°19'01"W	389.55'
L120	N7°56'25"E	700.98'
L121	N48°24'09"W	101.34'
L122	N6°38'04"E	557.47'
L123	N6°08'36"E	390.47'
L124	N85°38'14"W	464.78'
L125	N20°36'06"E	340.90'
L126	N20°48'34"E	325.59'
L127	N20°46'29"E	330.71'
L128	N41°25'52"W	17.27'
L129	S31°18'18"E	37.49'
L130	N4°00'20"E	180.42'
L131	N7°00'00"W	58.27'

Easement Line Table		
Line #	Direction	Length
L132	N77°51'31"E	5.08'
L133	N12°00'16"W	203.79'
L134	N29°00'00"W	21.47'
L135	N43°17'15"W	2.29'
L136	N46°42'45"E	36.09'
L137	N43°17'15"W	26.25'
L138	N46°42'45"E	19.90'
L139	N58°43'29"E	39.87'
L140	N31°16'31"W	36.00'
L141	N58°43'29"E	48.00'
L142	N31°16'31"W	21.49'
L143	N31°18'20"W	265.30'
L144	N82°22'03"W	21.58'
L145	N2°56'56"E	111.61'
L146	N84°53'48"W	25.89'
L147	N81°51'26"W	30.73'
L148	N1°48'45"E	10.06'
L149	N81°51'26"W	41.11'
L150	N8°08'34"E	10.00'
L151	N81°51'26"W	40.00'

Easement Line Table		
Line #	Direction	Length
L152	N21°00'00"E	18.69'
L153	N33°00'00"E	220.11'
L154	N33°00'00"E	238.95'
L156	N4°37'31"W	83.29'
L157	N0°58'20"E	114.79'
L158	N29°09'52"E	32.87'
L159	N5°10'17"E	279.37'
L160	N5°10'17"E	108.19'
Offset Ties		
Tie #	Direction	Length
T1	N80°36'02"E	83.97'
T2	S78°02'53"E	81.05'
T3	N31°16'01"E	8.67'
T4	N53°29'47"E	7.99'
T5	S83°25'01"E	60.41'
T6	N69°55'53"E	65.87'
T7	S81°51'26"E	50.11'
T8	N18°38'16"E	4.30'
T9	N20°42'59"W	2.73'

Easement Curve Table				
Curve #	Length	Radius	Delta	
C3	26.84'	1395.47'	1°06'07"	
C4	344.67'	2000.00'	9°52'27"	
C5	241.95'	2000.00'	6°55'53"	
C6	540.18'	2764.79'	11°11'40"	
C7	137.67'	2764.79'	2°51'10"	
C8	557.24'	2799.79'	11°24'13"	
C9	182.21'	850.00'	12°16'55"	
C10	209.17'	755.00'	15°52'25"	
C11	0.36'	1395.47'	0°00'53"	
C12	28.56'	1395.47'	1°10'22"	
C13	153.09'	1395.47'	6°17'09"	
C14	107.70'	1395.47'	4°25'19"	
C15	59.08'	1395.47'	2°25'33"	
C16	68.79'	875.98'	4°29'58"	
C17	7.08'	1395.47'	0°17'27"	
C18	53.42'	72.18'	42°24'19"	
C19	18.98'	1395.47'	0°46'45"	
C20	16.93'	1395.47'	0°41'42"	
C21	27.20'	1395.47'	1°07'00"	
C22	54.12'	110.00'	28°11'31"	

Radial Table	
Line #	Direction
RA155	S54°28'12"W

EASEMENTS:

- ① CENTERLINE OF 10' PACIFIC GAS & ELECTRIC POLE LINE EASEMENT (1698 OR 79)
- ② PUBLIC ACCESS EASEMENT (1986 OR 50842) & (1986 OR 50805)
- ③ CENTERLINE OF 10' KINDER MORGAN PIPELINE EASEMENT (2004 OR 110378)
- ④ PACIFIC GAS & ELECTRIC POLE LINE EASEMENT, NO WIDTH (2005 OR 65414)
- ⑤ 50' PRIVATE ROAD (HARBOR WAY) – PARCEL MAP, BOOK 25, PAGE 86
- ⑥ CENTERLINE OF 30' HUMBLE OIL & REFINING COMPANY (SUCCESSOR VALERO) PIPELINE EASEMENT (1514 OR 599)
- ⑦ CENTERLINE OF 10' PACIFIC GAS & ELECTRIC PIPELINE EASEMENT (1980 OR 40424)
- ⑧ STATE OF CALIFORNIA FREEWAY COLUMN FOOTING EASEMENTS (2001 OR 37508)
- ⑨ STATE OF CALIFORNIA FREEWAY AERIAL EASEMENT (2000 OR 84855)
- ⑩ STATE OF CALIFORNIA ACCESS EASEMENT (2000 OR 84839)
- ⑪ PUBLIC ACCESS & PARKING EASEMENT (1986 OR 50842) & (1986 OR 50805)
- ⑫ CENTERLINE OF 20' HUMBLE OIL & REFINING COMPANY (SUCCESSOR VALERO) PIPELINE EASEMENT (1596 OR 286)
- ⑬ APPURTENANT 50' ACCESS & UTILITY EASEMENT – PARCEL MAP, BOOK 25, PAGE 86, AND "EASEMENT A" PER BK 1983 O.R. PAGE 105596, INSTRUMENT NO. 55618
- ⑭ NEW – CENTERLINE OF 25' PUBLIC STORM DRAINAGE EASEMENT
- ⑮ NEW – 30' PRIVATE ACCESS & UTILITY EASEMENT
- ⑯ NEW – PRIVATE UTILITY EASEMENT
- ⑰ NEW – PRIVATE ACCESS & UTILITY EASEMENT

SURVEY NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL MEASURED DISTANCES SHOWN HEREON COINCIDE WITH RECORD DIMENSIONS UNLESS OTHERWISE NOTED.
3. SEE SHEET 3 OF 7 FOR OVERALL BOUNDARY INFORMATION.
4. SEE SHEETS 4 – 6 OF 7 FOR DETAILED EASEMENT INFORMATION.

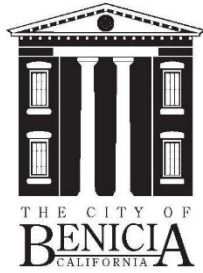
MAP REFERENCES:

- R1 PARCEL MAP, BOOK 25, PAGE 86, SCR
- R2 RECORD OF SURVEY, BOOK 9, PAGE 11, SCR

PLN-22-33
BEING A MINOR SUBDIVISION OF "PARCEL C" OF THAT
PARCEL MAP RECORDED FEBRUARY 22, 1984 IN BOOK
25 OF PARCEL MAPS AT PAGE 86,
SOLANO COUNTY RECORDS

CITY OF BENICIA COUNTY OF SOLANO
STATE OF CALIFORNIA
FEBRUARY 2023

SHEET 7 OF 7 SHEETS



**AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
CONSENT CALENDAR**

TO : City Manager

FROM : Public Works Director

SUBJECT : **APPROVAL OF AGREEMENT WITH EV CHARGING SOLUTIONS, INC. FOR ELECTRIC VEHICLE CHARGING STATIONS**

EXECUTIVE SUMMARY:

The City would like to enter into a Site Host Agreement (Agreement) with EV Charging Solutions, Inc. (EVCS) to provide zero-cost electric vehicle charging station grant funding and installation at multiple City-owned facilities for public charging stations.

RECOMMENDATION:

Move to adopt a resolution (Attachment 1) approving the Site Host Agreement (Attachment 2) with EVCS for electric vehicle grant funding and installation of public charging stations at multiple City-owned facilities.

BUDGET INFORMATION:

There are no upfront costs associated with the contract; however, there may be approximately \$5,000 worth of incidental costs associated with signs or restriping. The department has sufficient budget to cover those cost if needed.

There is a revenue sharing portion of the project. EVCS will collect the proceeds generated from the sale of electricity from the equipment placed with the City and pay the City \$0.03 (three cents) for each kWh of electricity sold to customers.

BACKGROUND:

EVCS provides site owners with a zero-cost solution to deploy EV chargers. Through their Turnkey Charger Installation program, EVCS absorbs all capital and construction costs and manages the project every step of the way from concept to activation.

