



REGULAR CITY COUNCIL AGENDA

City Hall - Council Chambers
4381 Broadway St., Suite 201, American Canyon
May 19, 2026
6:30 PM

Mayor: Pierre Washington

Vice Mayor: Mayor Mark Joseph

Councilmembers: Brando Cruz, Melissa Lamattina, David Oro

AMENDED AGENDA: This agenda has been amended to add item 1(e) to Business Closed Session; and to update the titles of items 3 and 11.

5:30 P.M. CLOSED SESSION

Following public comment on Closed Session items, Council will convene in Closed Session.

CALL TO ORDER - CLOSED SESSION

ROLL CALL - CLOSED SESSION

PUBLIC COMMENT - CLOSED SESSION ITEMS

This time is reserved for members of the public to address the City Council on Closed Session Business items only. Oral comments must be made in person and are limited to three (3) minutes per speaker.

MEETING RECESSED TO CLOSED SESSION

The Council will reconvene in Open Session at 6:30 p.m. The Council may reconvene in Closed Session at the conclusion of the meeting, if necessary, to address any remaining items.

BUSINESS - CLOSED SESSION

1. **Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):**
 - a. ***City of American Canyon v. City of Vallejo, et al.*** (Sacramento Superior Court Case No. 34-2022-00327471).
 - b. ***City of Vallejo v. City of American Canyon et al.*** (Third District Court of Appeal Case No. C102070; formerly Sacramento County Superior Court Case No. 23WM000055).
 - c. ***City of Vallejo v. City of American Canyon et al.*** (Sacramento County Superior Court Case No. 24WM000078).
 - d. ***City of Vallejo v. City of American Canyon et al.*** (Marin County Superior Court Case No. CV0003752).
 - e. **American Canyon 1, LLC and Napa Valley Ruins & Gardens, LLC v. City of American Canyon et al.** (Napa County Superior Court Case No. 25CV002277)
2. **Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). One (1) Matter.**

CALL TO ORDER - OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

CLOSED SESSION REPORT OUT / CONFIRMATION OF REPORTABLE ACTION

PROCLAMATIONS AND PRESENTATIONS

3. Kid's Commerce - Presentation of Business Licenses
4. [Proclamation: National Public Works Week May 17- May 23, 2026](#)
5. [Proclamation: Water Safety Month May 2026](#)
6. [Proclamation: Memorial Day May 25, 2026](#)

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

This time is reserved for members of the public to address the City Council on items not appearing on the agenda that are within the Council's jurisdiction. Comments are limited to three (3) minutes per speaker. Pursuant to the Brown Act, the City Council is generally prohibited from discussing or taking action on items not listed on the agenda.

AGENDA CHANGES

The City Council may change the order of the agenda or request discussion of an item on the Consent Calendar. Members of the public may request discussion of a Consent Calendar item during Public Comment.

CONSENT CALENDAR

7. [Minutes of May 5, 2026](#)
Recommendation: Approve the minutes of the Regular City Council meeting held May 6, 2026.
8. [2026 Military Equipment Inventory and Equipment Use Policy](#)
Recommendation: Adopt a Minute Order approving the 2026 Military Equipment Inventory and Equipment Use Policy.
9. [South Kelly-Highway 29 Intersection Project Budget](#)
Recommendation: Adopt a Resolution amending the FY2025-26 Capital Budget and increasing the Project Budget from \$1,145,000 to \$5,605,000 in conjunction with the South Kelly-Highway 29 Intersection Project (TR23-0200).

10. Inspection Services for the Zone 5 Water Pump Station Project (WA25-0200)

Recommendation: Adopt a Resolution authorizing the City Manager to enter into an agreement with Coastland Civil Engineering, Inc. for construction inspection services for an amount not to exceed \$250,000, in conjunction with the Zone 5 Water Pump Station Project (WA25-0200).

PUBLIC HEARINGS

There are no Public Hearing matters.

BUSINESS

11. Budget Workshop and Fiscal Year 2026-27 Proposed Budget

Recommendation: Review and discuss the Fiscal Year 2026-27 proposed budget.

12. Engineer's Report for Citywide LLAD Fiscal Year 26/27

Recommendation: Adopt a Resolution setting a Public Hearing for the Fiscal Year 26/27 Annual Engineer's Report, for the Landscaping and Lighting Assessment District, to approve the budgets within the Engineer's Report, confirming the assessment diagrams and the annual assessment amounts, and authorizing the levy and collection of annual assessments for Fiscal Year 26/27

MANAGEMENT / STAFF ORAL REPORTS

CITY COUNCIL COMMENTS / COMMITTEE REPORTS

City Council may provide brief comments on matters of public concern, announce matters of public interest, and provide Council Committee reports. No action will be taken.

13. City Council Committee Report - Councilmember David Oro

14. City Council Committee Report - Vice Mayor Mark Joseph

15. City Council Committee Report - Mayor Pierre Washington

FUTURE AGENDA ITEM REVIEW

The City Council will review upcoming agenda items. Councilmembers may request that items be added to future City Council agendas.

16. Future Agenda Items of Note

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, City Clerk for American Canyon, do hereby declare that the foregoing agenda was posted in compliance with the Brown Act prior to the meeting date.

Taresa Geilfuss, City Clerk

PUBLIC PARTICIPATION

This meeting is a limited public forum. The City expects respectful conduct from all participants. Offensive language or discriminatory remarks based on any protected classification under federal, state, or local law will not be tolerated, and the speaker may be immediately disconnected.

Meetings are conducted in person and are also available via Zoom. Meetings are broadcast live on Napa Valley TV, the [City's website](#), and [YouTube](#).

Zoom Link: [Click here](#). **Webinar ID:** 847 1017 1711. **Passcode:** 123456. **Phone-in:** (408) 638-0968

Oral Comments: In person during Open/Closed Session, or via Zoom during Open Session only. Use "Raise Your Hand" during public comment periods only.

Written Comments: Submit via [eComments](#) on the City's Meetings & Agendas webpage. eComments close at 3:00 p.m. on the day of the meeting.

Agenda Materials: Posted 72 hours in advance at www.americancanyon.gov.

ADA: Requests for accommodations or alternative formats must be submitted at least three calendar days in advance to the City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or cityclerk@americancanyon.gov.

Need Additional Assistance? Contact the City Clerk by phone at (707) 647-4369 or by email at cityclerk@americancanyon.gov.

CITY OF AMERICAN CANYON PROCLAMATION



NATIONAL PUBLIC WORKS WEEK MAY 17 – MAY 23, 2026

WHEREAS, 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association; and,

WHEREAS, this year's theme, “Rooted in Service, Powered by Community,” acknowledges that the roots of service run deep in Public Works and have propelled public works innovations that help our community evolve into a place where people can lead lives of purpose and possibility; and,

WHEREAS, some work—like building roads—is highly visible, while other contributions—like maintaining water and sewer systems—are sometimes hidden from view. Together, these efforts form the foundation of thriving communities, reminding us that every project, seen and unseen, powers the connection between service and the people it supports; and,

WHEREAS, these services could not be provided without the dedicated efforts of our Public Works professionals, from engineers, managers, and supervisors to plant operators, mechanics, maintenance workers, environmental specialists, administrative staff; and,

WHEREAS, these employees are responsible for building, improving, maintaining, and protecting our City’s infrastructure, which includes water and wastewater treatment, public buildings, parks, streets, and so much more; and,

WHEREAS, it is in the public interest for the residents, students, business owners and community leaders in the City of American Canyon to understand the vital importance of public works and to support the success of public works programs in our community.

NOW, THEREFORE, I, Mayor Pierre Washington, on behalf of the City Council of American Canyon, do hereby proclaim the week of May 17, 2026, as National Public Works Week and call upon all residents to recognize and give thanks for all the contributions the City’s public works professionals make every day in advancing quality of life for all.

