

Environmental Scan

October 2013



Purpose of Environmental Scan

An objective overview of current and anticipated environmental factors that impact the community and organization

Environmental factors:

- Economic climate
- Demographics
- Issues and values that matter most to residents and stakeholders

Purpose:

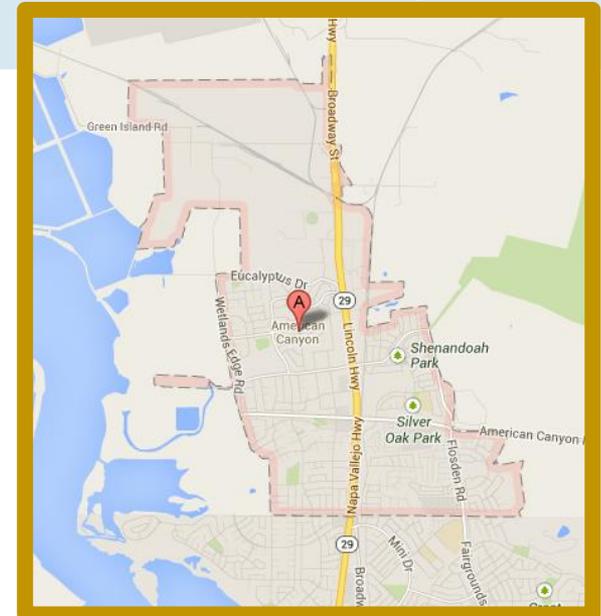
- Understand “where we are now” and “how things stand”
- Provide *context* for making decisions as to the future of American Canyon

Selection of Peers

Identified based on:

1. Geographic proximity
2. Population
3. Median income
4. Focus group discussions

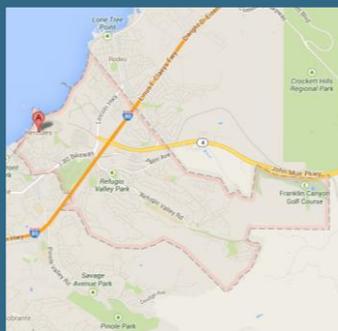
American Canyon



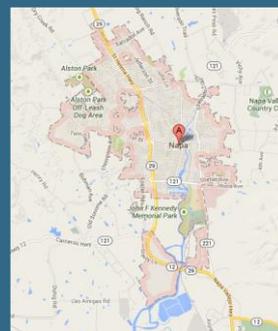
Benicia



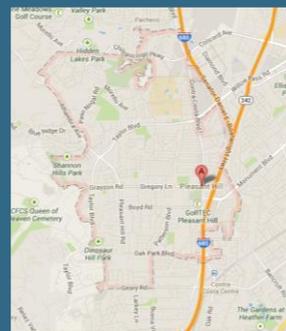
Hercules



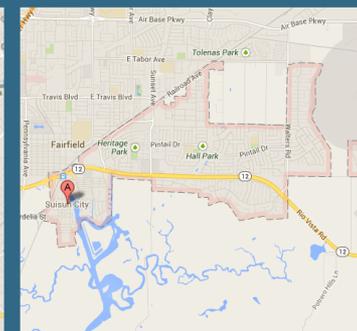
Napa



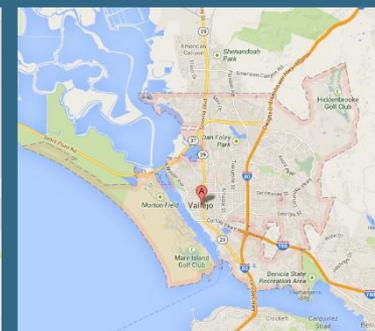
Pleasant Hill



Suisun City



Vallejo





Data Profile

Demographics

Housing and Education

Economy

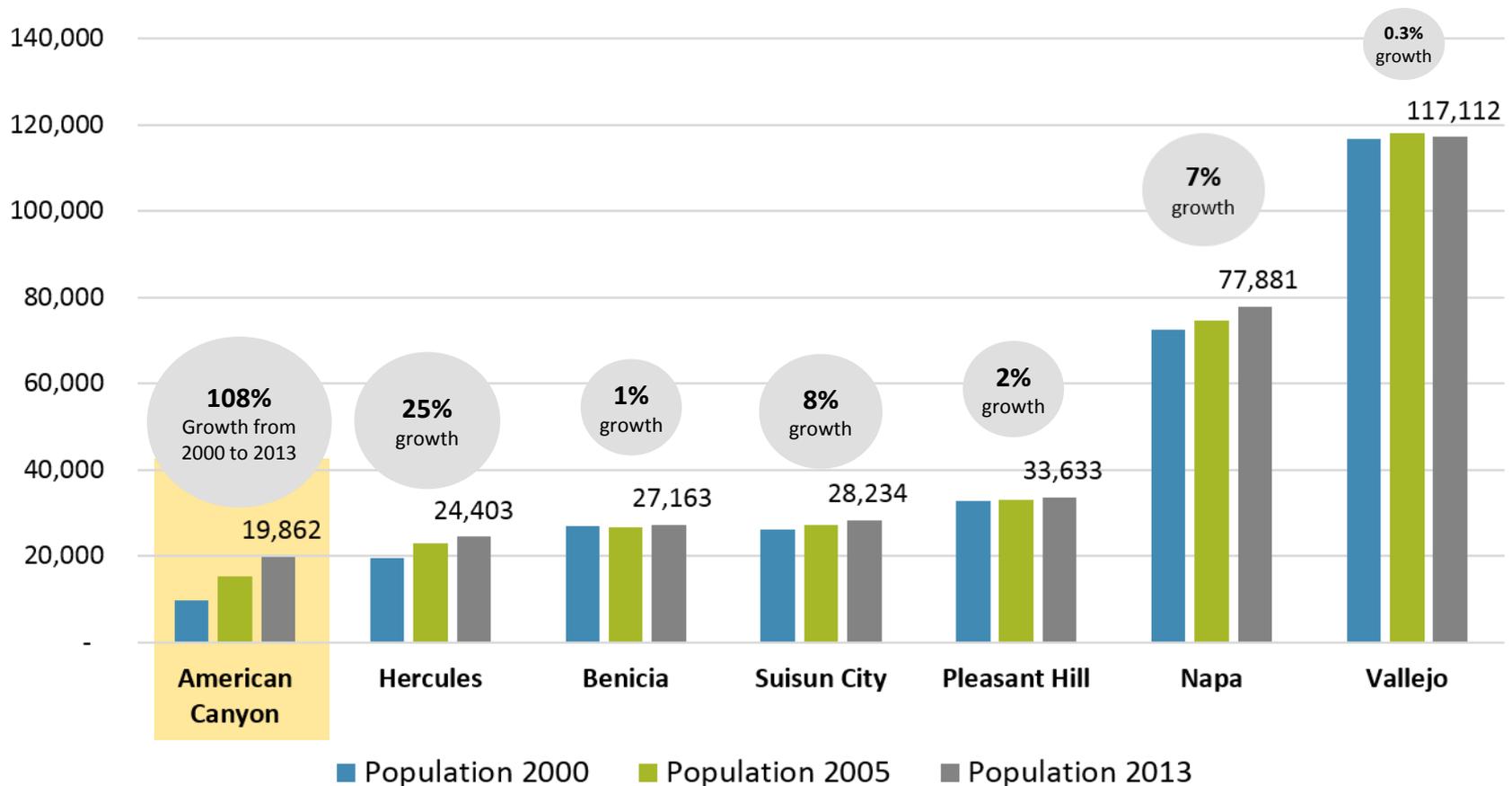
Government Resources

Land Use

Issues

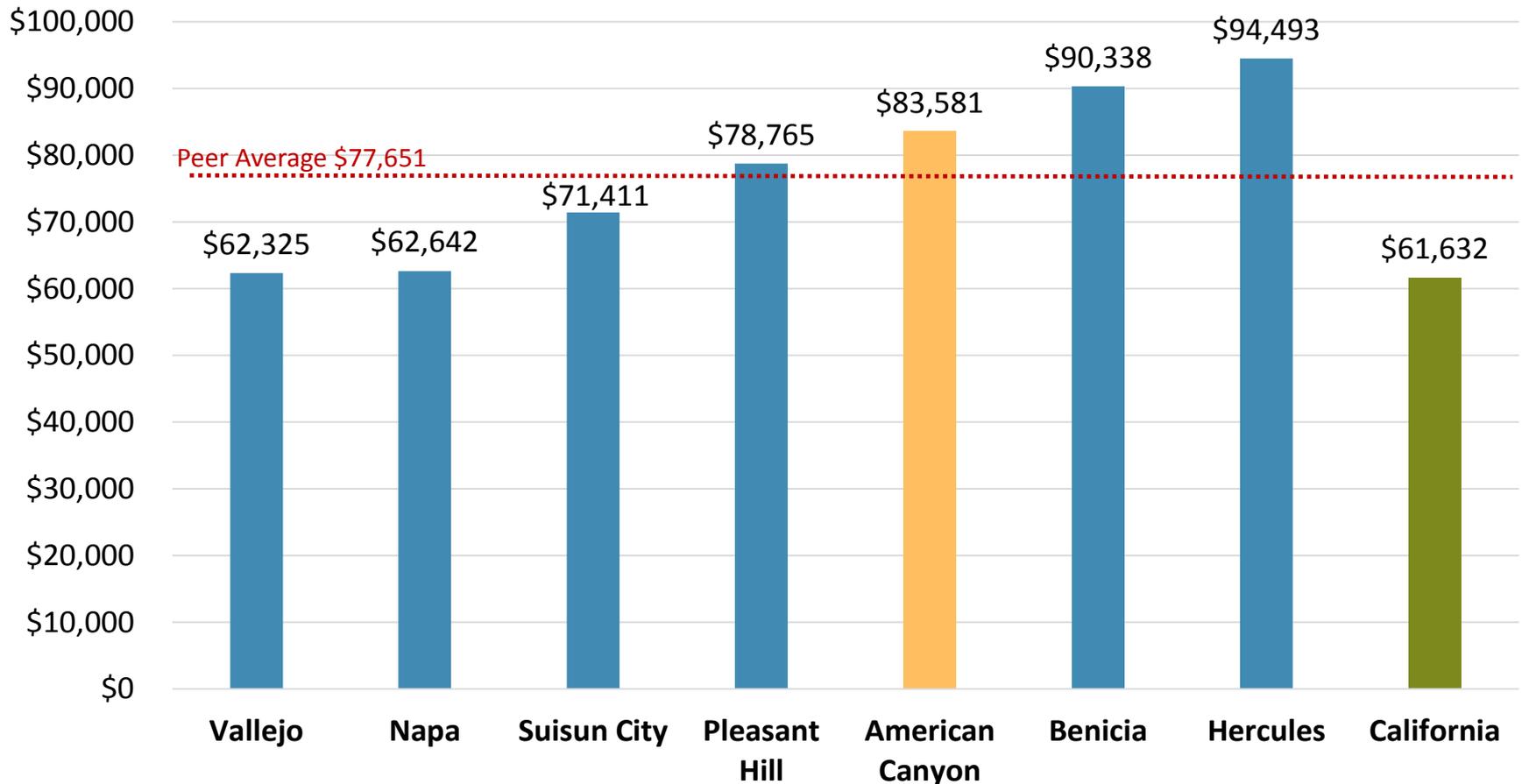
Demographics

Population Growth (2000-2013)



Demographics

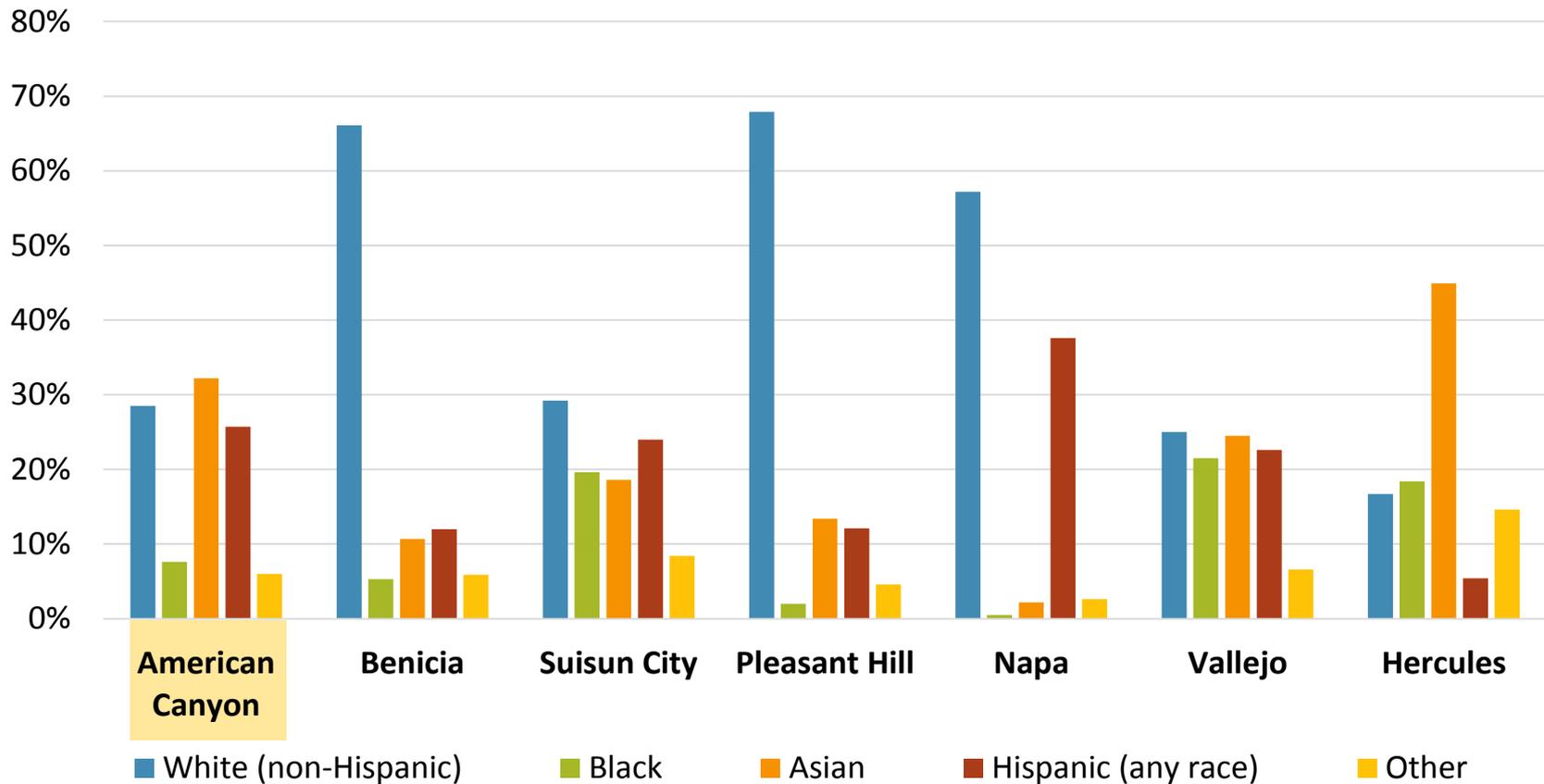
Median Household Income



Source: U.S. Census Bureau, American Community Survey, (2007-2011)