EVCS has access to public and/or private funding to install and operate Level II Charging and/or Direct Current Fast Charging stations used for charging and/or recharging electric vehicles. Zero cost upfront investment through EVCS managed government rebates, grants and other incentives; however, per the Agreement, the City would be liable for 50% of the first incident of vandalism if it were to occur.

EVCS has partnered in multiple grant endeavors such as STA's Bay Area Air Quality Management District (BAAQMD) Charge! Grant program and US Dept of Transportation Charging and Fueling Infrastructure Grant Program.

Member agencies are keen on a comprehensive turn-key solution where the vendor oversees planning, permitting, installation, and operation of the charging infrastructure.

NEXT STEPS:

Execute the Site Host Agreement and proceed with the program.

ALTERNATIVE ACTIONS:

If Council chooses not to execute the Agreement, the program will not move forward.

CEQA Analysis	This activity does not meet the definition of a project as described in Title 14 of the California Code of Regulations, §15378(a).
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ATTACHMENTS:

1. Resolution - Approval of Agreement with EVCS
2. Agreement - EVCS

For more information contact: Danielle Bonham, Public Works Director

Phone: 707-746-4240

E-mail: PW@ci.benicia.ca.us

RESOLUTION NO. 25-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING
AN AGREEMENT WITH EV CHARGING SOLUTIONS, INC. FOR ELECTRIC
VEHICLE CHARGING STATIONS**

WHEREAS, the City would like to enter into a Site Host agreement with EV Charging Solutions, Inc. (EVCS) to provide zero-cost electric vehicle charging station grant funding and installation at multiple City-owned facilities for public charging stations; and

WHEREAS, EVCS has access to public and/or private funding to install and operate Level II Charging and/or Direct Current Fast Charging stations used for charging and/or recharging electric vehicles. Zero cost investment through EVCS managed government rebates, grants and other incentives; and

WHEREAS, there are no upfront costs associated with the contract; however, \$5,000 will be encumbered for any incidental costs that may arise outside of the agreement. Funds are available in 0108000-7011 (Professional Services); and

WHEREAS, for revenue sharing portion of the project, EVCS will collect the proceeds generated from the sale of electricity from the equipment placed with the City and pay the City \$0.03 (three cents) for each kWh of electricity sold to customers.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Benicia does hereby approve the agreement with EV Charging Solutions, Inc. and authorizes the City Manager to sign the agreement on behalf of the City.

On motion of Council Member _____, seconded by Council Member _____, the above Resolution was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on the 20th day of May 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Steve Young, Mayor

Attest:

Lisa Wolfe, City Clerk

Date



SITE HOST AGREEMENT

This Site Host Agreement (hereafter the “**Agreement**”) is effective as of 4/8/2025 (hereafter the “**Effective Date**”) by and between EV Charging Solutions, Inc., a California for benefit corporation with its principle at 11800 Clark Street, Arcadia, California 91006 (hereafter “**EVCS**”), and City of Benicia with its principal place of business located at 250 East L street, Benicia CA 94510 (hereafter “**Site Host**”). EVCS and Site Host may collectively be referred to herein as the “**Parties**” or individually as “**Party**.”

RECITALS

WHEREAS, EVCS has access to public and/or private funding to install and operate Level II Charging and/or Direct Current Fast Charging (“**DCFC**”) stations used for charging and/or recharging electric vehicles (hereafter the “**Equipment**”); and

WHEREAS, this funding is intended to improve the availability and reliability of electric vehicle charging systems; and

WHEREAS, Site Host wishes to allow the construction, operation, and/or maintenance of one or more items of Equipment on its real property (hereafter “**Property**” and/or “**Site**”) in the location more specifically identified herein and also wishes to allow public use of the Equipment; and

WHEREAS, the Parties wish to collaborate by utilizing their respective resources to promote the electric transportation sector; and

WHEREAS, the Parties wish to share the revenue realized from the sale of electricity stemming from the utilization of the Equipment on the Property as more fully described below; and

WHEREAS, the Parties desire that this Agreement shall remain in effect, subject to the terms and conditions set forth below, for ten (10) years after the commissioning date (i.e., date when the Equipment is placed in service on the Property);

NOW, THEREFORE, in consideration of the promises set forth herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, EVCS and Site Host agree as follows:

1. Recitals

The Parties agree that the foregoing Recitals are true, correct, and accurate.

2. EVCS’ General Obligations for Equipment and Services



EVCS shall provide the following equipment and services at EVCS sole expense:

- a) Purchase of the Equipment (consisting of T B D **DCFC Stations** and **TBD Level II Stations**), the general specifications for which are detailed in **Exhibit A** together with all other mechanical, electrical, and physical components necessary for the installation, connection, and operation of the Equipment in accordance with this Agreement (the Parties agree that the Equipment delivered to the Property shall be the same or similar to the equipment detailed in **Exhibit A**);
- b) Preparation of the Property and installation of the Equipment at the location(s) approved, specified and identified by Site Host (the “**Project Site**”) and performed by qualified and licensed contractor(s) in accordance with local codes, permitting, and inspection requirements, as detailed in **Exhibit B**. For the purposes of initially creating a rebate application and reserving funding for the Project, EVCS and Site Host may mutually agree to leave Exhibit B blank upon initial execution. Once funding is reserved and further feasibility and recommendations are made by EVCS’ electrical contractor in accordance with Site Host’s written approval, the Parties shall further specify the approved location(s) and Site design by mutual written agreement on Exhibit B;
- c) Payment of all costs of its contractors associated with the delivery, site preparation, installation, and setup of the Equipment at the Project Site;
- d) In EVCS’ sole discretion, design, installation, wiring, connection and integration of the charging system, consumption/use meters, and related equipment into the public power grid in a manner sufficient to allow operation of the charging station(s) and the ongoing metering of power usage from each charging port;
- e) Ongoing maintenance/repairs of the Equipment for the term of the Agreement;
- f) All necessary communications, instructions, and network systems to facilitate public use of the Equipment to charge electric vehicles;
- g) Return the Refundable Deposit (as defined below) to Station Host upon successful installation of the Equipment, which shall be defined as installation, final inspection approval and energizing of the Equipment for its intended use.



3. Site Host General Obligations

Site Host shall undertake the following, at Site Host's sole expense:

- a) Provide full, complete and unfettered access to EVCS for the placement, use, and operation of the Equipment at the Project Site for the full term of this Agreement;
- b) A five thousand dollar (\$5,000) refundable deposit (hereafter "**Refundable Deposit**") to EVCS is waived;
- c) Provides the necessary temporary construction access for EVCS and its contractors for preparation of the Project Site and for installation of the Equipment;
- d) Provides necessary ongoing utility easements and / or access for installation, usage, and maintenance of power lines, conduits, meters and Equipment;
- e) Allow full, complete and unfettered ongoing access to the Project Site and Equipment in order for EVCS to collect, use, and distribute data;
- f) Will not knowingly allow the Equipment to be, and will take all reasonable steps to prevent the Equipment from being opened, accessed, modified, or repaired by anyone other than EVCS or its licensed contractors;
- g) Will not sell, alienate, hypothecate, transfer, assign, encumber or otherwise pledge the Equipment;
- h) Use best efforts to prevent damage and vandalism of any type to the Equipment;
- i) Will not, and will not permit or allow any third party to, open, move, modify, reverse engineer, or disassemble the whole or any part of the Equipment or any part thereof in any manner;
- j) Will not, and will not permit or allow any third party to, uninstall the Equipment;
- k) Allow EVCS and its approved contractors full, complete and unfettered access to the Project Site for installation, maintenance, repair, replacement and approved de-installation of the Equipment;
- l) Cause the Project Site to be maintained in a clean, safe, and orderly condition, utilizing at least the same standard as to which other areas at the Property that are under the Site Host's control are maintained;
- m) Assign to EVCS all right, title, and interest in and to all and any rebates, grants, subsidies, or any other funding that the Site Host may receive relating to the Equipment, and/or this Agreement, or any activities under the Agreement. This



includes, but is not limited to: (a) rebates or other payments based in whole or in part on the cost, size, of the Equipment; (b) performance-based incentives paid as periodic payments; (c) tax credits, grants, or other financial benefits; and (d) any other attributes, commodities, revenue streams, or payments, in each of (a) through (d) under any present or future law, standard, or program, whether paid by a utility, private entity, governmental, regulatory, or administrative authority. This assignment includes all rights to any funding available to cover the costs of installation, utility upgrades, EV chargers, civil work, all other equipment, operations, maintenance, and all other aspects of EV charging installation, operations, maintenance, and repair activities.

