

STATE OF THE CITY

ANNUAL REPORT TO OUR COMMUNITY
FEBRUARY 2023



CITY OF AMERICAN CANYON



2022 was an incredible year for the City of American Canyon, as we celebrated the City's 30th anniversary and reflected on its history, accomplishments, and values. Over the past three decades, the City has grown to a population of nearly 22,000 residents and witnessed a number of key milestones—and we are just getting started.

We are proud to have rolled out new initiatives and further developed existing projects and programs in 2022. From introducing new technological improvements to upgrading key infrastructure, we experienced tremendous growth in numerous areas. These developments bolster the City's reputation as an engaged, innovative community.

Providing our residents with relevant, easy-to-use resources remains top of mind for the City. In 2022, we introduced CivicRec—the Parks and Recreation Department's registration platform—which allows residents to manage activity classes for the entire family all on one account. In partnership with AquaTrax, we also introduced an enhanced version of "My Water Portal" to improve the customer experience and simplify the process of tracking water consumption. Implementation of these new tools helps American Canyon remain forward-thinking, all while protecting the environment and improving overall quality of life.

Our efforts over the past decade in conserving water are paying off. Compared to 2013, American Canyon has grown by approximately 3,000 residents and hundreds of thousands of industrial square footage. Yet the amount of water we obtain from the State Water Project has been reduced by 32.5% (from 3,672 acre-feet to 2,477 acre-feet—equivalent to 389,391,945 gallons of water). This success is a combination of our community's response to the call to conserve water, the Residential Recycled Water Program, conversions of the majority of city landscapes to recycled water, consistent monitoring and efficient repairs of leaks, and the improvements in our technology to provide for real-time tracking for our consumers and our staff.

As a City, we want to ensure we are doing everything we can to meet current and future needs. In early 2022, we invited all residents to take part in a National Community Survey™—a comprehensive quality of life survey. Nearly 70 percent of respondents gave positive evaluations of the overall quality of services provided by the City, and 83 percent indicated that they view American Canyon as a good or excellent place to live. In addition, we kicked off our update to our General Plan's Housing Element so we can continue to prioritize housing for all residents, tailored to the City's unique demographics. We believe community feedback is at the heart of City improvements, so we are thankful for all who participated in these initiatives.



2022 also brought many enhancements for City parks, roads, and trails. We commemorated the completion of Devlin Road and Vine Trail Extension, which now connects the Green Island Road Industrial Area to the Napa County Airport Industrial Area and helps improve traffic circulation. To advance traffic calming efforts and promote public safety, the City developed a Local Roadway Safety Plan (LRSP), which coincides with the City's We ♥ Safe Streets Traffic Calming Program.

It's clear that our City exudes resilience, strength, and an outstanding appreciation for one another. During the holiday season, I was heartened to see the community's holiday spirit shining through the wind and rain at the Magic of the Season event. While other communities canceled their festivities due to inclement weather, our residents persevered with glee. We are grateful for the City staff, volunteers, and sponsors who continue to offer these special opportunities for residents.

As we turn the page on our 30th anniversary, American Canyon's future remains brighter than ever, and I feel a deep sense of gratitude. While the City organization itself plays a central role, it is not the only source of hard work or good ideas. Our American Canyon community—embodied through a broad network of groups and volunteers—is the fabric of it all. I am grateful for everyone's contributions and excited to see what the future holds.

A new year means more opportunities to engage as a community, and we look forward to spending time with you at the events that make American Canyon so special. With much progress made these past three decades, I am confident that the next 30 years will be just as memorable and fruitful as the last. We thank you, our community, for partnering with us to ensure our City remains the best place to live, work, and play.