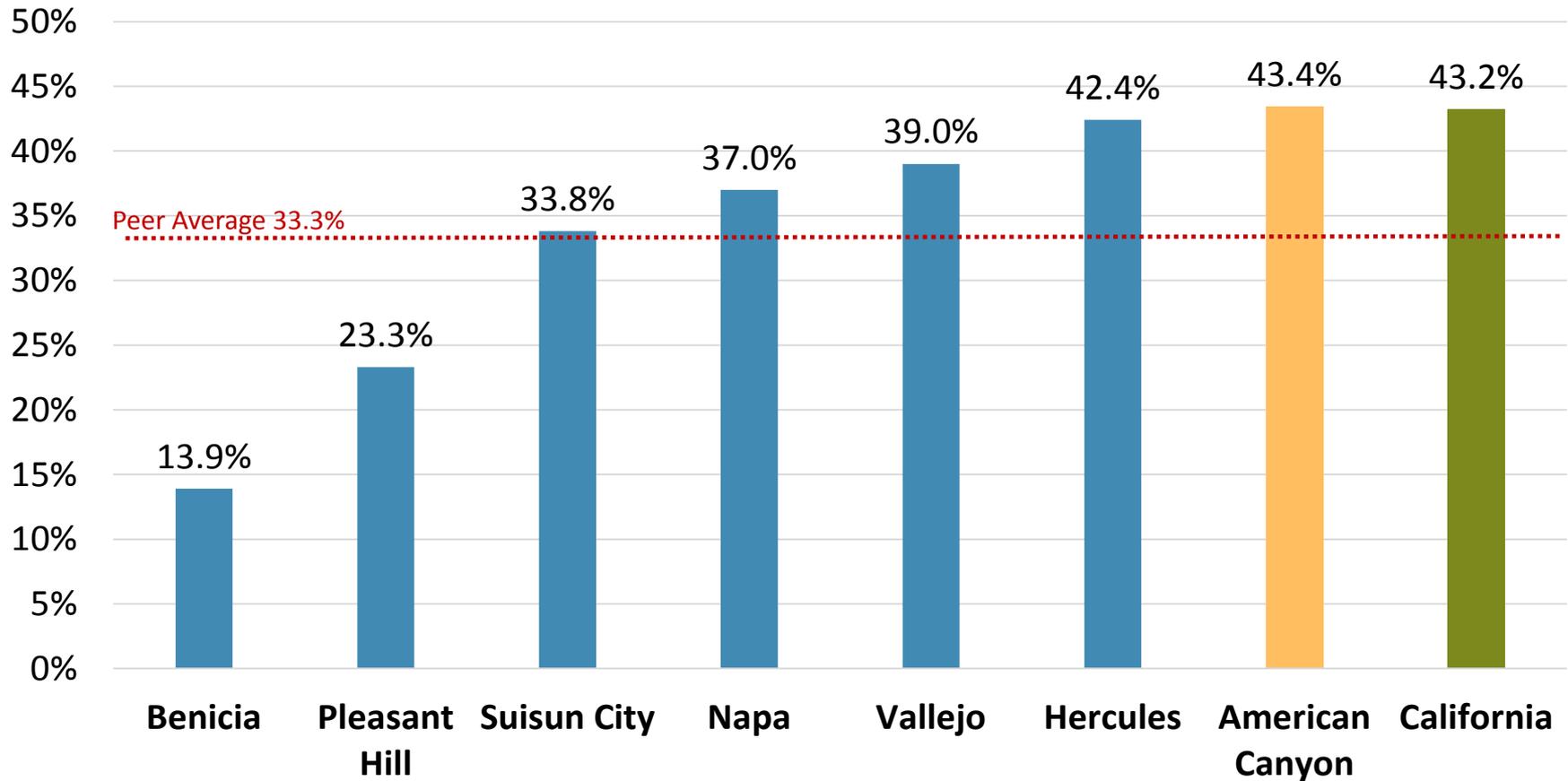
Demographics

Population by Race and Ethnicity (2010)



Demographics

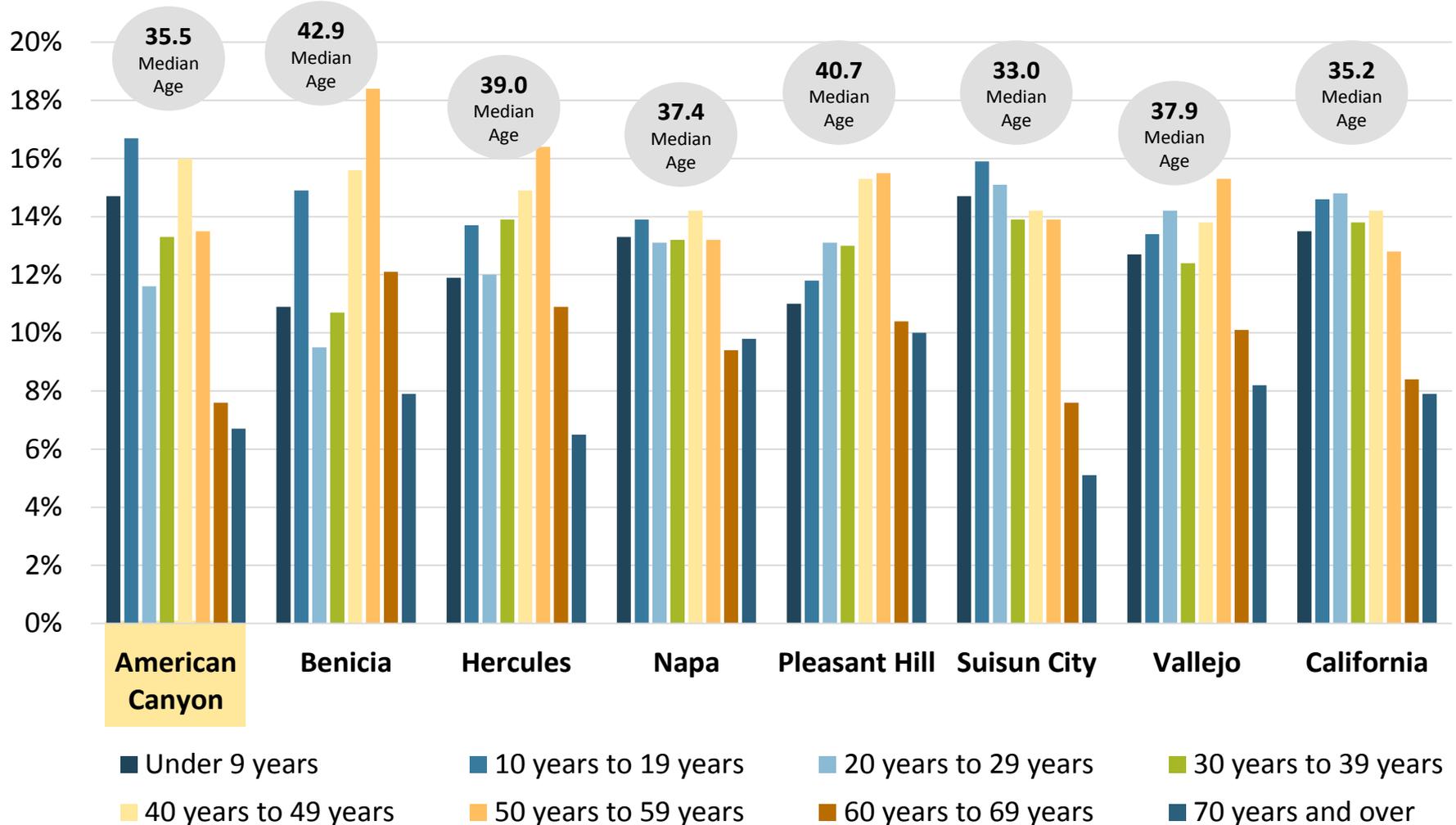
Language Other Than English Spoken at Home Percent of Population Age 5+



Source: U.S. Census Bureau, American Community Survey, (2007-2011)

Demographics

Age Distribution by Percent of Population (2010)



Source: U.S. Census Bureau

Data Profile

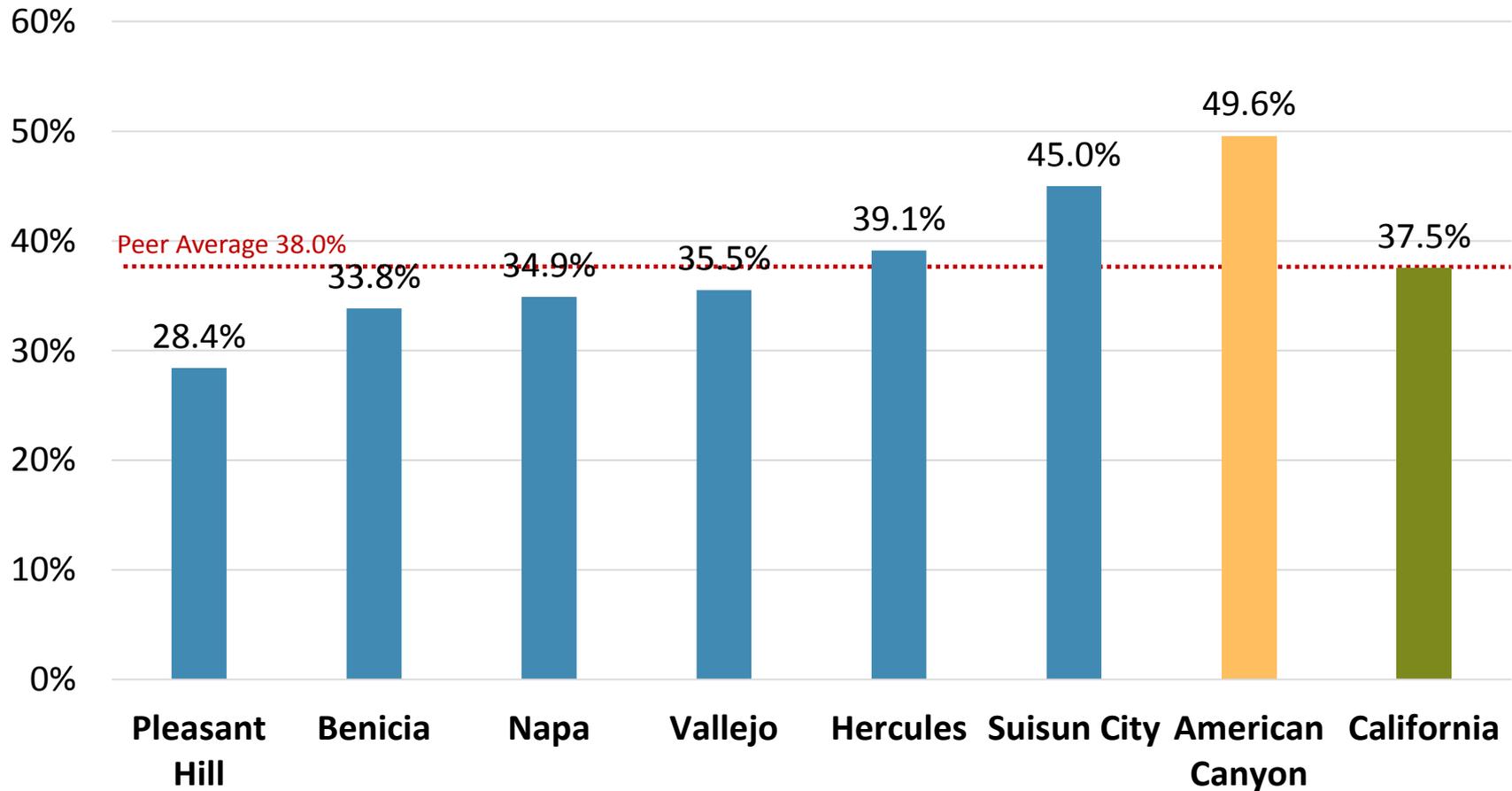


Demographics

- Rapid population growth
- Fairly high median income
- Very diverse community
 - No ethnic majority
- Multilingual
- Under-represented populations include:
 - 20-29 Years; 30-39 Years