Dated: May 19, 2026

Pierre Washington, Mayor

CITY OF AMERICAN CANYON PROCLAMATION



May 2026 is Water Safety Month

WHEREAS, water-related activities such as swimming, boating, and fishing are enjoyed by residents of all ages in American Canyon and contribute to healthy and active lifestyles; and

WHEREAS, drowning remains a significant public health concern and is a leading cause of unintentional injury-related death for young children in the United States, often resulting from inadequate swimming skills, lack of supervision, or unsafe water conditions; and

WHEREAS, swimming proficiency, water safety education, and vigilant supervision are essential to preventing drowning and promoting safe recreation in and around water; and

WHEREAS, organizations such as the American Red Cross, National Recreation and Parks Association, National Drowning Prevention Alliance, and local aquatic programs work to advance water safety through education, training, and outreach; and

WHEREAS, the City of American Canyon supports water safety and drowning prevention through community initiatives including affordable swim lessons, lifeguard certification programs, and public education efforts at the Phillip West Aquatics Center; and

WHEREAS, Water Safety Month serves as a reminder for individuals, families, schools, and community organizations to work together to promote safe behaviors around all types of water; and

NOW, THEREFORE, I, Pierre Washington, Mayor of the City of American Canyon, on behalf of the American Canyon City Council, do hereby proclaim the month of May 2026 as Water Safety Month in American Canyon, and encourage all residents to learn to swim, practice water safety, and support drowning prevention efforts throughout the community.

Dated: May 19, 2026

Pierre Washington, Mayor

CITY OF AMERICAN CANYON PROCLAMATION



Memorial Day - May 25, 2026

WHEREAS, on Memorial Day, we pause as a united community to solemnly honor and remember the brave men and women of the United States Armed Forces who made the ultimate sacrifice in service to our nation and the defense of liberty around the globe; and

WHEREAS, the legacy of our fallen heroes' lives on, not only in our nation's history but in the everyday freedoms we cherish; a powerful reminder that the burden of liberty is carried by the few so that it may be enjoyed by the many; and

WHEREAS, as we gather to reflect, we also reaffirm our shared values of patriotism, courage, selflessness, and commitment, virtues embodied by those who wore the uniform and gave their lives in service; and

WHEREAS, we acknowledge that no words or ceremonies can fill the void left in the hearts of the families and loved ones of the fallen, our Gold Star Families, yet through remembrance, gratitude, and community, we strive to honor their sacrifice and ensure it is never forgotten; and

WHEREAS, on Memorial Day, we gather not only as individuals, but as one American Canyon community, united across generations and beliefs, to stand in shared remembrance at Veterans Memorial Park on Monday, May 25, 2026, at 11:00 a.m. Through the participation of our local veteran organizations, faith leaders, schools, and civic partners, we create a living tribute that ensures the stories of our fallen are heard, their sacrifices honored, and their legacies carried forward with dignity and purpose; and

NOW, THEREFORE, I, Pierre Washington, Mayor of the City of American Canyon on behalf of the City Council, do proclaim Monday, May 25, 2026, as Memorial Day in American Canyon – a day to reflect, remember, and honor the courageous men and women who gave their lives in service to our country, and to recognize the strength and sacrifice of their families who carry their memory forward. May we honor them not just in words, but through our continued commitment to the values they defend.

Dated: May 19, 2026

Pierre Washington, Mayor

CITY OF AMERICAN CANYON

REGULAR CITY COUNCIL MEETING

ACTION MINUTES

May 5, 2026

5:30 P.M. CLOSED SESSION

CALL TO ORDER - CLOSED SESSION

The City Council Closed Session was called to order at 5:30 p.m.

ROLL CALL - CLOSED SESSION

Present: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington

Absent: None

PUBLIC COMMENT - CLOSED SESSION ITEMS

Mayor Washington opened a public comment period for Closed Session Items. Written comments: none. Oral comments: none. The public comment period was closed.

MEETING RECESSED TO CLOSED SESSION

BUSINESS - CLOSED SESSION

1. Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):

- a) City of American Canyon v. City of Vallejo, et al. (Sacramento Superior Court Case No. 34-2022-00327471).
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- c) City of Vallejo v. City of American Canyon et al. (Sacramento County Superior Court Case No. 24WM000078).
- d) City of Vallejo v. City of American Canyon et al. (Marin County Superior Court Case No. CV0003752).

2. Matters Relating to Public Employment: Public Employee Performance Evaluations (pursuant to Gov. Code section 54957) Position: Jason Holley, City Manager

6:30 P.M. OPEN SESSION

CALL TO ORDER - OPEN SESSION

The City Council meeting was called to order at 6:39 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - OPEN SESSION

Present: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington

Absent: None

CLOSED SESSION REPORT OUT / CONFIRMATION OF REPORTABLE ACTION

A report on Closed Session and confirmation of reportable action was given by City Attorney Matthew Summers.

PROCLAMATIONS AND PRESENTATIONS

3. Proclamation: 57th Annual Professional Municipal Clerk's Week May 3 - May 9, 2026

Mayor Washington announced the 57th Annual Professional Municipal Clerk's Week May 3 - May 9, 2026 proclamation. It was received by City Clerk Taresa Geilfuss, Deputy City Clerk Nicolle Hall, and Office Assistant Alejandra Zambrano.

4. Proclamation: National Bike Month

Mayor Washington announced the National Bike Month proclamation. It was received by Karen Vernor, Napa County Bicycle Coalition; with OSATS Commissioners Nance Matson and Debbie Chavarria.

5. Proclamation: Asian American and Native Hawaiian/Pacific Islander Heritage Month

Mayor Washington announced the Asian American and Native Hawaiian/Pacific Islander Heritage Month proclamation. It was received by Davet Mohammed with other members of the AANHPI community.

6. Proclamation: Mental Health Awareness Month

Mayor Washington announced the Mental Health Awareness Month proclamation. It was received by Joseph Hallet, Napa County Health and Human Services.

7. Proclamation: 2026 Older American's Month

Mayor Washington announced the 2026 Older American's Month proclamation. It was received by Sorooptimists Davet Mohammed, Nance Matson and Kasama Lee.

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

Mayor Washington opened a public comment period. Written comments: none. Oral comments: called to speak; Jeannette Goyetche was called to speak; Kevin Maxemin was called to speak; Karina Servente was called to speak; Valerie Zizak-Morais was called to speak; Justin Hamilton Hole was called to speak. The public comment period was closed.

AGENDA CHANGES

There were no changes to the agenda.

CONSENT CALENDAR

Action: Motion to adopt CONSENT CALENDAR made by Vice Mayor Mark Joseph, seconded by Councilmember Brando Cruz, and CARRIED by roll call vote.

Yea: Councilmember Brando Cruz, Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington

Nay: None

Abstain: None

Absent: None

8. Minutes of April 21, 2026

Action: Approved the minutes of Regular City Council meeting held April 21, 2026.

9. Closed Session Report for April 21, 2026

Action: Approved the Closed Session Report for the meeting held on April 21, 2026.

10. Quarterly Investment Report for City and Fire District for Fiscal Year 2025-26 Quarter 3

Action: Received and filed the City and Fire District's Treasurer's Report for the quarter ended March 31, 2026.

11. Authorized Signers for Bank Account with JPMorgan Chase Bank N.A.

Action: Adopted Resolution 2026-29 authorizing the City Manager, Assistant City Manager, and Finance Director to be authorized signers on the City's bank accounts at JPMorgan Chase Bank N.A.

12. American Canyon Sea Level Rise Vulnerability Adaption Plan Grant Execution

Action: Adopted Resolution 2026-30 by the City of American Canyon approving the Application for and/or Execution of Grant Funds from the Ocean Protection Council under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), Prop 68, Environmental License Plate Fund, Once Through Cooling, Greenhouse Gas Reduction Fund, and/or General Funds.

13. Contract Award for Zone 5 Water Pump Station Project (WA25-0200)

Action: Adopted Resolution 2026-31 on awarding a Construction Contract (Agreement 2026-72) to Azul Works, Inc. in the amount of \$4,550,000.00 and authorize the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget, in conjunction with the Zone 5 Water Pump Station Project (WA25-0200).

PUBLIC HEARINGS

There were no public hearing matters.

BUSINESS

14. Public Draft Parks and Recreation Master Plan

Council received a Public Draft Parks and Recreation Master Plan staff report and presentation from Deputy City Manager Alexandra Ikeda. Mayor Washington opened a public comment period. Written comments: none. Oral comments: Beth Marcus was called to speak; Karen Brophy was called to speak; Justin Hamilton Hole was called to speak; Valerie Zizak-Morais was called to speak. The public comment period was closed.

