

SUPPLEMENTAL REPORTS & COMMUNICATIONS I
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

September 15, 2020

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

AFTERNOON SESSION:

3. SPECIAL PRESENTATIONS:

3.A. Constitution Week Proclamation.

- Statement from Melinda Speight on behalf of the Vineyard Trails Chapter of the Daughters of the American Revolution, received via email on 9/10/2020. *

3.B. COVID-19 Financial Update with Dr. Eyler.

- PowerPoint Presentation by Dr. Eyler.

3.C. Budget Conscious Climate Actions.

- PowerPoint Presentation and Handout from Napa Climate NOW!
 - 1) Email from Sharon Parham received on September 14, 2020. *
 - 2) Email from Katie Stilwell received on September 14, 2020. *
 - 3) Email from Gopal Shanker received on September 15, 2020. *

5. CONSENT CALENDAR:

5.I. Saratoga Vineyard Subdivision, a 20 Single-Family Lot Project Located on the North Side of Saratoga Drive between Capitola Drive and Silverado Trail.

- Memorandum from Public Works Staff regarding minor amendment to ATCH 2 - Final Map of Saratoga Vineyard Subdivision.

6. ADMINISTRATIVE REPORTS:

6.A. Government Finance Officers Association (GFOA) Awards.

- PowerPoint Presentation by City Staff.

****EMAIL OR HANDWRITTEN COMMENTS WILL BE READ INTO THE RECORD BY CITY STAFF DURING THE MEETING.***

3. SPECIAL PRESENTATIONS:

3.A. Constitution Week Proclamation

- Statement to be read by the City Clerk from Melinda Speight on behalf of the Vineyard Trails Chapter of the Daughters of the American Revolution, received via email on 9/10/2020.

“The Vineyard Trails Chapter of the Daughters of the American Revolution thanks the City of Napa for helping us recognize Constitution Week. The Constitution is the basis for America’s great heritage and the foundation of our way of life. Every citizen has a responsibility to protect and defend the Constitution. We encourage all citizens to study the historical events which led to the framing of the Constitution in September 1787.”

CITY OF NAPA: INDICATORS

NAPA, CA

SEPTEMBER 2020

Robert Eyler, PhD

President, Economic Forensics and Analytics Inc.

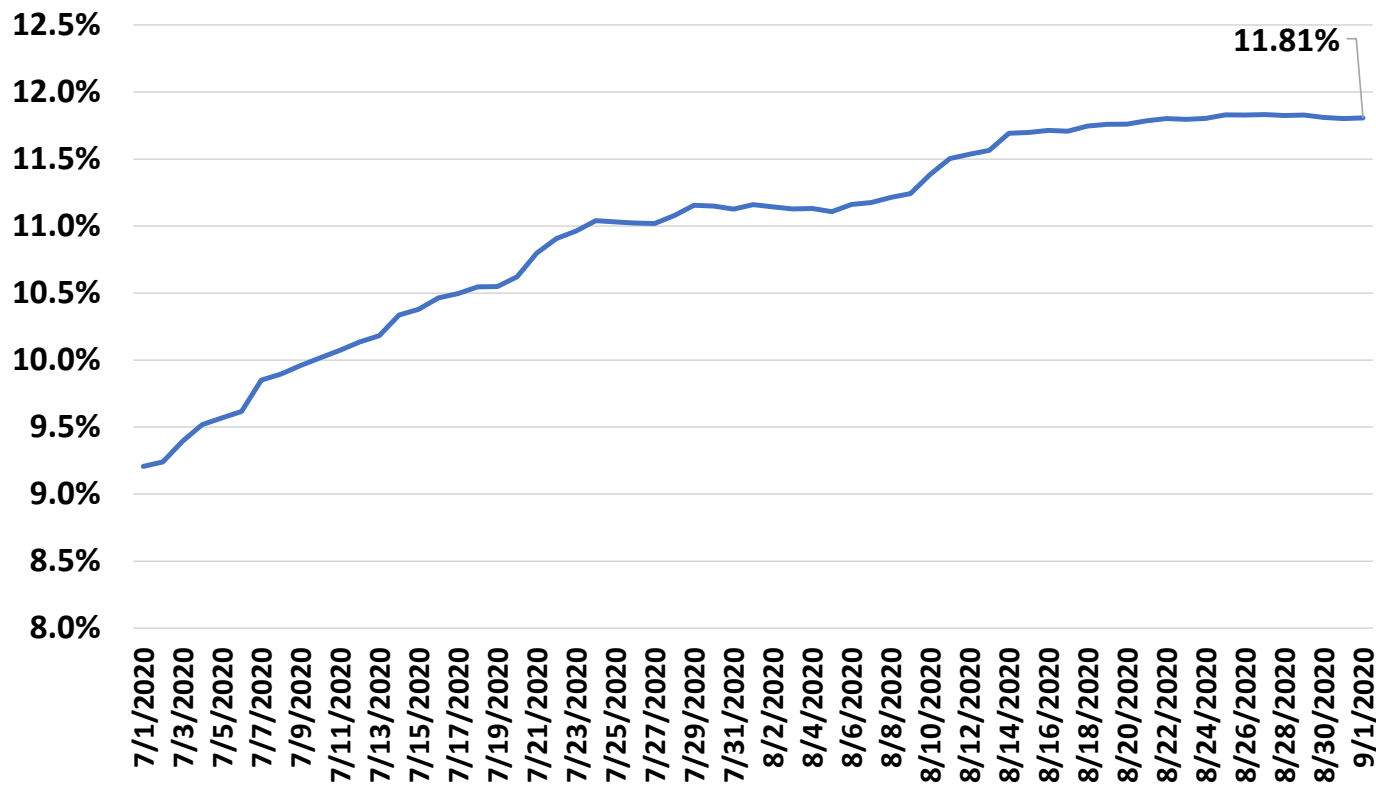
Professor, Economics, Sonoma State University

eyler@econforensics.com

Quick Overview of Indicators

- COVID Cases CA to US: still rising
- City of Napa, July 2020
 - 11.0% unemployment; 10.4% Napa County
 - -3.7% labor force than July 2019
 - 5,000 residents not working that had a job last July, - 11.9% change
 - Slightly more residents working than June as compared to Jan 2020
- Countywide Residents
 - Initial Claims for UI up slightly in July 2020
 - Leisure and Hospitality new UI claims rising
- Housing
 - Forecasts positive to July 2021 for City of Napa
 - Listing and sales prices rising
- County employers slightly few jobs than June 2020
 - Leisure and Hospitality a drag, as occupancy still down across county
 - Transportation and warehousing suggest fewer wine shipments
 - Education and Health and Retail bright spots for now (counter statewide trends)
- Macro indicators
 - Consumer Confidence flatter in July
 - Business Confidence up
 - GDP 2nd estimate better than 1st for Q2 2020, expecting strong Q3 but 2020 < 0 growth overall

COVID Cases in CA and US: Daily Ratio (%), September 1, 2020, 11.81%



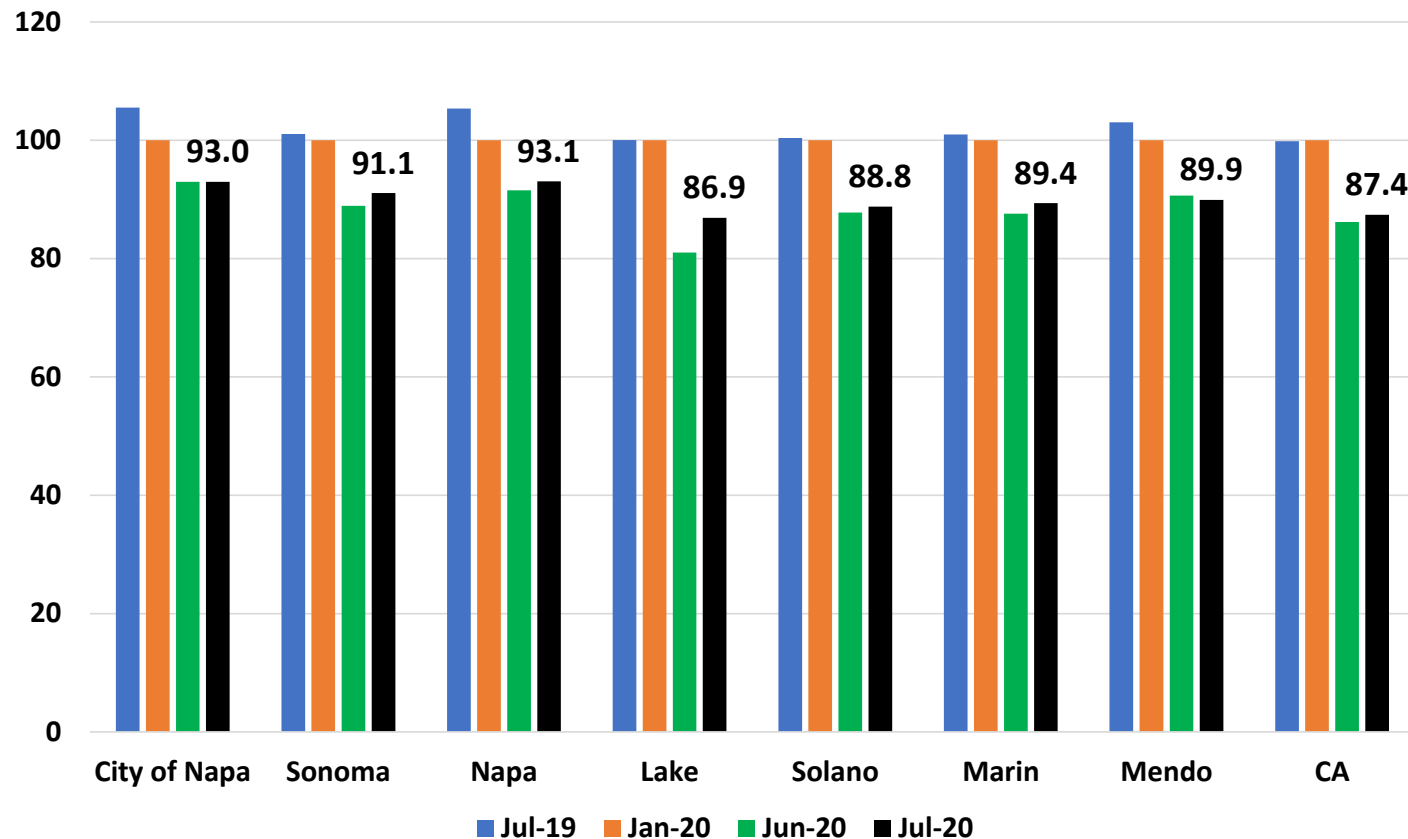
These data show how California has seen some flattening of the curve in August, but still increasing as a proportion of national COVID-19 cases as of September 1, 2020. We want this number to fall ASAP.

Major LF Data Comparisons, July 2020 Compared to July 2019, City of Napa, Napa County Residents

Category	Change City of Napa	% Change	Change Napa County	% Change	Change California	% Change
Civilian Labor Force	-1,600	-3.7%	-3,200	-4.2%	-413,500	-2.1%
Civilian Employment	-5,000	-11.9%	-8,600	-11.7%	-2,465,300	-13.3%
Unemployment Rate		11.0%		10.4%		15.1%

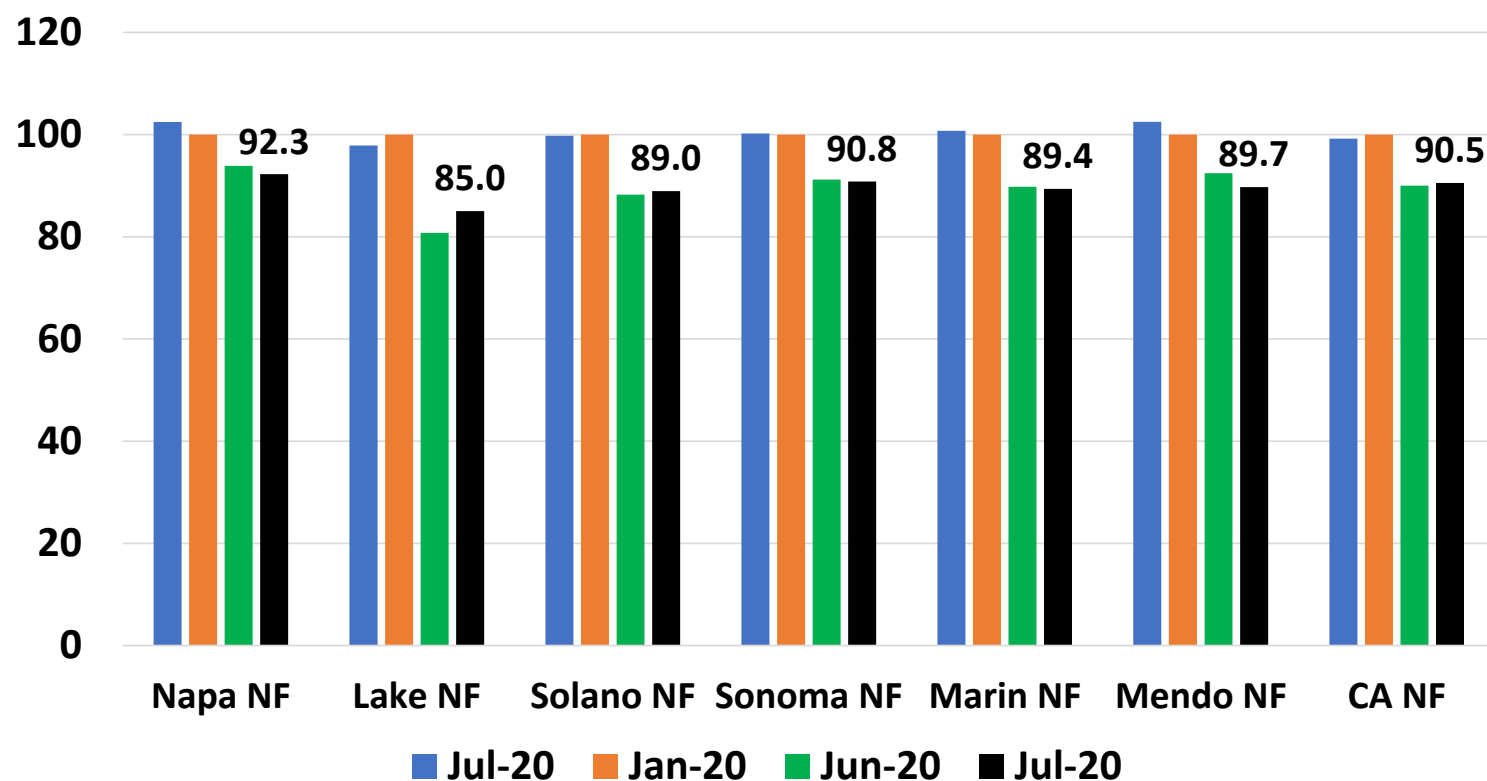
These data show major labor-force data (city residents working or not working) comparing July 2020 data to July 2019. These unemployment rates are not seasonally adjusted and stated as estimated. City of Napa has fared well compared to CA thus far. County at 10.4% suggests non-tourism businesses re-hiring outside city limits.