Households

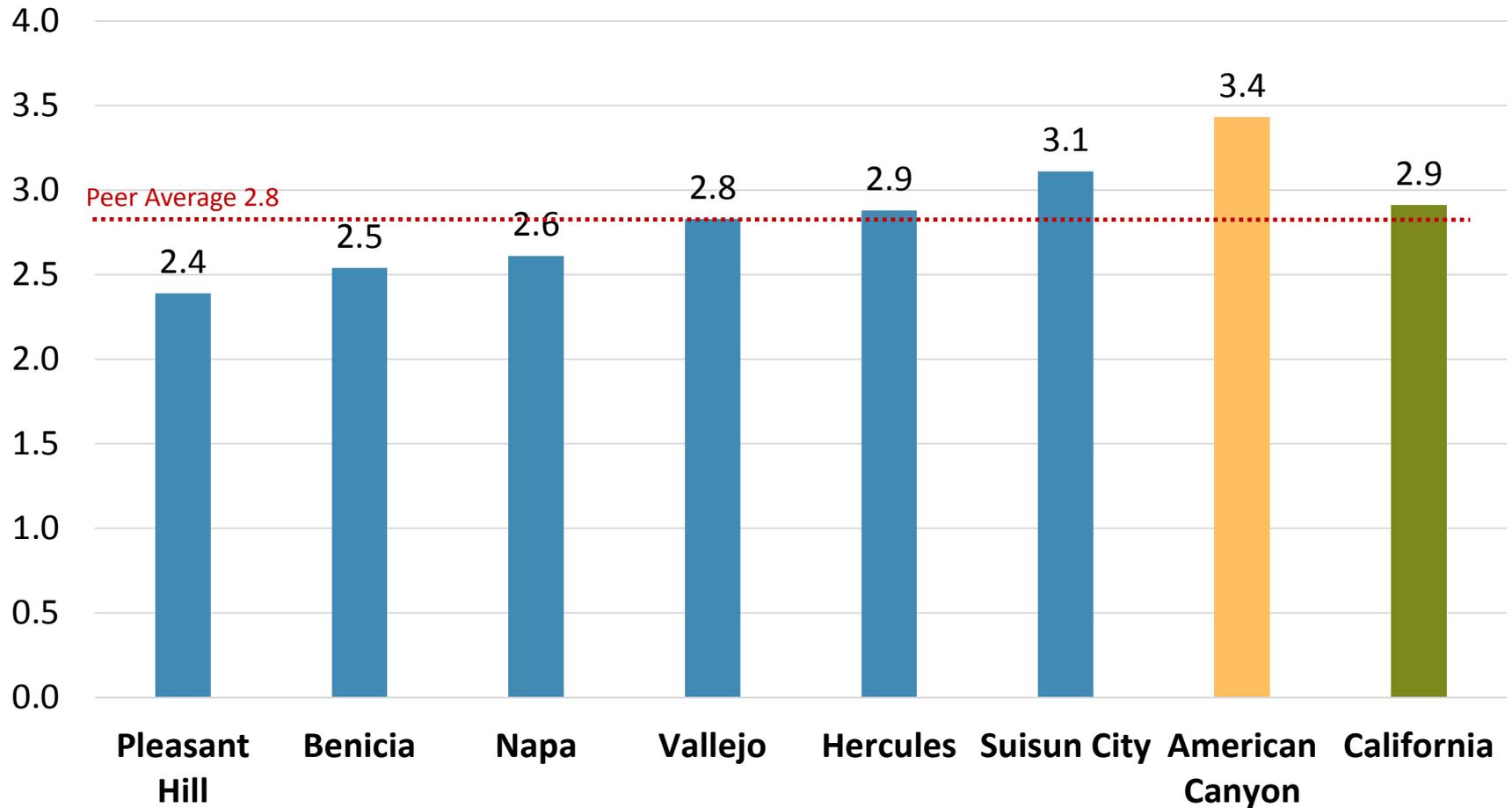
Percent of Households with Individuals under 18



Source: U.S. Census Bureau, American Community Survey, (2007-2011)

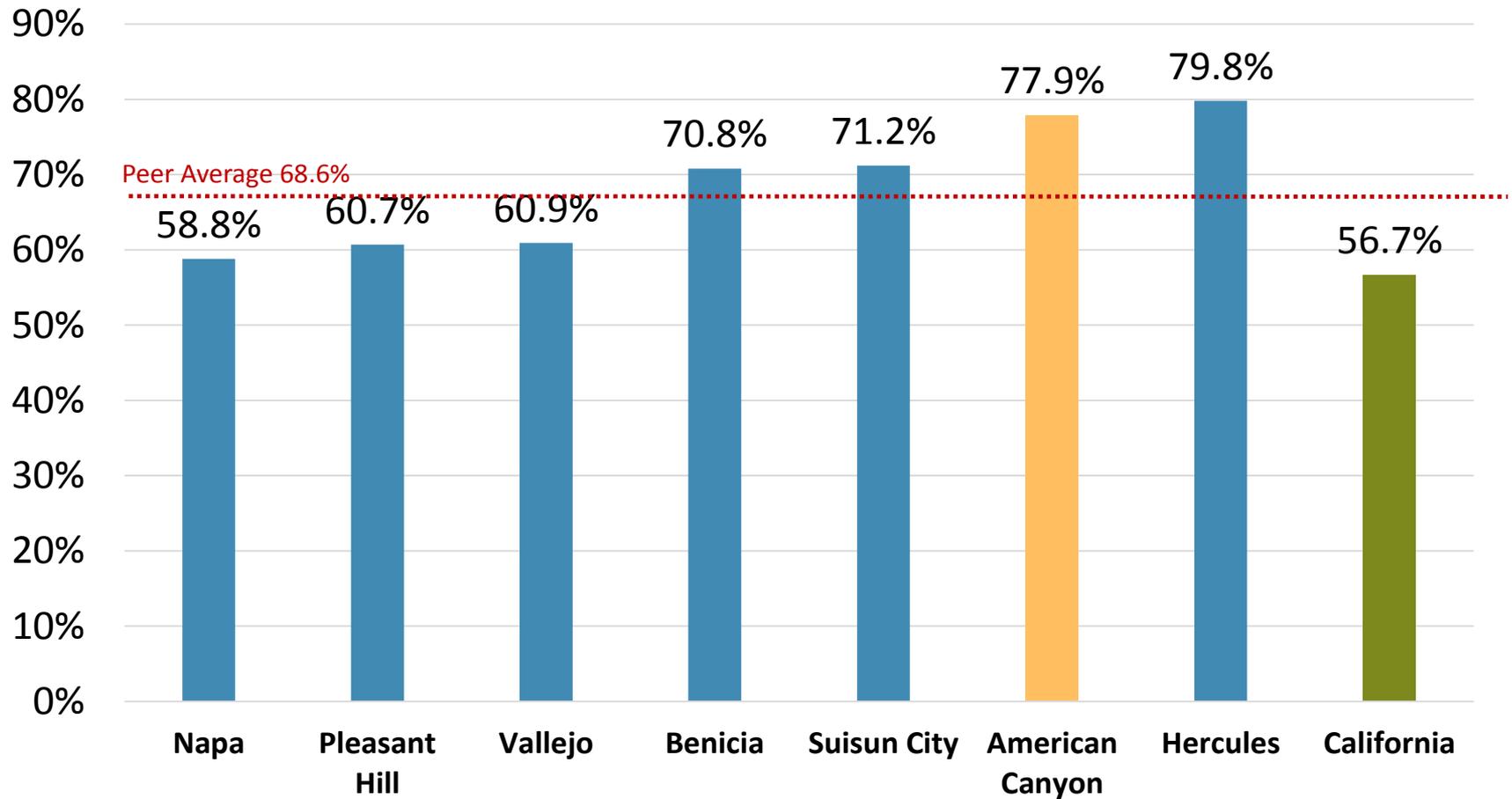
Households

Number of Persons per Household



Housing

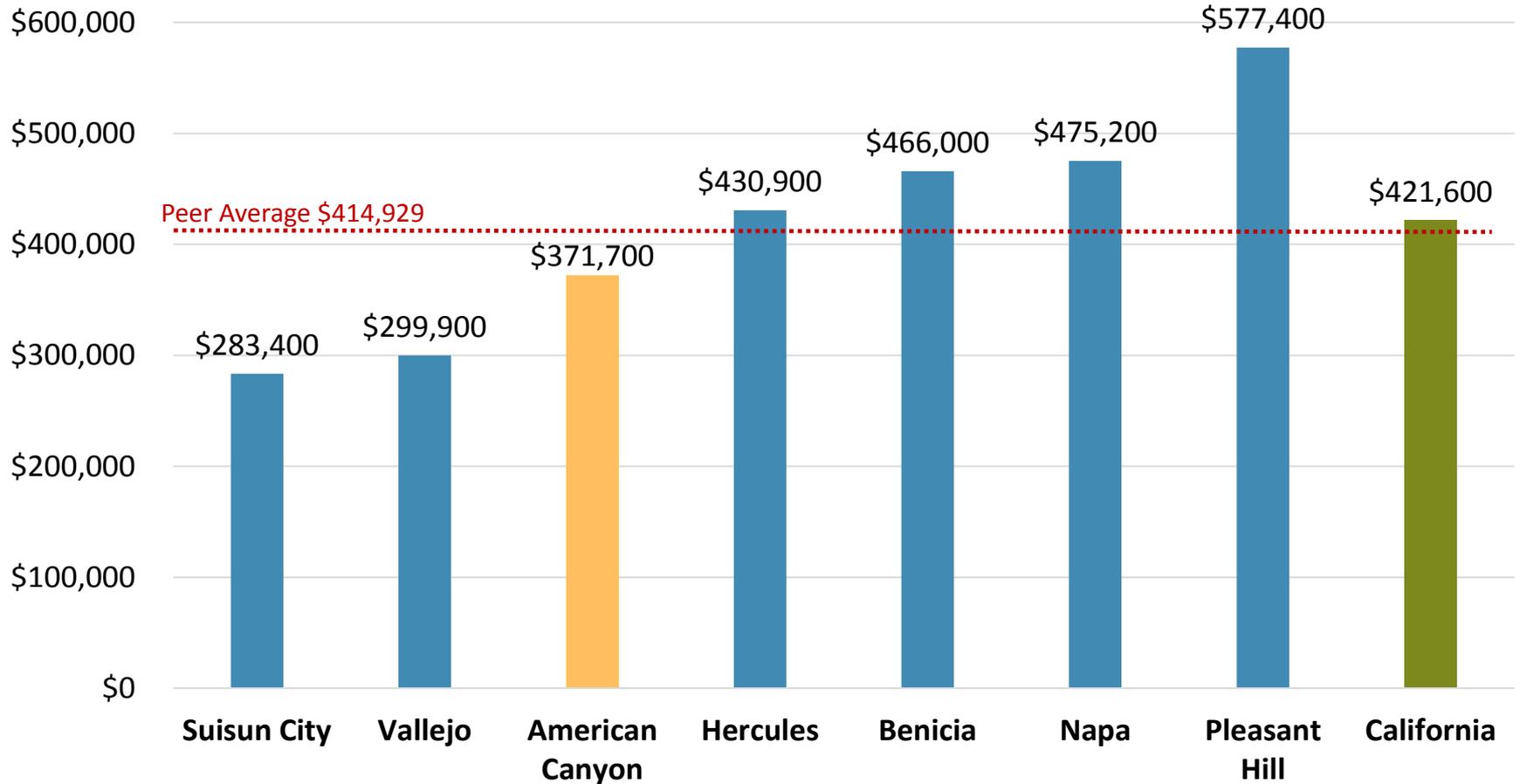
Home Ownership Rate



Source: U.S. Census Bureau, American Community Survey, (2007-2011)

Housing

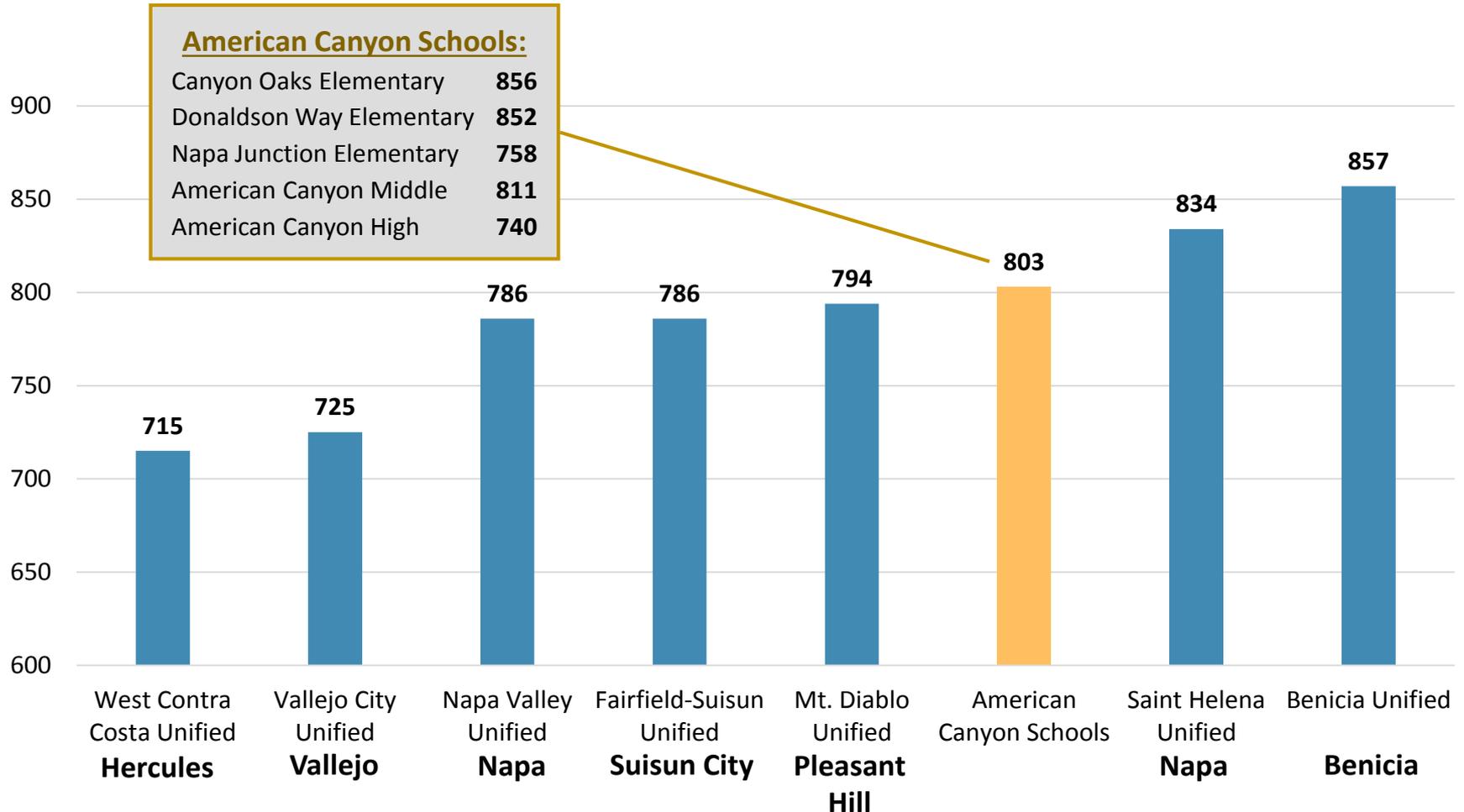
Median Value of Owner-Occupied Housing Units