— Jason B. Holley, City Manager



Mayor
Leon Garcia



Vice Mayor
Pierre Washington



Councilmember
Mark Joseph



Councilmember
David Oro



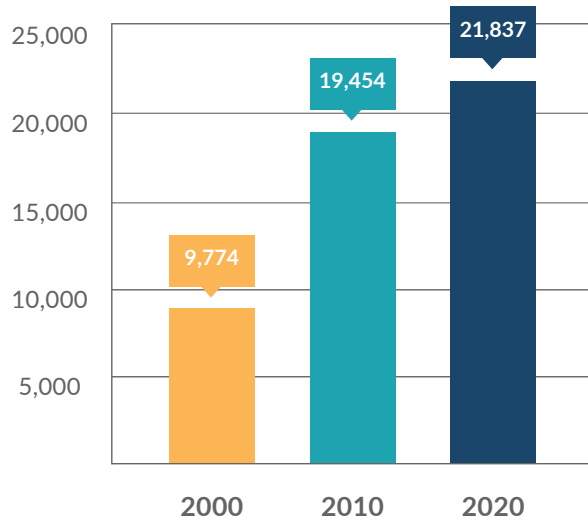
Councilmember
Mariam Aboudamous



City Manager
Jason B. Holley

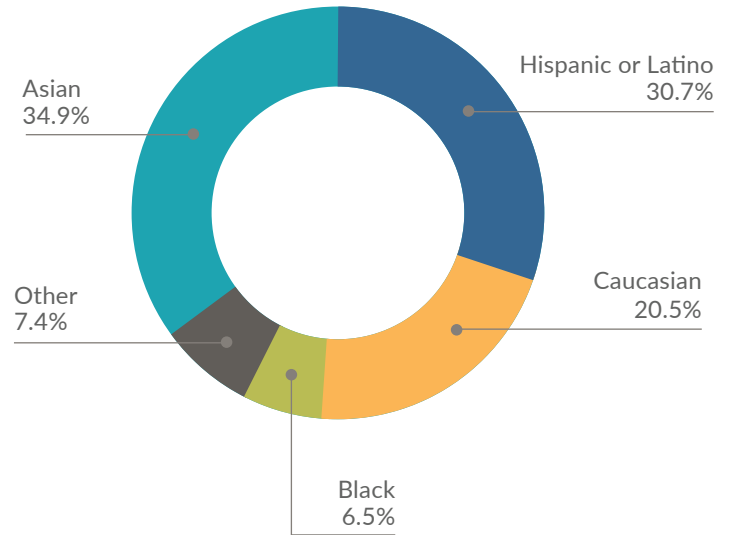
POPULATION AT A GLANCE

GROWTH BY THE DECADE



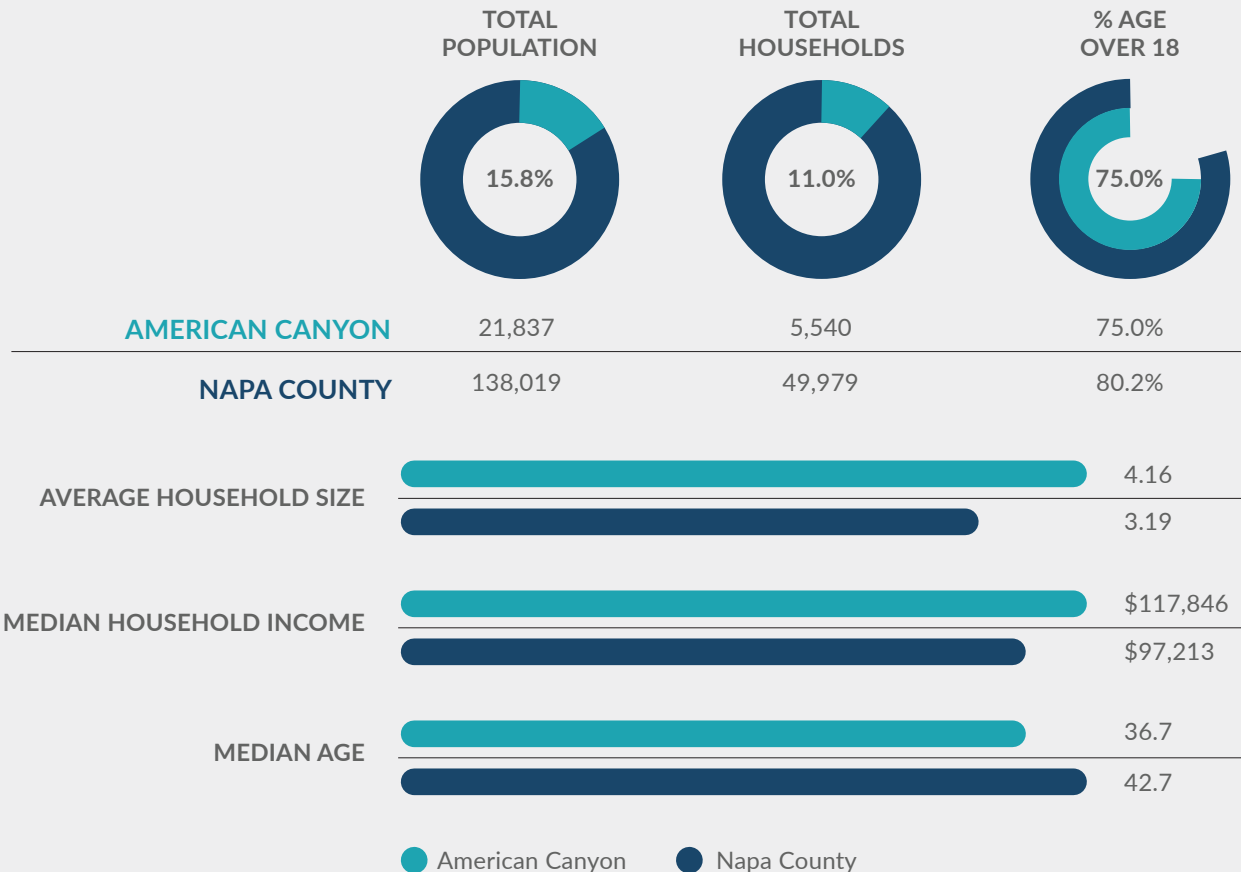
ETHNICITY BREAKDOWN

Source: 2020 Decennial Census—P.L. 94-171 Redistricting Data Summary Files



COMPARISON OF AMERICAN CANYON TO NAPA COUNTY

Data Source: 2021 American Community Survey 5-year Estimates

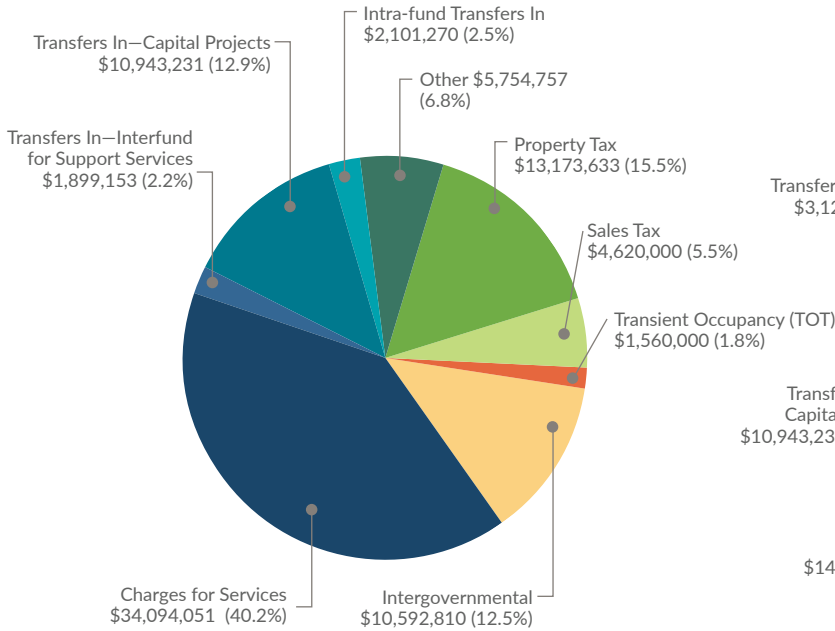


FISCAL YEAR 2022-23 SNAPSHOT

The full Fiscal Year 2022-23 Budget with fund descriptions is available at CityofAmericanCanyon.org/Budget