Employment Level Comparisons, Number of Employees, Index Jan 2020 = 100, City of Napa, Napa County and Selected Areas, to July 2020



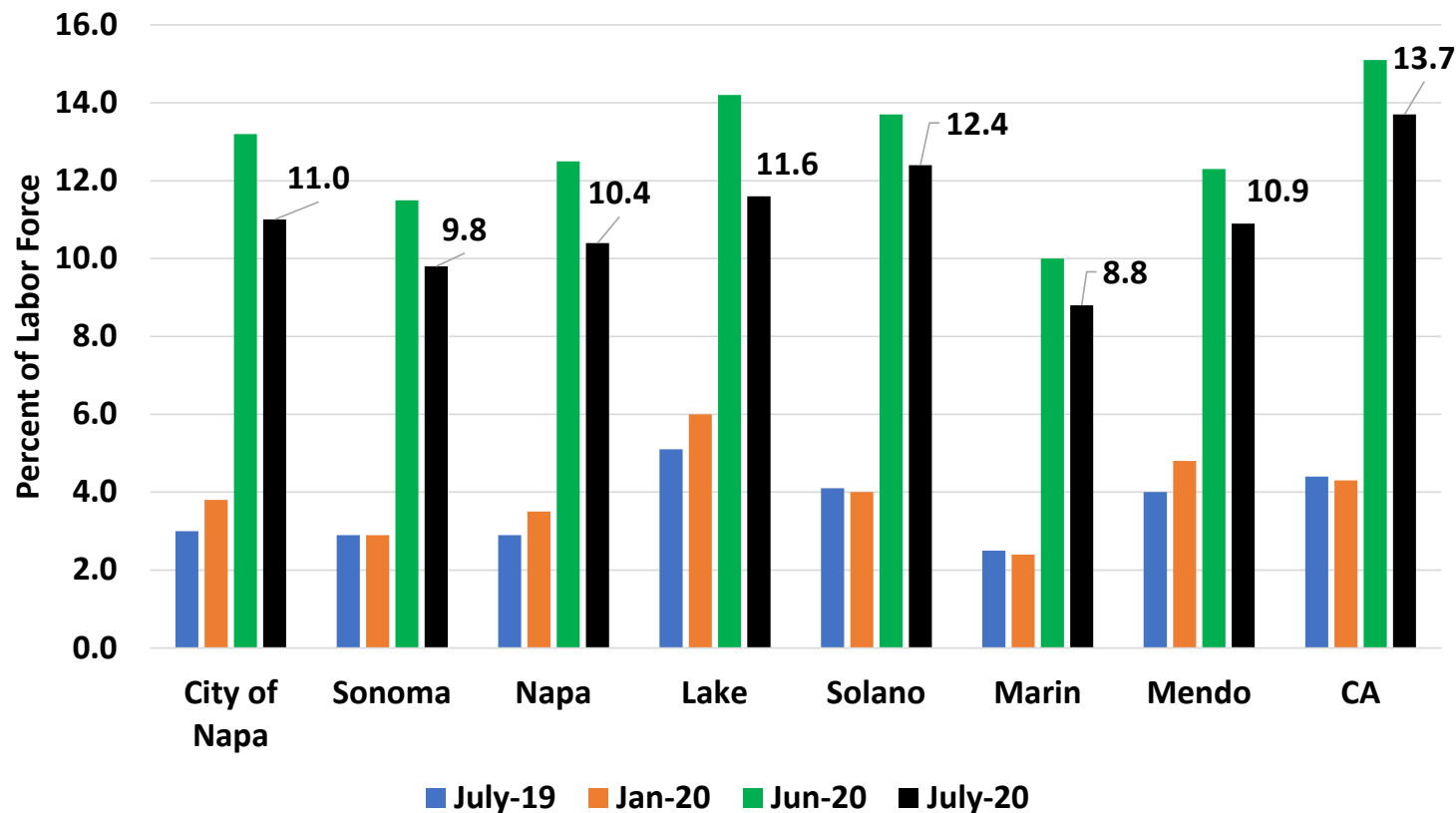
These data compare residents with jobs (those who live in the City of Napa and are working) to other places in terms of their residents with jobs. January 2020 acts as the baseline (equal to 100); we want these numbers to rise. For July 2020, the number is the same as June 2020. The loss of labor force all a loss of unemployed residents.

Non-Farm (NF) Employment, Napa County and California, and Selected Areas, Index Jan 2020 = 100



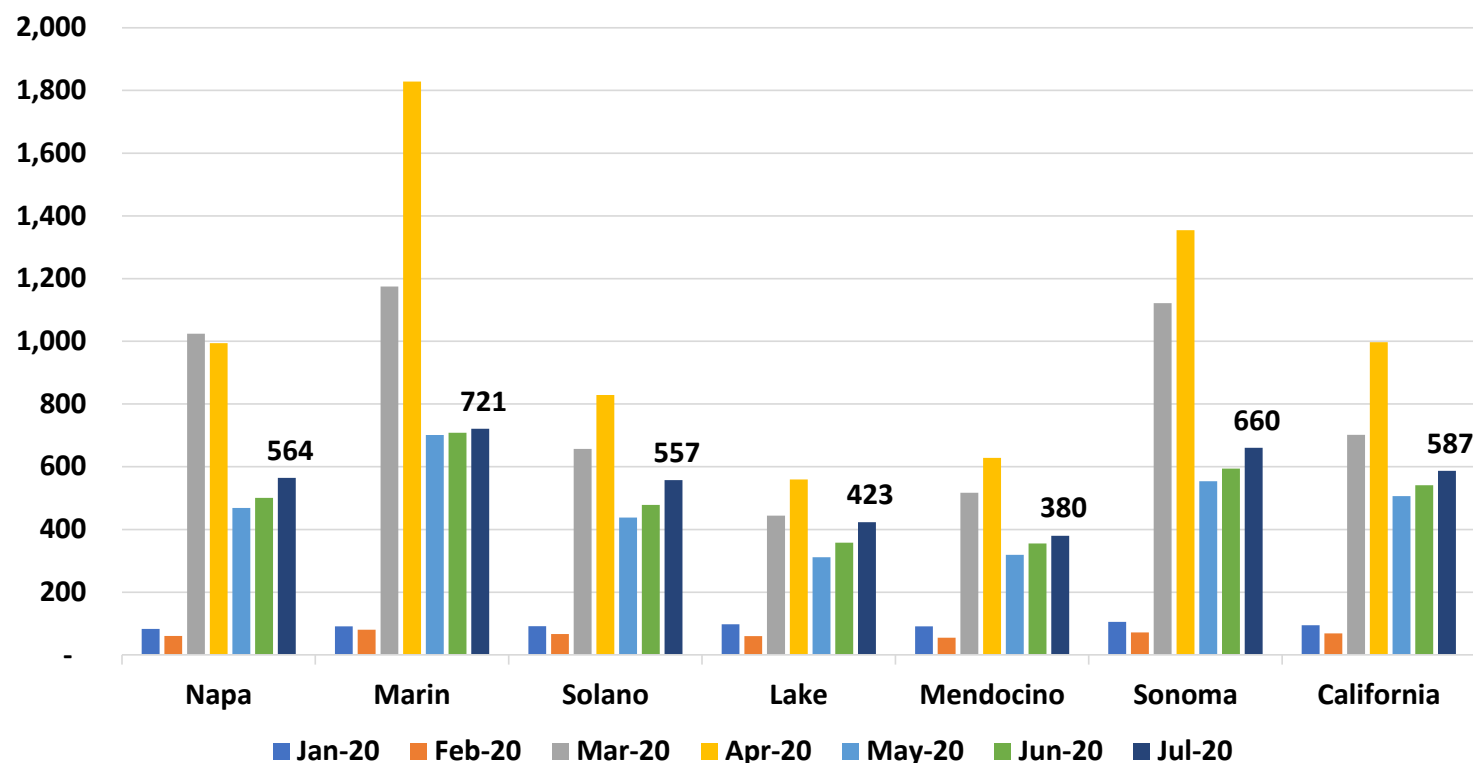
These data compare the number of employees that work in Napa County, regardless of where they live, compared to the level of workers in Jan 2020 (Jan 2020 = 100 here); we want these data to rise. For July 2020, the number fell slightly from June 2020 for the county overall.

Unemployment Rate Comparisons, % of Labor Force, June 2019 – July 2020



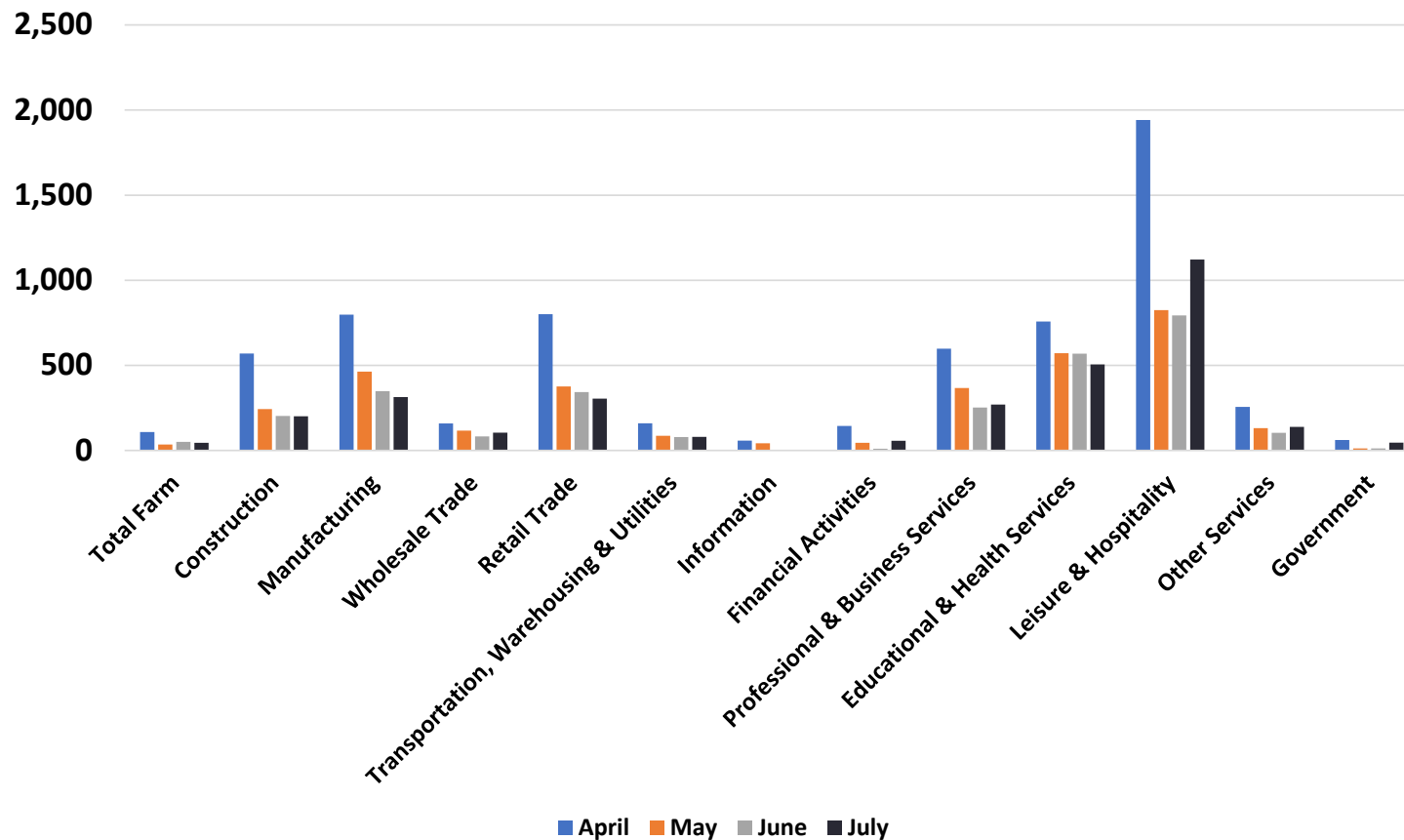
These data compare residential unemployment rates (those who live in the City of Napa) to other places in terms of the number of residents that do not have a job, but remain in the labor force (actively seeking work). We want these numbers to fall, and July 2020 shows such a fall for the City of Napa and Napa County overall.

Initial Claims from Base for CA and Bay Area Counties, Jan 2020 to July 2020, Index Jan 2019 = 100



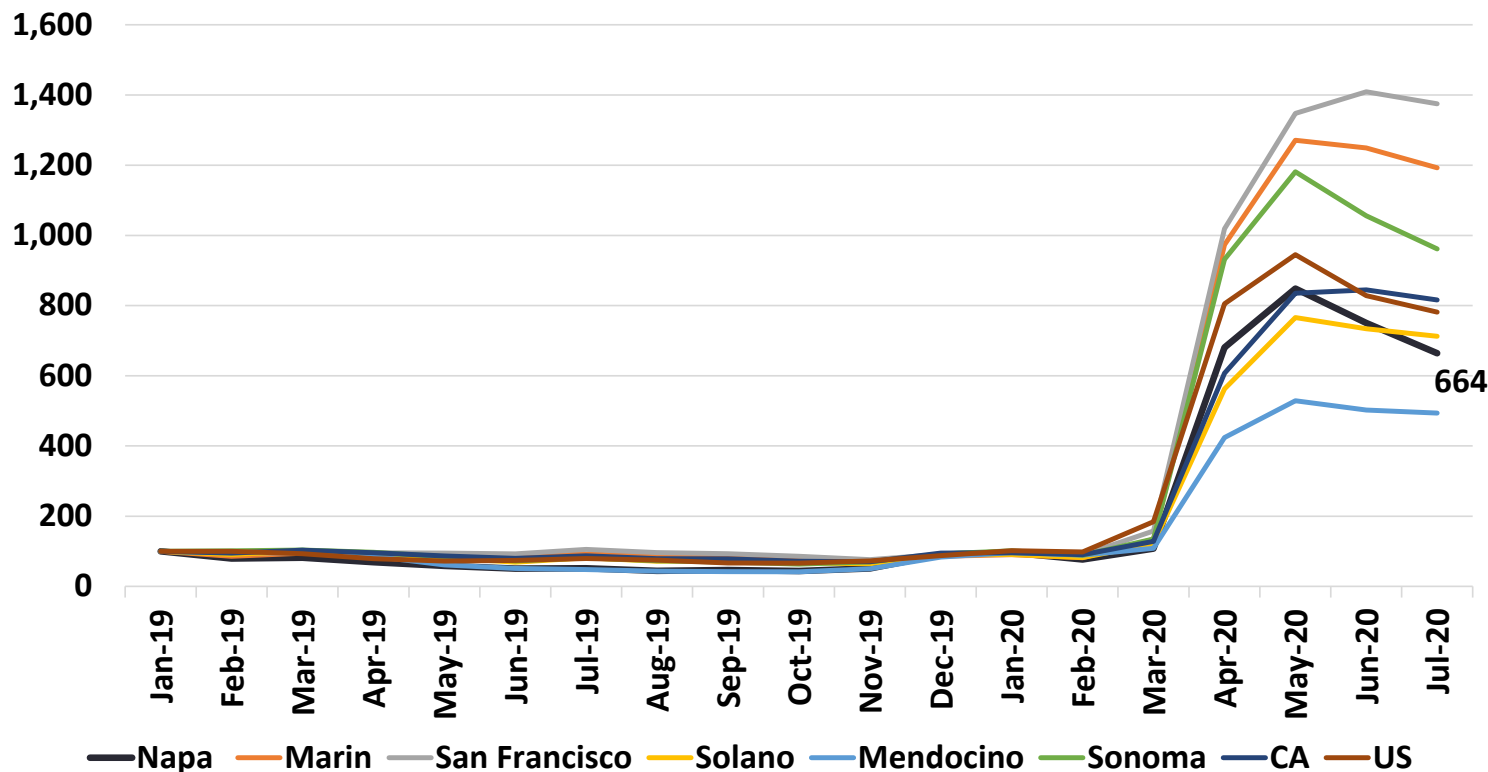
These data compare those that have claimed unemployment insurance in Napa County versus other areas. Napa County remains 5.64x its level in Jan 2019 as of July 2020. These data portend rising unemployment rates when the data rise. We want these numbers to fall; in July 2020, the number increased slightly.

