

RESOLUTION R2026-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, TO ORDER THE CITY ENGINEER TO PREPARE AND FILE THE PRELIMINARY ENGINEER'S REPORT DESCRIBING THE IMPROVEMENTS TO BE MAINTAINED BY THE CITYWIDE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2026/27, AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION ARE EXEMPT FROM CEQA

WHEREAS, 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 proceedings for the formation of the Citywide Landscape Maintenance Assessment District (District) and on August 4, 1987, pursuant to proceedings duly had, adopt its Resolution No. 87-229, ordering the formation of the District and levying the first assessment within the Citywide Landscape Maintenance Assessment; and

WHEREAS, the public interest, convenience and necessity require, and it is the intention of said City Council to undertake proceedings for the levy and collection of assessments upon the 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 2026/27; and

WHEREAS, the improvements to be constructed or installed, including the maintenance or servicing, or both, thereof, are more particularly described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, the improvements described in Exhibit "A" do not include any substantial changes from the improvements described in Resolution No. 87-229 and the Citywide Landscape Maintenance District Zones A through P; and

WHEREAS, 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 maps attached to the Engineer's Report and on file in the office of the City Clerk, City of Napa, to which reference is hereby made for further particulars. Said maps indicate by boundary lines the extent of the territory included in said District and of any one thereof and shall govern for all details as to the extent of the Assessment District; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein,

## ATTACHMENT 1

including any supporting reports by City Staff, and any information provided during public meetings.

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

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.

2. The City Council hereby determines that the actions authorized by this Resolution are exempt from CEQA pursuant to CEQA Guidelines Section 15301(h) which exempts maintenance of existing landscaping and lighting.

3. The Engineer, Jessica Lowe, Public Works Director, is hereby directed to prepare and file with said 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 to be made within the Assessment District or within any zone thereof; and

b. An estimate of the costs of said proposed new improvements, if any, to be made, the cost 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 Assessment District and of any zones within said District and the lines and dimensions of each lot or parcel of land as shown on the County Assessor's map for the fiscal year to which the report applies, each of which lots or parcels of land shall be identified by a distinctive number or letter on said diagram; 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 expenses incidental thereto.

4. The Engineer is hereby designated as the person to answer inquiries regarding any protest proceedings to be had herein, may be contacted during regular office hours for teleconference or appointment at the City Public Works Department, 1600 First Street, Napa, CA 94559 by calling (707) 257-9520, and that the public hearing shall be held before this Council on June 2, 2026, at the hour of 3:30 p.m., in

**ATTACHMENT 1**

the regular meeting place thereof, City Council Chambers, Napa City Hall, 955 School Street, Napa, California.

5. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 19<sup>th</sup> day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
City Clerk

Approved as to form:

\_\_\_\_\_  
Christopher J. Diaz  
Interim City Attorney

**EXHIBIT “A”**

**City of Napa  
Citywide Landscape Maintenance District  
METHOD OF APPORTIONMENT OF ASSESSMENT  
(By Zones)**

The purpose of the Citywide Landscape Maintenance District is to provide a means for maintenance of “back-on” landscaping improvements along arterial and major collector streets in new subdivisions and landscaping in street medians. The Developer is required to install the landscaping and irrigation improvements as part of the subdivision development. The cost of maintaining the landscaping and irrigation improvements shall be calculated separately for each zone and this cost shall be apportioned to the lots in each subdivision in the following manner.

**ZONE A – Oakridge Subdivision**

The cost of maintaining the fifteen (15) foot strip approximately one thousand (1,000) feet long along the west side of Foster Road shall be assessed equally to the owners of Lots 1 through 41 of Oak Ridge Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE B – Hillview Park Subdivision**

The cost of maintaining the fifteen (15) foot strip approximately three hundred ninety-five (395) feet long along the north side of Browns Valley Road shall be assessed equally to the owners of Lots 1 through 23 of Hillview Park Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE C – Sunrise Meadows Subdivision**

The cost of maintaining the fifteen (15) foot strip approximately four hundred fifteen (415) feet long along the south side of Redwood Road shall be assessed equally to the owners of Lots 1 through 120 of Sunrise Meadows Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear yards and side yards of several lots in the subdivision.