WHERE DOLLARS COME FROM

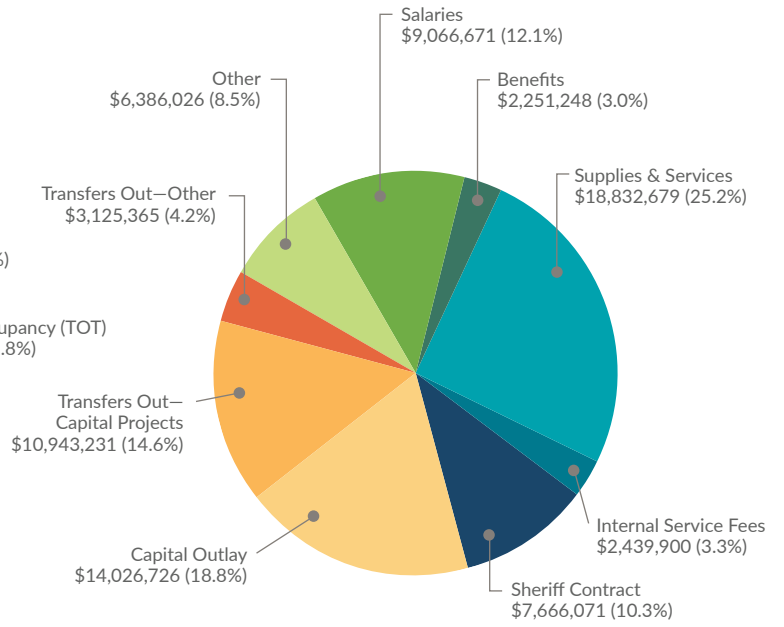
REVENUES AT A GLANCE¹: \$84,738,905



¹“Other” includes Licenses & Permits, Fines, Forfeitures & Penalties, Franchise Fees, Transfers In—Other, Transfers In—Gas Tax, Investment Earnings (Interest & Rents), Other Taxes, and Miscellaneous.

WHERE DOLLARS ARE SPENT

EXPENDITURES AT A GLANCE²: \$74,737,917



²“Other” includes Utilities, Debt Service, Retiree Medical, Retirement (CalPERS), Intra-fund Transfers Out, Transfers Out—Debt Service, and Miscellaneous.

STAFFING OVERVIEW BY DEPARTMENT



● Maintenance + Utilities	34
● Police Department	28
● Parks + Recreation	9
● Finance	7
● Administration	13
● Public Works	12
● Community Development	5
● Internal Services	3
● Other/Non-departmental	1

TOTAL STAFFING 112
Full Time Equivalent (FTE)

WORKING TOGETHER TO KEEP US SAFE

AMERICAN CANYON FIRE PROTECTION DISTRICT

The American Canyon Fire Protection District was founded in 1957. When the City of American Canyon incorporated in 1992, the District was maintained as a subsidiary special district to the City. The size of the District’s response area is approximately 8 square miles. In early 2023, the District will publish their 2022 Annual Report, which will provide details regarding their activity throughout the past year.

Visit AmCanFire.com to view the report.



Fire District Incidents	2022	2021	2020
Fires	80	80	71
Rescues & Emergency Services	1,192	1,084	907
Vehicle Accidents	112	108	95
Hazardous Conditions	47	33	28
Service Calls	153	132	38
Good Intent Calls	69	70	46
False Alarms & False Calls	110	131	82
Canceled En-route	205	230	213
Total Calls For Service	1,968		

Traffic & General Reporting	2022	2021	2020
Calls for Service	16,702	15,903	16,972
Reports	1,814	1,671	1,747
Arrests	517	482	522
Misdemeanor Citations	344	242	259
Animal Service Calls	584	483	406
Citations Issued—Highway 29	360	184	261
Citations Issues—Local Roads	806	344	249
Collisions—Highway 29	63	70	64
Collisions—Local Roads	107	89	72
Stop Sign Violations	258	109	139
DUI Arrests	63	74	83
Driving with Cell Phone in Hand	136	60	71
School Bus Stop Violations	167	86	15
Parking Citations	349	414	218
Disabled Parking Citations	79	94	32
Car Seat Installations	15	7	16

Crimes Reported	2022	2021	2020
Homicide	0	0	1
Rape	7	3	4
Robbery	16	10	16
Assault	147	136	142
Burglary	29	37	60
Larceny / Theft	290	280	281
Stolen Vehicles	70	57	45

AMERICAN CANYON POLICE DEPARTMENT

The City of American Canyon contracts with Napa County Sheriff’s Office to provide law enforcement services for the city. Our Police Department and community continue to share an outstanding partnership, which greatly contributes to protecting the quality of life we enjoy. In early 2023, the Police Chief will present the 2022 Annual Report. The extensive report will include a review of the detailed activity, trends, and information regarding the services provided throughout the year. The report will be available at CityofAmericanCanyon.org/Police.





MANAGING OUR MOST PRECIOUS RESOURCE: *water*

FROM SOURCE TO TAP

The City of American Canyon purchases nearly all our water from the State Water Project. The State Water Project is designed, constructed, operated, and maintained by the California Department of Water Resources and supplies water for 25 million Californians. Learn more in our “From Source to Tap” video at CityofAmericanCanyon.org/SaveWater.

WATER SUSTAINABILITY

As California continues to face statewide water management challenges, the City of American Canyon is doing its part to address the need for a sustainable water supply. In 2017, we began partnering with the Sites Reservoir Project—an environmentally beneficial, off-river reservoir that will capture excess water from significant storms and save it for drier periods. Visit SitesProject.org for updates and more information.