The meeting recessed at 8:15 p.m. to 8:22 p.m.

15. Potential Revenue Measure: Polling Results

Council received a Potential Revenue Measure: Polling Results staff report and presentation from City Manager Jason Holley with Richard Bernard, FM3 Research. Mayor Washington opened a public comment period. Written comments: none. Oral comments: Scott Myer was called to speak; Beth Marcus was called to speak; Chris Cheigo was called to speak. The public comment period was closed.

MANAGEMENT / STAFF ORAL REPORTS

There were no management reports.

CITY COUNCIL COMMENTS / COMMITTEE REPORTS

The mayor and council members provided oral reports and announced items of community interest.

- 16. City Council Committee Report - Vice Mayor Mark Joseph
- 17. City Council Committee Report - Mayor Pierre Washington
- 18. City Council Committee Report - Councilmember David Oro

FUTURE AGENDA ITEM REVIEW

19. Future Agenda Items of Note

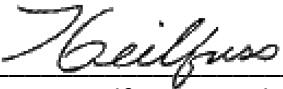
Future agenda items were reviewed.

ADJOURNMENT

The City Council meeting was adjourned at 9:44 p.m.

CERTIFICATION

Respectfully Submitted,



Taresa Geilfuss, City Clerk



TITLE

2026 Military Equipment Inventory and Equipment Use Policy

RECOMMENDATION

Adopt a Minute Order approving the 2026 Military Equipment Inventory and Equipment Use Policy.

CONTACT

Rick Greenberg, Police Chief

BACKGROUND & ANALYSIS

Assembly Bill Number 481 (AB 481), codified at Government Code sections 7070 through 7075, required the American Canyon Police Department (ACPD) to obtain approval from City Council of its military equipment use policy; it was adopted it on April 19, 2022. Approval from City Council on an annual basis, with any changes to the policy or the equipment inventory is also required.

The term “military equipment”, as used in AB 481, does not necessarily indicate equipment used by the military. Items deemed to be “military equipment” include, but are not limited to, unmanned aerial or ground vehicles, armored vehicles, command and control vehicles, pepper balls, less lethal shotguns, less lethal 40mm projectile launchers, long range acoustic devices, and flashbangs. The list of items considered “military equipment” by AB 481 are employed by many law enforcement agencies across the country as best practices to enhance citizen and officer safety.

Provided as an attachment is the 2026 inventory list of military equipment that the Napa County Sheriff Department (NSD) maintains. Also attached is the ACPD and NSD’s military Equipment use policy. The use of the military equipment identified on the inventory list is vital to ACPD’s mission and will continue to be strictly regulated through internal processes and oversight.

2026 General changes/updates:

- Date changed on the cover sheet & in the foreword.
- Updates made to the Drone page.

Additional Equipment for 2026:

No new reportable categories of equipment were added.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The cost of the current equipment is included in the existing contract with the Napa County Sheriff Department.

ENVIRONMENTAL REVIEW

None

COMMUNICATION

Level 1: Minimal Communication

ATTACHMENTS:

1. [2026 Military Equipment Policy](#)
2. [2026 Equipment Inventory List](#)

Military Equipment

704.1 PURPOSE AND SCOPE

State MODIFIED

The purpose of this policy is to provide guidelines for the approval, acquisition, and reporting requirements of military equipment (Government Code § 7070; Government Code § 7071; Government Code § 7072). While the Legislatures defines our equipment as military equipment, this Office defines this equipment as law enforcement equipment.

704.1.1 DEFINITIONS

State

Definitions related to this policy include (Government Code § 7070):

Governing body – The elected or appointed body that oversees the Office.

Military equipment – Includes but is not limited to the following:

- Unmanned, remotely piloted, powered aerial or ground vehicles.
- Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers.
- High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.
- Tracked armored vehicles that provide ballistic protection to their occupants.
- Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- Weaponized aircraft, vessels, or vehicles of any kind.
- Battering rams, slugs, and breaching apparatuses that are explosive in nature. This does not include a handheld, one-person ram.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code § 30510 and Penal Code § 30515, with the exception of standard-issue firearms.
- Any firearm or firearm accessory that is designed to launch explosive projectiles.
- Noise-flash diversionary devices and explosive breaching tools.
- Munitions containing tear gas or OC, excluding standard, service-issued handheld pepper spray.
- Area denial electroshock devices, microwave weapons, water cannons, long-range acoustic devices (LRADs), acoustic hailing devices, and sound cannons.
- Kinetic energy weapons and munitions.

Napa County Sheriff's Office

Napa County SO Policy Manual

Military Equipment

- Any other equipment as determined by a governing body or a state agency to require additional oversight.

704.2 POLICY

State

It is the policy of the Napa County Sheriff's Office that members of this office comply with the provisions of Government Code § 7071 with respect to military equipment.

704.3 MILITARY EQUIPMENT COORDINATOR

Best Practice

The Sheriff should designate a member of this office to act as the military equipment coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

- (a) Acting as liaison to the governing body for matters related to the requirements of this policy.
- (b) Identifying office equipment that qualifies as military equipment in the current possession of the Office, or the equipment the Office intends to acquire that requires approval by the governing body.
- (c) Conducting an inventory of all military equipment at least annually.
- (d) Collaborating with any allied agency that may use military equipment within the jurisdiction of Napa County Sheriff's Office (Government Code § 7071).
- (e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:
 1. Publicizing the details of the meeting.
 2. Preparing for public questions regarding the office's funding, acquisition, and use of equipment.
- (f) Preparing the annual military equipment report for submission to the Sheriff and ensuring that the report is made available on the office website (Government Code § 7072).
- (g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Office will respond in a timely manner.

704.4 MILITARY EQUIPMENT INVENTORY

State

The following constitutes a list of qualifying equipment for the Office:

[Insert attachment here]

704.5 APPROVAL

State

Military Equipment

The Sheriff or the authorized designee shall obtain approval from the governing body by way of an ordinance adopting the military equipment policy. As part of the approval process, the Sheriff or the authorized designee shall ensure the proposed military equipment policy is submitted to the governing body and is available on the office website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The military equipment policy must be approved by the governing body prior to engaging in any of the following (Government Code § 7071):

- (a) Requesting military equipment made available pursuant to 10 USC § 2576a.
- (b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.
- (c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.
- (d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this office.
- (e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the governing body.
- (f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.
- (g) Acquiring military equipment through any means not provided above.

704.6 COORDINATION WITH OTHER JURISDICTIONS

State MODIFIED

Military equipment used by any member of this jurisdiction shall be approved for use and in accordance with this Office's policy. Military equipment used by other jurisdictions that are providing mutual aid to this jurisdiction shall comply with their respective military equipment use policies in rendering mutual aid.

704.7 ANNUAL REPORT

State

Upon approval of a military equipment policy, the Sheriff or the authorized designee should submit a military equipment report to the governing body for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072).

The Sheriff or the authorized designee should also make each annual military equipment report publicly available on the office website for as long as the military equipment is available for use. The report shall include all information required by Government Code § 7072 for the preceding calendar year for each type of military equipment in office inventory.

Military Equipment

704.8 COMMUNITY ENGAGEMENT

State

Within 30 days of submitting and publicly releasing the annual report, the Office shall hold at least one well-publicized and conveniently located community engagement meeting, at which the Office should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.



Commitment to
Community

NAPA COUNTY OFFICE OF SHERIFF-CORONER

1535 AIRPORT BOULEVARD
NAPA, CALIFORNIA 94558-6292
(707) 253-4501

OSCAR ORTIZ
Sheriff - Coroner

Napa County Sheriff

AB 481 Equipment Report

2026



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Considerations:

The AB481-reportable equipment inventory sheets contained within this document were compiled during Q1 2026. Since the last report, no new qualifying reportable equipment categories have been added to inventory.

With respect to costs, funding, annual upkeep expenses and estimated effective lifespan, every effort has been made to be as accurate as possible while at the same time acknowledging that many factors directly affecting those aforementioned values are unpredictable.

