



AMERICAN CANYON FIRE PROTECTION DISTRICT  
BOARD AGENDA  
MARCH 24, 2026

STAFF REPORT  
PUBLIC HEARING  
**ITEM NUMBER: 9.**

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## **TITLE**

Intention to form American Canyon Fire Protection District Community Facilities District No. 1 (Giovannoni Logistics Park), Napa County, California

## **RECOMMENDATION**

Adopt a Resolution of Intention to form American Canyon Fire Protection District Community Facilities District No. 1 (Giovannoni Logistics Park), Napa County, California.

## **CONTACT**

Cliff Campbell, Acting Fire Chief

## **BACKGROUND & ANALYSIS**

On August 27, 2024, the Board of Directors considered an item related to the formation of the American Canyon Fire Protection District Community Facilities District No. 1 (Giovannoni Logistics Park). At that time, the Board reviewed the proposed formation process; however, the Community Facilities District was not ultimately formed.

Due to the potential for development of the Giovannoni Logistics Park property, this item is being brought back to the Board of Directors for reconsideration of forming the Community Facilities District to provide a funding mechanism for fire protection services associated with the development.

On October 25, 2022, the Board of Directors adopted Resolution 2022-29, approving a Memorandum of Understanding between the American Canyon Fire Protection District ("District") and Buzz Oates, the developer of the Giovannoni Logistics Park. It was agreed that annual payments could be generated if a Mello-Roos Community Facilities District or similar public financing mechanism was formed. The property owners proposed establishing a Community Facilities District (CFD) within the American Canyon Fire Protection District to finance the necessary public services to support development demands. The authorized services to be funded by American Canyon Fire Protection District CFD No. 1 (Giovannoni Logistics Park) include:

1. Fire Protection and Suppression services as outlined in Health and Safety Code Section 13862, part of the Bergeson Fire Protection District Law of 1987 (Health and Safety Code section 13800 et

seq.).

2. Miscellaneous costs related to the above services, including but not limited to planning, engineering, legal, and District and County administration costs.

An annual special tax ("Special Tax") will be levied within the CFD to cover the costs of services. This tax will be secured by a continuing lien against all non-exempt real property in the CFD and collected in the same manner as ordinary ad valorem property taxes or through other methods determined by the Board or its designee, including direct billing of affected property owners.

## **FISCAL IMPACT**

The fiscal impact of establishing the "American Canyon Fire Protection District Community Facilities District No. 1 (Giovannoni Logistics Park)" under the Mello-Roos Community Facilities Act includes the annual levy of a special tax on all non-exempt real property within the District. This tax, secured by a continuing lien, will cover the costs of the necessary public services resulting from development within the CFD. The special tax will be collected in the same manner as ordinary ad valorem property taxes or through other methods determined by the Board or its designee, such as direct billing.

## **BOARD PRIORITY PROGRAMS AND PROJECTS**

Public Safety: "Ensure American Canyon remains a safe community"

## **ENVIRONMENTAL REVIEW**

The action before the Board is exempt from review under the California Environmental Quality Act ("CEQA"), consistent with CEQA Guidelines Section 15320, which exempts special district annexations where changes in organization of local law governmental agencies do not change the geographic area in which the previously existing powers were exercised.

## **ATTACHMENTS:**

- [1. Resolution 2026-03 Giovannoni Logistics](#)
- [2. Exhibit A 222169 rm2 7-31-2024](#)
- [3. Exhibit B 222169 List of Services](#)
- [4. EXHIBIT C. Public Hearing Notice](#)