CONTINUING DROUGHT CONDITIONS

California experienced three consecutive dry years in 2020, 2021, and 2022, and drought conditions continue to persist statewide. The City of American Canyon continued the Stage 2 Drought Emergency enacted in July 2021 throughout 2022. In June 2022, the Governor directed an Emergency Regulation prohibiting the irrigation of “non-functional turf” with potable (treated) or raw (untreated) water on commercial, industrial, and institutional properties.

RECYCLED WATER: USING THE RIGHT WATER IN THE RIGHT PLACE

Recycled water is wastewater processed through primary, secondary, and tertiary treatment and disinfection, meeting strict standards of the California Department of Public Health. It can be used on trees, gardens, vegetables, and lawns. In 2022, more than 500 American Canyon residents participated in the residential recycling program, saving 7.1 AF of potable water. In 2023, the City intends to increase the convenience of accessing recycled water by exploring the possibility of new key-card access fill stations.

The City is also expanding its recycled water system. In late 2022, the construction of new recycled water mains and the conversion of existing services from the domestic water system to the recycled water system kicked off. Locations include Benton Way & Community Park II, Spikerush Circle & Community Park I, Lombard Road, and Hess Drive and Devlin Road-South Kelly Road to Tower Road and Tower Road (within the American Canyon water service boundary). The estimated completion for this project is in mid-2023. Funding for the project is provided by the City of American Canyon’s Zero Water Footprint Program, a grant from North Bay Water Reuse Authority, and Napa County ARPA funds. Once the expansion project work is completed, the existing pavement on Benton Way will receive a grind and overlay, ADA ramp upgrades, striping, and pavement markings, all funded through Measure T. Enhanced crosswalk improvements are also planned for Benton Way through ARPA funding.

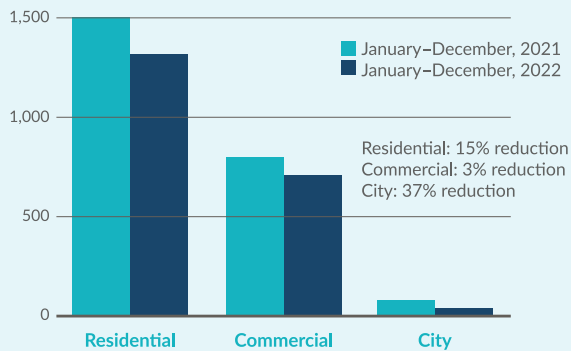
Learn more about recycled water in American Canyon at CityofAmericanCanyon.org/RecycledWater.

CONSERVING WATER



The City worked hard throughout 2022, repairing more than 40 leaks and saving approximately 14.6 acre-feet (AF) of potable water. As our community continues to champion water conservation, we have seen additional progress. Between 2021 and 2022, there was a 11% reduction in overall water. See the figure below for more information on year-to-date water use and reductions by class. If you are looking for more ways to save water, the best thing you can do is limit irrigation and repair leaks in your home. Sign up for “My Water Portal” and learn more about water-saving resources—including American Canyon’s ‘Cash for Grass’ and the toilet replacement rebates—at CityofAmericanCanyon.org/SaveWater.

OVERALL WATER USE: YEAR-TO-DATE CHART DATA FOR 2022



IMPROVED SERVICE

In 2022, the City of American Canyon partnered with AquaTrax to upgrade its Customer Portal—“My Water Portal”—which uses Advanced Metering Infrastructure to empower customers to see their real-time water use. All customers who use Online BillPay can now access “My Water Portal” from their account. Account holders who do not use the Online BillPay service may sign up at CityofAmericanCanyon.org/SaveWater by using their most recent bill information.

A Citizen Utility Rate Advisory Committee will convene early in 2023 to understand our City’s utility needs and service costs. The Committee will provide input on future water, sewer, and recycled water rates. These recommendations will come to the City Council for consideration in mid-to-late 2023.



CONSERVATION PROGRESS



9,214 SQUARE FEET
OF TURF REPLACED



32 TOILETS
REPLACED WITH
HIGH EFFICIENCY
TOILETS

STREET & TRANSPORTATION IMPROVEMENTS



WE ♥ SAFE STREETS— TRAFFIC CALMING PROGRAM

Traffic calming and safety are a high priority for all of us, and creating a culture of safety in our community is paramount. The City of American Canyon takes a data-driven approach to focus infrastructure design, public education, and enforcement efforts around the goal of zero traffic fatalities or severe injuries. The Traffic Calming Program provides a framework for the community to submit concerns for evaluation, classifies the appropriate traffic calming measures to incorporate on streets and roadways, and affords criteria to assess the magnitude of the need and probable effectiveness of an installation. As a community, everyone contributes to ensuring American Canyon remains the best place to live, work, and play safely. Residents and commuters are encouraged to take the We ♥ Safe Streets Pledge and promote it to their families and neighbors.

The City's Traffic Calming Program objectives for local residential streets include the following:

- Reducing vehicular speeds.
- Reducing cut-through traffic.
- Promoting conditions that encourage bicycle and pedestrian travel.
- Enhancing the neighborhood environment.

In 2022, several projects were accomplished to meet these objectives, including:

- Crosswalk ramp improvements on Folland Drive, Corsicana Drive, Brophy Street, Kemp Lane, Kemp Way, Sheffield Way, and Folland Drive (funded by Measure T) as well as Gold Valley Way at Tapestry Lane (funded by SB1).
- Enhanced pedestrian intersection on Donaldson Way at Shenandoah Drive and on Silver Oak Trail at White Oak Drive, provided through ARPA Funding.
- 8,600 feet of new Class II Bike Lanes on Donaldson Way, Shenandoah Drive, and Silver Oak Trail, provided through ARPA Funding.
- Enhanced crosswalk improvements on Elliott Drive and on Daniel Drive.
- Installation of 410 feet of sidewalk on Eucalyptus Drive, funded by Measure T.
- Installation of permanent traffic calming measures on Wetlands Edge, including speed cushions and curb bulb-outs.