Source: U.S. Census Bureau, American Community Survey, (2007-2011)

Education

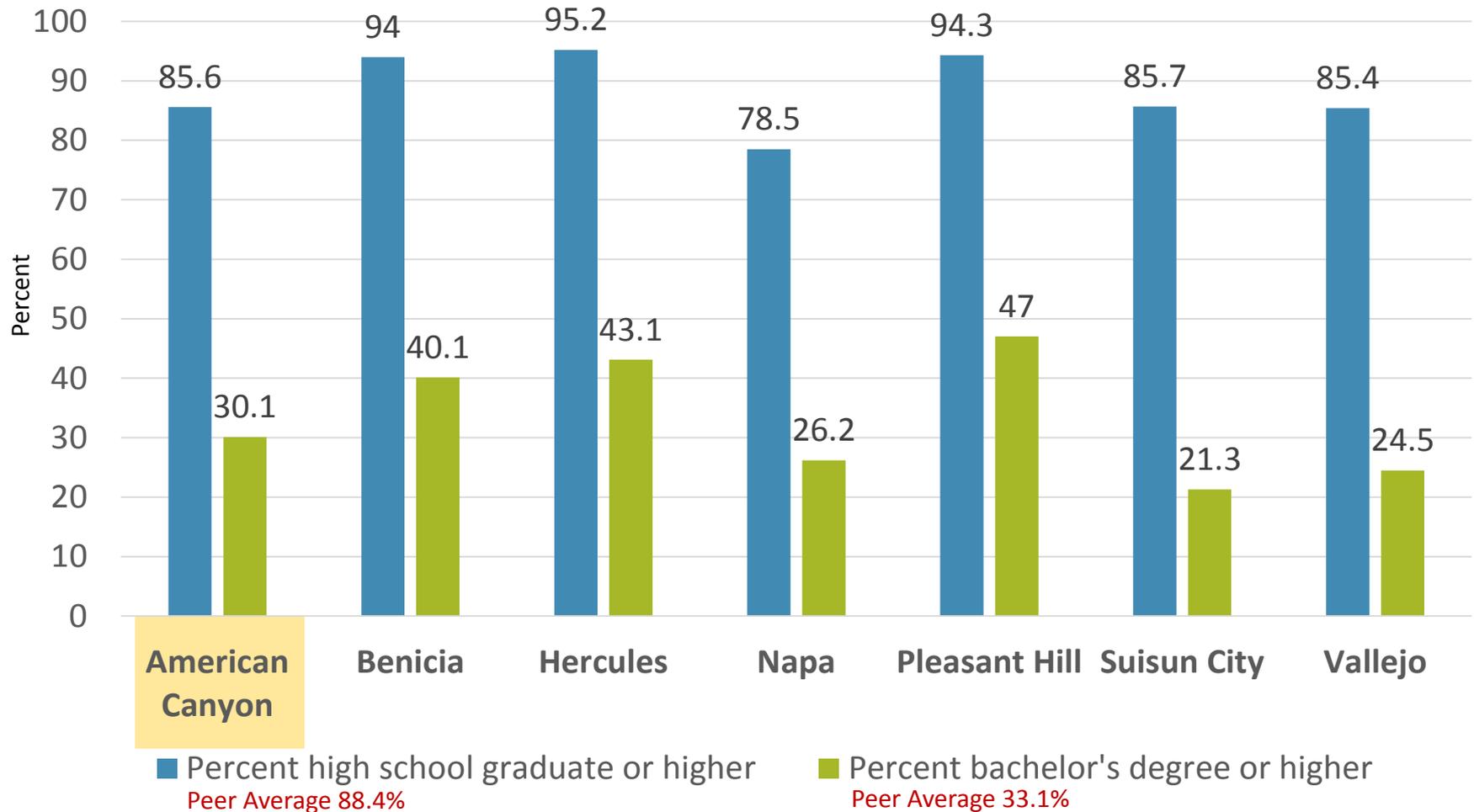
2012 Base Academic Performance Index (API)



Source: California Department of Education, API Report

Education

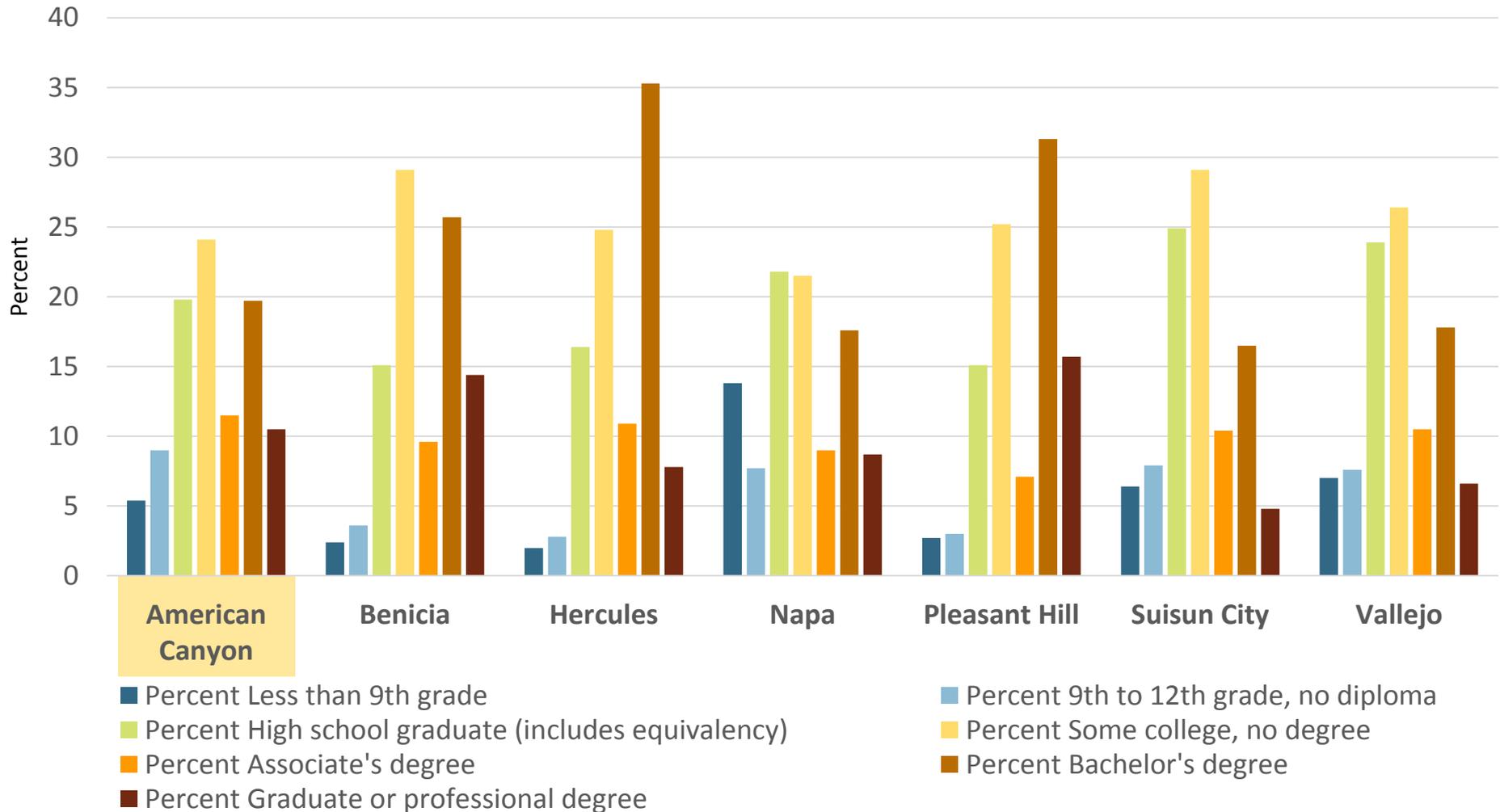
Educational Attainment for Population 25 Years or Older



Source: U.S. Census Bureau, American Community Survey, (2007-2011)

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Data Profile



Demographics

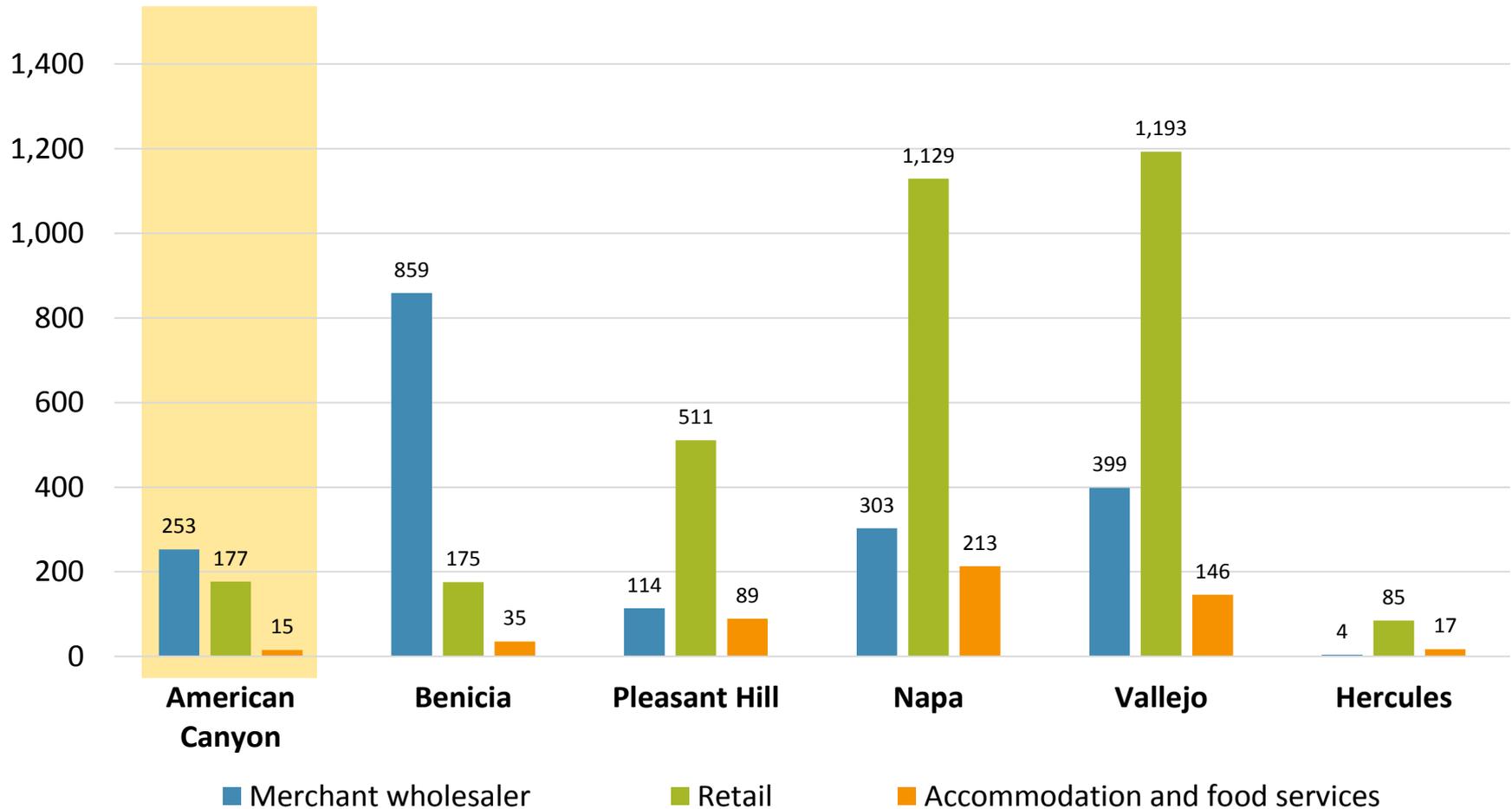
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Housing and Education

- Youthful and many families
 - Almost half of all households have individuals under 18
- High rate of home-ownership
- Relatively low median home value
- High performing schools
- Mid-range educational attainment