- n) Assign EVCS all right, title and interests in and to environmental credits (e.g., carbon credits) relating to the Equipment, and/or this Agreement; including, but limited to electric vehicle charging or renewable energy credits or certificates, carbon credits and any similar environmental or pollution allowances, credits or reporting rights.
- o) Assign EVCS all right, title and interest in and to the enrollment of the Equipment into a demand response program and any and all economic benefit arising from such an enrollment. If demand response program benefits credits the Site Host utility bill, the utility bill credit will be used to offset cost of electricity described in paragraph 4 and subchapter d (4.d.) and demand charges described in paragraph 4 and subchapter e (4.e.) and if the demand response credits are in excess of demand charges and cost of electricity, EVCS can request Site Host for reimbursement of such excess. The Site Host agrees to issue such a reimbursement within thirty (30) days of request by EVCS.
- p) Promptly execute the Easement Agreement, a form of which is attached hereto as Exhibit E, upon the request of EVCS or the applicable utility service provider. If the Site Host fails or refuses promptly to execute and return such Easement Agreement, whether due to Site Host's incapacity or any other cause, Site Host hereby irrevocably designates and appoints EVCS, and its duly authorized officers and agents, as Site Host's agents and attorneys-in-fact to execute and deliver such document and do all other lawfully permitted acts to further the easement rights described therein with the same force and effect as if executed by Site Host. Site Host agrees that this appointment of EVCS as agent and holder of this limited power of attorney is durable and coupled with and interest. In the event that such Easement Agreement is not executed by Site Host as described above, and if such failure or refusal to execute such agreement blocks or precludes the completion of installation of the Equipment on the Project Site despite EVCS' exercise or attempted exercise of its rights as Site Host's agent and holder of Site Host's power of attorney, Site Host agrees that, in addition to all other rights and remedies available to EVCS hereunder, Site Host shall reimburse EVCS for all costs incurred by EVCS in connection with the preparation of the Project Site and/or the incomplete installation of the Equipment.



- q) Shall fully cooperate and promptly communicate with EVCS during the entire time period required by EVCS to complete the preparation of the Project Site and the installation of the Equipment. Site Host understands and acknowledges that EVCS will expend a significant amount of time, resources and effort to assess the Project Site, secure funding for the installation of the Equipment, and initiate engineering and design for the Equipment. Site Host further understands and acknowledges that the timeframe for completion of the Equipment installation is in part dependent on third parties, such as utility providers, rebate and permitting authorities and grant organizations, and thus the amount of time it takes to complete installation of the Equipment at the Project Site is often outside of EVCS' control. Thus, Site Host agrees that its cooperation as described above is of the essence of this Agreement, and the breach of these provisions shall be a material breach that shall cause substantial harm to EVCS.
- r) Provide EVCS with prompt notified of the sale or transfer of the Project Site, which notice shall include current contact information of the buyer or transferee.

4. Revenue Sharing

The Parties agree that:

- a) The Equipment installed by EVCS is intended to generate revenue through the patronage of customers utilizing the Equipment placed with the Site Host.
- b) EVCS shall, in its discretion, determine the price/rate at which electricity shall be sold to consumers utilizing the Equipment.
- c) EVCS will collect the proceeds generated from the sale of electricity from the Equipment placed with the Site Host and pay Site Host **\$0.03** (three cents) for each kWh of electricity sold to customers utilizing the DCFC and Level II Equipment, plus 100% of the cost of electricity utilized by the Equipment; in the event the Site Host is responsible for paying for the cost of such electricity usage. Site Host may, in Site Host's discretion, offer certain customers free or discounted charging rates, provided, however, that EVCS will offset any revenue share amounts owed to Site Host by an amount proportionate to the reduction in revenue caused by such discounts. In the event there is a balance owed from Site Host to EVCS as a result of such discounts, Site Host shall remit payment to settle said balance within ninety (90) days of receipt of a request for payment from EVCS.
- d) In the event Site Host incurs any utility provider assessed incremental demand chargers strictly in connection with the operation of the installed Equipment, Site Host shall present these charges, including any support and back-up documentation that substantiates the charges to EVCS, and EVCS shall reimburse Site Host for these substantiated charges within ninety (90) days of receipt of a request for payment from EVCS.



- e) EVCS at its sole option will have the right to own the electricity service meter and/or utility service account servicing the Equipment.
- f) EVCS will use commercially reasonable efforts to install a separate electric meter as allowed by the utility provider at the Property through which electrical costs shall be tracked. In the event EVCS deems installing a separate meter is impractical or uneconomical for any reason, the Equipment shall be connected to Site Host's existing electrical meter. In order to allow EVCS to perform the necessary revenue sharing calculations, and reimburse any electrical costs, Site Host will provide EVCS with a hard copy or electronic/digital copy of Site Host's electricity bills or will allow EVCS to view the bills electronically on an on-going basis. In the event EVCS is unable to obtain copies of the electricity bills, or copies are not provided by the Site Host, then EVCS, in its sole discretion, may either (i) withhold payment until the electricity bills are provided, or (ii) calculate the amount of reimbursement for electricity using information available to EVCS from the administrative panel (*i.e.*, which indicates the amount of electricity that was dispensed by the charger(s)) and then assign, in its sole discretion, a per kWh value that will be multiplied by the amount of electricity dispensed by the charger(s). If EVCS chooses the above second option, then (a) once such calculation is made EVCS shall issue reimbursement for electricity based thereon, and (b) if the Site Host thereafter provides copies of appropriate electricity bills to EVCS, then EVCS will true up the calculation and issue payment for any resulting shortfall for the prior 12 months of activity from the date of electricity bills being submitted to EVCS.
- g) EVCS will have forty-five (45) days after the end of each calendar quarter, to remit the appropriate revenue share payment to Site Host. The billing cycle will begin on the first day of the quarter and end on the last day of that same calendar quarter. EVCS shall provide Site Host with a quarterly accounting statement within forty-five (45) days following the end of the previous quarter indicating the total amount of revenue generated, including any offsets or reductions to revenue, and the resulting net revenue share amount owed to Site Host.
- h) Notwithstanding anything to the contrary in this Section 4, if the total quarterly amount owed to Site Host is less than one hundred dollars (\$100), then EVCS may, in its sole discretion, choose to withhold payment payout to the Site Host until at least one hundred dollars (\$100) is due to Site Host.
- i) See Exhibit D for Site Host ACH payment information. If such information is provided, EVCS shall make all required payments via ACH direct deposit, until further notice from Site Host.

5. Term of Agreement:

The term hereof shall begin upon the Effective Date. The date the Equipment becomes operational will hereafter be referred to as the "Commencement Date." The term hereof

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shall expire (unless renewed or extended) ten (10) years from the Commencement Date (hereafter the "Termination Date"), unless sooner terminated in accordance with the provisions hereof.

a) Optional Ten (10) Year Extension Option

At least ninety (90) days but no earlier than one hundred & eighty (180) days prior to the expiration of the initial Term, EVCS reserves the right to provide a written request for a Ten-Year Extension to Site Host. In the event Site Host agrees to said Ten-Year Extension, EVCS reserves the right to replace the Equipment at the Project Site with Equipment that is comparable or better to Equipment that was previously installed. If EVCS makes such request to the Site Host and Site Host agrees, EVCS will then replace the Equipment no later than one hundred & twenty (120) days after the Termination Date. The terms of this Agreement will remain in effect during that 120-day period after the Termination Date. Site Host will take all reasonable steps to allow EVCS to remove the pre-existing Equipment and replace the pre-existing Equipment with new Equipment. EVCS shall bear the cost to remove and replace the pre-existing Equipment. The removed pre-existing Equipment will then become the exclusive property of EVCS. If EVCS elects to replace the Equipment, this will cause the termination date of the Agreement to extend for an additional ten (10) year term from the expiration of the initial Term. If the existing Equipment is replaced with new Equipment during or at the conclusion of the original Term, site host grants all interest to EVCS of any rebate(s) and/or environmental credits associated with the equipment replacement.

b) Early Termination Clause

This Agreement may be terminated upon 30 (thirty) days' written notice to either party without penalty or fee in the following instances:

In the case of EVCS, at any time and for any reason prior to the submission of the permit application for construction of the Equipment, at the Project Site, or thereafter at any time in the event that EVCS determines that the construction or continued operation of the Equipment is impracticable or uneconomical.