In August 2022, the City of American Canyon City Council adopted a Local Roadway Safety Plan (LRSP), which provides an opportunity to address unique roadway safety needs in the community. This comprehensive document will help guide the City in safety countermeasures and allow eligibility for funding from the Highway Safety Improvement Program.

In 2023, traffic calming improvements are planned on Melvin Road, including sidewalk improvements, curb extensions, a high visibility crossing south of Melvin Park, and speed cushions in two locations similar to those installed on Wetlands Edge last year. The City conducted Speed Surveys in late 2022, which will assist in setting appropriate speed limits. Visit [CityofAmericanCanyon.org/SafeStreets](https://www.cityofamericancanyon.org/SafeStreets) for more information.

REPAIRING OUR STREETS

In 2022, the City of American Canyon completed an annual pavement resurfacing project that included paving, ADA upgrades, bike lane, and/or crosswalk improvements at the following streets: American Canyon Road East (between Flosden Road & City Limits), Blanco Street, Brophy Street, Corsicana Drive, Commerce Boulevard, Donaldson Way East, Flosden Road at Daniel Drive, Folland Drive, Gold Valley Way & Tapestry Lane, Kemp Lane, Kemp Way, Sheffield Way, Shenandoah Drive, and

STREET & TRANSPORTATION IMPROVEMENTS

DEVLIN ROAD: POST EXPANSION



Silver Oak Trail. This project was funded by SB1/Gas Tax, Measure T, and ARPA Funding. Six streets are planned for 1.5 miles of grind and overlay through Measure T Funding in 2023. Other streets are also intended to be funded through SB1/Gas Tax Funding. The selected areas are based on our pavement management program, considering public safety, underground utility needs, and available funding. To learn more about how these decisions are made or see the specific areas on the project list, visit CityofAmericanCanyon.org/Streets.



INFRASTRUCTURE IMPROVEMENTS

GREEN ISLAND ROAD RECONSTRUCTION AND WIDENING PROJECT

The Green Island Road Reconstruction & Widening Project will bring much-needed infrastructure improvements to the Green Island Industrial District. The upgrades will significantly benefit the businesses within the District, which are a vital component of the City's economy. Established in 2019, the Green Island Road Community Facilities District will provide a significant portion of the funding for the project. In 2022, bids were advertised to underground existing overhead utilities. The construction contract was subsequently awarded to St. Francis Electric and work is anticipated to be completed in mid-2023. The final phases of the project—road reconstruction and Class I multi-use trail construction—will be advertised for bids after the utility undergrounding in late 2023, with estimated project completion in 2024. Follow this project at CityofAmericanCanyon.org/ConstructionUpdates.

DEVLIN ROAD AND VINE TRAIL EXTENSION PROJECT

Devlin Road, located on the west side of Highway 29, is one of the two planned roadway extensions that will eventually provide parallel routes to the highway. The City broke ground on segment H of Devlin Road and the Vine Trail in April 2021. It celebrated the road's opening, including the completion of the final segment of the parallel route, in May in 2022.

KNIGHTSBRIDGE WAY RECONSTRUCTION & WATER MAIN IMPROVEMENTS

Also planned to begin in 2023 is replacing the 8" water main on Knightsbridge Way between Danrose Drive and Elliott Drive, including all the courts: Regent Court, Park Lane, Lansford Court, Arden Court, and Linwood Lane. To maximize efficiency, once the underground work is complete, this project will also include the installation of ADA ramps, the road reconstruction of Knightsbridge Way, and a two-layer pavement treatment on the courts.

TOGETHER WE *care* FOR OUR COMMUNITY

WE LOVE EVERYONE IN AM CAN

With more than 38 languages spoken at home and all of the world's major religions represented, American Canyon is the most diverse community in Napa County. We love providing opportunities that help our residents of all ages and cultures connect, have fun, and live healthy and active lifestyles.



In early 2022, the City of American Canyon conducted the National Citizens Survey. The survey took place over seven weeks and was offered in English, Spanish and Tagalog. Mailings reached 2,668 households, of which 335 completed the

survey. Nearly 70 percent of respondents gave positive evaluations of the overall quality of services provided by the city, and 83 percent indicated that they view the city as a good or excellent place to live. Learn more at CityofAmericanCanyon.org/CommunitySurvey.

WE ARE TOGETHER

Through our recreation programs and partnerships with many great organizations, we inspire a sense of community through play and enhance quality of life. Thanks to our valuable partnerships, there are several events offered throughout the year—designed with activities for families and residents of all ages to come together and have fun. In the summer of 2022, the community joined together to celebrate the second year of the Chamber of Commerce's "Meet Me in the Street" events.

We love seeing families and friends together in American Canyon and are proud of the many fun-filled celebrations and events our community planned and hosted jointly in 2022—including the first American Canyon Pride Event and our first Annual Juneteenth Event, both of which were firsts in Napa County! These events are true celebrations of American Canyon's inclusivity and offer opportunities to take action and engage in dialogue to strengthen alliances, build acceptance, and advance equal rights. We look forward to continuing to foster these relationships and enjoying our community, together.



TOGETHER WE *care* FOR OUR COMMUNITY

THANK YOU TO OUR VOLUNTEERS



137

Amazing Volunteers



660

Volunteer Work Hours

The City of American Canyon takes pride in fostering community spirit and providing opportunities for residents to give back and make a difference locally through volunteer opportunities. Our volunteers help make our community a better place to live, work and play. Even helping with the smallest task can make a difference in the lives of people, animals, and organizations in need! There are many ways you can dedicate your time to our community through volunteer opportunities with the City. Learn more at CityofAmericanCanyon.org/Volunteer.



WE WORK & PLAY TOGETHER

From thanking and honoring our Veterans to sharing the Magic of the Season, American Canyon's community partners are the pillar of why we all love Am Can!