Economic Climate

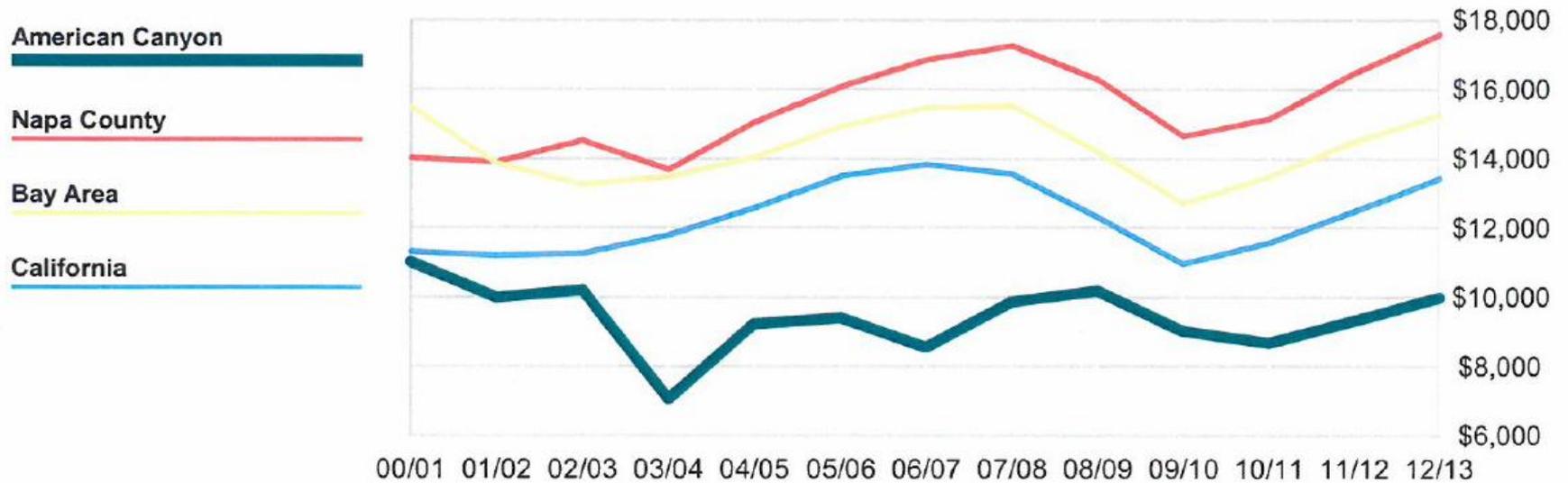
Sales in Millions of US Dollars (2007)



Source: U.S. Census Bureau (Suisun City not reported due to missing data)

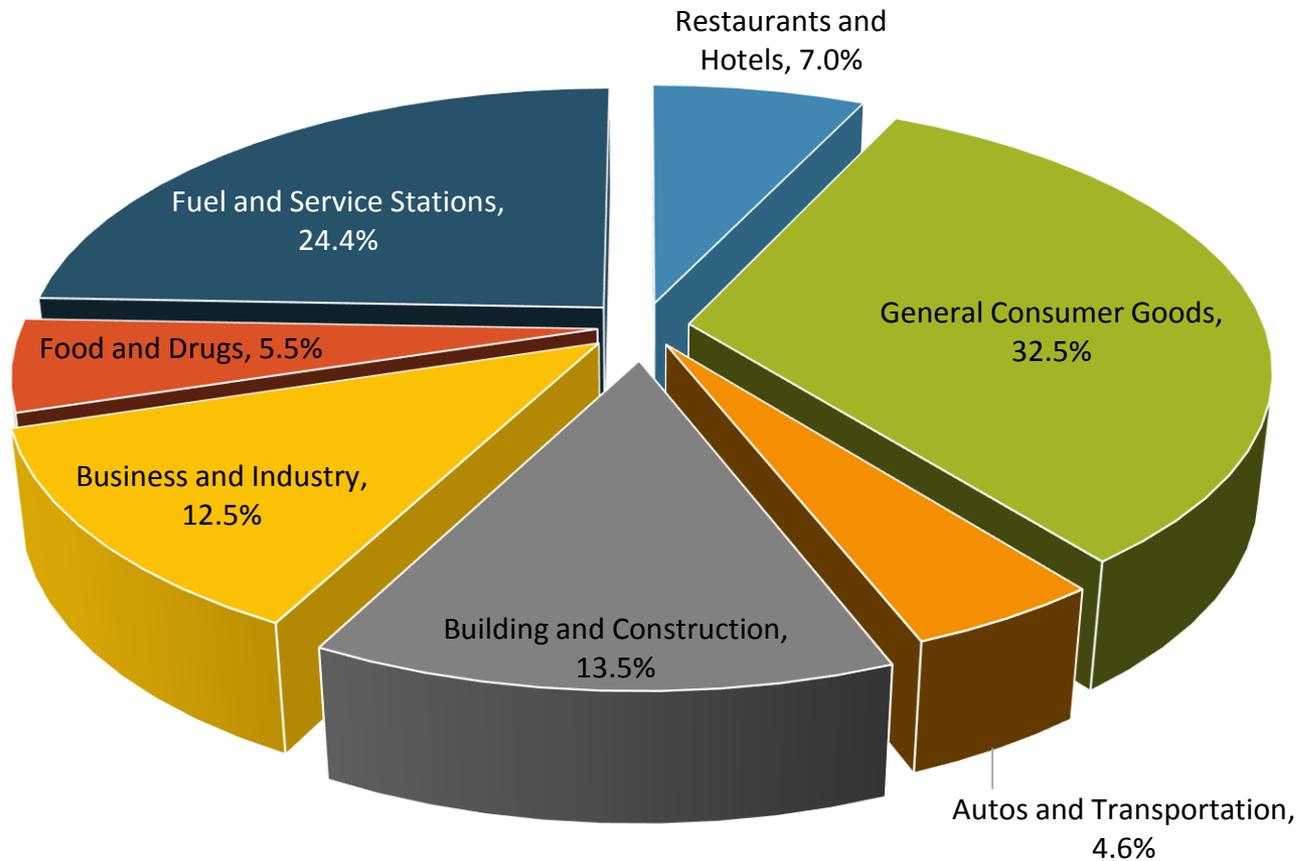
Economic Climate

Per Capita Sales



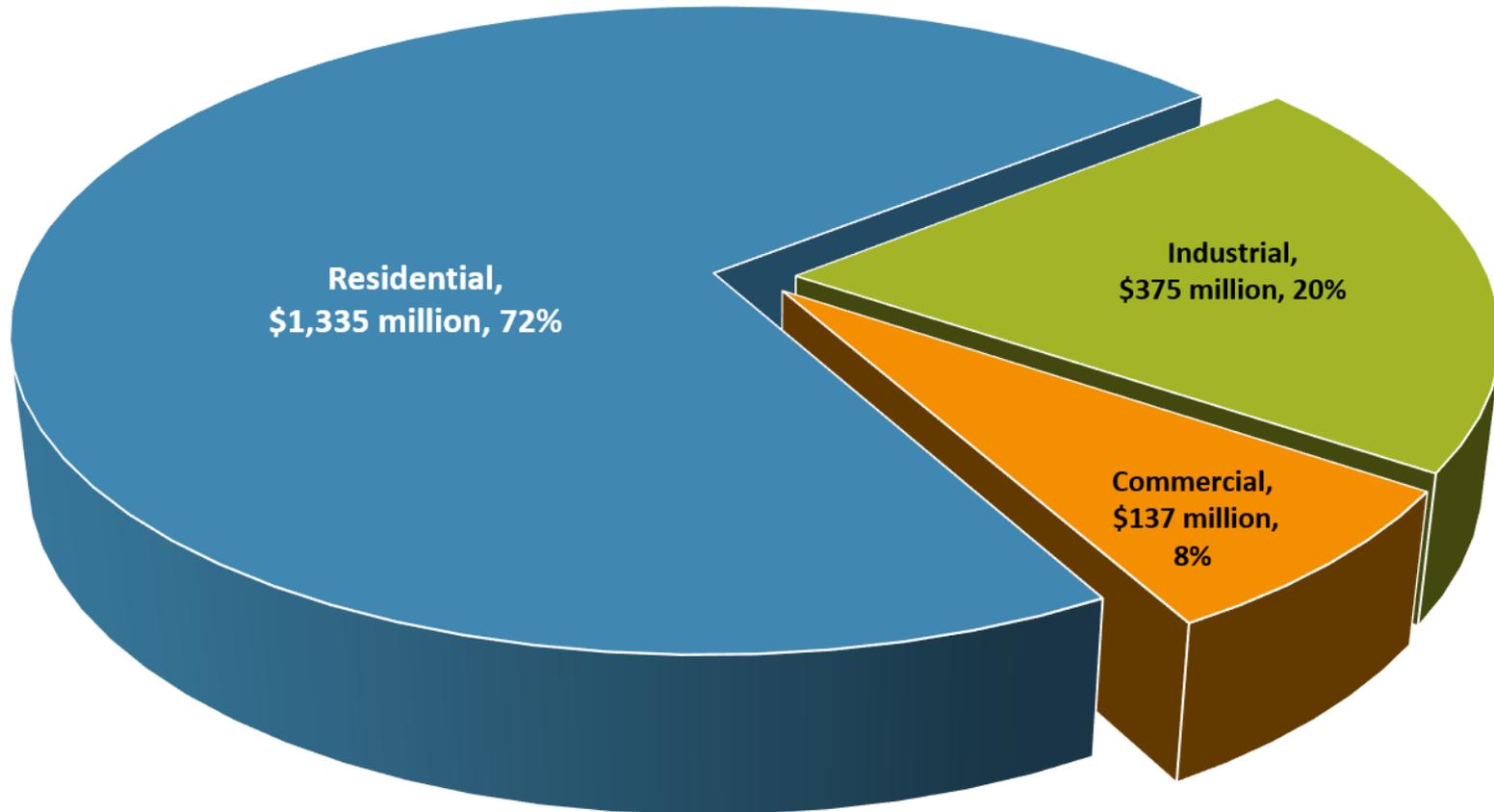
Economic Climate

American Canyon Total Sales by Industry



Economic Climate

Net Taxable Value of American Canyon Property



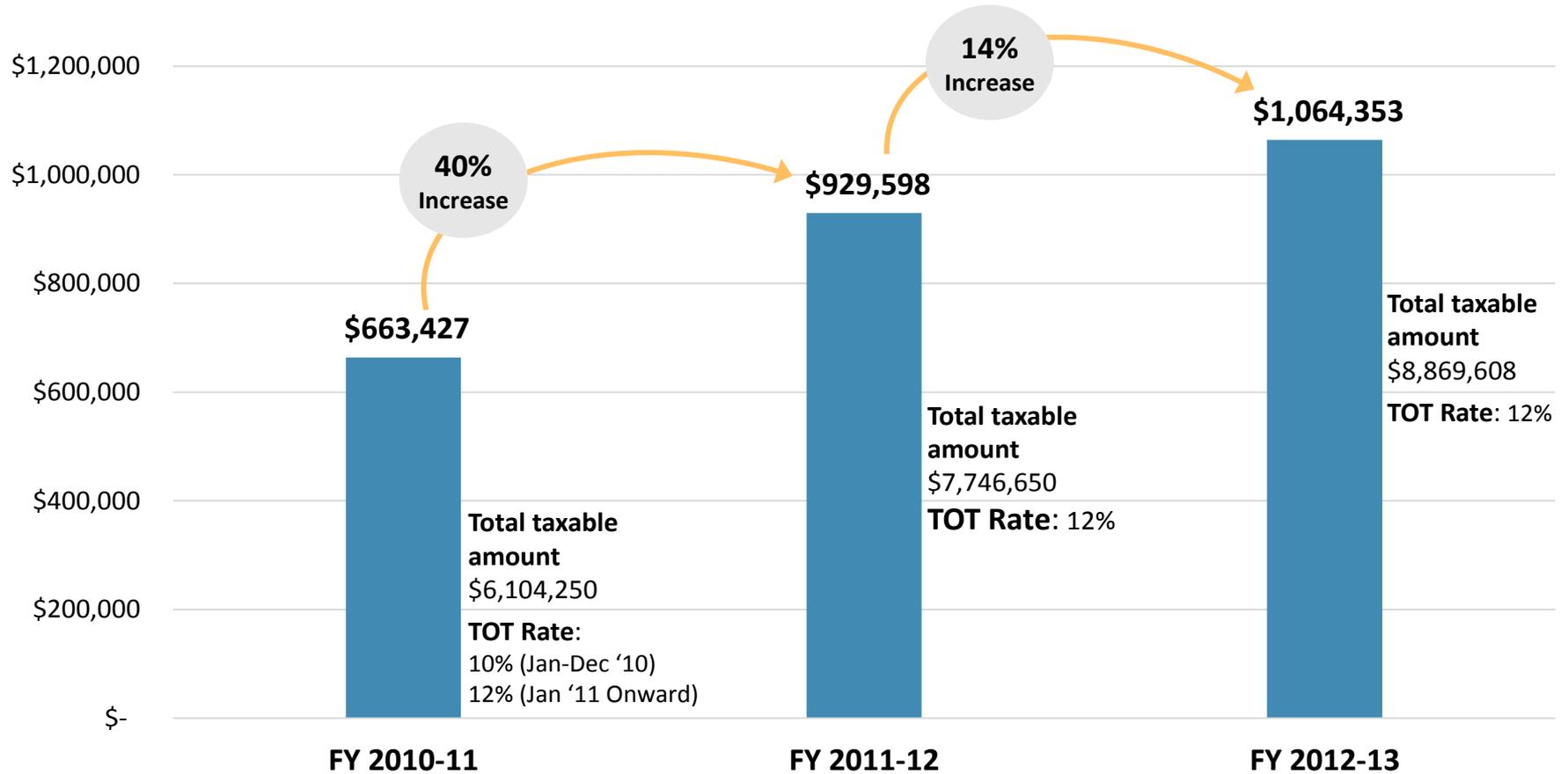
Source: HdL Coren & Cone (FY 2012-13)

Categories not included: Dry Farm, Miscellaneous, Vacant, Exempt, SBE Nonunitary, Cross Reference, Unsecured