New Initial Claims for Unemployment Insurance (UI), Napa County, March 2020 to July 2020, Number of New Claims



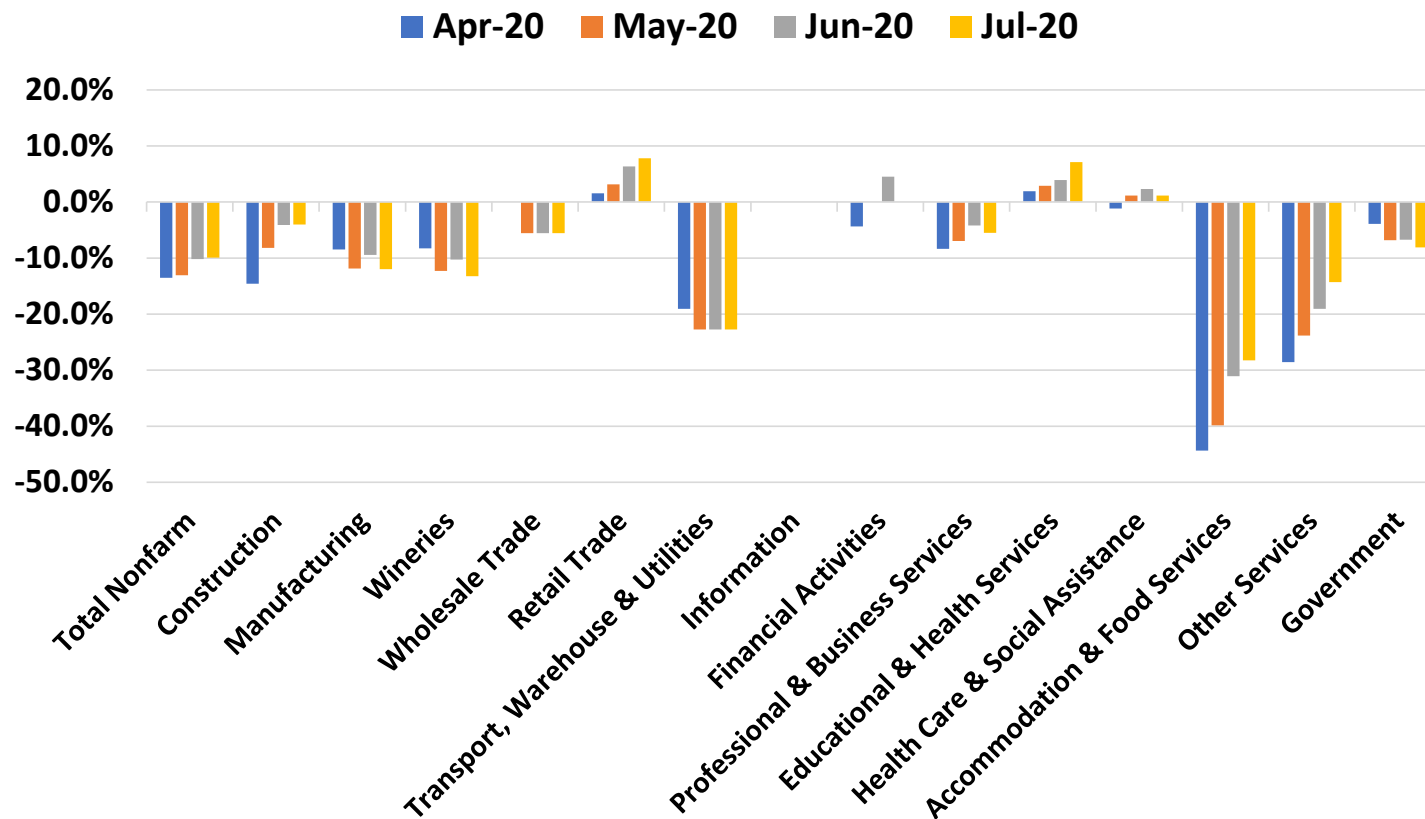
Notice the increase in Leisure and Hospitality for July 2020. For Napa County, these data show specific industries and new claims for UI, a way to track where economic and workforce development in Napa County and the City of Napa may be best focused. Given job loss data by industry, not many surprises here, but the recent increase in July for some industries is concerning.

Continued Claims for Unemployment Insurance (UI), Napa County and Selected Areas, Number of Weeks Claimed by Month, Jan 2019 to June 2020, Index Jan 2019 = 100



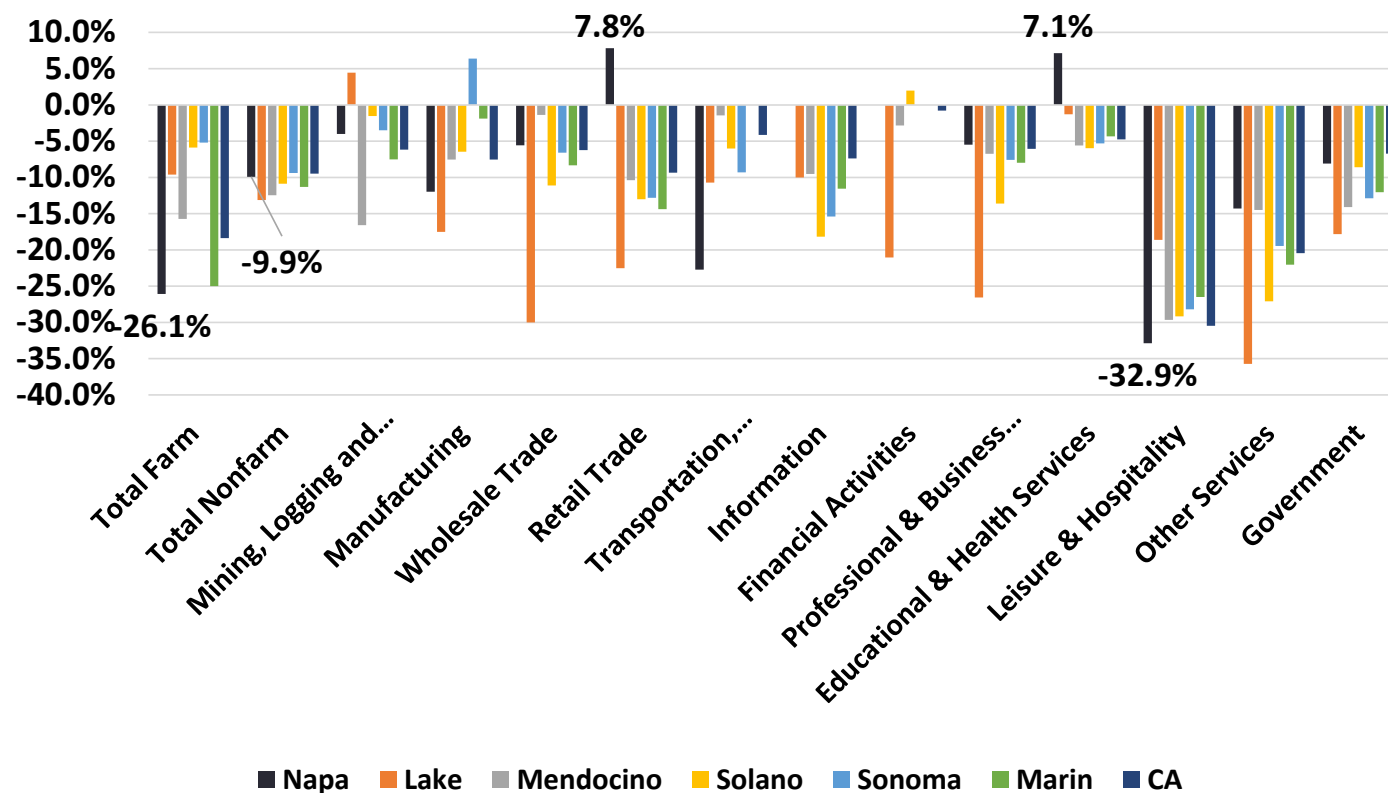
These data show the duration of UI payouts by place. The spike is obvious and came from so many claimants for UI. In July 2020, the total claims were 6.64 times the level in January 2019. However, there is a continued trend down from the initial peak in May 2020. The key is re-hire of these workers versus leaving the labor force.

Employment Changes by Sector, Napa County, % Change from Previous Year



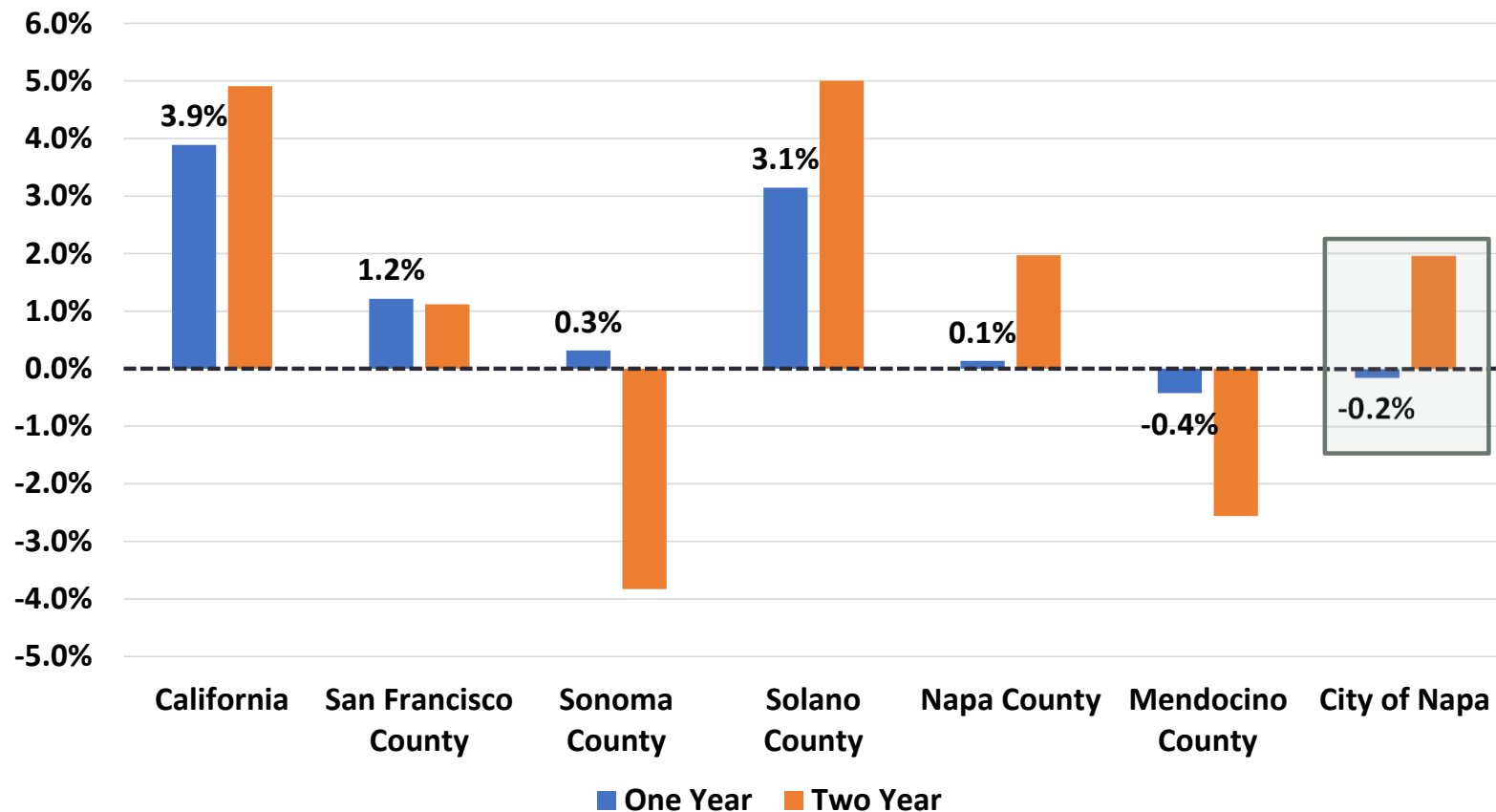
These data show how specific industries are recovering in Napa County, including retail jobs and healthcare; these are compared to the same month in 2019 to eliminate seasonality as possible.

Employment Changes by Industry % Change from Previous Year, July 2020, Napa County and Selected Areas



These data show how specific industries were hurt and have started to recover from job losses; these are compared to July 2019 to eliminate seasonality as possible. The data are the % of workers lost in an industry versus the number of workers in July 2019.

Median Home Prices, July 2020, Compared to July 2019 and July 2018, City of Napa and Selected Areas



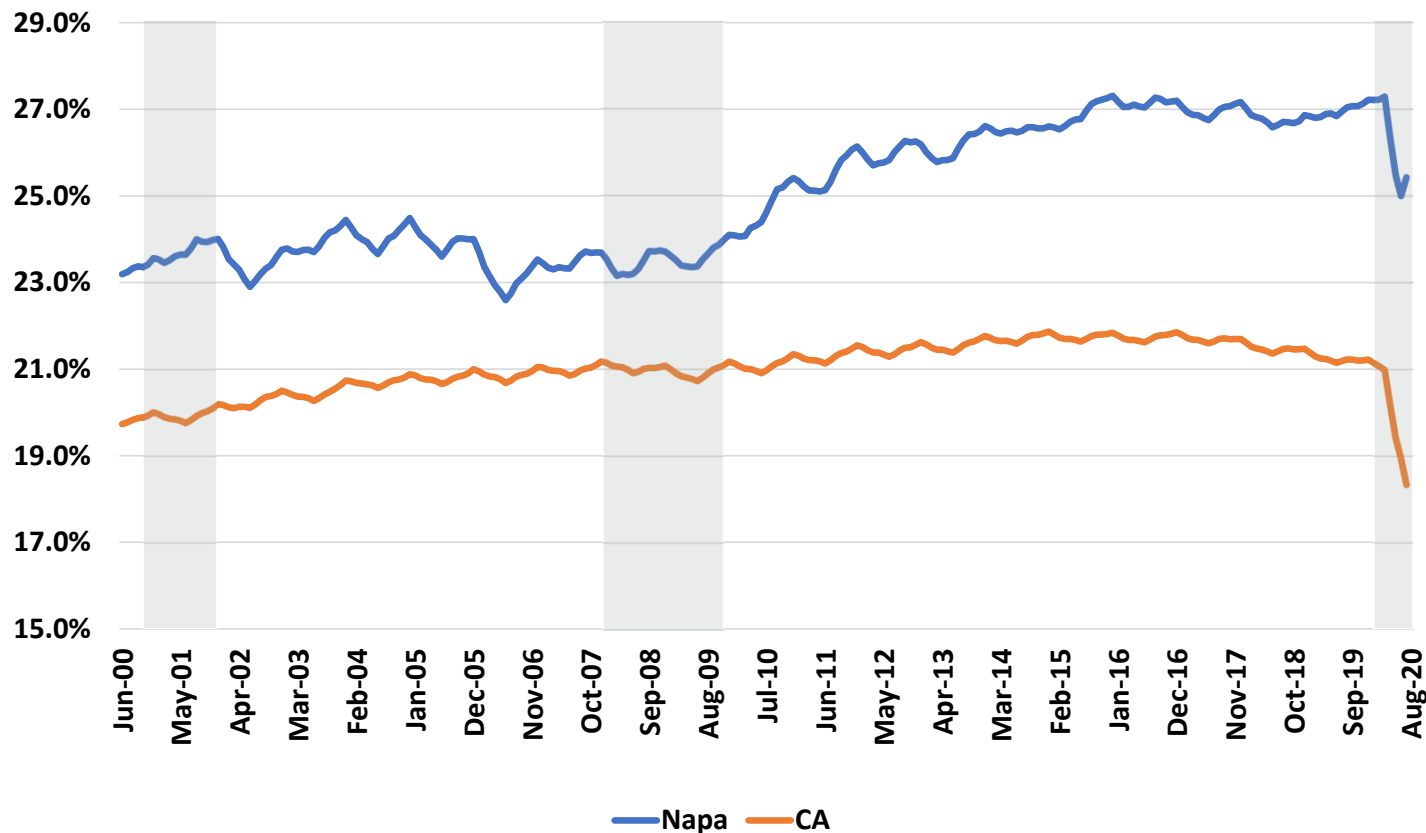
These data show that the housing market was slowing down the last two years, and also further suggest across California that COVID-19 has not hurt housing markets yet. Continue durations of job loss can undermine good housing markets otherwise. The flat change in City of Napa shows supply and demand basically hand in hand for now.