Costs associated with the following items represent the best estimates at the time this document was prepared. Many of these items are not purchased from manufacturers, but from dealers, who adjust costs in accordance with market factors beyond the predictive abilities or control of Napa SO.

Due to the unpredictable nature of the law enforcement profession, many of the item estimated upkeep costs and effective lifespans are best estimates and may vary greatly on a year-to-year basis, due to the availability of training, type of operational incidents or other factors.

“Annual Allocation” refers to the quantity needed “on hand” over the course of a calendar year to meet all reasonably-anticipated operational and training needs. Some items may be carried over in inventory year to year depending on operational/training tempo.

With respect to terminology, “expendable equipment” items are items that typically have a one-time use and then cannot be used again, such as chemical agents or smoke grenades.

In an effort to be as efficient as possible, many items, both “expendable” and otherwise have operational applications across a diverse set of Napa SO missions. For example, “40mm launcher (single and multi-shot capability)” is an item that is utilized by Napa SO Patrol, SWAT, Mobile Field Force and other auxiliary assignments. The cost and unit allocation estimates that state “across all divisions” represents the best estimation of the requirements for those items to fill all needs for the Sheriff’s Office.

Additionally, there are costs for non-AB481 equipment that are intrinsically tied to the costs for the following items. For example, slings, carrying cases, magazines, sighting systems, flashlights, cleaning supplies, batteries and other non-AB481 reportable items are not included in the cost estimations, unit allocation or upkeep portions of this report.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

It should also be noted that the legislature has designated these items as “military equipment”. While the military may use some of the same equipment, the Sheriff’s Office (SO) deems all of this equipment as law enforcement equipment. Much the same as the military using handcuffs, there are items in common. The manner and reason they are used is significantly different.

For many years, this office has also displayed and offered education about our equipment and why we use it. The vast majority of equipment on this list was approved for funding through the County of Napa. From our Citizen’s Academy to National Night Out, we have always been open for discussion and education



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

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7. Exact/Direct Impact 40mm munitions
8. Pepper Ball launcher and Munitions
9. Chemical Agents – handheld delivered devices
10. Stinger Grenade
11. 12-gauge drag-stabilized munition
12. 12-gauge muzzle bang/launching cartridge
13. BP-2 Noise/Flash Diversionary Device (NFDD) Delivery Pole
14. Noise/Flash Diversionary Device (Flashbang)
15. Electronic Noise/Flash Diversionary Device (ENFDD AKA – Flashbangs) – 1.4 gram
16. Recon Robotics Throwbot
17. Robotex Avatar Robot
18. DJI/SKY Hero/Inspired Flight sUAS (AKA – Drones)
19. Zistos Under-the-door Camera
20. Short Barreled select fire AR-15 style rifle (various configurations)
21. Sub-compact select-fire weapon system
22. Firearms suppressor
23. Infrared (IR) laser designator
24. Tactical Bolt-action Rifles
25. Armor Piercing (AP) projectiles
26. Remotec Andros F6 Bomb Squad Robot
27. Det Cord
28. Nonel Detonator
29. Ballistic Breaching Shotgun
30. Ballistic Breaching hollow-point cutter round
31. Ballistic Breaching rounds
32. EVI 2017 HDS Bomb Squad Command Vehicle
33. Lenco Bearcat G3 Armored Rescue Vehicle
34. Incident Command Vehicle
35. Rapid Response Incident Command Vehicle



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

40 mm launcher (single and multi-shot capability)

Description:

The 40 mm less lethal launcher is de-escalation tool that has the ability to deploy multiple types of 40 mm projectiles in both single and multi-shot capabilities in order to gain compliance and lessen the intensity of a situation.

Purpose & Use:

A 40 mm launcher is used to deploy less lethal munitions and chemical agents for a variety of missions

Cost & Quantity Allocation:

This piece of equipment has no unique or temporary funding source. Unit costs of \$1,000 - \$4,000. Annual estimated training and operational allocation of approximately 30 units across all divisions. Estimated effective lifespan 10+ years.

NSO procedural rules that govern use:

The 40 mm launcher shall be used by NSO Deputies in accordance with all applicable laws and polices during legitimate law enforcement actions.

Training Requirements:

Must complete annual qualification and regularly required refresher training.

Compliance Protocols:

Use of the 40 mm launcher shall conform to all relevant NSO policies, including but not limited to NSO Use of Force, Control Devices and Techniques, SWAT and Crisis Negotiation Teams policies, as well as all local, state and federal use of force laws.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Spede-Heat 40mm Round

Description:

The Spede-Heat 40mm Round incorporates an aluminum shell and utilizes black powder as the propellant. The Spede-Heat 40mm Round is designed to deliver one dual-ported chemical or smoke canister from a 40mm launcher at various ranges, product dependent. The Spede-Heat 40mm Round is available in OC (Oleoresin Capsicum) or CS (Chlorobenzylidenemalononitrile) and Saf-Smoke. Spede-Heat 40mm round is deployed from a 40mm launcher.

Purpose & Use:

The Spede-Heat 40mm Round can be used to conceal tactical movement. They can be used in crowd control management during unruly or riot behavior. The purpose of the Spede-Heat 40mm Round is to minimize the risks to all parties through pain compliance, temporary discomfort, and/or incapacitation of potentially violent or dangerous subjects. The different configurations allows for different distances and chemical agent or smoke deployments.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$25. Annual estimated training and operational allocation of approximately 4 units.

Training Requirements:

Deputies must successfully complete department-approved training to be authorized to use the Spede-Heat 40mm Round.

Compliance Protocols:

Use of Spede-Heat 40mm Round shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Mobile Field Force policies.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Ferret Round-40MM

Description:

The Ferret 40mm Round is a frangible projectile filled with chemical agent. It is designed to deliver chemical agents in barricade situations from a 40mm launcher. It is available with either liquid or powder carrier for the agent. The payload can hold OC (Oleoresin Capsicum) or CS (Chlorobenzylidenemalononitrile). Spin stabilization from barrel rifling affords maximum stand-off distance and accuracy for safety.

Purpose & Use:

The Ferret 40mm Round is a non-burning and suitable for indoor use. Used primarily by tactical teams, is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impacting the barrier, the nose cone ruptures and instantaneously delivers a small chemical payload inside of the structure or vehicle. Is primarily used to dislodge barricaded subjects from very small confined areas. Its purpose is to minimize the risks to all parties through pain compliance, temporary discomfort and/or incapacitation of potentially violent or dangerous subjects.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$27. Annual estimated training and operational allocation of approximately 20 units.

Training Requirements:

Deputies must successfully complete department-approved training to be authorized to use the Ferret 40mm Round.

Compliance Protocols:

Use of the Ferret 40mm Round shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Mobile Field Force.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

40MM Muzzle Blast Round

Description:

The 40mm Muzzle Blast Rounds incorporate an aluminum shell and utilize smokeless powder as the propellant. The 40mm Muzzle Blast Rounds are designed to deliver chemical agents in the immediate area (30 feet) of the grenadier. The 40mm Muzzle Blast Round is available in OC (Oleoresin Capsicum) or CS (Chlorobenzylidenemalononitrile). 40mm Muzzle Blast is deployed from a 40mm launcher.

Purpose & Use:

The 40mm Muzzle Blast Rounds are widely used as a crowd management solution for the immediate and close deployment of chemical agent in crowd control management during unruly or riot behavior, specifically and only against the agitators. However, it has proven successful during tactical operations. As a pain compliance round for crowd management of those engaged in criminal activity, the 40mm Muzzle Blast Rounds are an excellent device for deploying chemical laden powder at close ranges for indoor or outdoor operations. The 40mm Muzzle Blast provides instantaneous emission of chemical agent directly at or on riotous, non-compliant subjects close to the police line or within confined spaces. As a tactical round, the Muzzle Blast Rounds have been used in operations such as barricaded subjects, room clearing, space denial, and a means of contaminating crawl spaces and attics. The purpose of the Muzzle Blast Round is a de-escalation tool to minimize the risks to all parties through pain compliance, temporary discomfort, and/or incapacitation of potentially violent or dangerous subjects. Potentially lessening the intensity of situation.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$50.00. Annual estimated training and operational allocation of approximately 1 unit.