American Canyon Arts Foundation, American Canyon CERT, American Canyon Chamber of Commerce, American Canyon Community and Parks Foundation (ACCPF), American Canyon Cub Scouts and Boy Scouts, American Canyon High School Key Club, American Canyon Lions Club, American Canyon Troop Support, Boys and Girls Club of the Napa Valley, Collabria Care, Community Action Napa Valley (Food Bank), Community Organizations Active in Disasters (COAD), COPE Family Center, Cross Roads Church, Feed it Forward Napa Valley, Harvest Free Will Baptist Church, Holy Family Catholic Church, Innovative Health Solutions, Kiwanis Club of American Canyon, Ole Health, On the Move, ParentsCAN, American Canyon 4-H, Napa Valley SpiritHorse, LGBTQ Connection Napa, Brenda Knight Events, Napa Junction Family Resource Center, American Canyon Community Church, Family Worship Center, Open Door Christian Church, GracePointe Faith Church, Calvary Baptist Church, American Canyon High School, American Canyon Middle School, Canyon Oaks Elementary School, Donaldson Way Elementary School, Napa Junction Elementary School, American Canyon Middle School PTO, Canyon Oaks PTO, Donaldson Way PTA, Napa Junction PTO, AC Atletico Futbol Club, AYSO Youth Soccer, AHI Swim Team, American Canyon Cycling, American Canyon Family Resource Center, American Canyon Little League, American Canyon Moms Club, Area Agency on Aging, Comprehensive Services for Older Adults, Jr. Wolves Youth Football & Cheer, Recology American Canyon, American Canyon Orthodontics, Kasama Lee, Realtor, American Canyon Pediatric Dentistry, Veterans of Foreign Wars Post 1123, Filipino-American Association of American Canyon, Friends of the American Canyon Library, Helping Hands Indo-American, KHOPE, American Canyon Relay for Life, American Canyon Soroptimist, American Canyon Community Cats, American Canyon Boys & Girls Club

LOOKING AHEAD

A DYNAMIC NEW COMMUNITY—WATSON RANCH

The Watson Ranch Specific Plan is located within the city limits of American Canyon and is a comprehensive planning document guiding the future development of the 309-acre Watson Ranch project. The project will contribute significantly to the identity of American Canyon with its unique draw of new residential neighborhoods and the Napa Valley Ruins & Gardens (NVRG). The adaptive re-use of NVRG will support community and private gatherings in a setting unlike anything else in the region by creating a “Town Center” surrounded by new residential neighborhoods providing a wide range of housing options. Watson Ranch will also include multiple parks, extensive bike and pedestrian trails (like the Napa Valley Vine Trail & Ridge to River Trail) connecting the project and surrounding community to the Newell Open Space and Napa River.

- Watson Ranch held its groundbreaking on July 8, 2021, for construction of the Master Backbone Infrastructure at Watson Ranch, with scheduled completion in early 2023.
- Lemos Pointe—a 186-unit affordable apartment complex with units ranging in size from 400–1,050 square feet and featuring studio, one, two, and three-bedroom configurations—is under construction with occupancy planned for late spring 2023.
- Artisan @ Watson Ranch: DR Horton is under construction on 98 single-family residential homes ranging in size from 1,701–2,311 square feet, featuring 3–5 bedroom configurations, with lot sizes ranging from 3,150–6,518 square feet. The first homes were released for sale in November 2022.



- Harvest @ Watson Ranch: DR Horton is under construction on 219 single-family residential homes ranging in size from 1,583–1,824 square feet, featuring 3–4 bedroom configurations, with lot sizes ranging from 3,198–6,724 square feet. The first homes should be available for sale in February/March 2023.
- NVRG will include the wedding/special event center, mobile food venue, farmer’s market, winery, community plaza, picnic area, and many other amenities. The structural upgrade has been designed with City approval expected by late winter 2023 with construction anticipated to start spring 2023. The expectation is for a soft opening in late 2023.
- The Hotel @ the Ruins and 30 condominiums were approved by the Planning Commission in January 2023. The anticipated groundbreaking of the first phase is scheduled for spring 2024.

For regular updates on the progress of this exciting project, visit WatsonRanchProject.com.



LOOKING AHEAD



NEW RECREATIONAL FACILITY

In August 2022, the City Council adopted a Resolution approving a Property Exchange and Land Acquisition Agreement with Napa Valley Unified School District (NVUSD). This agreement transferred approximately 5.6 acres of land where the Community Center/Gymnasium is located from the City to NVUSD. In exchange, the City received a 6.57-acre property where the former Napa Junction Elementary School is located (on Napa Junction Road) from NVUSD. The City took possession of the former Napa Junction site in October 2022. In 2023, the Parks and Recreation Department will use this location to hold classes, programs, and rentals. The Public Works and Maintenance and Utilities Departments will also occupy this site.



In September 2022, the City Council adopted a Resolution approving and funding the Skateboard Relocation Project, which includes relocating the Skatepark from the NVUSD property to the City of American Canyon's Veterans Park located at 2801 Broadway Street. The City is working with American Ramp Company to complete the project by the summer of 2023.

PLAYGROUND REPLACEMENT PROJECT

In partnership with the American Canyon Community and Parks Foundation, the City received grant funding from the State of California, Department of Parks and Recreation 2018 Parks Bond Act Per Capita Grant, for playground replacements at Via Bellagio Park, Northampton Park, and Linwood Park. The new Northampton Park playground will include an all-access, universal play experience to meet the accessibility needs of our community. These projects will begin in the early summer of 2023.



OUTDOOR EDUCATION SITE AT THE WETLANDS

The California Department of Parks and Recreation – California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 Grant will provide the City the funding for an outdoor education site at the Wetlands. The City is finalizing the plans for this project and is looking to include a park restroom and an outdoor shaded area with benches. This project is slated for groundbreaking by late 2023.