Hotel data (Occupancy Rates and RevPAR), Selected Counties, July 2020 compared to July 2019

County	Occupancy %		Revenue Per Available Room or RevPAR (\$)	
	2020	2019	2020	2019
Napa	42.9%	78.1%	\$146	\$279
Marin	48.5%	78.7%	\$62	\$128
Sonoma	57.6%	80.6%	\$86	\$160
San Francisco	33.4%	84.8%	\$40	\$208

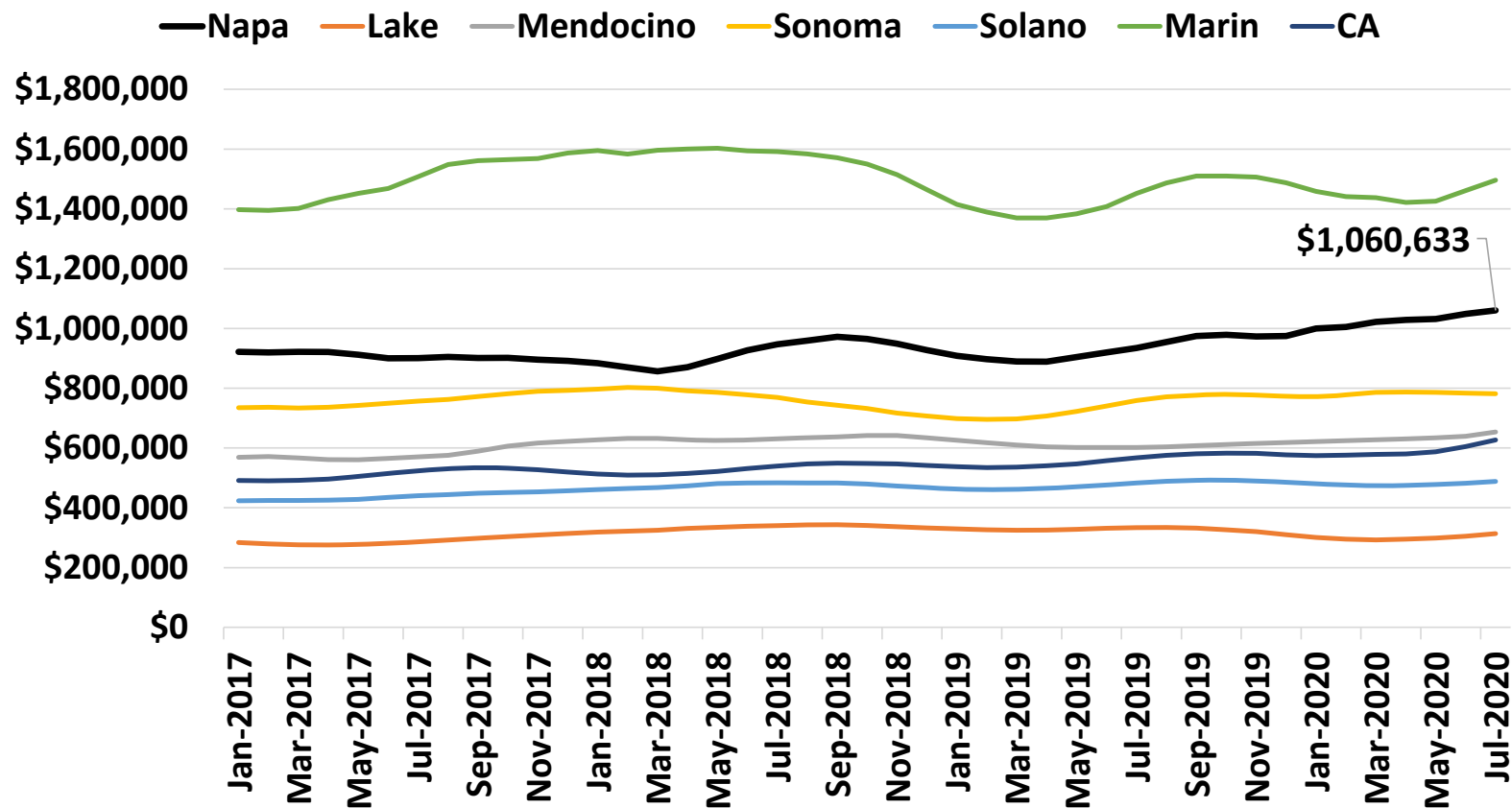
Napa County is far behind on occupancy and thus RevPAR as of July 2020 versus last year, a continued theme in Napa County and California. This is a major reason for the continued drag in jobs growth for hotels and restaurants.

Restaurant-Hotel-Retail as % of Non-Farm Employment, Napa County and California, % of total, June 2000-July 2020



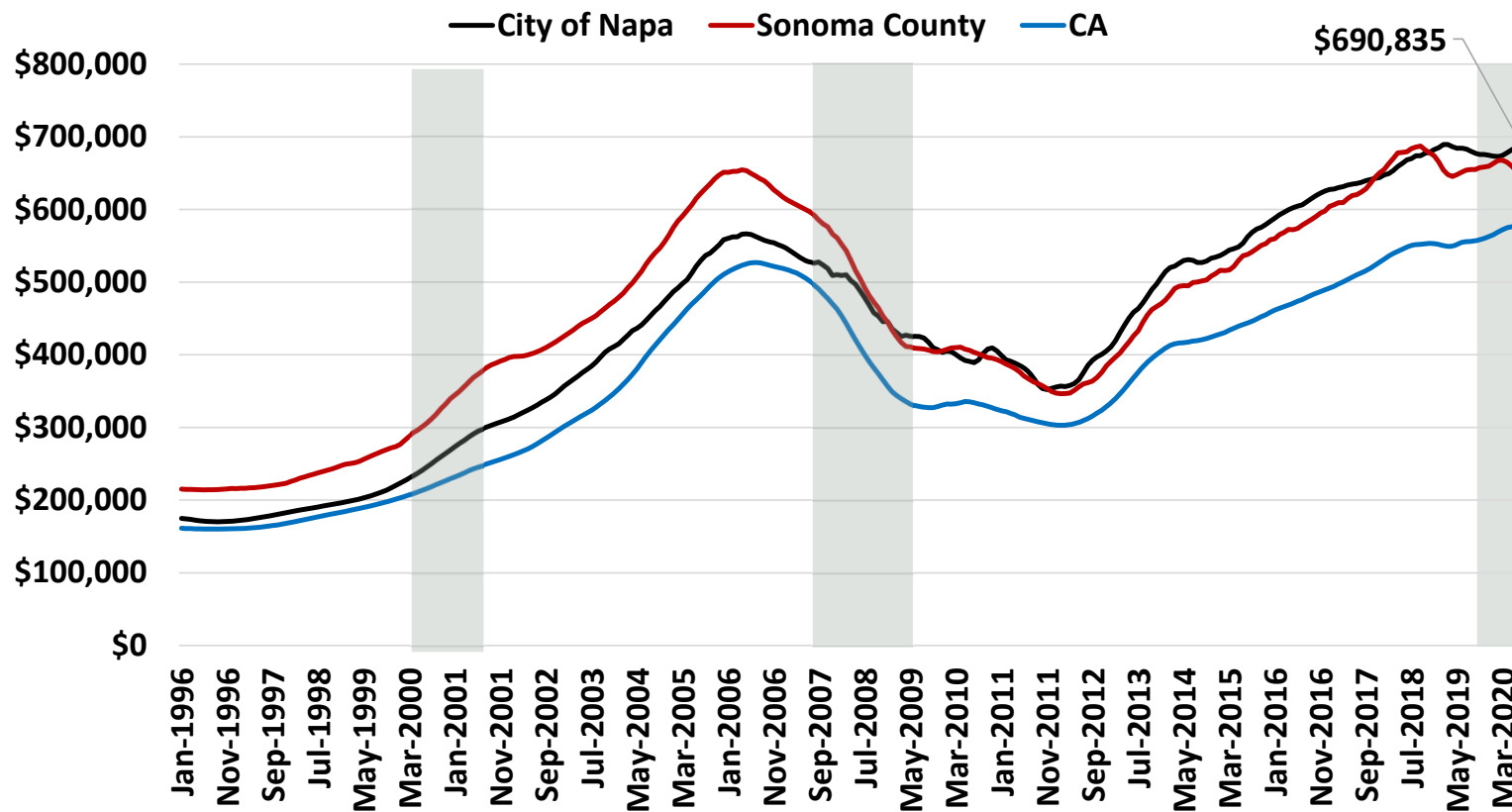
These data are at the county level, but the bulk of these jobs are in the City of Napa and in American Canyon. We want these data to rise, but notice that in Napa County and the state on average is moving the same way as Napa County. In July 2020, retail jobs helped increase this percentage in Napa County faster than CA.

Median Listing Prices, Napa County and Selected Areas, Jan 2017 to July 2020, 6-Month Moving Average



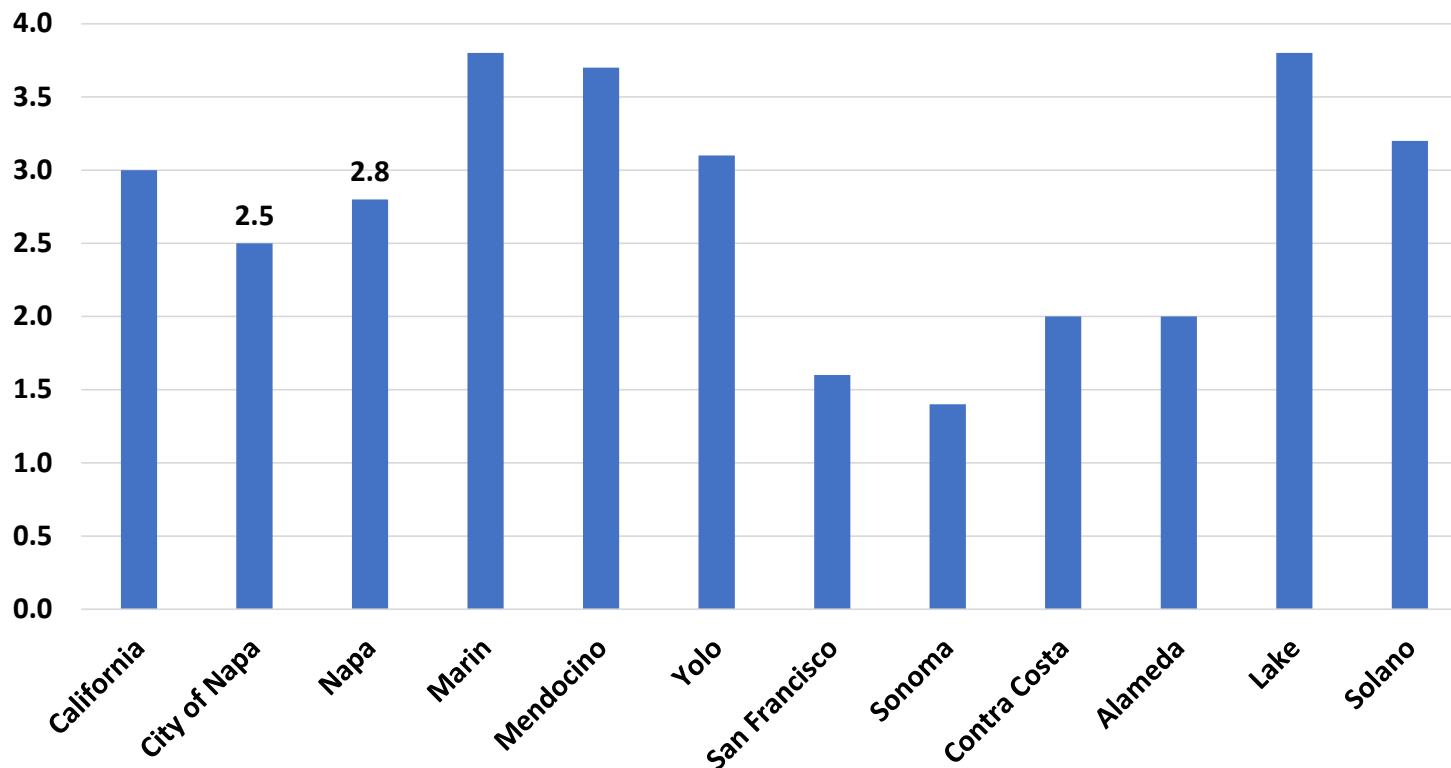
Median listing prices provide a way to see how the supply side of the housing market is looking at the demand side by how homeowners are listing their homes for sale against recent market trends.

Median Home Prices, Current Dollars, City of Napa and Selected Areas, Jan 1996 – July 2020



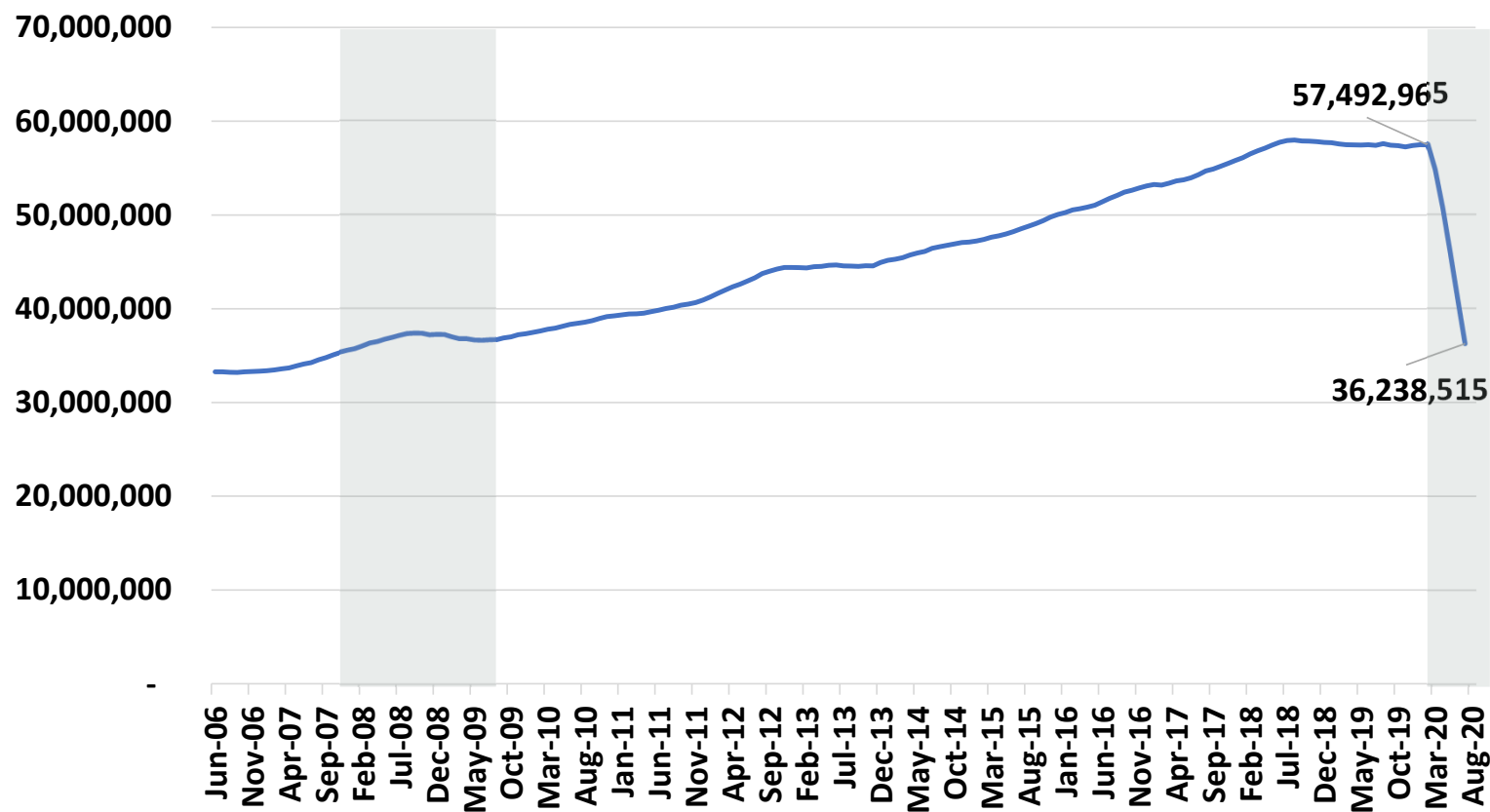
Median home prices provide a gauge against the median listing prices to see how sales are finalizing, but also provide housing market trend.