Training Requirements:

Deputies must successfully complete department-approved training to be authorized to use the 40mm Muzzle Blast Rounds.

Compliance Protocols:

Use of the 40mm Muzzle Blast Rounds shall conform to all relevant NSO policies, including but not limited to NSO SWAT and Crisis Negotiation Teams, Hostage and Barricade Incidents and Mobile Field Force policies. Must also maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Smoke- handheld smoke grenade devices

Description:

The handheld smoke grenade devices utilize an M201A1 Fuze with enclosed canister that come in a variety of sizes, colors, configurations that uses HC (Hexachlorethane) and SAF-Smoke. Smoke is discharged through gas ports located on the canister.

Purpose & Use:

Handheld smoke grenade devices can be used to conceal tactical movement. It can be used to detect and/or dislodge a barricaded subject. It can also be used as an emergency signaling device. The different configurations allow for indoor or outdoor deployments.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$43.00. Annual estimated training and operational allocation of approximately 8 units.

Training Requirements:

Deputies must successfully complete department-approved training to be authorized to use handheld smoke grenade devices.

Compliance Protocols:

Use of handheld smoke grenade devices shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Mobile Field Force policies.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

40 MM Warning/Signaling Round

Description:

The 40mm Aerial Warning/Signaling Round series are a de-escalation tool designed to produce 170 dB of sound, and 5 million candelas of light. Each munition is manufactured to deflagrate at a set distance and altitude and has the option of marking or irritant payloads. These distances are 50,100,200 and 300 meters from the point of origin. The munition is deployed from a 40mm launcher.

Purpose & Use:

40mm Aerial Warning/Signaling Round are used to distract/disorientate individuals and provide less lethal response against potential threats. It is also effective in directing the movement of unruly or riot behavior crowds.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$40. Annual estimated training and operational allocation of approximately 5 units.

Training Requirements:

Deputies must successfully complete department-approved training to be authorized to use the 40mm Aerial Warning/Signaling Round.

Compliance Protocols:

Use of the 40mm Aerial Warning/Signaling Round shall conform to all relevant NSO policies, including but not limited to NSO Policy Control Devices and Techniques, SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Mobile Field Force policies.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Exact/Direct Impact 40MM Sponge Munitions

Description:

The Exact Impact 40 MM Sponge Munition is a lightweight, high-speed projectile consisting of a plastic body and sponge nose. The round utilizes smokeless powder as the propellant, and, therefore, have velocities that are extremely consistent.

The Direct Impact 40 MM Foam Munition is a lightweight projectile that consists of a plastic body and a crushable foam nose that contains a powder payload. This payload area can hold inert, marking, OC (Oleoresin Capsicum) or CS (Chlorobenzylidenemalononitrile) powder. The crushable foam nose dissipates energy upon impact while releasing the powder payload. The munition is deployed from a 40mm launcher.

Purpose & Use:

The Exact Impact 40 MM Sponge Munition and the Direct Impact 40 MM Foam Round is a point-of-aim, point-of-impact, direct-fire munition and de-escalation tool that is most commonly used in situations where greater accuracy and deliverable energy is desired for the incapacitation of an aggressive, non-complaint subject at longer distances. These are considered Less Lethal Impact Munitions (LLIM).

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$26.25. Annual estimated training and operational allocation of approximately 40 units.

Training Requirements:

Deputies must successfully complete department-approved training to be authorized to use the Exact Impact 40 MM Sponge munition and the Direct Impact 40 MM Foam munition.

Compliance Protocols:

Use of the Exact Impact 40 MM Sponge munition and the Direct Impact 40 MM Foam munition shall conform to all relevant NSO policies, including but not limited to NSO Policy Control Devices and Techniques, SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Mobile Field Force policies.

Must maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Pepper Ball launcher and Munitions

Description:

The Pepperball launchers are a de-escalation tool designed to give patrol officers an easy to operate non-lethal option. The launchers uses PepperBall .68 caliber round or VXR projectiles and is powered by either HPA or an 88, 12 or 8 gram single use CO2 cartridge.

Pepperball projectiles contain 2.5-5.0% PAVA. It is effective for direct impact and area saturation. .68 caliber and weigh 2.5 grams.

Purpose & Use:

Lawful application of force delivered with the intent to subdue or render non-threatening. The less lethal munitions may be used as an option to de-escalate a potentially dangerous/deadly situation, with a reduced potential for death or serious injury to all persons involved. It is accepted that the probability exists for bodily harm to occur. However, it must also be accepted that the application of such force may be the only alternative to using lethal force to stop the subject's actions.

Cost & Quantity Allocation:

This piece of equipment has no unique or temporary funding source. Launcher Unit cost of \$1,200 per launcher. Annual estimated training and operations allocation of approximately 10 launchers across all divisions. Estimated effective lifespan for launchers are 10+ years. A Pepperball projectile unit costs \$1.50 - \$7.00. Annual estimated training and operational allocation of approximately 800 units. All Pepperball projectiles have a life span of 3 years.

NSO procedural rules that govern use:

The Pepper Ball launcher shall be used by NSO Deputies in accordance with all applicable laws and polices during legitimate law enforcement actions.

Training Requirements:

Must complete annual qualification and regularly required refresher training.

Compliance Protocols:

Use of the Pepper Ball launcher shall conform to all relevant NSO policies, including but not limited to NSO Use of Force, Control Devices and Techniques, SWAT and Crisis Negotiation Teams policies, as well as all local, state and federal use of force laws.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Chemical Agents- handheld delivered grenade devices

Description:

The Chemical Agents handheld grenade devices utilize an M201A1 Fuze with enclosed canister that come in a variety of sizes, configurations and irritant payloads. In the OC (Oleoresin Capsicum) or CS (Chlorobenzylidenemalononitrile) configurations, pelletized chemical agent is discharged through a gas port(s) from the canister.

Purpose & Use:

The Chemical Agents handheld grenade devices are a de-escalation tool which can also be used to conceal tactical movement. They can be used in crowd control management during unruly or riotous behavior as well as tactical deployment situations to detect and/or dislodge barricaded subjects. The purpose of Chemical Agents handheld grenade devices is to minimize the risks to all parties through pain compliance, temporary discomfort, and/or incapacitation of potentially violent or dangerous subjects. The different configurations allow for indoor or outdoor deployments.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$58. Annual estimated training and operational allocation of approximately 15 units.

Training Requirements:

Deputies must successfully complete department-approved training to be authorized to use Chemical Agents handheld grenade devices.

Compliance Protocols:

Use of Chemical Agents handheld grenade devices shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Mobile Field Force.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Stinger Grenade

Description:

The Stinger Grenade with Safety Clip is a combination Less Lethal Impact Munitions (LLIM) and Distraction Device that may incorporate optional CS (Chlorobenzylidenemalononitrile) or OC (Oleoresin Capsicum) laden powder, if desired. The Stinger Grenade is a maximum effect device as it delivers up to four stimuli for psychological and physiological effect: rubber pellets, light, sound, and optional chemical agent or OC.

Purpose & Use:

The Stinger Grenade is a de-escalation tool most widely used in crowd control management during unruly or riot behavior, specifically and only against agitators. As well as tactical deployment situations to detect and/or dislodge barricaded subjects. Upon deployment, the blast is sufficient to project the rubber balls (32 cal. /60 cal. Option) and optional chemical agent in a 50-foot radius.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$50. Annual estimated training and operational allocation of approximately 8 units.

Training Requirements:

Deputies must successfully complete department-approved training to be authorized to use the Stinger Grenade.

Compliance Protocols:

Use of the Stinger Grenades shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Mobile Field Force policies.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

12-Gauge-Drag-Stabilized Munition

Description:

The 12-Gauge Drag Stabilized Munition is comprised of a translucent 12-Gauge shell loaded with a 40 gram, tear shaped bag made from a cotton and ballistic material blend and filled with #9 shot. The rounds are also available as green marking powder.

Purpose & Use:

12-Gauge Drag Stabilized Munition is a point-of-aim, point-of-impact, direct-fire munition and de-escalation tool that is most commonly used in situations where greater accuracy and deliverable energy is desired for the incapacitation of an aggressive, non-complaint subject at longer distances. These are considered Less Lethal Impact Munitions (LLIM). The munition is deployed from a designated and clearly marked less lethal 12-gauge shotgun.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$9.00. Annual estimated training and operational allocation of approximately 250 units.