Economic Climate

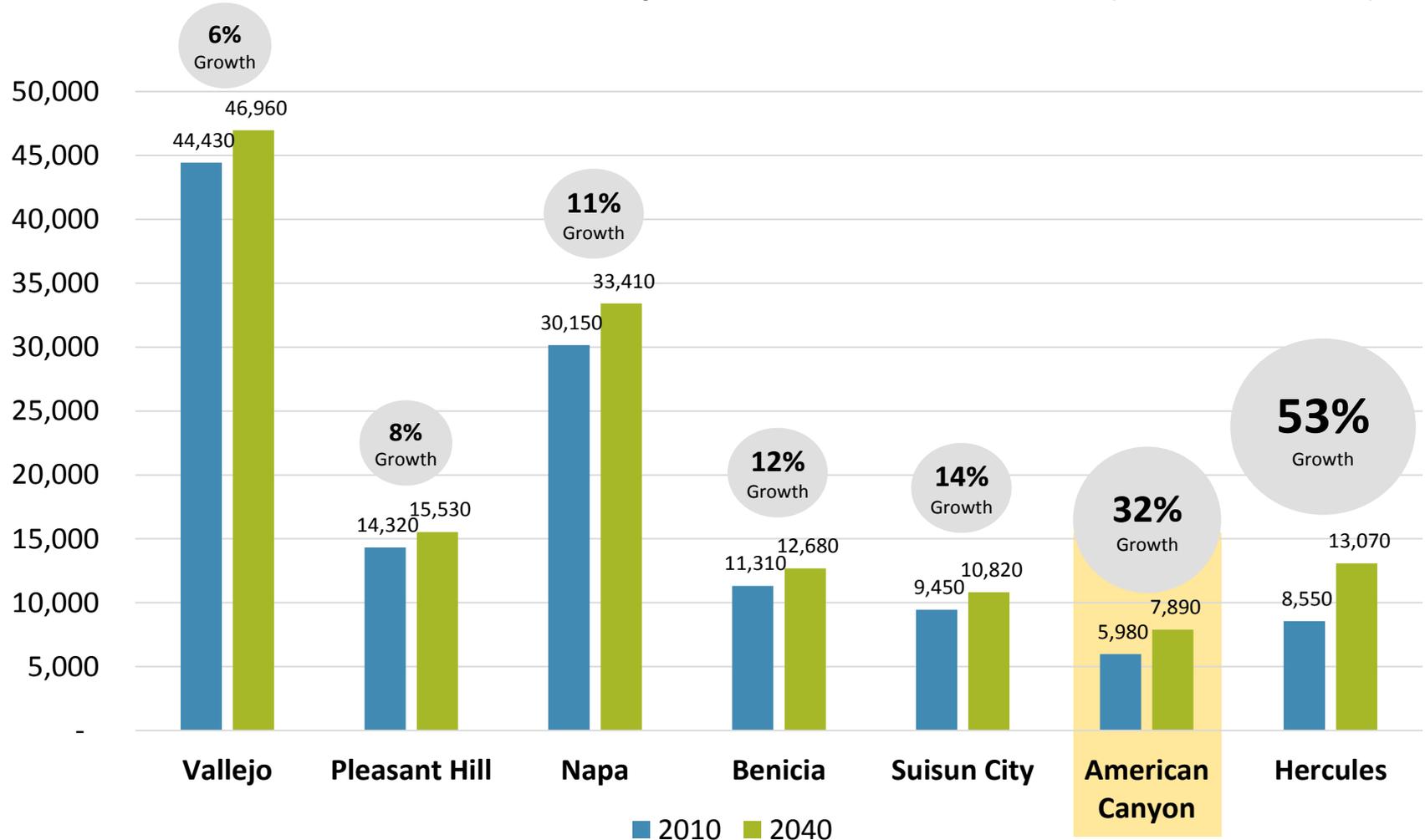
Transient Occupancy Tax (TOT)

TOT rate is the percentage of rental receipts charged by the hotel operator to transient guests



Projected Growth

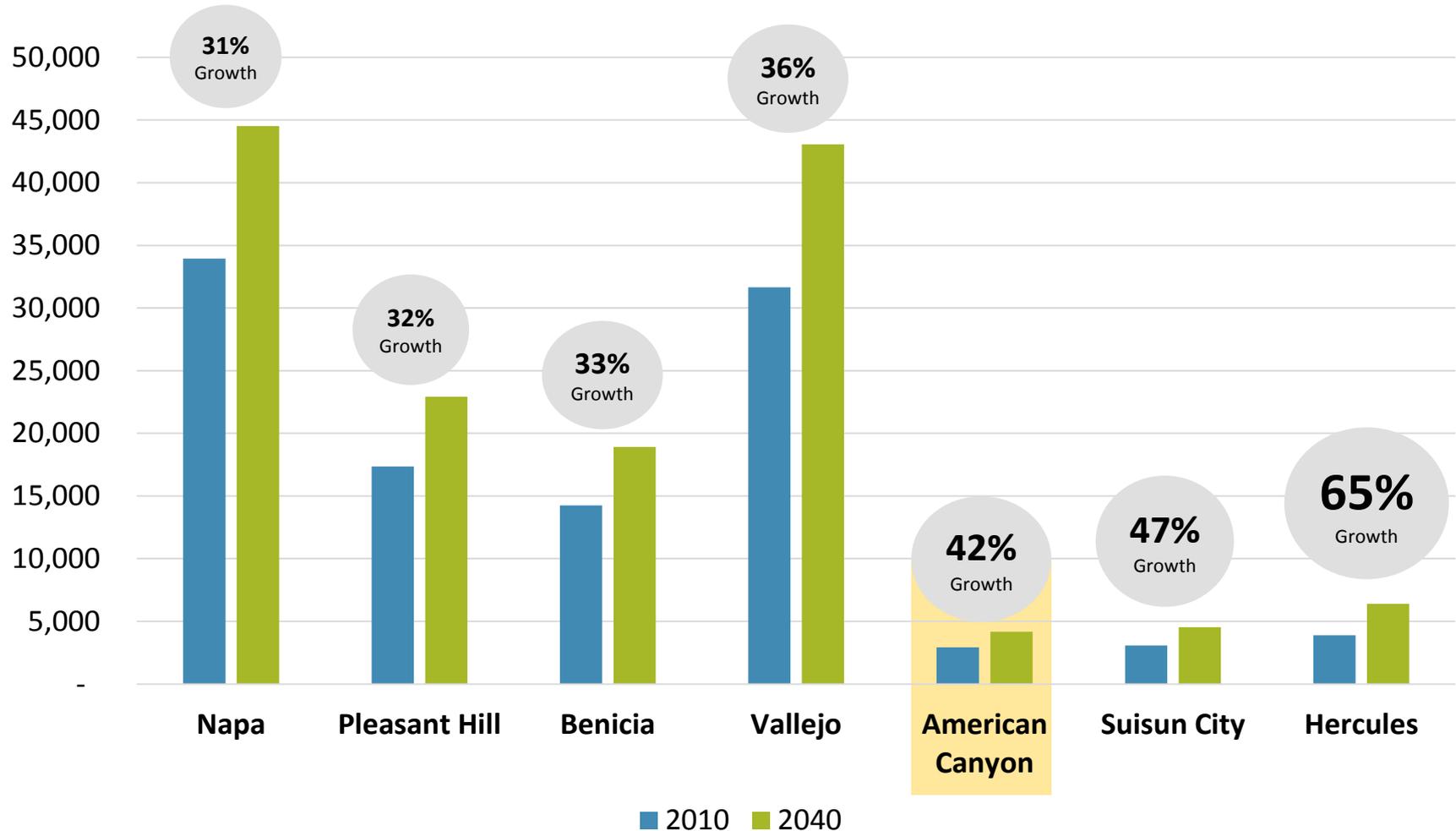
Number of American Canyon Household Units (2010 -2040)



Source: One Plan Bay Area, supported by ABAG, BAAQMD, BCDC and MTC

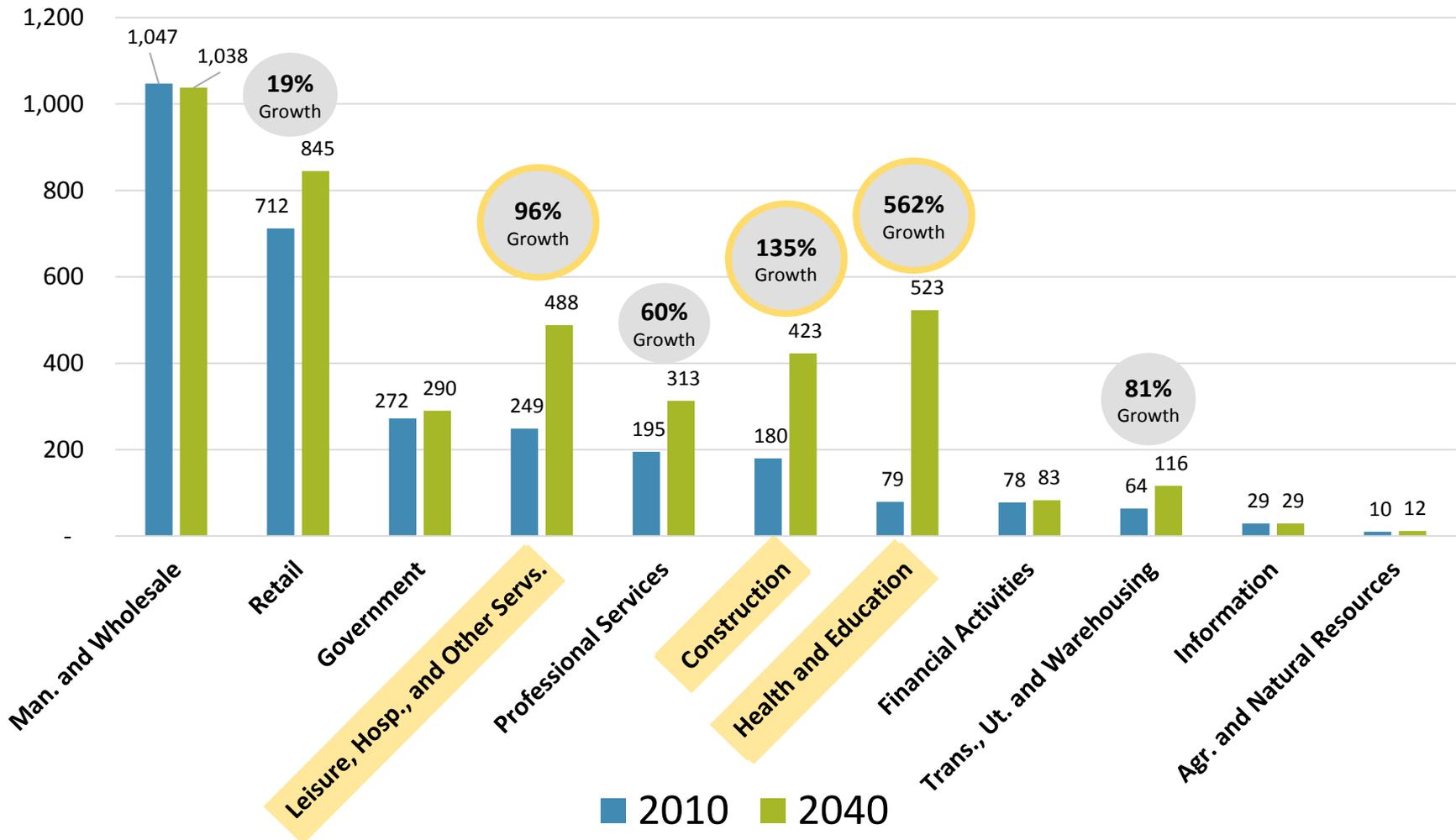
Projected Growth

Number of American Canyon Jobs (2010 -2040)



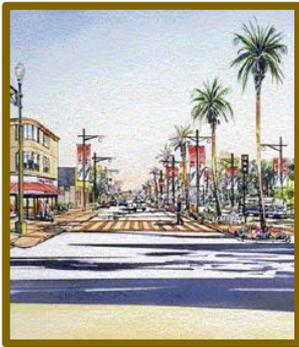
Projected Growth

Number of American Canyon Jobs by Industry (2010 -2040)



Source: One Plan Bay Area, supported by ABAG, BAAQMD, BCDC and MTC

Characterizations of “Priority Development Areas (PDAs)”



Mixed-Use Corridor

- American Canyon
- Pleasant Hill

Focus of local community and economic activity for areas without a distinct center.



Transit Town Centers

- Hercules
- Suisun City

Local center of economic and cultural activity with a range of housing options and local amenities.



Transit Neighborhoods

- Hercules
- Pleasant Hill
- Benicia

Residential neighborhoods with a variety of housing options and local retail services.



Rural Town Center/Rural Corridor

- Napa

Existing centers of economic and community activity, surrounded by agricultural or protected lands, some without an identifiable character.



Employment Center

- Benicia

Region and sub-regional serving districts focused on employment-generating uses.



Suburban Center

- Vallejo

Sub-regional center of economic activity with local amenities in traditionally suburban areas.