Housing Price Forecast, July 2020 to July 2021, % Change, City of Napa, Selected Counties and California



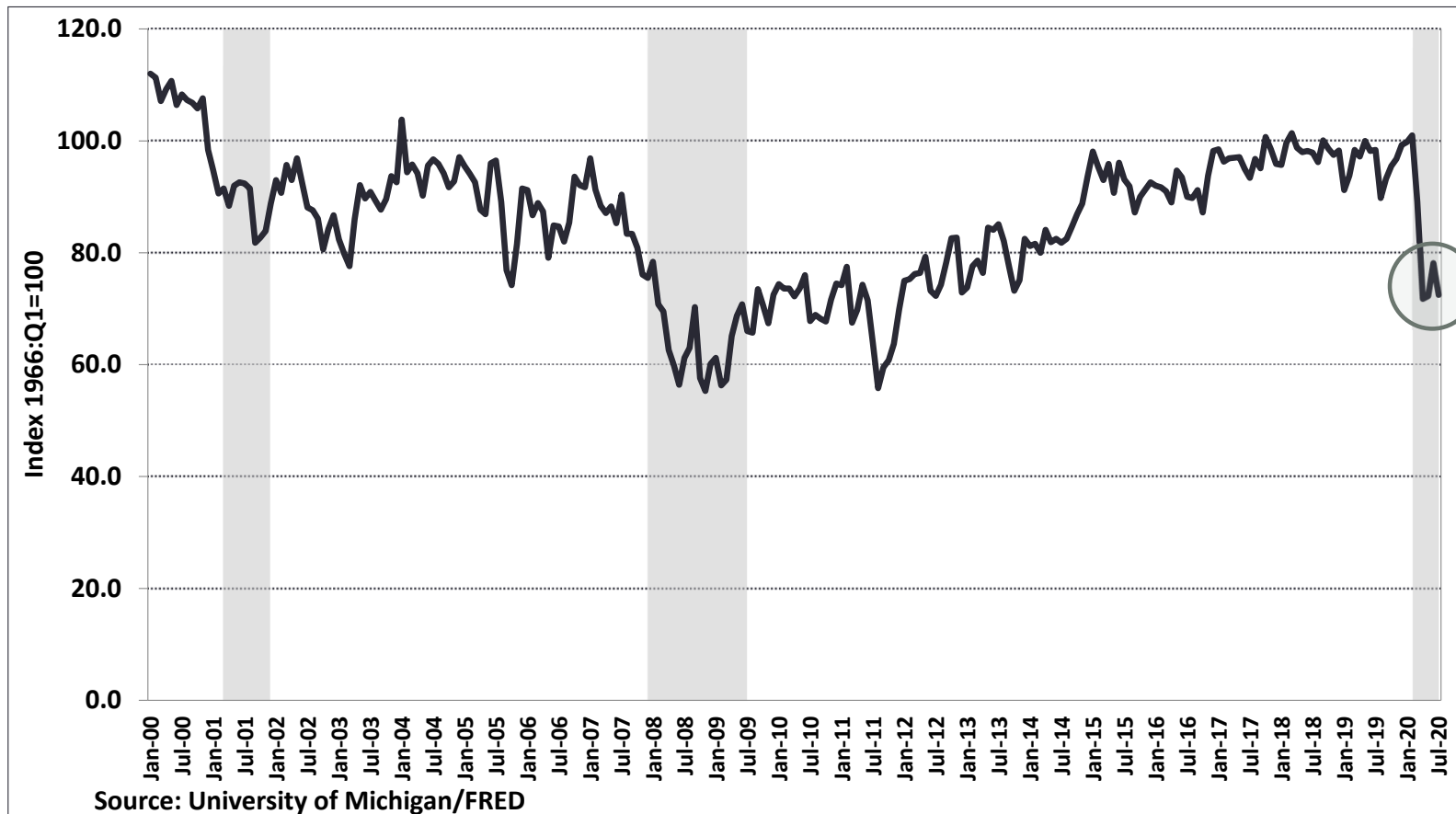
The City of Napa drives the south valley housing market; the forecast in July 2020 to July 2021 is good and suggests for now no housing market chaos predicted. North Napa Valley markets are pulling the county forecast slightly higher.

Passenger Data, SFO, Rolling 12-Month Sum, Passengers, Number of People, to July 2020



As of July 31, 2020, the fall in the number of passengers through SFO had not begun to recover as passengers numbers on a 12-month rolling sum fell again; these data connect to the flow of people from outside a 200 mile radius of Napa coming to the city to spend. Notice the shock since Feb 2020.

Consumer Sentiment, U of Michigan, Index Q1 1996 = 100, Jan 2000 – July 2020



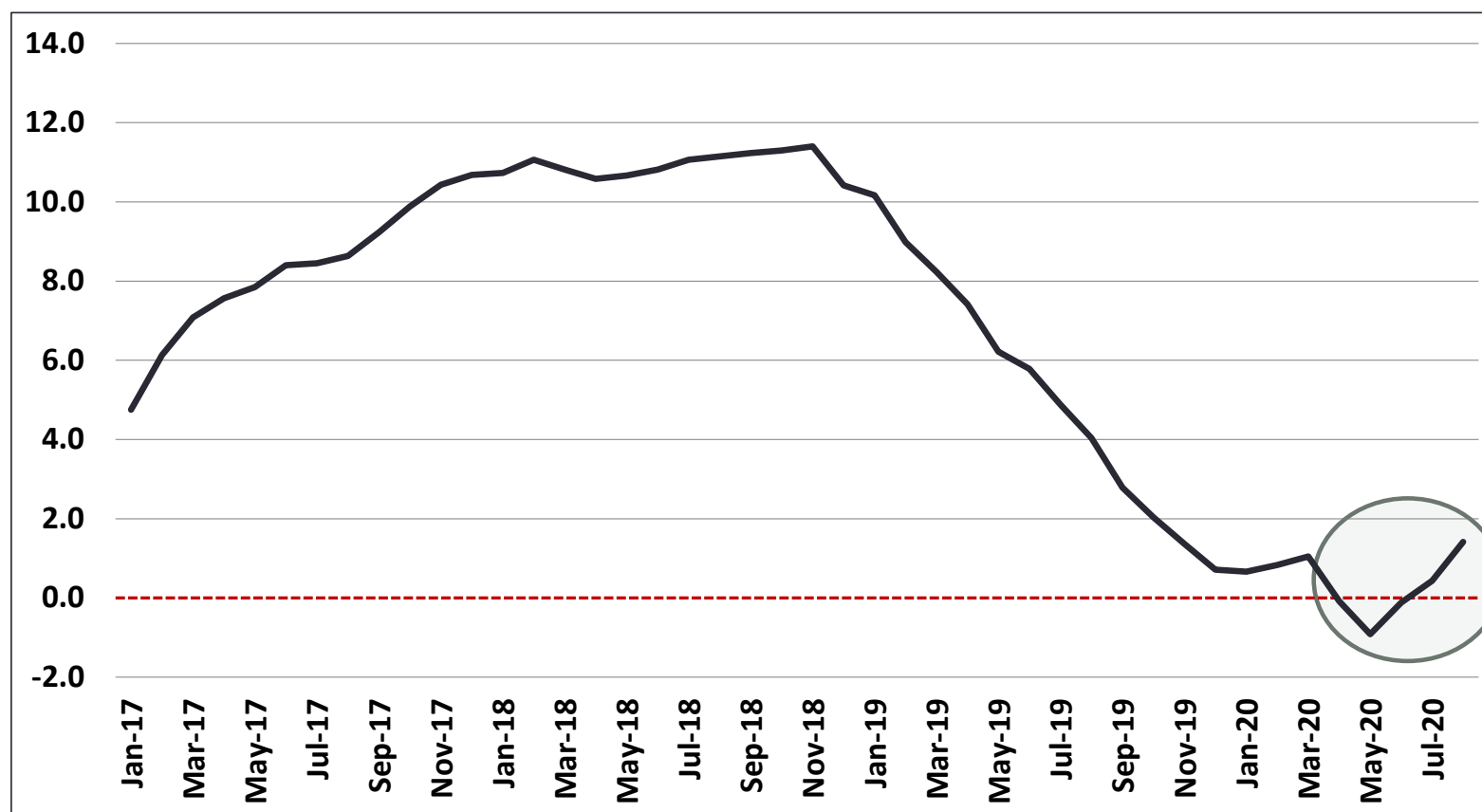
This index suggests how consumer consider tourism and durable goods purchases, such as cars and appliances; the tick down in July 2020 may reflect election uncertainty and continued COVID-19 case growth.

Slide 20

RE1

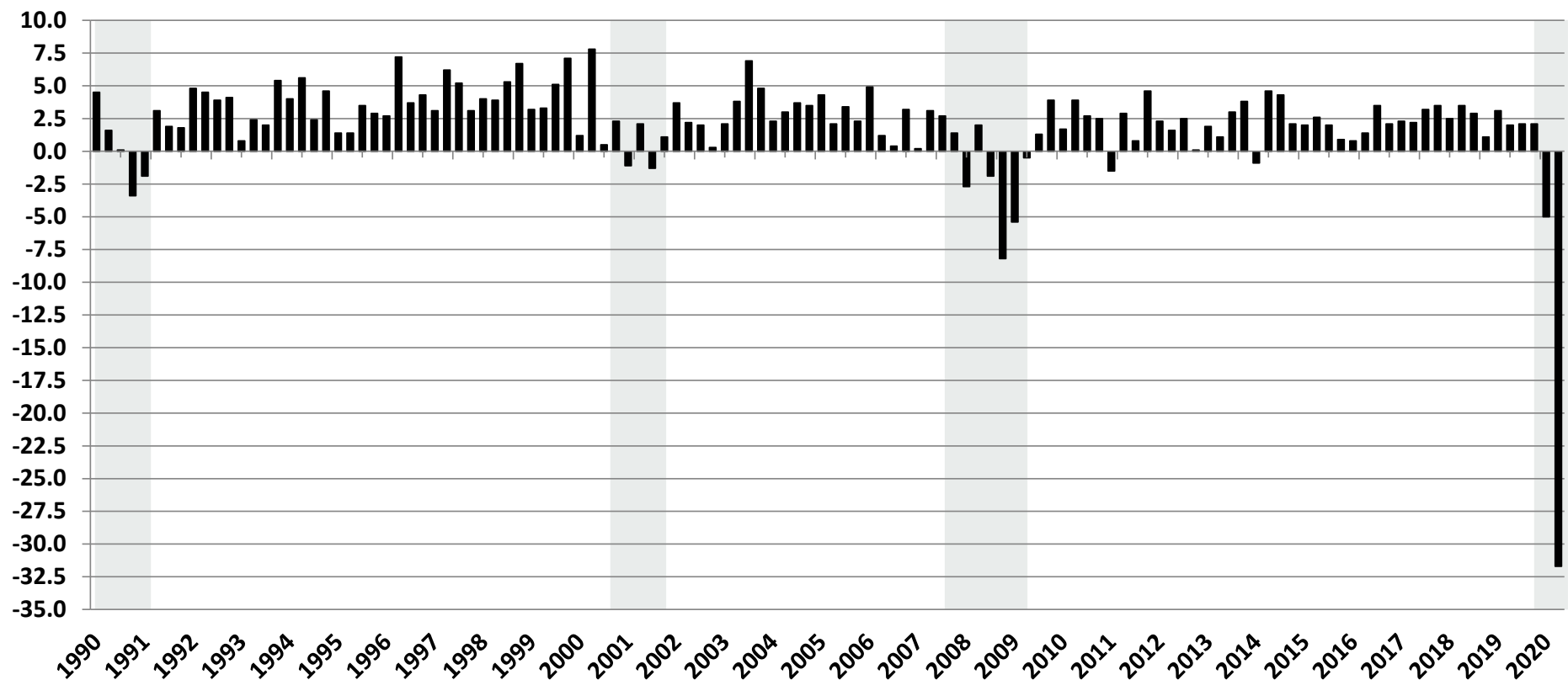
Robert Eyler, 8/29/2020

ISM Purchasing Manager's Index, Jan 2017 to August 2020, % change from Previous Year

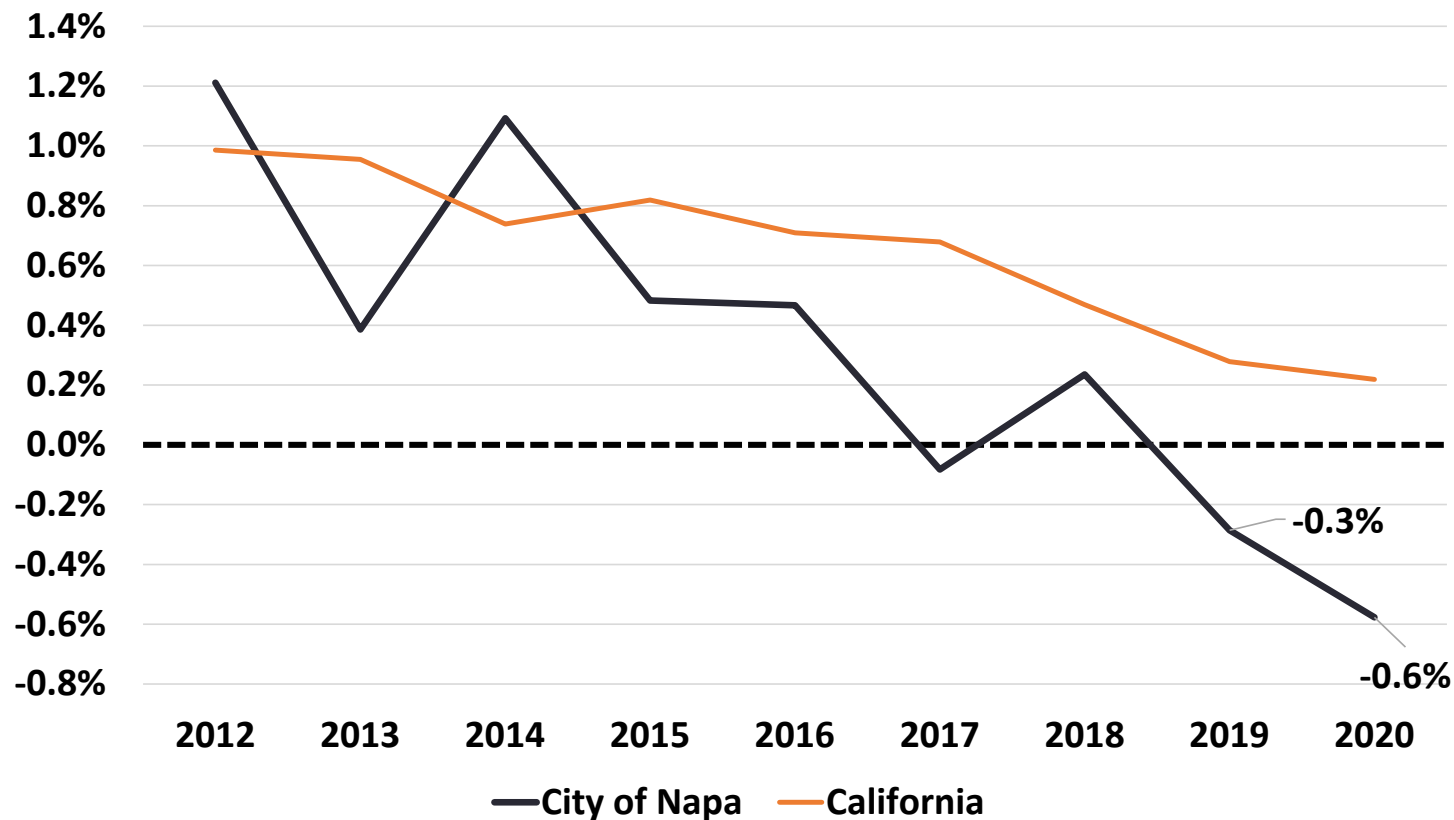


This index going below 0% change from last year generally forecasts national recession; the continued increase in July is good and signals recovery has started. The disconnect between consumer and business confidence may change closer to November 3.

GDP Growth, 1990 – Q2 2020 2nd Est., SAAR, % Change (Shaded Areas = Recession), -31.7%, Q2 2020

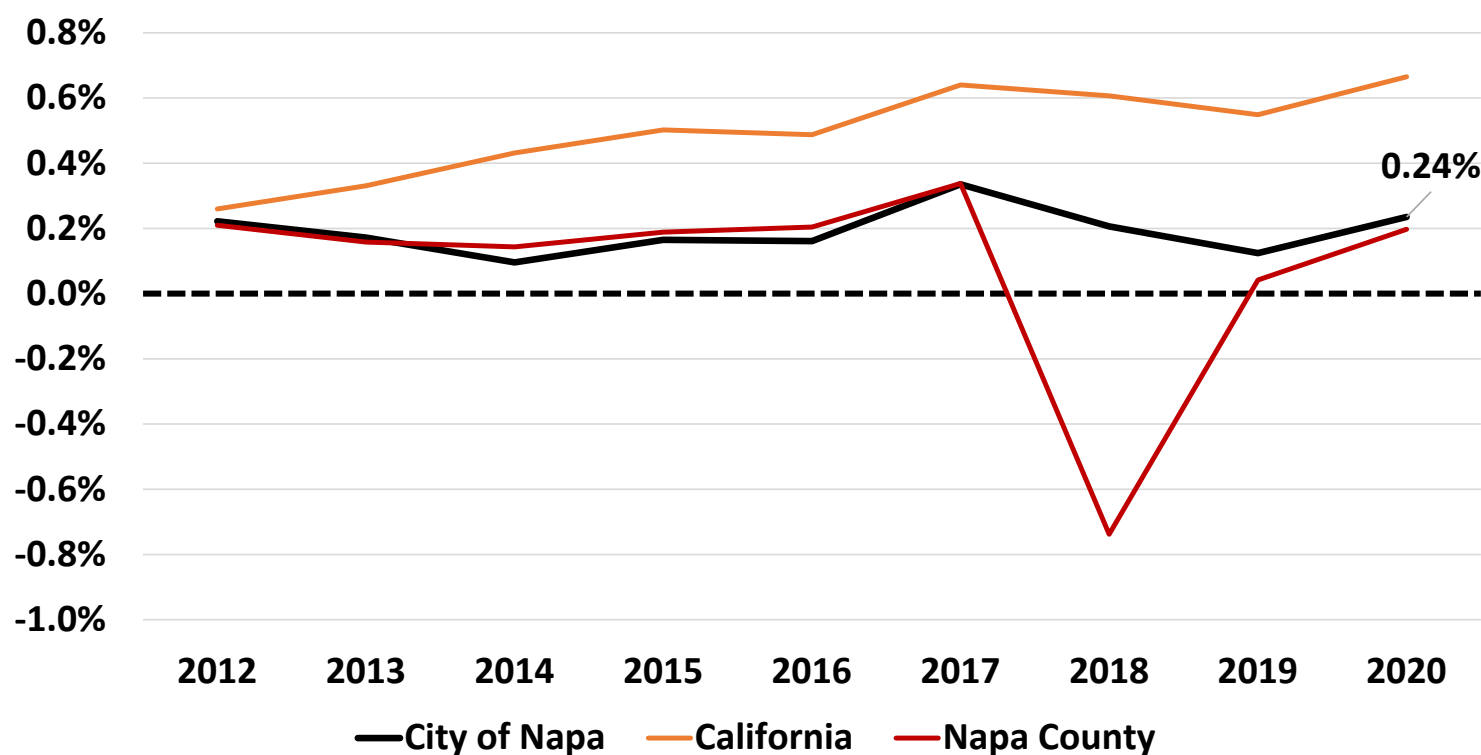


City of Napa, Population Growth 2010 to 2020, Annual % Change from Previous January 1



These data were released in June 2020 and estimate the growth of City of Napa's population annually since 2011. In 2019, the city's population fell for the second year in a row (-0.6%), for an estimated population of 78,032 on January 1, 2020 in the City of Napa.