LOOKING AHEAD

COMMERCIAL DEVELOPMENT

In 2022, we welcomed Ristorante Pasta D'Oro, Bel King, and North Bay Urgent Care to the Napa Junction Shopping Center. In February 2023, a Circle K Gas Station will open at the corner of Napa Junction Road & Broadway. This will be the final project of this type in American Canyon, since the City Council approved a fuel station ordinance in 2022 limiting the addition of future gas station projects—the first of its kind in Napa County. A new 102-room Home2Suites Hotel is taking shape at 3701 Main Street. Several commercial development projects are currently under review by the Planning Division:

- The Giovannoni Logistics Center comprises 2.4 million sq ft of warehouse space located south of the Napa Logistics Park at Green Island Road.
- The Chicken Guy Restaurant consists of a 2800 sq ft quick-serve restaurant with a drive-through, south of the Walgreens on American Canyon Road. The restaurant is a franchise developed by the Food Network celebrity Guy Fieri.
- The Sun Square Mixed-Use Project comprises 20 apartment units and 7,300 sq ft commercial space located at 425 Napa Junction Road.
- An Eco Center at 205 Wetlands Edge Road.
- New Bell Products Corporation building at 130 Dodd Court.
- Napa Junction Solar Farm and RV Parking at 5381 Broadway.

IN 2023:

- A new Hampton Inn with 112 rooms at 3443 Broadway is anticipated to submit construction permits.
- A new 217,000 sq ft wine storage warehouse will be constructed at 1075 Commerce Court.
- PG&E will complete its new Regional Maintenance Center in the Napa Logistics Business Park.
- An application to the Napa County Local Agency Formation Commission to annex 80 acres Southeast of Paoli Loop/SR-29, including Watson Lane, is anticipated.

RESIDENTIAL DEVELOPMENT

In addition to the Watson Ranch Project, construction continued throughout 2022 at Canyon Estates, a 35-lot custom home community located at the northeast corner of Silver Oak Trail and Newell Drive. Several housing projects broke ground in 2022, including:

- The Oat Hill Apartments Project—291 apartment homes located near the intersection of Hess Road and Napa Junction Road, approved in 2021.
- The Napa Cove Apartments Project—66 affordable apartments between Melvin Rd and Hwy 29, approved in 2021.

In 2023, the Planning Division will review the Residences at Napa Junction Project, a 453-apartment unit development located north of the Canyon Ridge Apartments, a 219-unit and a 35-unit single family subdivision in Watson Ranch, and a 100-unit rental townhome neighborhood at Crawford Way & Broadway.

LOVE WHERE YOU LIVE AMCAN2040: GENERAL PLAN UPDATE

The General Plan is a long-term blueprint for the future. Because American Canyon has changed significantly since adopting its current General Plan in 1994, the General Plan Update will establish goals, policies, and actions to achieve the community's vision over the next 20 years. This "Technical" Update will ensure the City grows according to current community needs and priorities consistent with existing State Planning laws. The City kicked off the General Plan update process in early 2020. In 2022, the Housing Element included significant public outreach efforts to examine the City's housing needs. The Planning Commission and City Council adopted the Housing Element in January 2023. The next step is certification by the State of California.



OUR COUNTY AT WORK

INCREASING AFFORDABLE HOUSING

Housing affordability continues to present a growing and complex challenge in American Canyon, and throughout Napa County and the State of California. With the passage of the Affordable Accessory Dwelling Unit (ADU) Forgivable Loan Program, the Napa County Board of Supervisors has taken a major step forward in the development of additional affordable housing units throughout the County. The new program, which launched in January 2023, will make forgivable construction loans available for homeowners anywhere in the geographic boundary of Napa County who occupy their homes as their primary residence.

All units assisted by the program will be subject to an affordability covenant for the rental term of five years or 60 months; homeowners must commit to rent those properties to households earning at or below 80 percent of the Area Median Income. The ADU Forgivable Loan Program is a significant public-private partnership that will help homeowners build vital new affordable housing for local families and workers within our community.



Photo: Courtesy of the Napa Sonoma ADU Center



Rendering: Courtesy of Lionakis Architects

JAIL RELOCATION PROJECT UNDERWAY

Construction began at the end of 2022 on Napa County's Replacement Detention Facility, which is expected to be completed by March 2025. This project has been in the works since 2004, when the need to replace the existing downtown Napa jail was identified and the Adult Correction Master Plan was developed. The current jail, which now has 264 beds in downtown Napa, originally opened in 1976 with 60 beds and in 1989, was remodeled and expanded due to overcrowding.

The new 109,302 square-foot, single-story building will include 332 beds, including two 24-bed dormitory housing units and 28 in a mental health/medical unit. Inmates with mental health issues are the most rapidly increasing population in County detention facilities and the Napa County Board of Supervisors has long believed many would be better served by expanded county mental health facilities and services.

INTRODUCING OUR NEW COUNTY SUPERVISORS



Photo: Courtesy of Art & Clarity

L-R: Supervisor Anne Cottrell, Supervisor Alfredo Pedroza, Chair Belia Ramos, Vice Chair Joelle Gallagher, and Supervisor Ryan Gregory.

Napa County welcomes two new supervisors: Joelle Gallagher, representing District 1, and Anne Cottrell, representing District 3. Both Supervisors Gallagher and Cottrell previously served as planning commissioners for their respective districts. This new board came together for its first meeting on January 3, where Supervisor Belia Ramos (District 5) was appointed chair and Supervisor Gallagher (District 1) was appointed vice chair for a one-year term.

COMMUNITY PARTNERS IN BUSINESS

AMERICAN CANYON CHAMBER OF COMMERCE

The Chamber is a non-profit 501(c)6 serving as a catalyst for business growth and development, a convener of leaders and influencers, and a champion for American Canyon.