**ZONE D – Foxridge Subdivision**

The cost of maintaining the twenty (20) foot strip approximately fifteen hundred (1500) feet long along the west side of Browns Valley Road, and the twenty (20) foot strip approximately five hundred (500) feet long along the south side of Redwood Road shall be assessed equally to the owners of Lots 1 through 50 of Foxridge Subdivision. The twenty (20) foot strip consists of five (5) feet in the City right-of-way and fifteen (15) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

## ZONE E – Trancas Street Median Landscaping

The cost of maintaining the landscaped median islands on Trancas Street, between California Boulevard and Baxter Avenue, shall be assessed equally to the owners of APN 1-370-23 and APN 1-370-33. The landscaped median islands consist of the island in the center of Trancas Street, between Baxter Avenue and the signalized entrance to the Bel Aire Plaza Shopping Center and the landscaped island in the intersection of Baxter Avenue and Trancas Street.

## ZONE F – Oxford Gardens Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately two hundred thirty (230) feet long along the south side of Trower Avenue, shall be assessed equally to the owners of Lots 1 through 16 of Oxford Gardens I and Oxford Gardens II Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way, and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

## ZONE G – Glencar Estates Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately six hundred (600) feet long along the east side of Dry Creek Road, shall be assessed equally to the owners of Lots 1 through 29 of Glencar Estates Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

## ZONE H – Dry Creek Village Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately six hundred (600) feet long along the east side of Dry Creek Road, shall be assessed equally to the owners of Lots 1 through 152 of Dry Creek Village Unit No. 1 and Dry Creek Village Unit No. 2. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

## ZONE I – Rancho Las Flores Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately fourteen hundred (1400) feet long along the south side of Wine Country Avenue, shall be assessed equally to the owners of Lots 1 through 136 of Rancho Las Flores Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

## ZONE J – Woodside Gardens Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately four hundred (400) feet long along the north side of Wine Country Avenue, shall be assessed equally to the owners of Lots 1 through 20 of Woodside Gardens Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

## ZONE K – Hyde Park II Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately 546 feet long on the west side of Jefferson Street, shall be assessed equally to the owners of Lots 24 through 67 of Hyde Park II Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

## ZONE L – Walnut Grove Subdivision

The cost of maintaining and replacing the existing walnut tree in the new median island in Black Walnut Lane, shall be assessed equally to the owners of Lots 1 through 11 of Walnut Grove Subdivision, Unit One.

## ZONE M – Vineyard Vista Estates Subdivision

The cost of maintaining the ten (10) foot strip, approximately 800 feet long on the west side of Summerfield Drive, shall be assessed equally to the owners of Lots 1 through 13 of Vineyard Vista Estates Subdivision. The ten (10) foot strip consists of the area behind the sidewalk and the area between the curb and sidewalk approximately 100 feet southerly of Salvador Avenue, all in the public right-of-way.

## ZONE N – Orchard Estates Subdivision

The cost of maintaining the twenty-six (26) foot landscape strip, approximately 373 feet long along the south side of Orchard Avenue, shall be assessed equally to the owners of Lots 1 through 25 of Orchard Estates Subdivision.

## ZONE O – Chaudhary Estates Subdivision

The cost of maintaining the twenty (20) foot wide strip of land, approximately 210 feet in length on the south side of Trower Avenue, shall be assessed equally to the owners of Lots 1 through 7 of the Chaudhary Estates. The twenty (20) foot wide strip consists of ten (10) feet of City Street right-of-way and ten (10) feet of landscape easement behind proposed lots 5, 6 and 7.

## ZONE P – Mills Subdivision

The cost of maintaining the ten (10) foot wide strip of land, approximately 300 feet in length on the south side of Browns Valley Road, shall be assessed equally to the owners of Lots 1 through 8 of the Mills Subdivision. The ten (10) feet of landscape easement is located at the rear of Lots 1 through 4 beginning at McCormick Lane and running east.