In the case of Site Host, in the event the Commencement Date has not occurred within twelve (12) months following the Agreement Date if power is available and permits are issued within 30 days or eighteen (18) months if permit is not secured within 30 days or if not enough power on site and to twenty four (24) months if the site is serviced by PG&E, provided that Site Host's rights to terminate under this section shall terminate upon the Commencement Date.

6. Ownership of Equipment and Content

EVCS shall retain title to and ownership of the Equipment. All the information, content, services and software displayed on, transmitted through, stored within, or otherwise used



in connection with the use and operation of the Equipment, including, but not limited to data, text, photographs, images, illustrations, video, html, source and object code, software, internet account access, advertising, and the like (collectively, the “Content”) is owned exclusively by EVCS. Once this Agreement is terminated EVCS shall remove equipment at no cost to the Site Host.

7. Installation Activities

EVCS shall, at its sole cost and expense, be responsible for all installation activities (hereafter "Installation Activities") required to support the operation of the Equipment, and services therewith, including the hiring and coordination of all vendors and contractors; the installation of electrical equipment, utility lines, hardware, and software; site preparation, trenching, repaving, and landscaping.

8. Limitations on Use of Project Site

The Project Site and related parking spaces made available to the Project Site may be used for providing publicly-accessible electric vehicle charging. Site Host shall provide EVCS, its employees and contractors with reasonable access to the parking spaces and Equipment and shall otherwise provide to EVCS the same amenities and services Site Host provides to other users of Site Host’s parking facilities.

9. Utility Charges

EVCS shall be responsible for all electricity costs associated with both the operation of the Equipment and the charging of electric vehicles from the Equipment. Site Host shall cooperate with EVCS efforts regarding provision of electricity to the Equipment. Neither Site Host nor EVCS has any responsibility or liability for interruption, curtailment, failure, or defect in the supply of utilities furnished to the Equipment.

10. Vandalism

a). Responsibility for Damages

The Site Host will be responsible for 50% of the cost of repair of any damages caused by intentional vandalism (such as cut cables, graffiti, smashed surfaces and the like) in the first instance. If the site is subjected to external vandalism again, the Site Host and EVCS will equally share the costs repair and of the installation of security measures such as RFID accessible cabinets, security cameras, or other on-site security systems to prevent further occurrences, in an amount agreed to by both parties.

b). Cost of Damage Mitigation

If, after the first instance of vandalism, Site Host and EVCS cannot reach agreement on the amount to pay to repair existing damages and to prevent future damages, the equipment will not be repaired until an agreement to fund improvements can be reached by both parties.

c). Preventative Measures

If the Site Host wishes to implement preventative security measures with



EVCS at the onset of the initial installation, the cost of these agreed-upon security measures will be split 50/50.

11. Allocation of Environmental Benefits

Site Host assigns to EVCS any renewable energy credits, allowances, or other indicators of environmental benefit attributable to the presence of the Equipment for the entirety of the time the originally installed Equipment is installed at the site but for a minimum of ten (10) years. If this Agreement extends under paragraph 5 and subchapter a (5.a.) or renews under paragraph 5 and subchapter b (5.b.), then paragraph 10 shall continue to remain in effect through the updated termination date.

12. Signage

EVCS shall have the right to place project-related signage to denote the location of the Equipment and the services available and may place other signage or advertising at the Property as EVCS reasonably determines to be practicable or appropriate.

13. Publicity

During the term of this Agreement, neither party will use the other party's name, logos, trademarks or service marks in any manner without the other party's prior written approval.

14. Media Content

It is agreed that EVCS shall have sole control over the solicitation, contracting, and distribution of any and all media content relating to the Equipment, including but not limited to, any media content data transmitted to or from the Equipment and displayed using the Equipment. EVCS will use commercially reasonable efforts to avoid distributing media content that actually and directly conflicts with Site Host's media and advertising.

15. Indemnification

- a) EVCS shall defend, indemnify and hold harmless Site Host, and any tenant, guest, customer, patron, or employee of Site Host, from and against any and all liability and expense of any kind, including reasonable attorneys' fees, arising from injuries or damages to persons or property resulting in any way from the negligence or willful misconduct of EVCS, its contractors, agents, or employees. It is a condition of this indemnification provision that EVCS shall receive prompt notice from Site Host of any claim against Site Host for which indemnification from EVCS is claimed.
- b) Site Host agrees to defend, indemnify EVCS, its officers, board, employees, and agents, and hold all of same harmless from and against any and all liability and expense of any kind, including reasonable attorneys' fees, arising from injuries or damages to persons or property resulting in any way from any act or negligence or willful misconduct of Site Host, its contractors, agents or employees. It is a condition of this indemnification provision that Site Host shall receive prompt notice from EVCS of any claim against EVCS.

16. Breach and Opportunity to Cure

If either party breaches this Agreement and fails to cure such breach within thirty (30) days



after receipt of written notice of that breach, then the non-breaching party may terminate this Agreement effective as of the end of such thirty (30) day period. Additionally, either party may terminate this Agreement immediately if the other party (i) ceases to do business in the ordinary course; or (ii) either voluntarily or involuntarily files a bankruptcy petition which is not vacated within thirty (30) days of filing. No such termination will be deemed a waiver of any claim for damages by the non-terminating party.

If the Site Host breaches or wrongfully terminates the Agreement prior to the Termination Date, Site Host will be required to reimburse EVCS for all costs incurred relating to the installation of the Equipment within thirty (30) days of receipt of an invoice from EVCS.

17. Limitation of Liability

NO WARRANTY, CONDITION OR REPRESENTATION, EXPRESSED, IMPLIED, ORAL OR STATUTORY, IS PROVIDED TO THE SITE HOST, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY, CONDITION OR REPRESENTATION: (A) OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, SATISFACTORY QUALITY, OR ARISING FROM A COURSE OF DEALING, USAGE, OR TRADE PRACTICE; (B) THAT THE EQUIPMENT WILL BE FREE FROM INFRINGEMENT OR VIOLATION OF ANY RIGHTS, INCLUDING INTELLECTUAL PROPERTY RIGHTS OF THIRD PARTIES; OR (C) THAT THE OPERATION OF ANY SOFTWARE OR HARDWARE SUPPLIED WILL BE UNINTERRUPTED OR ERROR FREE. THIS DISCLAIMER AND EXCLUSION SHALL APPLY EVEN IF THE EXPRESS WARRANTY HEREIN FAILS OF ITS ESSENTIAL PURPOSE. THE SITE HOST'S SOLE AND EXCLUSIVE REMEDIES HEREUNDER AND THE ONLY LIABILITY OF SITE HOST IS EXPRESSLY LIMITED TO THE TERMS OF THE AGREEMENT. EVCS SHALL NOT BE LIABLE TO THE SITE HOST FOR ANY OTHER SPECIAL, CONSEQUENTIAL, INCIDENTAL, EXEMPLARY OR INDIRECT COSTS OR DAMAGES, INCLUDING WITHOUT LIMITATION, LITIGATION COSTS, LOSS OF DATA, LOSS OF PRODUCTION, AND/OR LOSS OF PROFIT ARISING FROM ANY CAUSE WHATSOEVER, REGARDLESS OF THE FORM OF THE ACTION, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH COSTS OR DAMAGES.

FOR PURPOSES OF THIS PROVISION, EVCS INCLUDES EVCS' DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, AFFILIATES, CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, ANY CLAIMS FOR DAMAGES BY EITHER PARTY ARISING UNDER OR IN CONNECTION WITH THIS AGREEMENT SHALL BE LIMITED TO ACTUAL RECOVERIES UNDER SUCH PARTY'S INSURANCE POLICIES.

18. Disputes

This Agreement is governed by, and must be construed and enforced in accordance with, the laws of California, excluding principles of conflicts of laws. For every dispute
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regarding this Agreement: (ii) each party consents to the jurisdiction of the courts within Solano County, California and agrees that those courts have personal jurisdiction over each party; (iii) venue must be within Solano County, California. No waiver of any provision or breach hereof is a waiver of any other provision or breach. All rights and remedies are cumulative and nonexclusive.