City of Napa, Housing Units Growth, % Change from Previous Year, 2012 to 2020



These data were released in June 2020 and estimate the growth of City of Napa's housing units annually since 2011. In 2019, the city's population fell for the second year in a row (-0.6%), for an estimated population of 78,032 on January 1, 2020 in the City of Napa.

City of Napa: things to watch

- City of Napa, July 2020
 - Residents out of work versus July 2019 and Labor Force
 - Business losses the big concern next
- Jobs in City of Napa and Napa County
 - Retail and healthcare jobs rising bucking trend a bit for good, helping county recover overall
 - Restaurant and hotel employment means need to watch for business loss and capacity issues later: commercial real estate
- Hotel Occupancy: still down from July 2020
 - August and September may be skewed a bit by regional fires
 - Need to squeeze as much out of this year as possible for business preservation
- Housing market remains stable: need to preserve this market

Thanks!
Questions?
eyler@econforensics.com
@bobby7007

Budget Conscious Climate Actions

Presentation to the
Napa City Council

September 15, 2020

**NAPA CLIMATE
NOW!**
A 350 Bay Area Group

1

Overall Strategy for Climate Actions

REDUCE

REFLECT

RESTORE

RESILIENCY



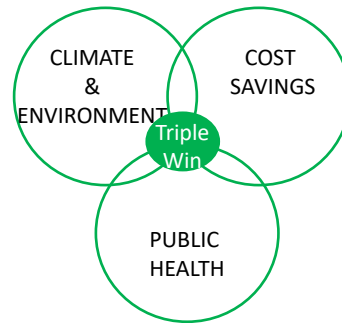
**BUILD
COMMUNITY
RESILIENCE**

2

All-Electric Residential Reach Codes

Adopt all-electric reach codes for new residential buildings (done by over 30 cities) & for our municipal buildings

- Lowers construction and operational costs
- 50% Carbon reductions Now; up to 100% w MCE Deep Green
- Improves indoor & outdoor air quality
- Reduces reliance on fossil fuels



3

All-Electric Residential Reach Codes

Economic benefits

- Construction costs average \$6,171 less/unit¹
- Utility bills lowered by up to \$800 annually²
- Limits natural gas infrastructure (plus repair and maintenance)



¹ Source: California Energy Codes and Standards Cost-effectiveness Study -Low-Rise Residential
https://localenergycodes.com/download/800/file_path/fieldlist/2019%20Res%20NC%20Reach%20Codes

²Synapse Energy Economics, Decarbonization of Heating Energy Use in California Buildings at 2, 39 (Oct. 2018),
<http://www.synapseenergy.com/sites/default/files/Decarbonization-Heating-CA-Buildings-17-092-1.pdf>

4

All-Electric Residential Reach Codes

Source: California Energy Codes and Standards Cost-effectiveness Study
-Low-Rise Residential
(https://localenergycodes.com/download/800/file_path/fieldList/2019%20Res%20NC%20Reach%20Codes)



Required Measure	Average Cost versus Gas Appliance
Heating/Cooling (Heat Pump)	\$221 in cost savings
Water Heating (Heat Pump Water Heater)	\$0 in cost savings
Dryer (Electric)	\$0 in cost savings
Cooking (Induction)	\$0 in cost savings
Electric Service Upgrade	\$600 in additional costs
Gas Infrastructure	\$6,550 in cost savings
Total Costs	\$6,171 in cost savings

5

All-Electric Residential Reach Codes

Climate and health benefits

- Limits methane leakage from natural gas infrastructure – leakage rates are 2.7-5.2%¹
- Improves indoor air quality—gas stoves release unhealthy levels of NO₂, CO, and formaldehyde, causing unhealthy indoor air and respiratory health issues ^{2,3}
- Asthma is 42% more likely for children with gas stoves



¹ <https://www.fossilfreebuildings.org/ElectricMFGuide.pdf>, 2019

² California Air Resource Board. (2001) Indoor Air Pollution from Cooking, 2020 <https://ww2.arb.ca.gov/resources/documents/indoor-air-pollution-cooking>

³ Cooking with Gas Hurts Your Wallet and Your Health, 2020 <https://www.sierraclub.org/articles/2020/05/cooking-gas-hurts-your-wallet-and-your-health>

6

Retrofitting Existing Buildings

Decarbonization/Electrification

- Single-family/multi-family /commercial/municipal
- Take advantage of electric retrofit rebates and incentives for Heat Pumps, Heat Pump Water Heaters, and appliances
- Electrifying existing buildings is essential to meet Napa and California GHG goals



7

Increase Active Transportation

Prioritize Measure T projects to enhance pedestrian and bicycle use

- Napa Countywide Bicycle Plan
- Napa County Pedestrian Master Plan

Pilot Slow Streets program with volunteer labor

- Partner with Napa County Bicycle Coalition and neighborhood groups



8

Adopt Zero Waste Goal

Adopt a goal of Zero Waste by 2030

- Support new waste-to-energy technologies
- Increase participation in food waste composting
- Require permitted events to be Zero Waste
- Ban single use plastics



9

More Actions: Leading by Example

- Electrify the city auto fleet as opportunity arises
- Replace city-owned gas-powered leaf blowers with electric models
- Adopt telework policy for staff
- Install Cool Roofs (for retrofits & new construction; update codes)



10

Increase Carbon Sequestration: Partnering with RCD

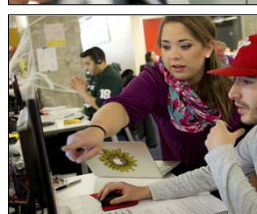
- Plant native trees through urban greening and re-oaking programs
- Support carbon farming
- Develop tree replacement in-lieu fee program
- Use General Plan update to zone for Greenbelts in Napa Oaks and Timberhill-West Browns Valley areas



11

Increase Community Resiliency

- Use Community Benefit Agreements to require new development projects to contribute to community resiliency. For example:
 - Grants for rooftop solar in low income neighborhoods
 - Energy efficiency retrofitting
 - EV charger installations
 - Green infrastructure job training
- Expand focus of advisory committees to include climate action



12

Incorporate Climate Change into Official Planning Documents

- Build a Climate Change Element into our General Plan update



NAPA 2040
GENERAL PLAN

13

Next Steps

- Provide feedback on and prioritize proposals – early wins, budget conscious, leadership
- Support countywide Climate Action Committee and LAFCO in climate action strategies
- Partner with community groups

THANK YOU!



14

Resources for Budget Conscious Climate Actions for the Napa City Council, September 15, 2020
Contacts at Napa Climate NOW!: Chris Benz, [REDACTED]
Karl Johnson, [REDACTED]

All-electric Reach Codes

1. Adopt the California Energy Commission's (CEC) cost-effective 2019 T-24 residential all-electric reach codes and natural gas infrastructure regulations for Single-family, Detached Accessory Dwelling Units, and Low-rise Multi-family buildings. Adopt the 2019 T-24 reach ZERO Code (CA-for California) for all municipal building projects. This may be expanded to include all non-residential (commercial) buildings.
2. [Adopted by 30+ cities](#) including San Jose, Santa Rosa, Windsor, Mill Valley
3. Costs less to build and operate
 - [Research from E3](#) (April, 2019) shows the vast majority of homeowners and developers in California can expect considerable financial savings from building and living in all-electric homes - saving between \$130 – \$540 per year compared to homes that burn gas.
 - [Santa Rosa staff presentation](#) (11/19/19) shows savings of \$6,171 per home.
4. All-electric improves air quality and public health
 - A [meta-analysis](#) studying over 40 years of studies on the respiratory impacts of indoor nitrogen dioxide on children found that children who live in a home with a gas stove are 42% more likely to experience asthma symptoms.
 - Gas stoves cause indoor air pollution levels that would be illegal if measured outside.
<https://coeh.ph.ucla.edu/effects-residential-gas-appliances-indoor-and-outdoor-air-quality-and-public-health-california>
 - Building new homes with heat pumps to provide both space heating and cooling ensures everyone - regardless of income or housing type – has access to air conditioning.
5. Model ordinance from Santa Rosa:
 - <https://santa-rosa.legistar.com/View.ashx?M=F&ID=7882270&GUID=651B1D7E-7E35-4607-8DAC-797A4641CC3A>
6. BayREN rebates and incentives for electrification: <https://www.bayren.org/electrification>

Measure T projects

1. [Napa Countywide Bicycle Plan](#)
2. [Napa County Pedestrian Master Plan](#)

Slow Streets Pilot

1. Napa County Bicycle Coalition request for Slow Streets program: <https://napabike.org/slow-streets/>
2. [SF's Slow Streets program adds 14 more roadways to free up space during pandemic](#)

Adopt a goal of Zero Waste by 2030 (goal of [Sonoma County Regional Climate Protection Authority](#))

1. When landfilled, organic waste is one of the largest sources of methane pollution in California. Conversely, the use of this same material to make compost and other byproducts has been proven to not only prevent methane emissions, but also to increase soil health and water retention, and sequester carbon from the atmosphere. <https://www.cawrecycles.org/recycling-news/hnb47xwlcne6dl37r2xsatnk2cwhm>
2. Require all permitted events to be Zero Waste events.
 - [Sebastopol's one page event form](#).
3. Single use plastics: <https://camustlead.org/>
 - [Imperial Beach California single use plastics ban](#)

Lead by example

1. Electrify the city fleet as opportunity arises
 - [Funding from Bay Area Air Quality Management District](#)
2. Replace gasoline powered leaf blowers with electric models
 - Contact Joe Tagliaboschi, itagliaboschi@yville.com, (707) 944-8851, Yountville Public Works Director
 - Statewide emissions of SOREs (Small Off Road Engines) expected to surpass those from light-duty passenger cars in early 2020s, so CARB is in the process of updating regulations with the goal of requiring all new SOREs to be zero emission by 2028
<https://ww2.arb.ca.gov/sites/default/files/2020-06/6.8.20%20SORE%20Workshop%20Slides%20ADA.pdf>
3. Adopt telework policy for city staff
 - [Telework policy adopted by Napa County BOS 6/28/20 can serve as template](#)
4. Cool Roofs <https://www.go-gba.org/resources/green-building-methods/cool-roofs/>
 - Reflective roofs reduce urban heat island effect, lower peak electricity demand, and reduce emissions by reducing cooling energy use.
<https://www.energy.gov/energysaver/design/energy-efficient-home-design/cool-roofs>

Partner with Napa County Resource Conservation District

1. Partner with Napa RCD to plant native trees
 - Urban Greening – RCD can collaborate to develop sustainable urban forests in Napa County. Trees, and especially native trees, provide energy conservation, reduction of storm-water runoff, extend the life of surface streets, improve local air, soil and water quality, reduce atmospheric carbon dioxide, improve public health, provide wildlife habitat and increase property values. The Cities of Napa and American Canyon are interested in working together to develop urban forestry plans to guide urban forest plantings and community education efforts, and the Napa RCD has been partnering with them in their explorations. Various grant programs exist which can support this effort including: [CalFire's Urban and Community Forestry Grant Program](#) and [California Natural Resources Agency Urban Greening Grant Program](#). Contact Lucas Patzek, Napa RCD's District Manager, lucas@naparcd.org
 - Re-Oaking – Napa RCD partnered with North Bay Watershed Association and San Francisco Estuary Institute to develop the Re-Oaking North Bay Strategic Plan to guide the restoration of native oak ecosystems based on the best available science and historic information. They will be looking to partner with public and private landowners across Napa Valley to implement this plan. Contact Frances Knapczyk, Napa RCD's Program Director, frances@naparcd.org
2. Support carbon farming

Napa RCD has been helping our farmers and ranchers develop and implement [carbon farm plans](#) to maximize on-farm carbon sequestration while improving soil health, water efficiency, water quality, crop and forage production, and habitat. Napa RCD is working with Napa Green on the next evolution of that certification program. Contact Miguel Garcia, Napa RCD's Sustainable Agriculture Program Manager, miguel@naparcd.org
3. Develop a tree replacement in-lieu fee program for smaller development projects and direct monies toward plantings in areas most suitable for target tree species to maximize ecosystem services including wildlife habitat, erosion control, and water quality. Fees would be used by organizations like Napa RCD and the Land Trust of Napa County to develop and implement a planting plan grounded in ecological principles. Ideally create one mitigation strategy across all jurisdictions (County and cities).

Actions that Improve Resiliency for Climate Disasters

1. Community benefits agreements (CBAs) are legally binding contracts between developers and community groups that set forth benefits the developer is committed to bringing to the community. In exchange for the community's commitment to supporting a proposed development project, developers agree to provide a range of community benefits, commonly in areas of affordable housing, environmental improvements, and workforce development. For example, CBAs could require that a certain number of new housing units be made affordable for low- or moderate-income households, or specify community engagement requirements for new housing projects. Developers may also stipulate to hire residents or local businesses for labor and materials, or offer to adopt certain design practices to improve the project's environmental impact and climate resilience.

<https://www.georgetownclimate.org/adaptation/toolkits/equitable-adaptation-toolkit/community-protections-and-agreements.html>

- Example: [City of Richmond CBA with Chevron](#)

Incorporate Climate Change Element into General Plan Update

- [Governor's Office of Planning and Research Climate Change Element guidelines](#)
- [St. Helena General Plan Update 2040 Climate Change Element](#), pg 315
- [Draft Napa 2040 General Plan Framework September 2020](#)

From: [Sharon Parham](#)
To: [Clerk](#)
Subject: COMMENT TO COUNCIL FOR SEPTEMBER 15, 2020 MEETING PLEASE
READ
Date: Monday, September 14, 2020 5:27:08 PM

[EXTERNAL]

For Item 3C

Please consider working with Napa Climate Now!'s recommendations about climate change.

As we can see with these fires and smoke, we really need to consider everything we can in this regard.

As a small business owner, if we don't take action now, we'll be suffering more warming and fires in the future.

Thank you.

Sharon Parham

Sharon Parham
Parham Design



www.parhamdesign.com

From: [Katherine Stilwell](#)
To: [Clerk](#)
Subject: COMMENT TO COUNCIL FOR SEPTEMBER 15, 2020 MEETING – PLEASE READ
Date: Monday, September 14, 2020 8:30:25 PM

[EXTERNAL]

Please read at Item 3C, thank you.

Hello Council Members,

My name is Katie Stilwell and I am a student at the University of Redlands studying Environmental Science and Public Policy. I'm originally from Napa and have lived here my entire life. Napa Climate NOW! has given a presentation of Budget-Conscious Climate Actions to the council, and I would like to comment on which of them is most important based on my academic knowledge.

The All-Electric Residential Reach Codes for new buildings and for municipal buildings gives the greatest benefits to the city while also saving about \$6,000 per unit in construction and operation and lowering utility bills. It helps mitigate the climate crisis by reducing reliance on unsustainable fossil fuels, and lowering emissions generated from gas-powered appliances. This action also benefits public health by lowering potential for respiratory issues like asthma because it improves indoor air quality.

Implementing All-Electric Residential Reach Codes for new buildings and municipal buildings is the best action you could take because it saves money, reduces climate disturbance, and lowers potential health risks. Thank you for your time.