Training Requirements:

Deputies must successfully complete department-approved training to be able to use 12-Gauge Drag Stabilized Munitions.

Compliance Protocols:

Use of 12-Gauge Drag Stabilized Munitions shall conform to all relevant NSO policies, including but not limited to NSO Policy Control Devices and Techniques, SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Mobile Field Force policies.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

12-Gauge Muzzle Bang/Launching Cartridge (1370 Launching Cup)

Description:

The 12-Gauge Muzzle Bang / Launching Cartridge incorporates an opaque shell and utilizes black powder as the propellant. It has the ability to be used alone as a Muzzle Bang for crowd management during unruly or riot behavior as well as tactical deployment situations against or for propelling grenades (Chemical Agent/Smoke) when using the 1370 Launching Cup.

Purpose & Use:

The 12-Gauge Muzzle Bang / Launching Cartridge used alone produces 170 dB of sound output. It is designed to be aimed at the floor or wall at a 45° angle. This round should not be direct fired at personnel. It is a de-escalation tool used for crowd management against criminal agitators in crowd control situations to lessen the intensity of a situation. It may be deployed in the air over crowds or to the side for dissuading movement in a given direction. It may also be deployed to the far side of buildings to divert the attention away from an approach or entry.

Launching Cartridge application: The 12-Gauge Muzzle Bang / Launching Cartridge used in conjunction with the 1370 Launching Cup provides the operator with the ability of projecting the Pocket Tactical family of hand delivered grenades or the Combined Systems 5230(b) CS grenade.. The use of the Launching Cup will project the grenades further than can be hand delivered. This increases the distance between operators and crowds, reducing the chance for injuries to both parties

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$8.25/ea. Annual estimated training and operational allocation of approximately 40 units. Unit cost of the launching cup is \$420.00. Estimated effective lifespan 10+ years.

Training Requirements:

Deputies must successfully complete department-approved training to be authorized to use the 12-Gauge Muzzle Bang / Launching Cartridge and launching cup.

Compliance Protocols:

Use of the 12-Gauge Muzzle Bang / Launching Cartridge shall conform to all relevant NSO policies, including but not limited to NSO Use of Force, SWAT and Crisis Negotiation Teams, Hostage and Barricade Incidents and Mobile Field Force policies.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations and all relevant local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

BP-2 Noise/Flash Diversionary Device (NFDD) Delivery Pole

Description:

The BP-2 NFDD delivery pole enhances safety and performance when delivering a NFDD. The BP-2 allows an operator the most effective way to break and rake a window, deliver a NFDD into an opening and prevent the device from coming in contact with people.

Purpose & Use:

NFDD's are used to distract suspects during high-risk operations. Use of the BP-2 allows for direct control of the NFDD placement.

Cost & Quantity Allocation:

This piece of equipment has no unique or temporary funding source. Unit cost of \$2,000. Annual estimated training and operational allocation of approximately 1 unit. Estimated effective lifespan approximately 10 years.

NSO procedural rules that govern use:

The BP-2 NFDD delivery pole shall only be handled by trained deputies. NFDD's will be installed by trained deputies. Members of the SWAT team and auxiliary members have been provided in-person hands-on training on the device.

Training Requirements:

Every operator shall show competency when using the BP-2 NFDD delivery pole. Deputies must complete training on NFDD's from certified instructors prior to deployment and receive annual instruction on deployment and use.

Compliance Protocols:

Use of BP-2 NFDD Delivery Pole as part of Law Enforcement Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident, Response to Bomb Calls policies. Must also maintain compliance with local, state and federal storage, transportation and handling regulations, as well as all local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Noise/Flash Diversionary Device (NFDD AKA – Flashbangs) – 12 gr and 4 gr Single and Multi Fuse.

Description:

NFDD utilizes an M201A1 type fuse with Hex design steel body. The bodies are reloadable and are reusable up to 25 times. The charges are available in full 12-gram loads, or 4 gram training charges. Comes in single, six, and nine fuses.

Purpose & Use:

NFDD's are a de-escalation tool used to distract suspects during high-risk operations.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$41.50 - \$47.24/ea. Annual estimated training and operational allocation of approximately 50 units.

NSO procedural rules that govern use:

NFDD's shall only be handled by trained deputies. Charges for the NFDD's will be installed by trained deputies. All devices shall be stored in compliance with ATF regulations and handled in accordance with best practices as established by NFDD training standards.

Training Requirements:

Certified instructors must complete certification every four years. Deputies must complete training to use NFDD from certified instructors prior to deployment and receive annual instruction on deployment and use.

Compliance Protocols:

Use of NFDD as part of Law Enforcement Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident, Response to Bomb Calls policies.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations, as well as all local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Electronic Noise/Flash Diversionary Device (NFDD AKA – Flashbangs) – 1.4 gram

Description:

NFDD utilizes a reusable electronic “smart initiator” with a microprocessor that verifies all safety conditions are met. The body is a single use reload that does not contain flash powder. The ratio of fuel to oxidizer in each body reservoir is designed to reduce sensitivity.

Purpose & Use:

NFDD’s are a de-escalation tool used to distract suspects during high-risk operations.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$50/ea. Annual estimated training and operational allocation of approximately 50 units.

NSO procedural rules that govern use:

NFDD’s shall only be handled by trained deputies. Charges for the NFDD’s will be installed by trained deputies. All devices shall be stored in compliance with ATF regulations and handled in accordance with best practices as established by NFDD training standards. This specific device is not considered a destructive device until the fuse and reload are assembled.

Training Requirements:

Certified instructors must complete certification every four years. Deputies must complete training to use NFDD from certified instructors prior to deployment and receive annual instruction on deployment and use.

Compliance Protocols:

Use of NFDD as part of Law Enforcement Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident, Response to Bomb Calls policies.

Must also maintain compliance with local, state and federal storage, transportation and handling regulations, as well as all local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Recon Robotics Throwbot (AKA- Throwbot)

Description:

The Throwbot is a throwable micro-robot platform that enables operators to obtain instantaneous video and audio reconnaissance within indoor or outdoor environments.

Purpose & Use:

The Throwbot is used to gain mission critical information in harsh or hazardous environments.

Cost & Quantity Allocation:

Any repairs or replacements will be through warranty and if it is not covered through warranty, then funding will come from the SWAT budget/funding source; there are no annual fees associated with this device. Unit cost approximately \$15,000. Annual estimated training and operational allocation of approximately 1 units. Estimated effective lifespan 5+ years.

NSO procedural rules that govern use:

The Throwbot shall only be handled and controlled by trained deputies.

Training Requirements:

Deputies do not need to complete any formal training to be able to control the Throwbot with its easy-to-use, handheld controller.

Compliance Protocols:

Use of the Throwbot as part of Law Enforcement Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Response to Bomb Calls policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Robotex Avatar Tactical Robot (AKA- Avatar)

Description:

The Avatar is a robot platform that allows the operator the ability to inspect a dangerous situation through instantaneous video and audio reconnaissance (including push-to-talk/two-way audio capability) without the need to send personnel in to assess the situation. Optionally, the Avatar robot can be fitted with a “claw” that can provide limited lift/move/carry/manipulate of small objects.

Purpose & Use:

The Avatar is used to gain mission critical information in harsh or hazardous environments.

Cost & Quantity Allocation:

Any repairs or replacements will be through warranty and if it is not covered through warranty, then funding will come from the SWAT budget/funding source; there are no annual fees associated with this device. Unit cost approximately \$25,000. Annual estimated training and operational allocation of approximately 1 unit. Estimated effective lifespan 5+ years.

NSO procedural rules that govern use:

The Avatar shall only be handled and controlled by trained deputies.

Training Requirements:

Deputies do not need to complete any formal training to be able to control the Avatar with its easy-to-use, handheld controller.

Compliance Protocols:

Use of the Avatar as part of Law Enforcement Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Response to Bomb Calls.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

DJI/LOKI/SKYDIO (AKA – Drones)

Description:

The Drones are deployable small unmanned aerial systems (sUAS) utilized to keep personnel safe. They are aerial system where the operator can fly at different altitudes, speeds, and into several areas to gain access to video of potentially dangerous or isolated areas. The Drones consist of sUAS produced by DJI, Loki and Skydio.