19. Notices

All notices and other communications provided hereunder must be in writing and will be deemed given: (i) on the date of hand-delivery; (ii) on the date when sent by facsimile (with confirmation of transmission); (iii) on the date when sent by email, with confirmation of receipt; (iv) the day after sending by a nationally recognized overnight delivery service (with confirmation of transmission); or (v) 3 days after sending by certified mail (return receipt requested).

For purposes of this Agreement, addresses for notification, unless changed from time to time in writing, shall be:

FOR EVCS:

EV Charging Solutions, Inc.
Attn: Thais Grossi
11800 Clark Street
Arcadia, California 91006
thaisg@evcs.com
323.400.EVCS (3827)

Salesperson: _____

Rebate Program: _____

**SITE HOST:****SECONDARY/EMERGENCY CONTACT:**

Company: _____

Company: _____

Attn: _____

Attn: _____

Add. 1: _____

Add. 1: _____

Add. 2: _____

Add. 2: _____

Email: _____

Email: _____

Phone: _____

Phone: _____

20. Successors and Assigns

The covenants, conditions and agreements contained herein shall bind and inure to the benefit of EVCS and Site Host and their respective successors and assigns. Neither EVCS nor Site Host may assign this Agreement to any third party without prior written consent of Each other.

21. Entire Agreement

This Agreement contains all the agreements between the parties hereto and may not be modified in any manner other than by agreement in writing signed by both the parties hereto and their successors in interest.

IN WITNESS WHEREOF, this Agreement is executed by both parties, to become effective on the date last executed.

EVCS**SITE HOST**

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

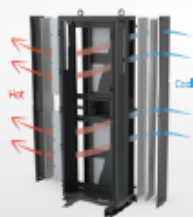
EXHIBIT A - Electric Vehicle Charging Station Equipment Specifications

Samsung or Similar

Specifications

General	Connector	CCS, NACS (will be supported in 2024)
	Communication with EV	IEC 61851 PLC
	Display	12.1" LCD Display, Touch screen
	Support Language	English (Other languages available upon request)
	Push Buttons	1 emergency stop button
	User Authentication	ISO/IEC 14443A / B Mifare RFID reader, Credit card reader, NFC
Electric	Input	3Ø3W (no neutral), 480VAC, 60Hz, 198kVA
	Input THD	< 5%
	DC Output 1	Voltage : 150~1,000VDC (Max) Current : 350A (Max) Max power : 180kW (90kW each for simultaneous charging)
	DC Output 2	Voltage : 150~1,000VDC (Max) Current : 350A (Max) Max power : 180kW (90kW each for simultaneous charging)
	Power Factor	> 0.96 (Full Scale)
	Charging Mode	CC, CV
	Voltage Accuracy	±1.0% (Full Scale)
	Current Accuracy	±1.0% (Full Scale)
	Max. Efficiency	> 94% (at rated voltage, rated current)
	Isolation Impedance	10MΩ@1,000V
Environment	Operating temperature	-22°F ~ 122°F (with derating)
	Humidity	< RH95% (Non-condensing)
Communication	Network Interface	Ethernet, Cellular, WLAN
	Protocol	OCPP1.6J (OCPP 2.0.1 will be supported in 2024)
Safety standard	Protection	Over voltage, Over current, Short-circuit, Over temperature, Earth leakage, Surge protection, Contactor welding
Mechanical	Protection degree	IP54 (NEMA 3R), IK10
	Cooling	Forced air
	Charging Cable Length (Standard)	5.5m (18ft) / Adjustable upon request
	Dimension	41.9(W) x 74.8(H) x 26.1(D) inch
	Weight	1,405lb

Feature highlights



Solve heat generation problem
Air-Flow structure increases cooling efficiency

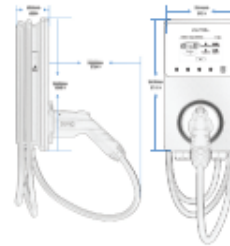


ADA Compliant
Design all operating parts between 15" and 48" to protect the rights of people with disabilities

Autel or Similar

AUTEL MAXICHARGER™ AC WALLBOX COMMERCIAL

LEVEL 2 ELECTRIC VEHICLE CHARGER



SPECIFICATIONS

POWER

INPUT/OUTPUT POWER RATING & CURRENT	12kW (240V AC*50A)
INPUT/OUTPUT VOLTAGE	208V±15%; 240V±15%, 60Hz
NETWORK TYPE	L1/N+PE, L1/L2/PE
INPUT CORD	Hardwired
CONNECTOR TYPE	SAE J1772, 25ft (7.5m)
GROUND FAULT DETECTION PROTECTION	20mA CCID
POWER MEASUREMENT ACCURACY	Overcurrent, Overvoltage, Undervoltage, Integrated Surge Protection Full Scale

OPERATIONAL RATINGS

ENCLOSURE RATING	NEMA 4
OPERATING TEMPERATURE RANGE	-40°F ~+131°F (-40°C ~+55°C)
STORAGE TEMPERATURE RANGE	-40°F ~+185°F (-40°C ~+85 °C)
MOUNTING	Wall Or Floor Using A Pedestal
DIMENSIONS (H*W*D)	336*187*85mm

USER INTERFACE

STATUS INDICATION	LED/APP/Touch Screen (5 Inch LCD, 800*480)
USER INTERFACE	Autel Charge APP; Autel Charge Cloud
CONNECTIVITY	Bluetooth, Wi-Fi, Ethernet, 4G, CAN, RS485
COMMUNICATION PROTOCOLS	OCPP 1.6J (Can Be Upgraded To OCPP 2.0.1 Later)
USER AUTHENTICATION	APP, RFID Card
CARD READER	ISO 15693, ISO 14443, NFC
SOFTWARE UPDATE	OTA

CERTIFICATION & STANDARDS

SAFETY & COMPLIANCE	UL 2231-1, UL 2231-2, UL2594, NEC Article 625, CSA C22.2, UL 916
EMC COMPLIANCE	FCC 15 Class B
CERTIFICATION	Energy Star, OpenADR 2.0b
WARRANTY	36 Months, Warranty Extension Available

DESCRIPTION	PART NO.	MODEL NO.	POWER SUPPLY
MAXICHARGER COMMERCIAL C50	MCC50AHI	MAXI US AC W12-L-4G	HARDWIRED





EXHIBIT B – Project Site Info

Utility/Electric Provider (e.g., PG&E, SCE, LA DWP): _____

Electric Provider Acct. #: _____

Total Estimated Parking Spaces: _____ / Estimated Number of ADA Spaces: _____

Other: _____

Site Name	Address
Benicia - Library	151 E L St Benicia, CA 94510
Benicia - 1st Street Pier	101 1st St, Benicia, CA 94510
Jack London park parking lot	684 Hastings Drive Benicia, Ca 94510.
Community park (multiple parking spots)	798 Hillcrest Ave, Benicia, CA 94510
Francesca Terrace park parking lot	798 Hillcrest Ave, Benicia, CA 94510
9th st park (multiple parking spots)	904 W 9th St, Benicia, CA 94510 70 stalls
Clock tower (multiple parking spots)	1189 Washington St, Benicia, CA 94510
Senior center (multiple parking spot)	187 E L St, Benicia, CA 94510



EXHIBIT C – Credit Card Authorization for Initial Deposit

CARDHOLDER INFORMATION

Name: _____

Billing Street Address: _____

City: _____ State: _____ Postal Code: _____

Email _____

Direct Telephone: _____

I hereby affirm that I am the owner of the below referenced credit card and that **my name** is listed on the front of the credit card. I hereby authorize EV Charging Solutions, Inc. to charge my credit card (listed below) in the amount of \$_____ for payment of the initial Refundable Deposit.

Cardholder Signature X _____ Date: _____

CREDIT CARD INFORMATION

Credit Card Type: ☐ MasterCard ☐ Visa ☐ American Express ☐ Discover Card

Card Number: _____

Expiration Month: _____ Expiration Year: _____ Security Code: _____



EXHIBIT D – Site Host Banking Information (for ACH Payment Purposes)

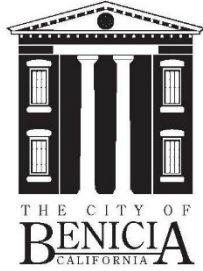
Name on Account: _____

Name of Bank: _____

Bank Routing Number: _____

Account Number: _____

EXHIBIT E – Form Easement Agreement



**AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
CONSENT CALENDAR**

TO : City Manager

FROM : Assistant City Manager

SUBJECT : **2025 HOUSING ELEMENT IMPLEMENTATION**

EXECUTIVE SUMMARY:

This agenda item outlines the City's approach and timeline for implementation of key Housing Element programs in 2025.