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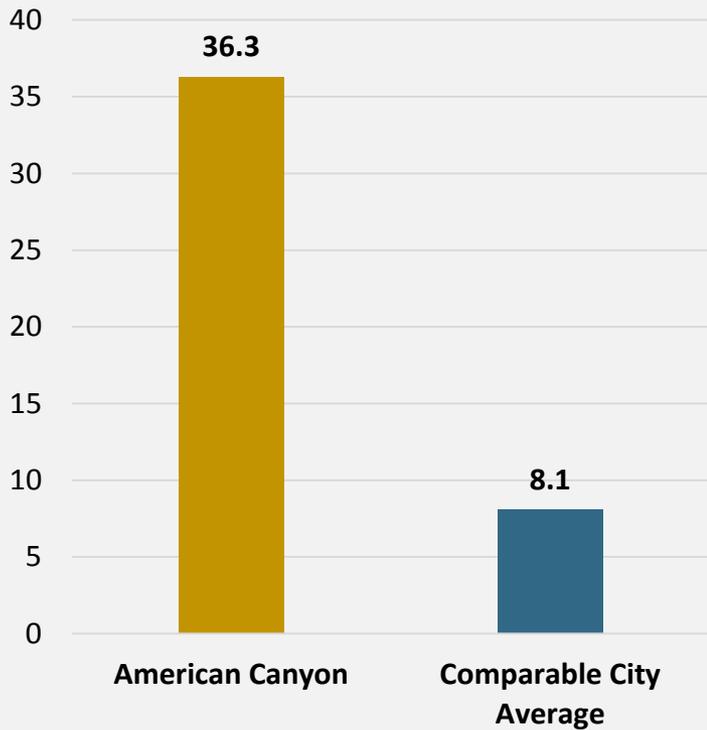
Economy

- Comparably low, but stabilizing per capita sales
- Sales dominated by general consumer goods, fuel and service stations, and building and construction
- TOT increase shows growing accommodation industry
- “Mixed-Use-Corridor”
- Projected growth (for 2040):
 - High growth (32%) in number of household units compared to peers
 - Somewhat high growth (42%) in number of jobs compared to peers
 - Most growth in health education, construction, and leisure/hospitality
 - Lowest growth in manufacturing and wholesales

Land Use

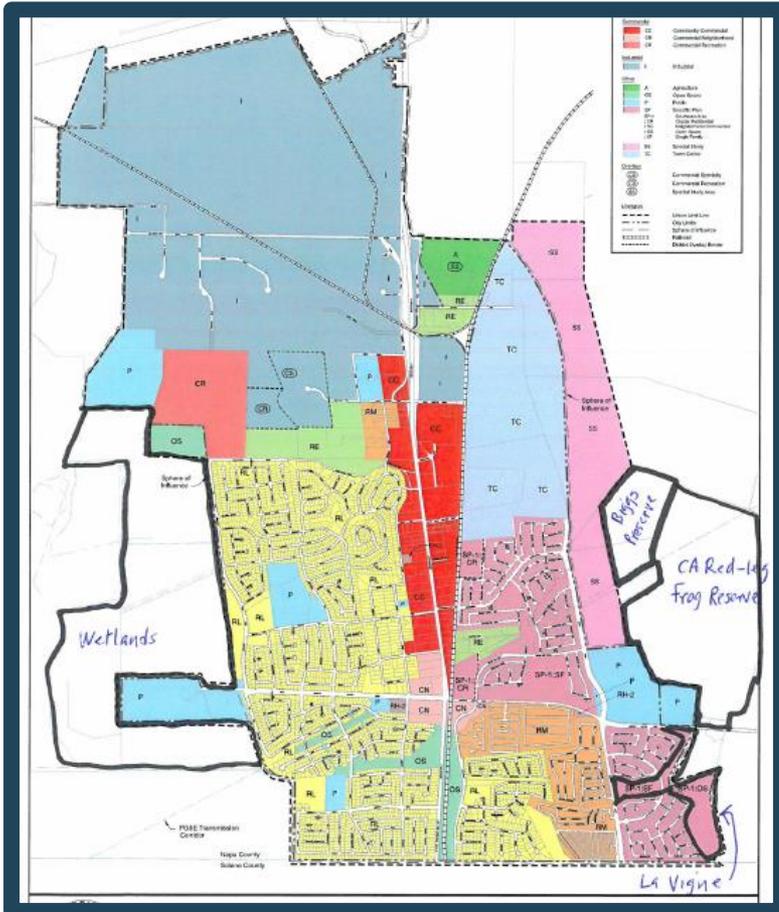


Active Use Open Space & Parks
Acres per 1,000 Residents



ACTIVE USE OPEN SPACE & PARKS	
Newell Open Space	622
Parks Throughout the City	67
Clark Ranch West	26
TOTAL	715

Land Use

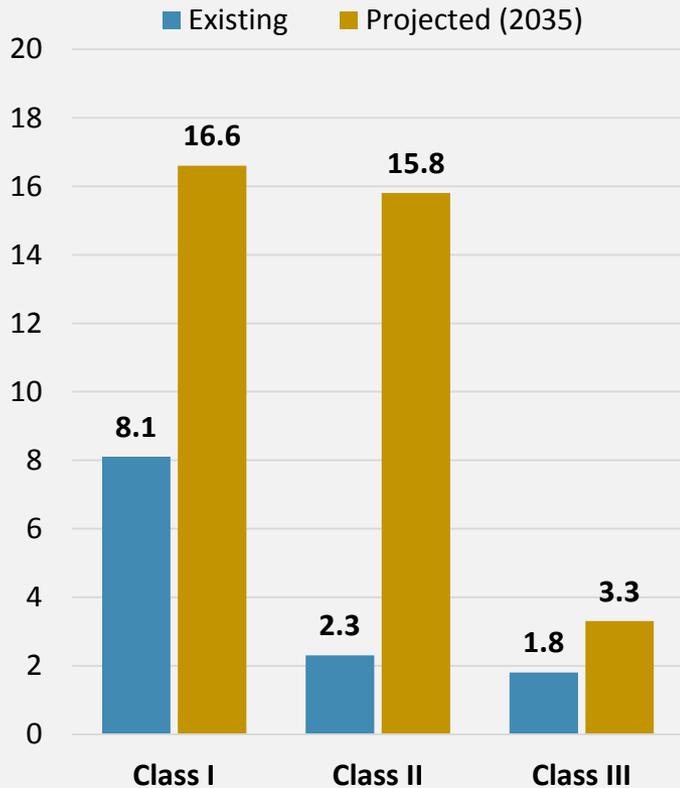


	ACRES
OPEN SPACE PRESERVE/VIEWSHED	
Wetlands	460
CA Red Legged Frog Preserve/High School	317
Biggs Preserve (Future)	67
LaVigne	26
TOTAL	870

Land Use

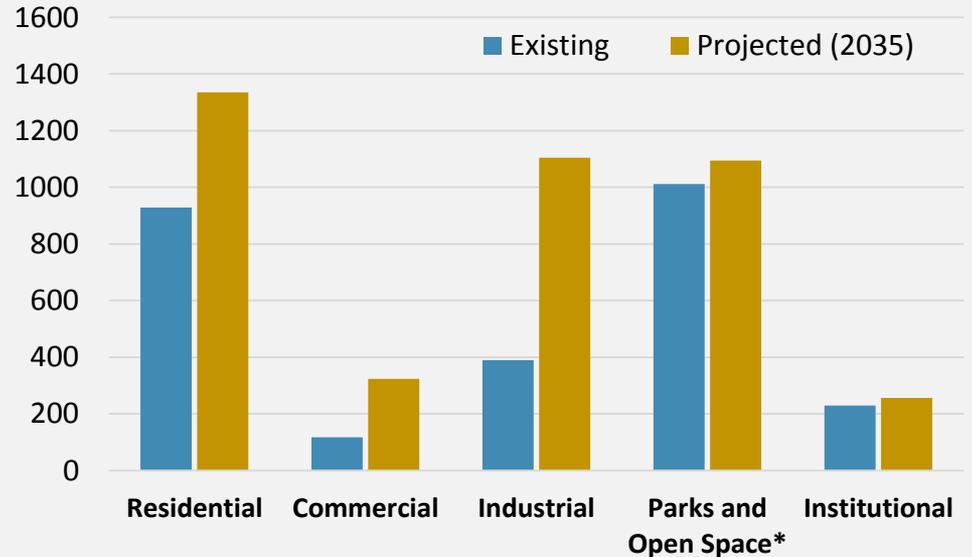


**American Canyon
Bike and Pedestrian Trail Lane Miles**



Source: Bicycle Master Plan

**American Canyon
Land Use (Developed Acreage)**

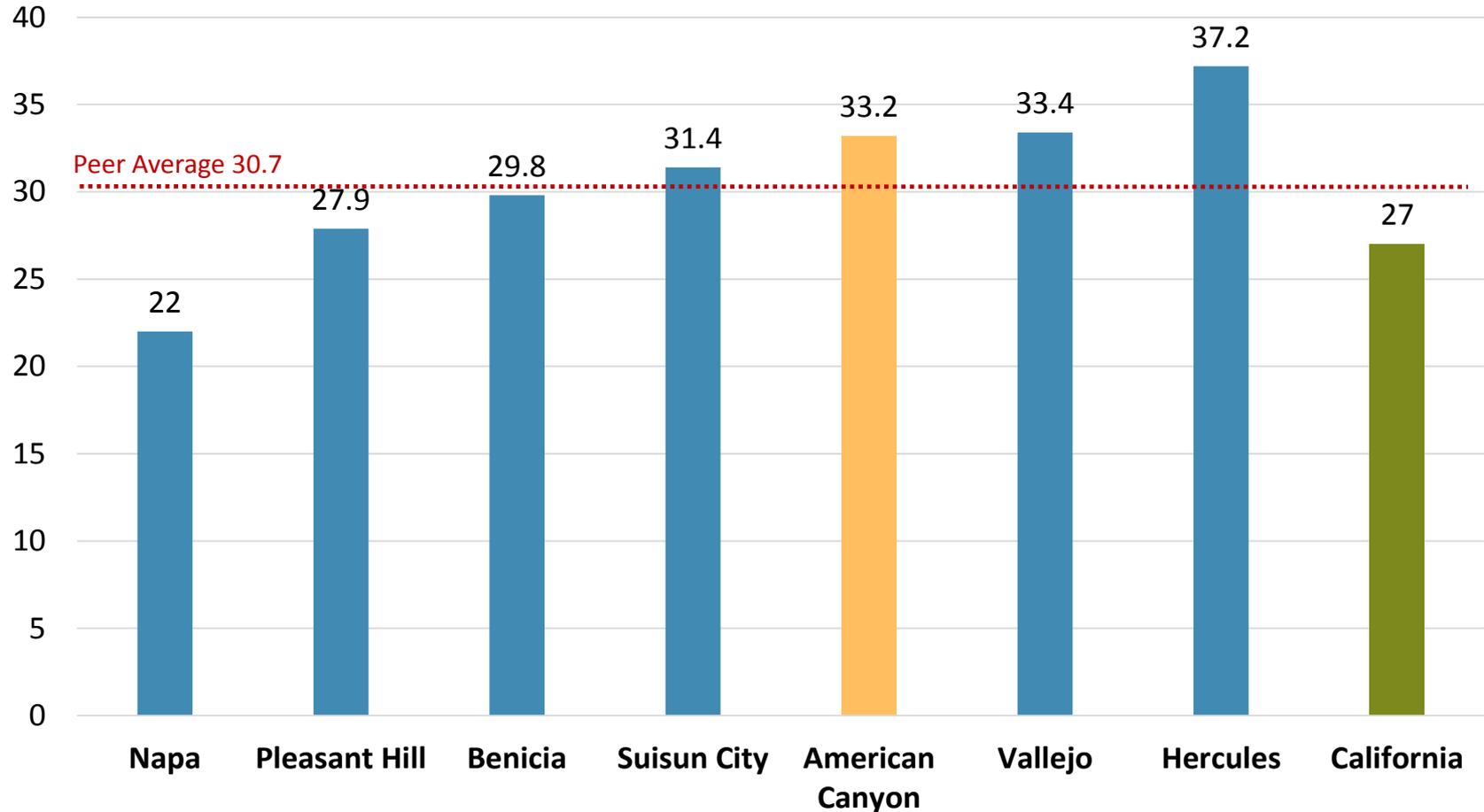


*Includes the wetlands, the Newell Open Space Preserve, and the Biggs Preserve

Source: AP Maps; Land Use Survey

Issue - Commutes

Average Travel Time to Work in Minutes for Workers Age 16+



Source: U.S. Census Bureau, American Community Survey, (2007-2011)

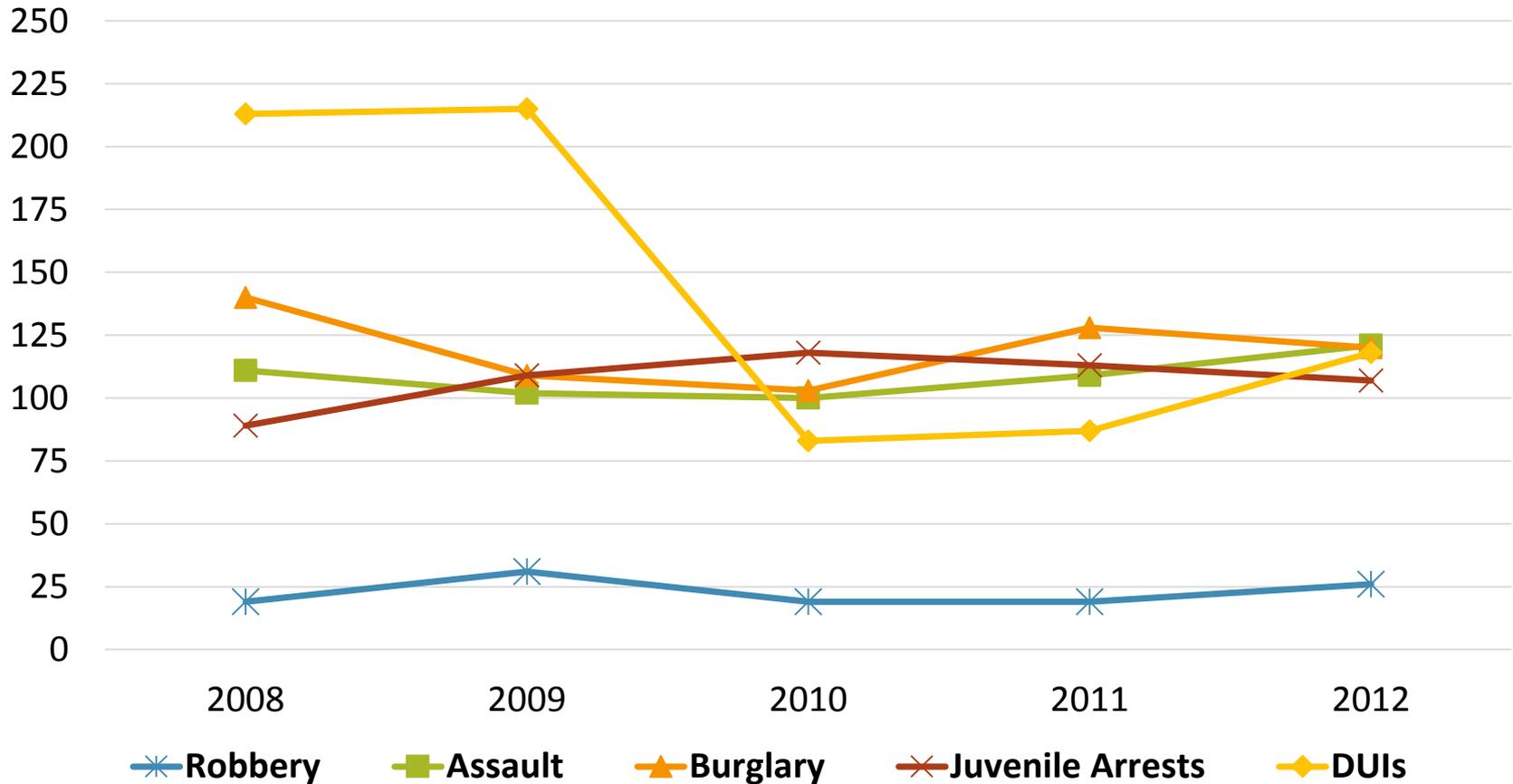
Issue – Public Safety

Collisions Reported in American Canyon (2008-2012)