Purpose & Use:

The Drones are used in place of a person to gain a video feed of isolated or dangerous areas that could put Deputies and Officers into harm's way.

Cost & Quantity Allocation:

Drones are purchased through the Drone budget or other grant related funding. Repairs are done in-house or sent off to a third-party company at the cost of the Drone budget. At this time, there are no recurring payments or annual fees associated with our sUAS fleet. Estimated effective lifespan 2+ years. The cost of a new sUAS can range from \$8,000 for a small individually issued drone to \$24,000. These prices are carefully calculated and planned for the following year unless an emergency arises such as an aircraft becoming inoperable.

NSO procedural rules that govern use:

The Drones shall only be operated and controlled by trained NSO deputies that are FAA Part 107 certified or flying under the NSO FAA waivers.

Training Requirements:

Deputies on the Drone team are put through a rigorous in-house training obstacle course designed, set up, and proctored by veteran drone pilots. In conjunction with in-house training, Drone pilots are sent to training to gain their Federal Administration of Aviation part 107 remote pilot's license. Regularly scheduled meetings and training are also conducted by the team.

Compliance Protocols:

Use of the Drones as part of Law Enforcement Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy sUAS and SWAT policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Zistos Under-the-Door Camera (AKA- Under-Door-Camera)

Description:

The Under-the-Door Camera provides a safe and covert way to view into a room.

Purpose & Use:

The Under-the-Door Camera provides operators the ability to gain critical mission information with limited penetration.

Cost & Quantity Allocation:

Any repairs or replacements will be through warranty and if it is not covered through warranty, then funding will come from the SWAT budget/funding source; there are no annual fees associated with this device. Annual estimated training and operational allocation of approximately 1 unit at approximately \$13,000.00. Estimated effective lifespan 5+ years.

NSO procedural rules that govern use:

The Under-the-Door Camera shall only be handled by trained deputies.

Training Requirements:

Deputies do not need to complete any formal training to be able to control the Under-the-Door-Camera with its easy-to-use, handheld controller.

Compliance Protocols:

Use of the Under-the-Door Camera as part of Law Enforcement Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident and Response to Bomb Calls.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Short barreled select fire AR-15 style rifle (various configurations)

Description:

A Short barreled select fire AR-15 style rifle available in a variety of calibers, barrel lengths and configurations.

Purpose & Use:

The short barreled select fire AR-15 style rifle is the type of firearms that SWAT team members are issued and employ for a wide variety of missions.

Cost & Quantity Allocation:

This piece of equipment has no unique or temporary funding source. Unit cost of \$1500. Ongoing costs determined by rounds fired operationally and in training, routine and preventative maintenance. Annual estimated training and operational allocation of approximately 20 units. Estimated effective lifespan 10+ years.

NSO procedural rules that govern use:

The rifle shall be assigned and used by NSO Deputies members who meet the department-set rifle qualifications.

Training Requirements:

Must complete annual rifle qualification and regular firearms training.

Compliance Protocols:

Use of A Short barreled select fire AR-15 style rifle as part of Law Enforcement Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy Firearms policy, as well as all local, state and federal use of force laws.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Sub-compact select fire weapon system

Description:

A sub-compact select fire weapon system is a shoulder fired weapon system that varies in calibers.

Purpose & Use:

A more compact, more easily concealed weapon system that can be deployed for appropriate situations.

Cost & Quantity Allocation:

This piece of equipment has no unique or temporary funding source. Unit cost of \$0.00 – legacy items already exist in inventory. Estimated annual upkeep determined by rounds fired and routine/preventative maintenance. Estimated effective lifespan 10+ years.

NSO procedural rules that govern use:

The sub-compact select fire weapon system shall be used by SWAT team members under the direction of the SWAT team Commander.

Training Requirements:

Must complete annual SWAT firearms qualification and regularly required firearms training.

Compliance Protocols:

Use of the sub compact select fire weapon system shall conform to all relevant NSO policies, including but not limited to NSO Policy Firearms, SWAT and Crisis Negotiation Teams, as well as all local, state and federal use of force laws.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Firearms Suppressor (various calibers, lengths, attachment styles)

Description:

A suppressor is a device typically attached at the end of a barrel of a firearm.

Purpose & Use:

A suppressor is used to muffle and distort the sound of a firearm as it is fired.

Cost & Quantity Allocation:

This piece of equipment has no unique or temporary funding source. Unit cost of \$1,200. Annual estimated training and operational allocation of approximately 20 units (up to 1 unit per rifle). Estimated annual upkeep costs determined by rounds fired and routine/preventative maintenance. Estimated effective lifespan 10+ years.

NSO procedural rules that govern use:

The suppressor shall be used by NSO Deputies for legitimate law enforcement activities.

Training Requirements:

Must complete annual qualification and regularly required firearms training.

Compliance Protocols:

Use of a suppressor shall conform to all relevant NSO policies, including but not limited to NSO Policy Firearms, SWAT and Crisis Negotiation Teams policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Infrared laser (IR) designator (various configurations)

Description:

Infrared Laser signaling device.

Purpose & Use:

IR laser is used as a “laser pointer” style pointing device that can be seen through night vision and has the capability of attaching to a weapon system. IR lasers are not visible to the naked human eye.

Cost & Quantity Allocation:

This piece of equipment has no unique or temporary funding source. Unit cost of \$2000. Annual estimated training and operational allocation of approximately 4 units. Estimated annual upkeep costs dependent on warranty coverage and routine/preventative maintenance. Estimated lifespan 5+ years.

NSO procedural rules that govern use:

IR laser device shall be used by SWAT team members under the direction of the SWAT team Commander.

Use of the IR Laser designator shall conform to all relevant local, state and federal legislation.

Training Requirements:

Show proficiency in manipulation and annual qualification.

Compliance Protocols:

Use of the IR laser designator shall conform to all relevant NSO policies, including but not limited to NSO Policy Firearms, SWAT and Crisis Negotiation Teams policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Tactical Bolt-Action Rifles (various calibers/configurations)

Description:

The tactical bolt-action rifles are bolt-action firearms of various calibers, barrel lengths, ammunition-feeding mechanisms with optional, interchangeable sighting system(s).

Purpose & Use:

Used by the SWAT Designated Marksman (DM) for a variety of missions to provide a highly precise lethal force option at extended ranges.

Cost & Quantity Allocation:

This piece of equipment has no unique or temporary funding source. Unit cost of \$3000. Annual estimated operational, maintenance, and training cost of \$300. Annual estimated training and operation of approximately 3 units. Estimated lifespan 10+ years.

NSO procedural rules that govern use:

Tactical bolt-action rifle(s) shall only be used by SWAT team members under the direction of the SWAT team Commander.

Use of tactical bolt-action rifle(s) shall conform to all relevant local, state and federal use of force legislation.

Training Requirements:

Must complete annual SWAT rifle qualification and regularly required firearms training.

Compliance Protocols:

Use of the tactical bolt-action rifle shall conform to all relevant NSO policies, including but not limited to NSO Policy Firearms, SWAT and Crisis Negotiation Teams policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Armor Piercing (AP) projectiles (various calibers)

Description:

AP rounds is designed to penetrate through hardened material that other rounds are unable to.

Purpose & Use:

For the designated marksman (DM) to have the capability to stop various types of vehicles and penetrate harden objects.

Cost & Quantity Allocation:

This expendable piece of equipment has no unique or temporary funding source. Unit cost of \$2.50/round. Annual estimated training and operational allocation of approximately 500 units.

NSO procedural rules that govern use:

AP rounds shall be used by SWAT team members under the direction of the SWAT team Commander.

Use of AP rounds shall conform to all relevant local, state and federal use of force legislation.

Training Requirements:

Must complete annual SWAT rifle qualification and regularly required firearms training.

Compliance Protocols:

Use of the AP round shall conform to all relevant NSO policies, including but not limited to NSO Firearms and SWAT and Crisis Negotiation Teams policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Remotec Andros F6 Bomb Squad Robot

Description

The Remotec Andros F6 is a deployable remote and/or wired unmanned vehicle used for locate and render safe Bomb Squad operations.