RECOMMENDATION:

Accept the report and public comment. No action is requested.

BUDGET INFORMATION:

Costs for implementation have been included in the current and upcoming fiscal year budgets as Professional Services.

BACKGROUND:

The City's Housing Element was certified by the Department of Housing and Community Development (HCD) on April 4, 2024. In order to maintain compliance, the City must diligently implement the programs of the Housing Element and provide an annual report to HCD in April of each year.

The Housing Element's programs specify the actions the City must take to facilitate its housing goals, as well as the timeline for such actions. For 2025, key programs that will be implemented include the following:

Pre-Approved Accessory Dwelling Unit Plans (Program 1.12) – The City will release a Request for Proposals (RFP) for qualified firms by July 2025. Approval of plans will occur following adoption of the California Building Code cycle update later this year and they will be available for use thereafter.

Surplus Land Act (Program 1.16) – The City is currently working to achieve housing development on three city-owned sites (Scout Property, Senior Center, Fire Museum). The RFP period for the Scout Property and Senior Center closed on April 7, 2025 with one proposal received for development of both sites with 100% affordable housing, which is currently under review. The Notice of Availability for the Fire Museum site will

close on May 30. More information about these sites is available at www.ci.benicia.ca.us/housingrfp.

Single Family Residential Density (Program 2.06) – The City is currently developing a strategy to expand upon existing State legislation (SB 9) which allows up to four dwellings on a single-family lot, thus achieving a density of at least 15 dwelling units per acre. A study session will be conducted with the Planning Commission in June/July 2025 followed by development of a local ordinance and associated objective standards.

Reconstruction of Nonconforming Multifamily (Program 4.08) – Staff will propose a zoning amendment that aligns with Government Code Section 65852.25 to allow reconstruction of nonconforming multifamily housing if a hazardous event results in the destruction of such units.

Objective Planning and Design Standards (Program 1.06) – Staff will propose amendments to the Objective Planning and Design Standards for Mixed Use and Multifamily Housing to address feasible densities anticipated in Program 2.05, and to establish objective criteria for scenic views and vistas citywide.

In addition, the City will make zoning amendments for alignment with recent changes to State law and to organize housing-related requirements into a single chapter. The City will also seek Pro-Housing Designation from the California Department of Housing and Community Development (HCD) in Spring/Summer of 2025.

NEXT STEPS:

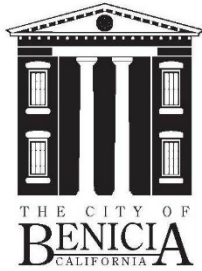
Staff will continue to proceed in diligent implementation of the Housing Element.

ALTERNATIVE ACTIONS:

None.

CEQA Analysis	This agenda item is informational only and does not require any action of the Council and is therefore exempt from the California Environmental Quality Act (CEQA) as it is not a project pursuant to section 15378 of the CEQA Guidelines.
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For more information contact: Suzanne Thorsen, Assistant City Manager
Phone: 707-746-4280
E-mail: sthorsen@ci.benicia.ca.us



AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
BUSINESS ITEM

TO : City Manager

FROM : Finance Director

SUBJECT : **FY 2025/26 AND FY 2026/27 BUDGET STUDY SESSION - STAFFING, GENERAL FUND DEPARTMENT HIGHLIGHTS, AND ECONOMIC DEVELOPMENT CHANGES**

EXECUTIVE SUMMARY:

This Budget Study Session is intended to review and analyze aspects of the budget as it is being developed, allowing for public input and Council feedback prior to the proposed and adopted budget. This staff report reviews the full-time employee (FTE) reductions to the proposed two-year budget, General Fund department highlights, and the proposed changes to Economic Development programming in response to the Budget Subcommittee's feedback.

RECOMMENDATION:

Receive the presentation and provide feedback to staff regarding the FY 2025/26 (FY26) and FY 2026/27 (FY27) staffing reduction, department highlights, and proposed programming in the Economic Development Department.

BUDGET INFORMATION:

There are no direct costs associated with the preparation of the budget study session materials. The staff time expenses are included in the adopted FY 2024/25 budget.

The Budget Development Policy adopted by Council included reducing the FTE count to 218 (Attachment 1). The proposed budget meets Council's direction: Across all funds, the proposed FTE count is 217.75. Of this amount, the total FTE in the General Fund is 165.55. Staff is bringing forth a balanced General Fund budget for both FY26 and FY27. In FY26, both revenues and expenditures are budgeted at \$65.9 million. In FY 27, both revenues and expenditures are budgeted at \$67.5 million.

Table 1

General Fund	FY26 Proposed	FY27 Proposed
Revenues	65,859,686	67,549,825
Expenses	65,859,686	67,549,825
Surplus/(Deficit)	\$0	\$0

The passage of Measures A and B provide a stabilizing effect and allow the City to make significant contributions to critical projects and liabilities, and the strategies outlined in the Budget Development Policy adopted by Council on January 7, 2025, were leveraged in adopting a more structurally balanced budget.

The changes to the Economic Development Department include a reduction of Professional Services by \$150,000 and the addition of a Business Grant Program.

The FY26 and FY27 budgets do not address Valero's recent announcement to idle, restructure, or cease operations by April 2026. The announcement creates revenue uncertainty for the City and a comprehensive economic analysis is being compiled. Preliminary analysis suggests that at least 10% of the General Fund revenue would be in jeopardy. Staff will return to Council to amend the FY26 and FY27 budgets, if necessary, when additional information is known and there is more certainty on the future of Valero operations.

BACKGROUND:

The Budget Development Process included a series of activities and deadlines that was formally kicked off after the approval of the Budget Development Policy. Staff held a city-wide meeting on January 15, 2025 to educate internal stakeholders about the components of the budget development policy and the schedule of internal activities that required their participation and compliance.

Consistent with the prior budget cycle, the budget was developed in OpenGov's Budgeting and Planning module, an online, cloud-based software. The continuation of this tool facilitates increased transparency and successful budget management.

On January 7, 2025, Mayor Young appointed two members of Council to the Budget Subcommittee: Vice Mayor Macenski and Councilmember Largaespada. The Budget Subcommittee attended meetings between Finance staff, the City Manager, and department staff to review their budget proposals and held other supplemental meetings with Finance staff and the City Manager. The budget being previewed with this item is reflective of those meetings. The proposed changes to Economic Development are in response to the Budget Subcommittee's feedback and are included in the budget.

NEXT STEPS:

Staff will incorporate Council direction in the proposed budget scheduled for Council presentation on June 3, 2025.

ALTERNATIVE ACTIONS:

N/A.

CEQA Analysis	This action is Categorical Exempt per CEQA Section 21080(b)(9);15300 which applies to any project that has been determined not to have significant effect on the environment and exempt from this division.
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ATTACHMENT:

1. Resolution - 25-21 and Budget Development Policy

For more information contact: Jeff Tschudi, Finance Director
Phone: (707) 746-4222
E-mail: jtschudi@ci.benicia.ca.us

RESOLUTION NO. 25-21**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BENICIA APPROVING
THE BUDGET DEVELOPMENT POLICY FOR FISCAL YEAR 2025/26 (FY26) AND
FISCAL YEAR 2026/27 (FY27)**

WHEREAS, the City of Benicia is on a two-year budget cycle; and

WHEREAS, the City Council adopted the Budget Development Policy (BDP) on December 20, 2022, for development of the Fiscal Year 2023/24 (FY23) and Fiscal Year 2024/25 budgets (FY24); and

WHEREAS, the budget development process for FY26 and FY27 will continue the development of creating an institutional process for budgeting and budget policy to improve the financial stability and transparency for the City; and

WHEREAS, the Budget Development Policy is meant to be a living document that is reviewed, changed, and approved each budget cycle by Council; and

WHEREAS, staff is requesting that Council review and approve the Budget Development Policy for FY26 and FY27, putting the City in a place to meet current service demands while maintaining a future vision of the City's fiscal needs; and

WHEREAS, council provided direction to reduce full time equivalent (FTE) authorized positions to 218 for FY26 and FY27.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Benicia does hereby approve the recommended Budget Development Policy for FY26 and FY27.