Sincerely,

Katie Stilwell

From: [Gopal Shanker](#)
To: [Clerk](#)
Cc: [Christina Benz](#); [Susan Crosby](#); [Karl Johnson](#)
Subject: COMMENT TO COUNCIL FOR SEPTEMBER 15, 2020 MEETING - PLEASE READ DURING PUBLIC COMMENT FOR ITEM 3C
Date: Tuesday, September 15, 2020 2:23:26 PM

[EXTERNAL]

Hello,

My name is Gopal Shanker. I live at [REDACTED]

Electric Vehicles (EV) complement the effort to electrify our buildings. Replacing our gas cars with EVs are actions that we can take NOW to reduce emissions and save money. Here is some information about EVs.

- The global movement to electrify transportation is accelerating, with California leading in the U.S.
- There are 40+ models of EVs available now. More are coming.
- Regeneration Napa County (<https://www.regenerationnapa.org/>) is collaborating with EVLife (<https://evlife.co>), EVmatch (<https://www.evmatch.com>), the Clean Vehicle Rebate Project (<https://cleanvehiclerebate.org/>), Clean Cars for All (<https://www.baaqmd.gov/funding-and-incentives/residents/clean-cars-for-all>), Drive Clean Bay Area (<https://drivecleanbayarea.org/ndew/>), and MCE (<https://www.mcecleanenergy.org/ev-charging/>) to bring information about EVs, charging, and subsidies to residents of Napa County through a series of webinars and workshops.
- Subsidies between \$3,300 – \$20,300 are available to buy or lease an EV. Low income clients are eligible for higher levels of subsidies.
- Subsidies are also available to install charging stations at homes, multi-family sites, and workplaces. The permitting process for installing residential and commercial EV charging stations has been streamlined throughout Napa County, including the city of Napa. Charging an EV overnight at home, based on current electricity rates, would be like paying ~\$1.10 for a gallon of gas.
- These subsidies make EVs affordable to own/lease. They also have low maintenance costs. Some can be repaired and updated with new features “over-the-air”. All are fun to drive!
- The bigger picture: EVs can absorb the existing surpluses of solar and wind generation, accelerate the deployment of more renewables, lower electricity costs, increase resiliency, hasten the decommissioning of aging nuclear plants and oil refineries, and prepare us for a future of wireless EV charging, vehicle to grid charging, microgrids, autonomous EVs, and shared mobility.
- Information about upcoming webinars on September 26, September 30, October 1, and October 4 (in Spanish) can be found on Drive Clean Bay Area’s website: <https://drivecleanbayarea.org/ndew/>. The information will also be publicized through Regeneration Napa County social media accounts: (<https://www.facebook.com/regenerationnapacounty>, <https://www.instagram.com/regennapa/>, <https://www.linkedin.com/company/37000492>).
- Please share this information and encourage people to attend.

Thanks for your consideration.

Regards,

Gopal Shanker

President, [Récolte Energy](#)

Regeneration Napa County (<https://www.regenerationnapa.org/>)

Napa Valley, California

(707) 480-1960



Public Works Department

MEMO

TO: Mayor and City Councilmembers

FROM: Eric Vandeburgt, Assistant Engineer

DATE: September 14, 2020

SUBJECT: Agenda Item 5.I – Saratoga Vineyard Subdivision Final Map

The following is a minor amendment to the Final Map of Saratoga Vineyard Subdivision (Attachment 2):

Correction to Sheet 4, adding references for private easements to be recorded by separate instrument.

OWNER'S STATEMENT

WE THE UNDERSIGNED, SARATOGA VINEYARD EDENBRIDGE LP, A CALIFORNIA LIMITED PARTNERSHIP, DO HEREBY STATE THAT WE ARE THE ONLY ENTITIES HAVING ANY RECORD TITLE INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON ENTITLED "FINAL MAP OF SARATOGA VINEYARD SUBDIVISION," CONSISTING OF 5 SHEETS, INCLUDING THIS ONE, AND THAT WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED AS AN EASEMENT TO THE CITY OF NAPA FOR PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES.

THOSE CERTAIN PARCELS OF LAND DESIGNATED AS "VINTERRA COURT" FOR PUBLIC RIGHT OF WAY PURPOSES AND "CAPITOLA DRIVE" FOR PUBLIC RIGHT OF WAY PURPOSES.

THOSE CERTAIN PARCELS OF LAND DESIGNATED AS "PUBLIC UTILITY EASEMENT" FOR PUBLIC UTILITY PURPOSES.

THE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENT PURPOSES IS HEREBY EXPRESSLY DEEMED TO INCLUDE ALL PUBLIC FACILITIES LOCATED OVER, ON, OR UNDER SAID PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENT.

THAT CERTAIN PARCEL OF LAND DESIGNATED AS "20.00' PUBLIC SANITARY SEWER EASEMENT" IS IRREVOCABLY DEDICATED AS AN EASEMENT TO ~~NAPASAN~~ FOR PUBLIC SANITARY SEWER PURPOSES.

NAPA SANITATION DISTRICT

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PRIVATE PURPOSES:

THE AREA MARKED AS "PARCEL A" IS ESTABLISHED FOR PRIVATE DRAINAGE PURPOSES. SAID "PARCEL A" SHALL NOT BE MAINTAINED BY THE CITY. A HOMEOWNERS ASSOCIATION SHALL ESTABLISH AND MAINTAIN ALL OPEN SPACE AND OTHER IMPROVEMENTS WHICH ARE USED IN THE COMMON AREA MARKED AS "PARCEL A".

THE AREAS MARKED AS "10.0' PRIVATE STORM DRAIN EASEMENT" ARE ESTABLISHED FOR PRIVATE DRAINAGE FACILITIES FOR LOTS 12, 13, 14, 15 & 16, TO BE MAINTAINED BY THE LOT OWNERS.

THE AREAS MARKED AS "3.0' PRIVATE LANDSCAPE SETBACK EASEMENT" ARE ESTABLISHED FOR LANDSCAPE PURPOSES AT LOTS 11-20, TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

IN WITNESS THEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS

28TH DAY OF AUGUST, 2020.

SARATOGA VINEYARD EDENBRIDGE LP,
A CALIFORNIA LIMITED PARTNERSHIP

BY: EDENBRIDGE LAND AND CATTLE LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: Christopher J. Gatley
CHRISTOPHER J. GATLEY
ITS: AUTHORIZED MEMBER

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Santa Clara

ON August 28, 2020, BEFORE ME,

A. Tristen Watkins, A NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER J. GATLEY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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 AND OFFICIAL SEAL

SIGNATURE: A. Tristen Watkins

PRINTED NAME: A. Tristen Watkins

PRINCIPAL COUNTY OF BUSINESS: Santa Clara

COMMISSION NUMBER: 2174980

MY COMMISSION EXPIRES: Jan 5, 2021

MAYOR'S AND CITY CLERK'S CERTIFICATE

WE, JILL TEHEL, MAYOR AND TIFFANY CARRANZA, CITY CLERK, RESPECTIVELY, OF THE CITY OF NAPA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2020, THIS MAP ENTITLED "FINAL MAP OF SARATOGA VINEYARD SUBDIVISION" WAS FILED WITH THE CITY COUNCIL FOR APPROVAL AS REQUIRED BY LAW; THAT BY RESOLUTION DULY ADOPTED AT THE REGULAR MEETING HELD ON THE _____ DAY OF _____, 2020 SAID COUNCIL APPROVED SAID MAP & ACCEPTED THE OFFER OF DEDICATION TO THE CITY OF NAPA, EASEMENTS FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE CERTAIN PARCELS OF LAND DESIGNATED ON SAID MAP AS "VINTERRA COURT" AND "CAPITOLA DRIVE" AND THOSE CERTAIN PORTIONS OF LAND DESIGNATED ON SAID MAP AS PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITY PURPOSES.

IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED THE SEAL OF THE CITY OF NAPA THIS _____ DAY OF _____, 2020.

JILL TEHEL, MAYOR, CITY OF NAPA, STATE OF CALIFORNIA

TIFFANY CARRANZA, CITY CLERK, CITY OF NAPA, STATE OF CALIFORNIA

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "FINAL MAP OF SARATOGA VINEYARD SUBDIVISION" THAT SAID SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTIONS OF THE GOVERNMENT CODE AS APPROVED BY THE GOVERNOR SEPTEMBER 27, 1974 AND AMENDMENTS THERETO AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

TIMOTHY C. WOOD, CITY SURVEYOR, CITY OF NAPA, CALIFORNIA DATE
LS 8615, EXPIRES 12/31/21

NAPA SANITATION DISTRICT NAPASAN CERTIFICATE

I HEREBY CERTIFY THAT ON THIS 1ST DAY OF SEPTEMBER, 2020, I ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, FOR SANITARY SEWER PURPOSES, THAT CERTAIN PARCEL OF LAND DESIGNATED AS "20.00' PUBLIC SANITARY SEWER EASEMENT" ON THIS MAP ENTITLED "FINAL MAP OF SARATOGA VINEYARD SUBDIVISION"

Timothy B. Healy
TIMOTHY B. HEALY GENERAL MANAGER, ~~NAPASAN~~ NAPA SANITATION DISTRICT

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE CITY OF NAPA PLANNING COMMISSION HAS RECOMMENDED APPROVAL OF THE VESTING TENTATIVE MAP OF THE SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

SECRETARY, NAPA CITY PLANNING COMMISSION DATE

CITY AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION.

JOY RIESENBERG
CITY AUDITOR, CITY OF NAPA, STATE OF CALIFORNIA

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 SARATOGA VINEYARD EDENBRIDGE LP IN JANUARY, 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET AT SUCH POSITIONS WITHIN ONE YEAR FROM THE DATE OF FILING OF THIS MAP, THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Christopher M. Tibbits
CHRISTOPHER M. TIBBITS LS 8585

8/27/20
DATE

COUNTY TAX COLLECTOR AND REDEMPTION OFFICER CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION, THAT SECURITY IN THE AMOUNT OF \$ 44,500.00 HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION BUT, WHICH ARE NOT PAYABLE

Robert G. Minahen 8/27/2020
ROBERT G. MINAHEN DATE
COUNTY TAX COLLECTOR AND TREASURER
COUNTY OF NAPA, STATE OF CALIFORNIA

James M. Minahen 8/27/2020
DEPUTY DATE

COUNTY RECORDER'S CERTIFICATE

THE MAP ENTITLED "FINAL MAP OF SARATOGA VINEYARD SUBDIVISION" IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE AS PER GUARANTEE OF TITLE MADE BY FIRST AMERICAN TITLE COMPANY OF NAPA, DATED THE _____ DAY OF _____, 2020, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 670 OF THE STATUTES AND SUBDIVISION REGULATIONS ADOPTED PURSUANT THERETO.

FILED AT THE REQUEST OF _____ AT _____ MINUTES
PAST _____ O'CLOCK AM/PM ON THE _____ DAY OF _____
2020, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, IN BOOK _____ OF MAPS AT PAGES _____.

RECORDER'S SERIAL NO. _____

FEE PAID _____

JOHN TUTEUR DATE
COUNTY RECORDER IN AND FOR THE COUNTY OF NAPA,
STATE OF CALIFORNIA

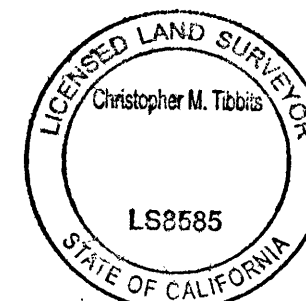
DEPUTY COUNTY RECORDER DATE
COUNTY OF NAPA
STATE OF CALIFORNIA

FINAL MAP OF SARATOGA VINEYARD SUBDIVISION

BEING THE LANDS OF
SARATOGA VINEYARD EDENBRIDGE LP
2020-0005054, NCR

BEING A PORTION OF RANCHO TULOCAY
CITY OF NAPA, CALIFORNIA

20 LOTS AND 1 COMMON PARCEL
PROJECT TOTAL 3.48 ACRES
APN 046-061-033 & 046-061-034



RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

#5138.0 AUGUST, 2020 PAGE 1 OF 5

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, UNDER DEED OF TRUST, AS RECORDED FEBRUARY 26, 2020, AS SERIES NUMBER 2020-0005055 OF OFFICIAL RECORDS OF NAPA COUNTY, AGAINST THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

SIGNATURE: Mark Holderbein DATE: 8-27-2020

PRINTED NAME: MARK HOLDERBEIN

TITLE: Authorized Signer

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF NAPA

ON 08/27/2020, BEFORE ME, Ana S. Miranda

A NOTARY PUBLIC, PERSONALLY APPEARED MARK HOLDERBEIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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 AND OFFICIAL SEAL

SIGNATURE: [Signature]

PRINTED NAME: Ana S. Miranda

PRINCIPAL COUNTY OF BUSINESS: Napa

COMMISSION NUMBER: 2252393

MY COMMISSION EXPIRES: August 3, 2022

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, UNDER DEED OF TRUST, AS RECORDED FEBRUARY 26, 2020, AS SERIES NUMBER 2020-0005056 OF OFFICIAL RECORDS OF NAPA COUNTY, AGAINST THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

SIGNATURE: Mark Holderbein DATE: 8/27/2020

PRINTED NAME: MARK HOLDERBEIN

TITLE: Authorized Signer

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Napa

ON 08/27/2020, BEFORE ME, Ana S. Miranda

A NOTARY PUBLIC, PERSONALLY APPEARED MARK HOLDERBEIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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 AND OFFICIAL SEAL

SIGNATURE: [Signature]

PRINTED NAME: Ana S. Miranda

PRINCIPAL COUNTY OF BUSINESS: Napa

COMMISSION NUMBER: 2252393

MY COMMISSION EXPIRES: August 3, 2022

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, UNDER DEED OF TRUST, AS RECORDED MARCH 17, 2020, AS SERIES NUMBER 2020-0006512 OF OFFICIAL RECORDS OF NAPA COUNTY, AGAINST THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

SIGNATURE: Mark Holderbein DATE: 8/27/2020

PRINTED NAME: MARK HOLDERBEIN

TITLE: Authorized Signer

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF NAPA

ON 08/27/2020, BEFORE ME, Ana S. Miranda

A NOTARY PUBLIC, PERSONALLY APPEARED MARK HOLDERBEIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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 AND OFFICIAL SEAL

SIGNATURE: [Signature]