	2008	2009	2010	2011	2012	
Total	184	153	156	152	188	
Highway 29	105	90	84	67	82	 Downward Trend
Bicycle	1	0	1	1	3	
Pedestrian	1	1	2	4	3	 Upward Trend

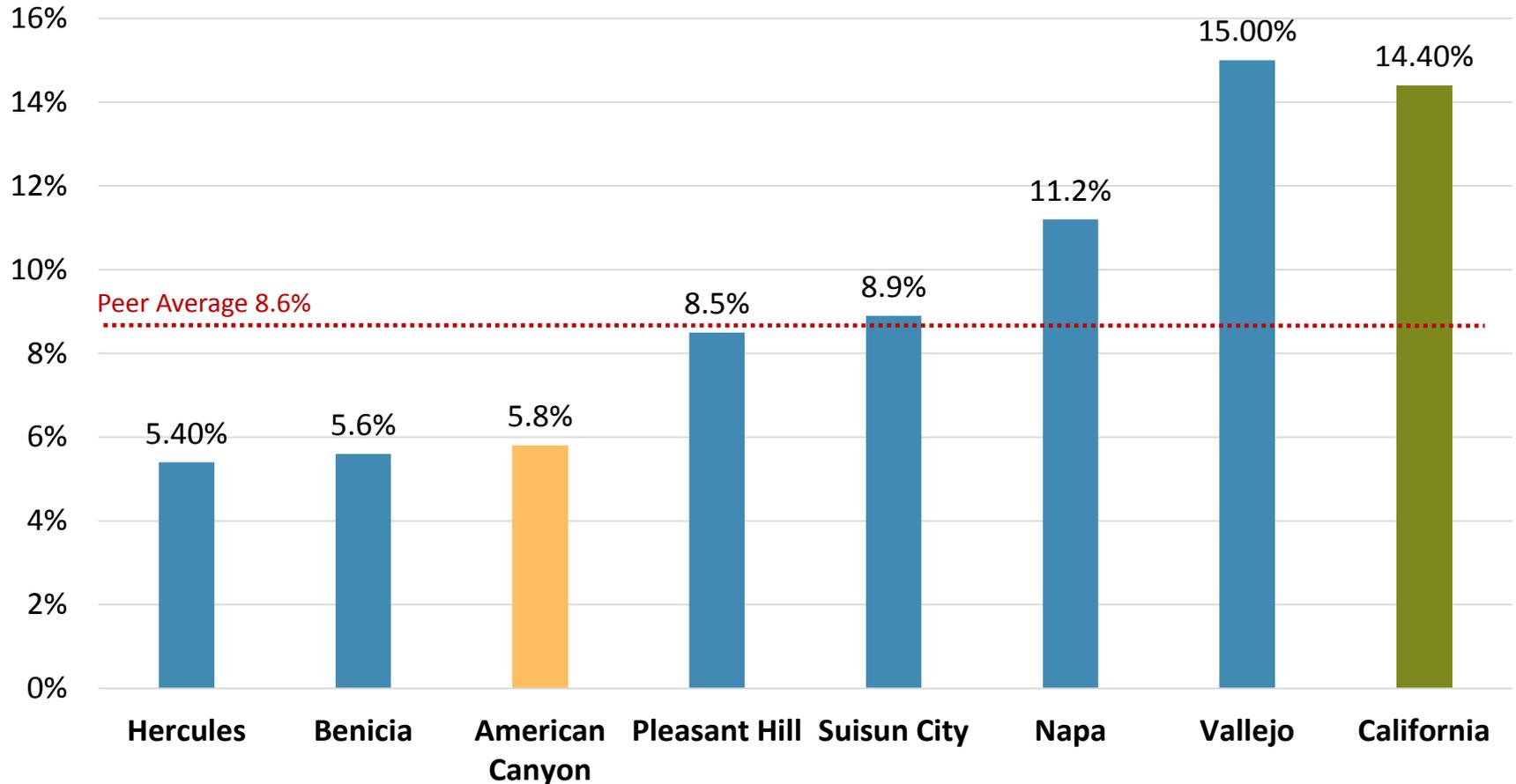
Issue – Public Safety

Crimes Reported in American Canyon (2008-2012)



Issue - Poverty

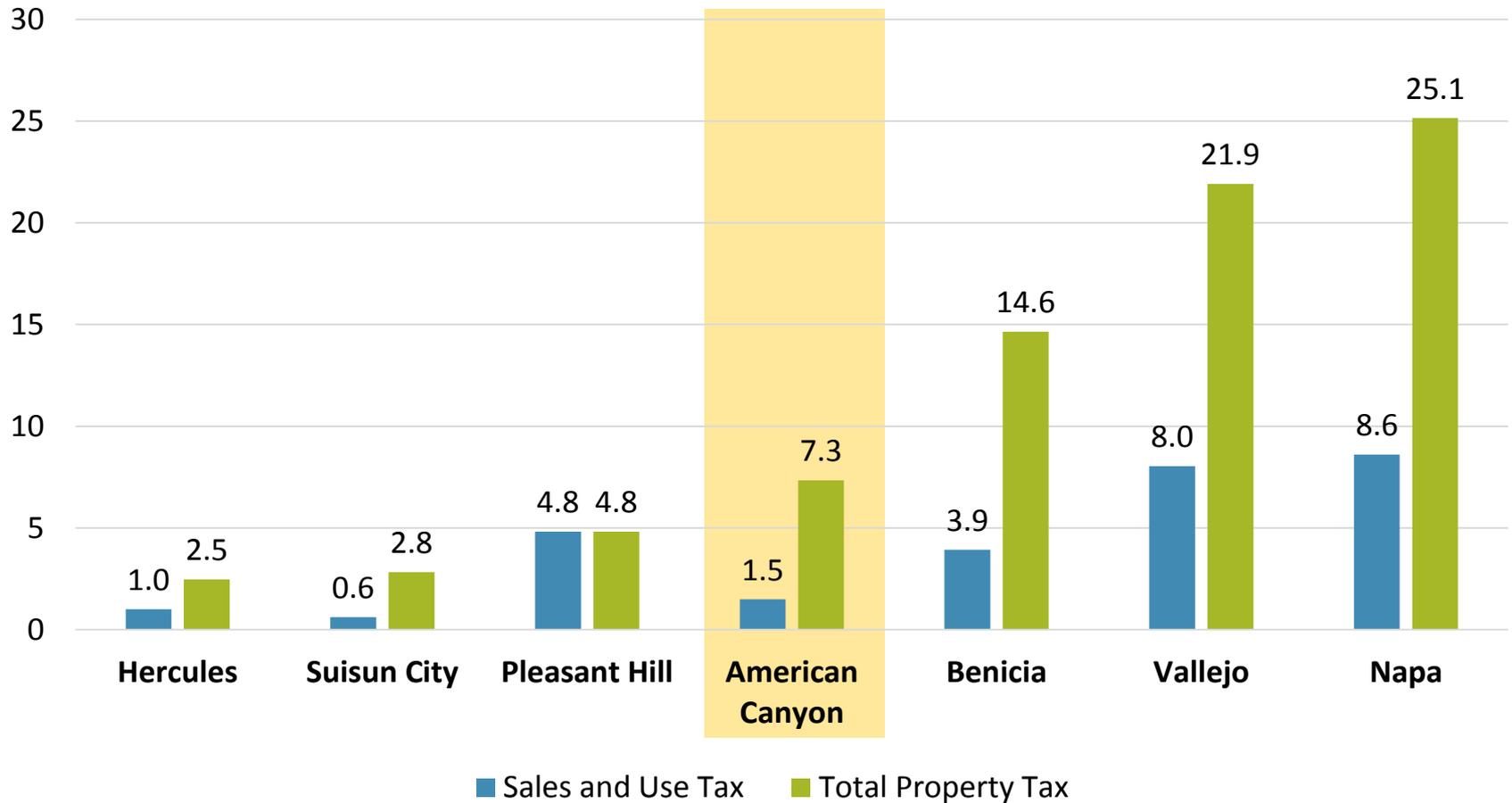
Percent of Population Living Below the Poverty Line



Source: U.S. Census Bureau, American Community Survey, (2007-2011)

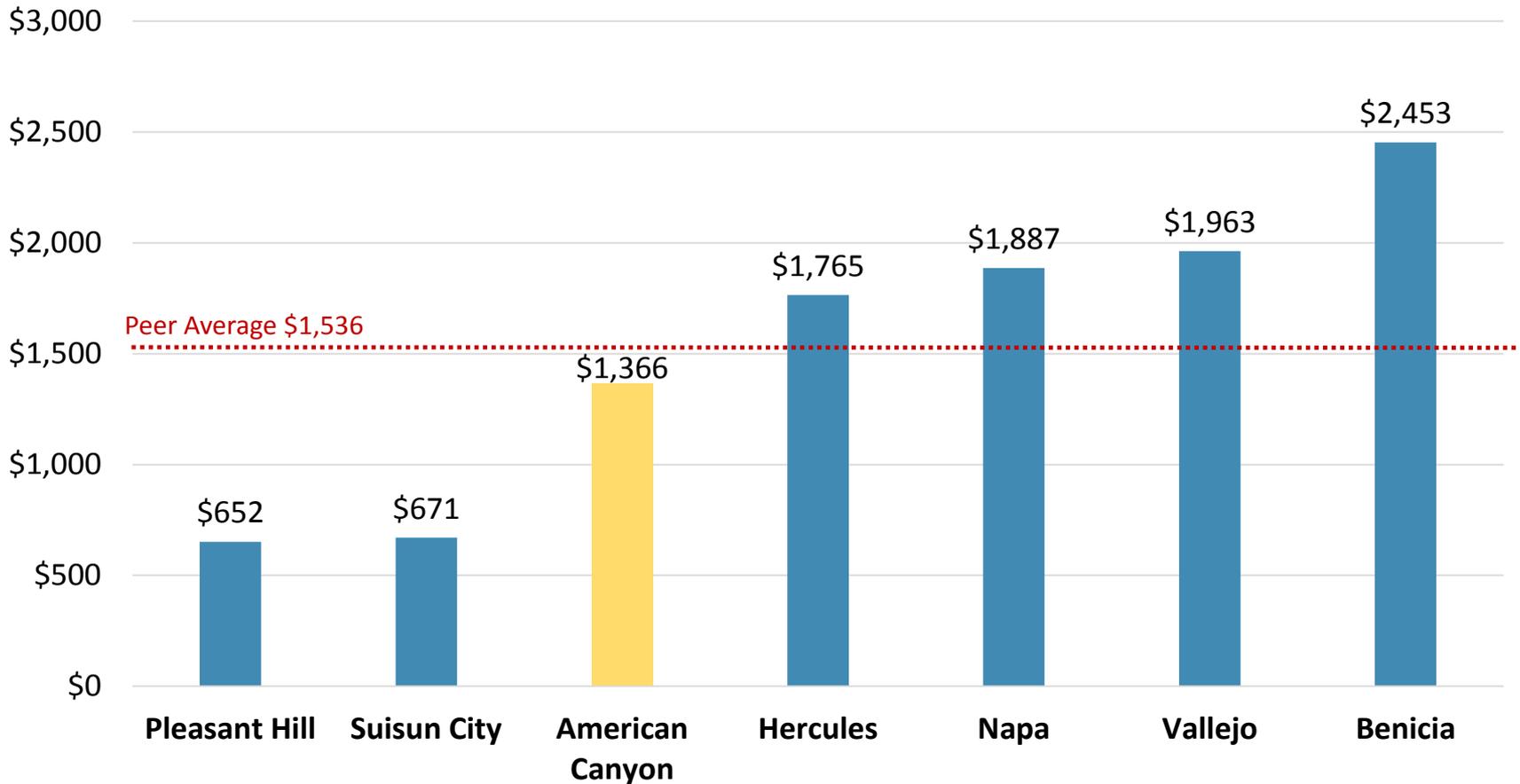
City Government Resources

Property and Sales and Use Tax in Millions of Dollars (FY 2010-11)



City Government Resources

Total Functional and General Revenues Per Capita (FY 2010-11)





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Government Resources

- Average investment in City services

Land Use

- High commitment to open space
- High projected investment in bike and pedestrian trails
- High expectation for industrial and residential development

Issues

- Traffic
 - Many commuters, but nothing atypical for the area
 - Collisions along Hwy 29 down; Pedestrians collisions up
- Crime
 - Minor increase in juvenile arrests
 - Significant decline in DUIs reported
- Very low poverty rate

The Next Step....

Envision American Canyon's Future

City of
AMERICAN CANYON
California