On motion of Council Member **Birdseye**, seconded by Council Member **Young**, the above Resolution was adopted by the City Council of the City of Benicia at a regular meeting of said Council held on the 7th day of January 2025 by the following vote:

Ayes: **Council Members Birdseye, Largaespada, Macenski, Scott, and Mayor Young**

Noes: **None**

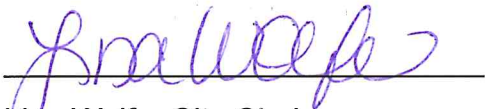
Absent: **None**

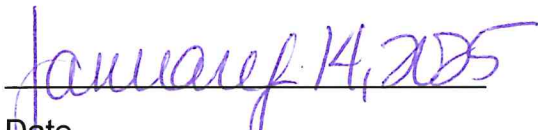
Abstain: **None**



Steve Young, Mayor

Attest:



Lisa Wolfe, City Clerk

Date

Budget Development Policy

Objective

The City of Benicia values financial stability and fiscal prudence, with intended results of stability in the services we provide and the people we employ. A strong budget development policy, reviewed and updated biennially by the City Council, is a key factor in this stability.

Introduction

The Budget Development Policy is intended to be used in conjunction with the City's Strategic Plan, annual 5-Year Forecasts, Reserve Fund Policy, and Budget Control Policy to guide the development of the biennial budget, budget adjustments, and amendments occurring throughout the fiscal year, at mid-year, and mid-cycle. The Budget Development Policy is established to provide guidance for more than one budget cycle and is required to be reviewed and updated biennially to allow the City to respond to changing financial and organizational conditions.

Policy Goals

Implement Strategic Priorities: Ensure that the recommended budget provides sufficient resources to meet the objectives of the City's strategic priorities, including maintenance of current city assets and infrastructure, while maintaining long term financial sustainability.

Pursue Operational Efficiencies: Combine, reorganize, or eliminate programs/processes to respond to changing needs or priorities. Identify lower priority programs that can be reduced or eliminated to free up resources to fund higher priority programs determined by the City Council. Carefully review and justify all expenditure line items to identify possible cost reductions.

Pursue New Revenues: Pursue new revenues and ensure fees charged for services are recovering all costs incurred to provide those services (unless otherwise directed by Council). To the extent possible, any new revenues from programs receiving General Fund support shall be used to offset the cost of existing staff and programs, rather than funding new staff or programs

Manage Size of Employee Workforce: Requests for new position(s) will be considered only if the new position(s) are:

- required as the result of a program mandate; OR
- 100% funded by a new long-term revenue source; OR
- Directly related to a City Council priority

Maximize the City Council's Discretion: Wherever legally possible, revenues should be treated as discretionary resources rather than as dedicated to a particular program or service, providing the City Council as much flexibility as possible in allocating resources to local priorities.

FY 2025/26 and FY2026/27 Budgets

The following policy statements apply to General Fund and Non-General Fund expenses and General Fund contributions to non-General Fund Departments/Divisions.

Service Level and Program Offering

Maintain existing service levels for General Fund Departments: Departments receiving General Fund support shall prepare a budget that maintains existing service levels.

New or Enhanced Discretionary Programs: Departments shall not propose new or enhanced programs unless those programs are fully funded (including overhead costs) or if the program is required to fulfill a legal mandate, or to protect needed public health or safety. Departments shall not propose new or enhanced programs using one time revenue that may create an ongoing net city cost, unless approved by the City Manager during the budget development process to address a specific council priority or public health and safety need. Requests must support the City Council priorities and will be evaluated by the City Manager's Office to determine if the increase is financially viable and sustainable.

Funding can be accomplished by:

- 1) a grant or other dedicated revenue source in FY26 or FY27 and future years
- 2) being included in the planning and implementation of a major capital project
- 3) reallocating resources from a lower priority program to a higher priority program in accordance with the following criteria:
 - The request is justified in terms of workload, service demand (include an analysis of the service level impact), and the efficient use of other resources in the relevant department.
 - The investment is needed to address a significant City liability; or the need shall be sufficiently critical to justify the request.

Personnel

Position Changes: As of Fiscal Year (FY) 2024/25, there are 222.75 authorized Full-Time Equivalent (FTE) positions. ~~The budgeted FTE for FY 2025/26 (FY26) and FY 2026/27 (FY27) will not include any reductions or additions.~~ No limited term positions are currently authorized and no limited term positions will be budgeted in FY26 or FY27. Position change requests resulting in net-zero changes in FTE count may be considered by the City Manager. Exceptions may be recommended to the City Council by the City Manager based on the City's priorities, needs, or mandates. As program needs change, Departments should review their current vacant positions and/or frozen vacancies for potential position changes. ~~, with a goal to reduce authorized FTE to 218 by June 30, 2026.~~ All position changes shall be reviewed by the City Manager, Finance Director, and Human Resources Manager.

~~Council provided direction on January 7, 2025 that the FY26 and FY27 budget should be adopted with an authorized FTE of 218 positions.~~

Vacancy Factor: A vacancy factor using historic vacancy rates in the most recent 3-5 prior years will be calculated to reduce the overall personnel budget. For the General Fund, this reduction will be included

in the non-departmental budget. Other funds that budget FTEs that share costs with the General Fund will have a vacancy factor reflected in the same ORG in which that FTE is budgeted.

Fund Management and General Fund Contributions to Other Funds

Budget Detail: Account level itemizations will be required in the budget development software for all services, equipment, and Capital Improvement Program related objects. Itemizations should identify the contract, service, or program the budget is intended for.

Chart of Accounts: Consolidate account segments where feasible to simplify budgeting and accounting processes. ORGs with no fiscal activity in prior years or limited function should be combined with ORGs that have an operational function. Account level objects should be used consistently across all departments and funds.

Community Grants: To ensure the core operating service level to the community in the areas of Arts and Culture and Community Services (formerly known as Human Services), the community grant program will be budgeted at \$275,000 per fiscal year. Arts and Culture grants will be budgeted at \$100,000 with a maximum grant award per recipient of \$30,000. Community Services grants will be budgeted at \$175,000 with a maximum grant award per recipient of \$50,000. The Arts and Culture Commission and Community Services Commission will recommend grant awards based on a competitive solicitation process.

Internal Service Funds (ISF): Combine the Equipment Replacement and Vehicle Replacement Internal Service Funds. Resume General Fund contributions to the combined Equipment/Vehicle Replacement Internal Service Fund to plan for future expenditures to replace vehicles and related equipment. Restore General Fund contributions to the Worker's Compensation Internal Service Fund, with contributions tied to actuarial report funding recommendations.

Measure A: Revenue from Measure A, generated by an increase in the transient occupancy tax, shall be represented in within the General Fund and not have a separate fund to collect or reserve funding. The revenue shall be used for general governmental purposes, consistent with the ballot measure.

Measure B and Measure C: Revenue from Measure B and C, generated by local sales taxes, shall be represented within the General Fund and not have a separate fund to collect or reserve funding. Measure B and Measure C revenues will be reflected in the General Fund with separate object codes and expended for general government purposes, consistent with the ballot measure. Council has the ability, as with all discretionary funding, to use its total resources in a manner consistent with its priorities and goals.

Measure L: Measure L revenue shall be budgeted in the Library operating budget to provide a clear annual awareness of General Fund support to this function. It shall not have a specific fund to collect or reserve Measure L revenue as this funding is 100% utilized each fiscal year.

Measure F: Revenue from Measure F, a specific-purpose local sales tax to fund critical road infrastructure improvements, shall be represented in a separate fund to collect and reserve funding. Revenue generated from Measure F shall be used exclusively for the specific purposes stated in the Measure: repairing, maintaining, and improving Benicia's streets, roads, potholes, and related sidewalks and storm drains.

New Grants: Administrative Policy 36 should be followed for all grant applications. Budget requests based on new grant funding shall not be included in the Recommended Budget unless the City has received official notification of Grant Award.