PRINTED NAME: Ana S. Miranda

PRINCIPAL COUNTY OF BUSINESS: Napa

COMMISSION NUMBER: 2252393

MY COMMISSION EXPIRES: August 3, 2022

FINAL MAP
OF
SARATOGA VINEYARD
SUBDIVISION

BEING THE LANDS OF
SARATOGA VINEYARD EDENBRIDGE LP
2020-0005054, NCR

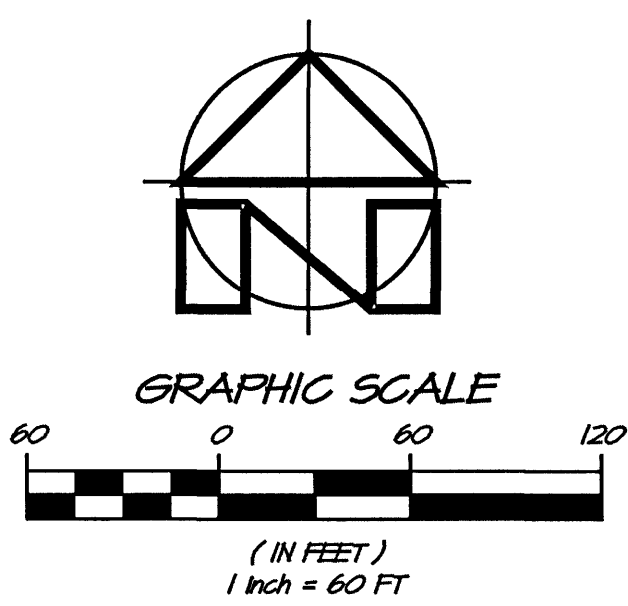
BEING A PORTION OF RANCHO TULOCAY
CITY OF NAPA, CALIFORNIA

20 LOTS AND 1 COMMON PARCEL
PROJECT TOTAL 3.48 ACRES
APN 046-061-033 & 046-061-039



RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980

#5138.0 AUGUST, 2020 PAGE 2 OF 5

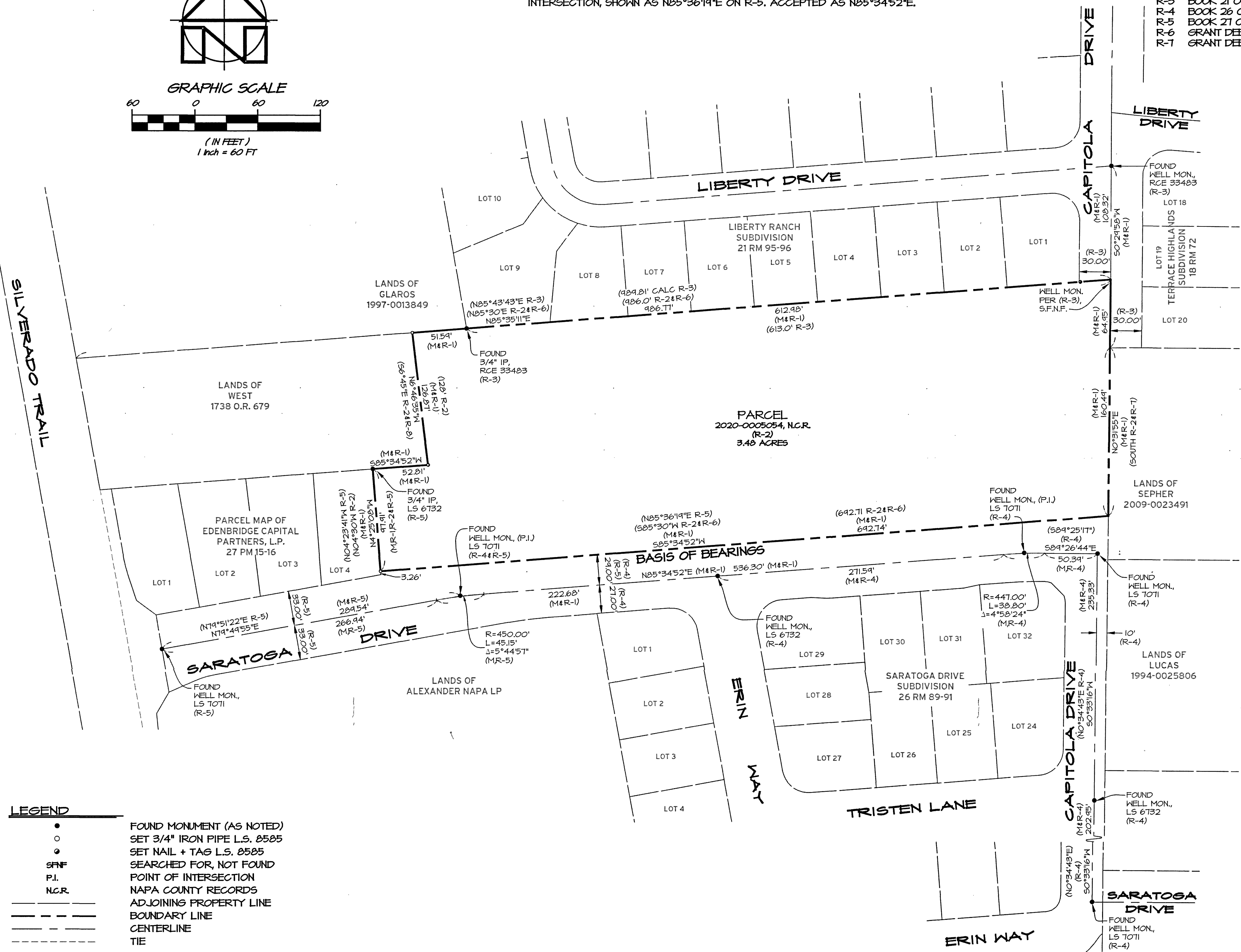


BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN THE FOUND MONUMENTS ON SARATOGA DRIVE, 222.68 FEET WEST OF ERIN WAY AND 69.80 FEET WEST OF CAPITOLA/SARATOGA INTERSECTION, SHOWN AS N85°36'19"E ON R-5. ACCEPTED AS N85°34'52"E.

REFERENCES

- R-1 BOOK ___ OF SURVEYS AT PAGE ___, N.C.R. (TO BE RECORDED)
- R-2 GRANT DEED, DOC. No. 2020-0005054, N.C.R.
- R-3 BOOK 21 OF RECORD MAPS AT PAGES 95-96, N.C.R.
- R-4 BOOK 26 OF RECORD MAPS AT PAGES 84-91, N.C.R.
- R-5 BOOK 27 OF PARCEL MAPS AT PAGES 15-16, N.C.R.
- R-6 GRANT DEED, VOL. 1783 AT PAGES 674-680, N.C.R.
- R-7 GRANT DEED, DOC. No. 2004-0023491, N.C.R.



- ### NOTES
- SEE SHEET 5 FOR SUPPLEMENTAL INFORMATION.
 - ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

FINAL MAP OF SARATOGA VINEYARD SUBDIVISION

BEING THE LANDS OF
SARATOGA VINEYARD EDENBRIDGE LP
2020-0005054, NCR

BEING A PORTION OF RANCHO TULOCAY
CITY OF NAPA, CALIFORNIA

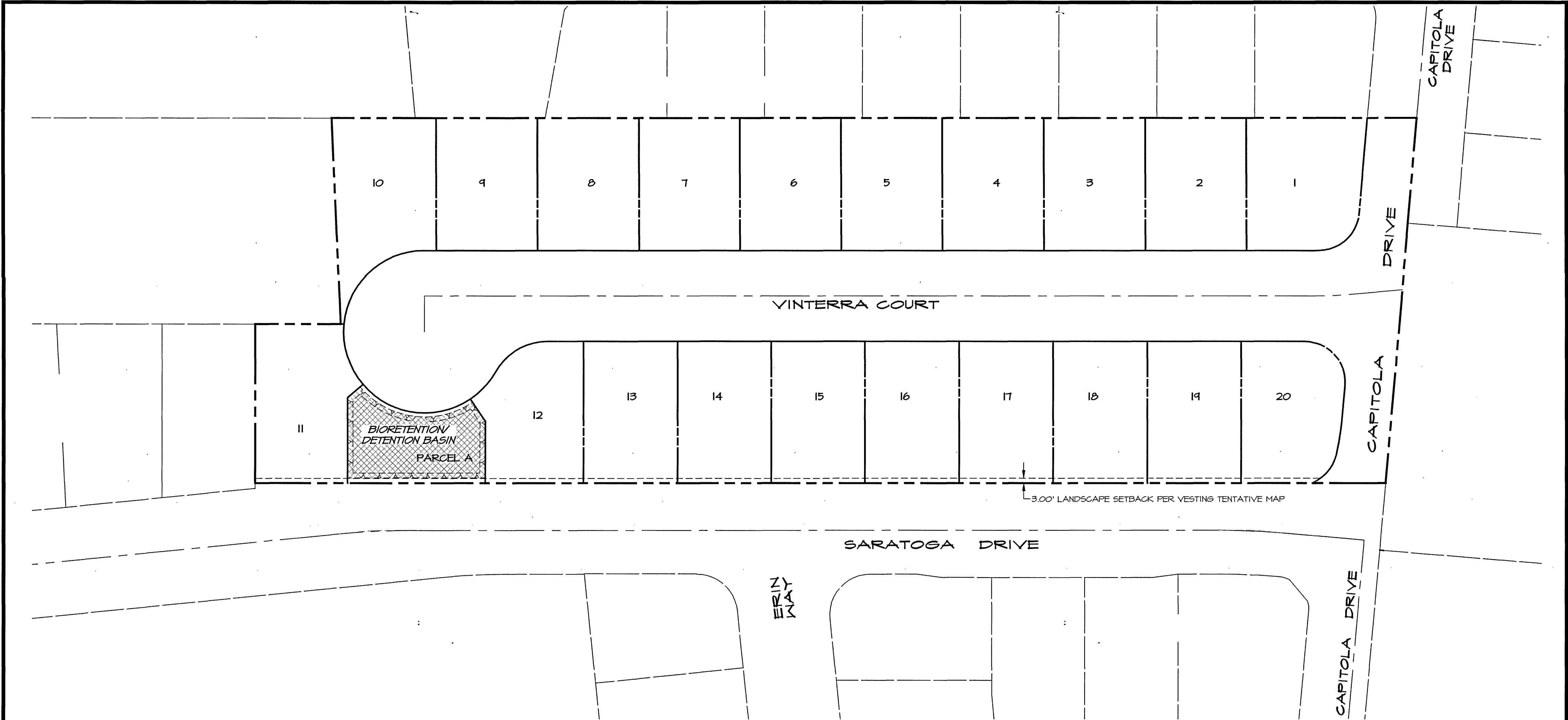
20 LOTS AND 1 COMMON PARCEL
PROJECT TOTAL 3.48 ACRES
APN 046-061-033 & 046-061-034

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252.3301
+ www.RSAcivil.com +

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + est. 1980
#5138.0 AUGUST, 2020 PAGE 3 OF 5

- ### LEGEND
- FOUND MONUMENT (AS NOTED)
 - SET 3/4" IRON PIPE L.S. 8585
 - SET NAIL + TAG L.S. 8585
 - SRNF SEARCHED FOR, NOT FOUND
 - P.I. POINT OF INTERSECTION
 - N.C.R. NAPA COUNTY RECORDS
 - ADJOINING PROPERTY LINE
 - - - BOUNDARY LINE
 - - - CENTERLINE
 - - - TIE





LEGEND

BMP	BEST MANAGEMENT PRACTICES
CCR	COVENANTS, CONDITIONS & RESTRICTIONS
SF	SQUARE FOOT
---	ADJACENT PROPERTY LINE
---	DISTINCTIVE BOUNDARY
---	LOT BOUNDARY
---	BEST MANAGEMENT PRACTICES
---	TREATMENT MEASURE
---	(SEE NOTE, THIS SHEET)

BEST MANAGEMENT PRACTICES NOTES

BEST MANAGEMENT PRACTICES (BMP) TREATMENT MEASURE AREAS SHOWN HEREON INDICATE THE APPROXIMATE LOCATION OF THE REQUIRED BMP AS DESCRIBED IN THE STORMWATER CONTROL PLAN (SCP) FOR SARATOGA VINEYARD SUBDIVISION.

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE BMP AND THE RELATED APPURTENANCES TO ENSURE ADEQUATE TREATMENT OF STORMWATER PER THE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES, DOCUMENT NUMBER _____, RECORDED CONCURRENTLY WITH THIS MAP.

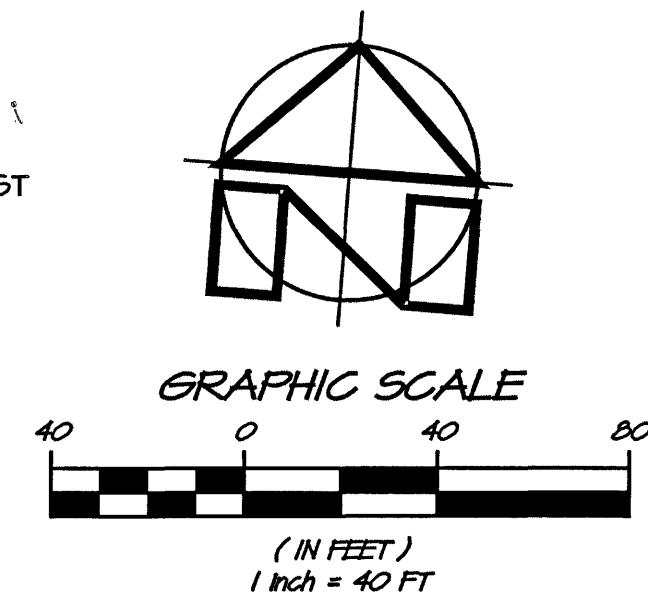
THESE PROPERTIES ARE SUBJECT TO CCR'S ASSOCIATED WITH THE SARATOGA VINEYARD SUBDIVISION, DOCUMENT NUMBER _____, RECORDED CONCURRENTLY WITH THIS MAP.

NOTE

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SUPPLEMENTAL INFORMATION PAGE

SUPPLEMENTAL INFORMATION PER BEST MANAGEMENT PRACTICES AND MISCELLANEOUS CONDITIONS OF APPROVAL.



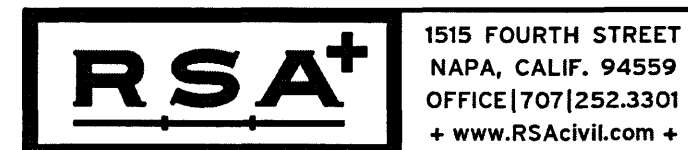
FINAL MAP

SARATOGA VINEYARD SUBDIVISION

BEING THE LANDS OF
SARATOGA VINEYARD EDENBRIDGE LP
2020-0005054, NCR

BEING A PORTION OF RANCHO TULOCAY
CITY OF NAPA, CALIFORNIA

20 LOTS AND 1 COMMON PARCEL
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APN 046-061-033 & 046-061-039



RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

#5138.0 AUGUST, 2020 PAGE 5 OF 5



1

GFOA Award Programs

- Highly regarded professional recognition programs
- Encourages local governments to improve the quality of their financial management and recognizes that achievement
- Reports judged by an impartial panel consisting of municipal Finance professionals from across the country
- Awards accompanied by comments and suggestions for continued improvement



2

Distinguished Budget Presentation Award



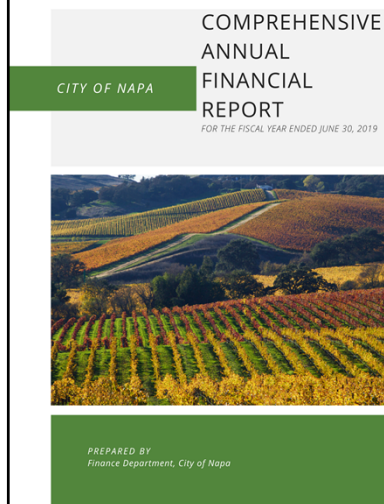
**Operating and Capital
Improvement Budget**
Fiscal Years 2019/20 and 2020/21

- Received since FY2013
- Reflects guidelines established by the National Advisory Council on State and Local Budgeting
- Reviewed by GFOA professional staff and outside reviewers with experience in public-sector budgeting
- Criteria includes
 - Strategic Goals and Strategies
 - Department/Fund Relationship
 - Fiscal Policies
 - Budget Process



3

Certificate of Achievement for Excellence in Financial Reporting

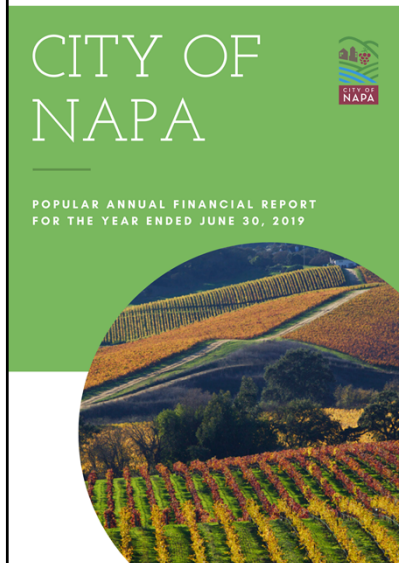


- Sixth consecutive year
- Encourages local governments to go beyond the minimum requirements of GAAP
- Recognizes reports that evidence the spirit of transparency and full disclosure
- Goal is not to assess financial health but to ensure that users of the financial statements have the information to do so themselves



4

Award for Outstanding Achievement in Popular Annual Financial Reporting



- FY2019 - First time
- Simplified reporting – uncomplicated, understandable for those without a background in public finance
- Includes information on City operations, services, programs as well as financial condition



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GFOA Triple Crown



- Budget
 - ✓ *Distinguished Budget Presentation Award*
- CAFR
 - ✓ *Certificate of Achievement for Excellence in Financial Reporting*
- PAFR
 - ✓ *Award for Outstanding Achievement in Popular Annual Financial Reporting*



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FY2020

- CAFR
 - Audit October 12 – 23 by the Pun Group, LLC
 - Preliminary financial statements – end of September
 - Final CAFR submitted to GFOA in December
- PAFR
 - Participating in fellowship program with GFOA and Engaging Local Government Leaders (ELGL)
 - Connie Ho, CSU Long Beach graduate student working on her Masters in Public Policy
 - Will submit final PAFR to GFOA in December



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Questions?

Requested Action:

Move to accept the GFOA Certificate of Achievement for Excellence in Financial Reporting, and the GFOA Award for Outstanding Achievement in Popular Annual Financial Reporting for the fiscal year ended June 30, 2019 and the GFOA Distinguished Budget Presentation Award for the biennium beginning July 1, 2019.



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