



AMERICAN CANYON FIRE PROTECTION DISTRICT
BOARD AGENDA
APRIL 28, 2026

STAFF REPORT
PUBLIC HEARING
ITEM NUMBER: 12.

TITLE

Public Hearing, Resolution of Formation, Special Landowner Election, and Authorization of Special Tax for Community Facilities District No. 1 (Giovannoni Logistics Park)

RECOMMENDATION

Adopt the Resolution of Formation for the American Canyon Fire Protection District Community Facilities District No. 1 (Giovannoni Logistics Park), Napa County, California. Conduct the special landowner election and adopt the Resolution declaring results for the Special Election and Introduce and adopt the Ordinance authorizing the levy of the special tax.

CONTACT

Cliff Campbell, Acting Fire Chief

BACKGROUND & ANALYSIS

On March 24, 2026, the Board adopted a Resolution of Intention to form American Canyon Fire Protection District Community Facilities District No. 1 (Giovannoni Logistics Park) pursuant to the Mello-Roos Community Facilities Act of 1982.

The proposed CFD will fund fire protection and emergency medical services required to support development within the project area.

The CFD includes approximately 157.37 taxable acres located within the City of American Canyon. A Public Hearing has been properly noticed for April 28, 2026.

At the Public Hearing, the Board will consider the formation of CFD No. 1 and the levy of a special tax.

If the Board determines that no majority protest exists, it may adopt the Resolution of Formation.

Pursuant to the Mello-Roos Act, a special election must then be conducted. As there are fewer than 12 registered voters within the CFD, the election is conducted as a landowner election, with votes weighted based on land ownership.

There is one landowner within the CFD:

- RIGHT FROM THE START (c/o PW FUND B LP)
- Total taxable acreage: 157.37 acres

A ballot representing 157.37 votes has been submitted.

Following the canvassing of the ballot, the Board will consider adoption of a Resolution Declaring the Results of the Election.

If approved by at least two-thirds of the votes cast, the Board may proceed with adoption of the Ordinance authorizing the levy of the special tax.

FISCAL IMPACT

The CFD will provide a dedicated funding mechanism to offset the cost of fire protection and emergency medical services associated with development within the CFD boundary. There is no direct impact to the District's General Fund.

BOARD PRIORITY PROGRAMS AND PROJECTS

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

ENVIRONMENTAL REVIEW

None

ATTACHMENTS:

1. [Resolution 2026-13 Giovannoni Logistics_.pdf](#)
2. [Resolution 2026-14 Declaring Final Ballot Results Giovannoni Logistics_.pdf](#)
3. [Exhibit A Rate, Method of Apportionment, and Manner of Collection of Special Tax 222169 rm2 7-31-2024](#)
4. [Exhibit B List of Services](#)
5. [Exhibit C_ Hearing Report 222169 hr01 09-2024.pdf](#)
6. [CFD Ballot_Executed.pdf](#)