Operating Contingency: Create an operating contingency within the General Fund budget to be used for unforeseen operational needs and emergencies. The target amount of the operating contingency is \$250,000 to \$500,000. This budget can only be used if approved by the Finance Director and City Manager and in accordance with the Budget Control Policy. Use of contingency budget does not need Council approval and is not intended to be used by Council for discretionary projects.

Capital Assets and Vehicles

Capital Improvement Program (CIP): As fiscal resources allow, General Fund contributions for CIP projects will consist of:

- Minimum of \$500,000 for Roads Projects in FY26 and FY27
- \$500,000 to \$1,000,000 to the Marina Breakwater project in FY26 and FY27
- \$500,000 to \$1,000,000 to the Marine Debris Removal project in FY26 and FY27
- \$500,000 to \$1,000,000 in FY26 and FY27 for other projects as prioritized in the CIP

Vehicle Purchases: Replacements and additions to the vehicle fleet should conform with the vehicle replacement policy.

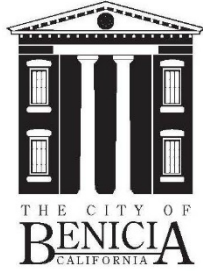
Pension

Pre-Payment of PERS Costs: Pre-pay the City's annual Unfunded Actuarial Liability (UAL) for the Public Employee Retirement System (PERS) miscellaneous employees and safety employees plans, thereby avoiding the costs of interest accrued through the year.

Section 115 Trust for Pension: Allocate a minimum of \$500,000 from the General Fund to the 115 Trust for Pension in each fiscal year. Annual contributions to the 115 Trust shall not be limited to the annual minimum budgeted amount and discretionary contributions, including the use of the reserve Pension Designation, are encouraged. The Internal Revenue Code Section 115 Trust, which is administered by the Public Agency Retirement Services (PARS), can only be used to fund future pension obligations. Funds deposited into the trust are irrevocable.

Reserve

Reserve Policy: As fiscal resources allow, maintain the Reserve Fund Policy goal of 20% of General Fund expenditures assigned to the Designation for Fiscal Uncertainty. No assignment or commitments outside of the reserve policy shall be created with the proposed budget or throughout the budgeted years.



AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
BUSINESS ITEM

TO : City Council

FROM : City Manager

SUBJECT : **APPOINTMENT OF CITY COUNCIL MEMBERS TO AD HOC “ACT” TASK FORCE GROUPS IN RESPONSE TO POTENTIAL BENICIA VALERO REFINERY CLOSURE**

EXECUTIVE SUMMARY:

With the recent news by the Valero Energy Company to potentially cease operation at the Valero Benicia Refinery in April 2026, the City believes it is worthwhile for the City Council to spearhead task force groups to work with various stakeholders to understand potential economic impacts, develop strategies to mitigate those impacts and plan for the future. To that end, Mayor Young is proposing four (4) separate City Council Task Force Groups to understand the impacts of any closure will have on the community.

RECOMMENDATION:

Move to adopt by motion the nomination of the respective members of the City Council to the proposed Ad Hoc Task Force Groups.

BUDGET INFORMATION:

Staff does not anticipate any direct impact on the City’s budget due to the action of creating the proposed Task Force Groups.

BACKGROUND:

To help facilitate engagement and information with impacted stakeholder groups, advocate for the protection of Benicia’s economy and imagine the possible transition of redeveloping 930 acres of the Valero Benicia Refinery, Mayor Young is proposing four (4) ad hoc City Council “ACT” Task Force Groups: Advocacy, Collaboration & Transition.

These proposed groups will be ad hoc in nature and not subject to the Brown Act or Open Government Ordinance. The respective member(s) of Council may solicit feedback and participation from stakeholders as they deem helpful to gather information germane to their purpose, including business owners, employees, labor leaders, community members and governmental and non-governmental organizations. The second City Council meeting of each month will serve as an opportunity for the members of Council to report on the progress of each ad hoc group.

Task Force 1: ADVOCATE for Benicia's Economy: - Mayor Young

It is proposed that Mayor Young will serve as a point of contact and lead efforts to work with State Officials such as the Governor's Office of Economic Development, The California Energy Commission, elected leaders, labor and business representatives to advocate on behalf of Benicia relating to the potential shutdown of the refinery. The purpose is to gather information and reports on the economic value of the refining operations to Benicia's economy, county employment, the States economy as well as the importance the Benicia refinery is to Travis Air Force Base.

Task Force 2: COLLABORATE with Community: Non-Profit Organizations, Sports Groups, Benicia Unified School District, Restaurants & Hotels - Council Member Largaespada

The focus of this Task Force is to coordinate between the various community groups that receive contributions and support from Valero. Understand the economic impact to these groups and facilitate collaboration between groups to maximize resources where possible and generate plans on how to proceed with either less funding or new means of revenue. Similarly, with sports groups, the intent is to quantify the financial contribution made to sports groups and how reduced support from Valero could impact users. Additionally, this Task Force will coordinate with Benicia Unified School District to analyze the impact on property tax revenue to the District and any other direct revenue loss from Valero's cessation of operations. Finally, this Task Force will seek to quantify the economic impact on hotels and restaurants with Valero's exit.

The work of Councilmember Largaespada is to coordinate information, facilitate cooperation of resources between groups where feasible, and develop a plan of action on how to overcome the loss of revenue with Valero's departure.

Task Force 3: COLLABORATE with Benicia Industrial Park (BIP): Existing industrial park businesses, Rose Estates and Port of Benicia - Council Member Birdseye

This Task Force is designed to work with impacted BIP businesses; understanding the impact on jobs, lost revenue and impacts on the stream of commerce. Additionally, this Task Force shall coordinate the plans and actions of Rose Estates, the Priority Production Area plan of the Port with redevelopment efforts of the 930 acres of Valero's property with any interested developers. There may be an opportunity to synchronize development activity and/or work to incentivize new business development into the BIP including offshore wind manufacturing.

Task Force 4: TRANSITION Prepare for Transition and Redevelopment of Valero's 930 acres: Valero & Signature Development Group - Vice Mayor Macenski & Council Member Scott

This Task Force is to collaborate with Valero and Signature Development Group to imagine the possible reuse opportunities for the 930 acres of Valero's property. This Task Force would help to facilitate stakeholder involvement to solicit public feedback and visioning. Identify the types of uses, be it residential commercial or industrial and

those uses can be best incorporated into Benicia. Identify reports and information that would be helpful to forecast highest and best use for Benicia's economic viability and environmental sustainability.

NEXT STEPS:

If approved, the various Task Force groups can meet at their convenience with stakeholders of their choosing to help facilitate their mission.

ALTERNATIVE ACTIONS:

None.

CEQA Analysis	The requested action is exempt from CEQA because it will not result in a direct or indirect physical change in the environment and therefore it is not a project as defined in CEQA Guidelines Section 15378.
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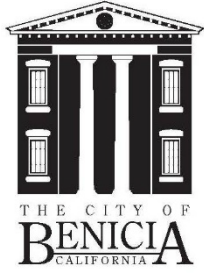
ATTACHMENT:

None.

For more information contact: Mario Giuliani, City Manager

Phone: 707-746- 4289

E-mail: mgiuliani@ci.benicia.ca.us



AGENDA ITEM
CITY COUNCIL MEETING DATE – MAY 20, 2025
COUNCIL MEMBER COMMITTEE REPORT

TO : City Council

FROM: City Manager

SUBJECT : **COUNCIL MEMBER COMMITTEE REPORTS**

The outside agency committees on which City of Benicia Council Members serve, are listed below. Please click on the links to view current and past agendas and minutes for all Council Member Committee Reports.

Association of Bay Area Governments (ABAG)

<https://abag.ca.gov/meetings>

Community Action Partnership Solano Joint Powers Authority (CAP Solano JPA)

<http://www.capsolanojpa.org/agendas---minutes.html>

Green Empowerment Zone Board of Directors

<https://www.contracosta.ca.gov/9963/Governing-Board-of-the-Green-Empowerment>

Marin Clean Energy (MCE)

<https://www.mcecleanenergy.org/meeting-archive/>

Solano County Water Agency (SCWA)

<https://www.scwa2.com/governance/board-meetings-agendas-minutes/>

SolTrans Joint Powers Authority

<https://soltrans.org/resources/meetings/>

Solano Transportation Authority (STA)

<https://sta.ca.gov/meetings-agendas/>

Valero Citizens Advisory Committee (CAP)

<https://www.beniciacap.com/>