THE CHAMBER AS A CATALYST

- Collaborated with the Napa County Chamber Coalition as a way to support the voice of business and represent American Canyon throughout Napa County.
- Provided hiring opportunities through Job Fairs and also partnered with Napa Valley College and the Napa Valley Chamber Coalition to bring 3 job fair opportunities to members in 2022.
- Welcomed 7 new businesses to American Canyon with an official ribbon cutting: Adapt Real Estate, Cooked By Gio, AT&T, Pasta D'Oro, Bel King, American Canyon Bike Shop, and Del Sur Mortgage.
- Held 5 Economic Business Development Committee Meetings to discover and tackle issues of attracting and keeping businesses in American Canyon.



THE CHAMBER AS A CONVENER

- Organized Meet Me in the Street American Canyon events, convening 150 local businesses with more than 7,000 residents.
- Hosted 11 Coffee Mornings and 1 Business Social, bringing together more than 300 members and their staff.
- Provided office space to seven nonprofits and businesses, including the American Canyon Realtors, totaling more than 60 meetings in 2022.
- Convened more than 40 business leaders & influencers at each of the quarterly Green Island Business District (GRID) meetings.
- Planned & facilitated special events for additional networking and retail sales opportunities, including the annual American Canyon Holiday Marketplace and our annual Halloween in the Plaza.
- Provided a Candidates Forum to our local community and partnered with the Napa Valley Chamber Coalition to provide a county-wide supervisors forum.

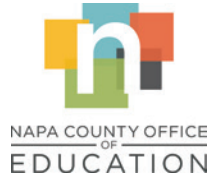


THE CHAMBER AS A CHAMPION

- Took the lead in fighting crime by providing license plate readers for the GRID. Working closely with ACPD allowed us to bring the most up-to-date technology provided by Flock Safety.
- Partnered with the City of American Canyon at the Holiday Marketplace and the State of the City virtual event.
- Took a stance on projects and issues, supporting members on the following topics: Endorsement of the Oat Hill Project, Hampton Inn Project, the Giovannoni Development project, and the Lemos Point Affordable Apartments Project.



COMMUNITY PARTNERS IN EDUCATION



Napa Valley Unified School District (NVUSD) serves 16,250+ students in Transitional Kindergarten through 12th grade across 26 schools in the communities of American Canyon, Napa, and Yountville. American Canyon Middle School (ACMS) celebrated the opening of its modern student commons with new performing arts and music classrooms, a project funded by Measure H. In December 2022, American Canyon celebrated the passing of Measure A2. We look forward to beginning the work needed to upgrade our American Canyon schools and to continuing to offer the education and services our students deserve.

Dedicated to educational excellence and student success since opening in 1942, **Napa Valley College** has a rich tradition of educating generations of Napa Valley residents. Their state-of-the-art facilities attract students from a wide geographic area who want to take advantage of programs not offered elsewhere in the region.

The Napa County Office of Education (NCOE) provides academic services and enrichment opportunities for students, teachers, and the community. They currently operate a California State Preschool Program at Napa Junction Elementary School. NCOE and NVUSD partner to provide high-quality Career Technical Education to students at ACHS in business, hospitality, construction trades, and sports medicine pathways. NCOE offers Mariposa, a mentor program that provides social-emotional support and self-empowerment, to students at ACMS and ACHS. Each year the Napa County Reads program brings an author to Napa County with a presentation open to all students.

The Napa Valley Education Foundation (NVEF) aims to inspire Napa County public school students to broaden horizons, deepen knowledge and develop skills to become confident, healthy, and successful individuals in the community. Based out of ACHS and ACMS, Filipino Life and Generation Groups (FLAGG), an intergenerational project of the Napa Valley Education Foundation, allows youth to share their life experiences, feelings, and Filipino culture. NVEF is the lead organization in the SHINE student wellness collaborative that is committed to building and sustaining in-school youth mental health services throughout Napa County. NVEF serves all 20,000 students

and 1,000 educators in Napa County’s public school system. In partnership with Napa Valley Unified School District and Napa County’s PEI Grant, NVEF provides students with access to mental health services at all American Canyon public schools. 4,336 American Canyon students were screened and provided emotional, behavioral, and social support through school and community services. The NVEF Music Connection provides instruments and music opportunities for American Canyon students. In addition, NVEF supports career readiness by connecting students to summer job mentorship and other exploration and internship opportunities throughout the year.

AMERICAN CANYON EDUCATION DEMOGRAPHICS*



5 AMERICAN CANYON SCHOOLS



AMERICAN CANYON STUDENTS IN GRADES K-12

4,360



1,286

NAPA VALLEY COLLEGE STUDENTS FROM AMERICAN CANYON

AMERICAN CANYON STUDENTS ASSISTED EACH SCHOOL DAY AT WELLNESS CENTERS

80



209

NAPA VALLEY COLLEGE DEGREES & CERTIFICATES AWARDED TO AC STUDENTS

*2021-2022 School Year

Napa Valley Unified School District – nvusd.org
 Napa County Office of Education – napacoe.org
 Napa Valley College – napavalley.edu
 Napa Valley Education Foundation – nvef.org

VISIT US ONLINE

CityofAmericanCanyon.org | AmCanFire.com

STAY INFORMED

Subscribe to periodic email updates at CityofAmericanCanyon.org/Email, calling (707) 647-5355, or emailing Communications@CityofAmericanCanyon.org. Nixle is Napa County and American Canyon's local alert system. Sign up for mobile phone or email alerts by downloading the Everbridge app on your mobile device's app store or by texting 94503 to 888777.

CONNECT WITH YOUR NEIGHBORS

Join Neighborhood Watch at CityofAmericanCanyon.org/NeighborhoodWatch. Connect with your neighbors by signing up with Nextdoor.com.

LIKE US ON FACEBOOK

Facebook.com

@CityofAmericanCanyon | @AmericanCanyonPoliceDepartment | @AmCanFire | @AmCanParksAndRec

SEE CLICK FIX

The SeeClickFix app is FREE and available for iPhone and Android devices. Report issues and connect with the City. To download, simply visit your app store, search for the SeeClickFix app, then click download. You can also report an issue at CityofAmericanCanyon.org/Report.

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