Purpose and Use

The Remotec Andros F6 is used to gain mission critical information in harsh or hazardous environments.

Cost & Quantity Allocation:

This equipment has no unique or temporary funding source. Unit cost: \$229,968.6. Any repairs or replacements will be through warranty and if it is not covered through warranty, then funding will come from the Bomb Squad budget funding source; there are no annual fees associated with this device. Annual estimated training and operational allocation of approximately 1 unit. Estimated effective lifespan 10+ years.

NSO procedural rules that govern use:

The Remotec Andros F6 is operated by all members of the Bomb Squad. Any auxiliary members have been provided in-person hands-on training on the vehicle and its capabilities.

Training Requirements

Deputies do not need to complete any formal training to be able to control the Remotec Andros F6 with its easy-to-use, handheld controller.

Compliance Protocols

Use of the Remotec Andros F6 robot shall conform to all relevant NSO policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

DETONATING CORD (DET CORD) (AKA – PRIMACORD) –Various grain weights per linear foot

Description:

PRIMACORD detonating cords (Det Cord) are flexible linear explosives with a core of PETN explosive encased in a textile outer jacket. They are available in various grain weights per linear foot.

Purpose & Use:

PRIMACORD is an energetic material component in explosive breaching charge construction.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Unit cost of \$0.69/linear foot. Annual estimated training and operational allocation of approximately 4000 linear feet across all divisions.

NSO procedural rules that govern use:

Det Cord shall be handled only by Explosive Breaching trained deputies or under their direct supervision and direction while constructing explosive breaching charges. Grain weights, measurement lengths and all calculations shall be verified by a trained Explosive Breacher. All Det Cord shall be stored in compliance with ATF regulations and handled in accordance with best practices as established by Explosive Breaching training standards.

Training Requirements:

Deputies must successfully complete FETT Basic/Intermediate or higher-level Explosive Breacher Course. Must complete required FETT Explosive Breacher re-certification courses at regularly required intervals.

Must maintain compliance with local, state and federal storage, transportation and handling regulations.

Compliance Protocols:

Use of Det Cord as part of SWAT Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident, Response to Bomb Calls policies, as well as all local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

NONEL (NONELECTRIC DELAY DETONATOR) –Various lengths of orange shock tube

Description:

NONEL nonelectric delay detonator consist of a length of orange shock tube with a High Strength detonator attached to one end. They are available in various lengths.

Purpose & Use:

Nonel is an energetic material component in explosive breaching charge construction.

Cost & Quantity Allocation:

This expendable equipment has no unique or temporary funding source. Quantity of 60 units per case at a cost of \$484.00/case. Annual estimated training and operational allocation of approximately 700 units across all divisions.

NSO procedural rules that govern use:

Nonel shall be handled only by EOD and/or Explosive Breaching trained deputies or under their direct supervision and direction while constructing explosive breaching charges. Grain weights, measurement lengths and all calculations shall be verified by a trained Explosive Breacher. All Nonel shall be stored in compliance with ATF regulations and handled in accordance with best practices as established by Explosive Breaching training standards.

Training Requirements:

Deputies must successfully complete FETT Basic/Intermediate or higher-level Explosive Breacher Course. Must complete required FETT Explosive Breacher re-certification courses at regularly required intervals.

Must maintain compliance with local, state and federal storage, transportation and handling regulations.

Compliance Protocols:

Use of Nonel as part of SWAT Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incidents, Response to Bomb calls policies, as well as all local, state and federal use of force legislation.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

BALLISTIC BREACHING SHOTGUN

Description:

A short-barrel pistol-gripped 12-gauge pump action shotgun that has been modified to best perform ballistic breaching tasks. The breaching shotgun is designed to work in correlation with specific breaching rounds or slugs.

Purpose & Use:

When it is properly employed, a breaching shotgun can provide teams with safe and fast door breaching. Ballistic breach may also be employed to breach non-traditional barriers.

Cost & Quantity Allocation:

This piece of equipment has no unique or temporary funding source. Unit cost of \$800/ea. Annual estimated training and operational allocation of approximately 2 units. Annual estimated upkeep costs dependent on rounds fired and preventative maintenance. Estimated effective lifespan 10+ years.

NSO procedural rules that govern use:

The Breaching Shotgun shall be handled only by ballistic breaching trained deputies or under their direct supervision and direction. The firearm shall be handled in accordance with best practices as established by ballistic breaching standards.

Training Requirements:

Deputies must successfully complete a basic or higher-level Ballistic Breaching Course and receive regular refresher training.

Must maintain compliance with local, state and federal use of force requirements.

Compliance Protocols:

Use of the Ballistic Breaching Shotgun as part of SWAT Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident, Response to Bomb Calls policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

BALLISTIC BREACHING ROUND (HOLLOW POINT CUTTER ROUND)

Description:

The Ballistic Breaching Cutter Round is designed to work in correlation with a Ballistic Breaching Shot gun. The Ballistic Breaching Cutter Round is encased in a 12-gauge shotgun casing and usually consists of a hardened steel slug.

Purpose & Use:

A Ballistic Breaching Cutter Round is a shotgun shell specially made to be fired through hardened barriers, cut through concrete re-bar, penetrate security glass, car doors and punch into automotive engine blocks.

Cost & Quantity Allocation:

This expendable piece of equipment has no unique or temporary funding source. Unit cost of \$45/box. Annual estimated training and operational allocation of approximately 5 units.

NSO procedural rules that govern use:

The Ballistic Breaching Cutter Round shall be handled only by ballistic breaching trained deputies or under their direct supervision and direction. The firearm shall be handled in accordance with best practices as established by ballistic breaching standards.

Training Requirements:

Deputies must successfully complete a basic or higher-level Ballistic Breaching Course taught by an appropriate training company.

Must maintain compliance with local, state and federal use of force requirements.

Compliance Protocols:

Use of the Ballistic Breaching Round or Slug as part of SWAT Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident, Response to Bomb Calls policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

BALLISTIC BREACHING ROUND (various material components)

Description:

The Ballistic Breaching Round is designed to work in correlation with a Ballistic Breaching Shotgun. The Ballistic Breaching Round is encased in a 12-gauge shotgun casing and usually consists a variety of different materials allows for versatility of use based on target analysis.

Purpose & Use:

When properly utilized for a ballistic breaching task, it is designed to impact and structurally weaken the object it hits (thereby weakening the structure enough to allow successful tactical breaching) and then disperse into a relatively harmless powder.

Cost & Quantity Allocation:

This expendable piece of equipment has no unique or temporary funding source. Unit cost of \$40/box. Annual estimated training and operational allocation of approximately 10 units.

NSO procedural rules that govern use:

The Ballistic Breaching Round or Slug shall be handled only by ballistic breaching trained deputies or under their direct supervision and direction. They shall be handled in accordance with best practices as established by ballistic breaching standards.

Training Requirements:

Deputies must successfully complete a basic or higher-level Ballistic Breaching Course. Must maintain compliance with local, state and federal use of force requirements.

Compliance Protocols:

Use of the Ballistic Breaching Round or Slug as part of SWAT Operations shall conform to all relevant NSO policies, including but not limited to NSO Policy SWAT and Crisis Negotiation Teams, Hostage and Barricade Incident, Response to Bomb Calls policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

EVI 2017 HDS Bomb Squad Command Vehicle

Description

Command vehicle equipped with Bomb Squad operational and diagnostic equipment.

Purpose and Use

Command vehicle allows Bomb Squad members to deploy direct to scene with the necessary equipment and tools needed for render safe procedures.

Cost & Quantity Allocation:

This equipment has no unique or temporary funding source. Unit cost of \$224,447.21/vehicle. Annual upkeep costs dependent on mileage, fuel, preventative maintenance. Annual estimated training and operational allocation of approximately 1 unit. Estimated effective lifespan approximately 10 years.

NSO procedural rules that govern use:

The Bomb Squad Command Vehicle is operated by all members of the Bomb Squad and auxiliary members have been provided in-person hands-on training on the vehicle and its capabilities.

Training Requirements

Every driver must possess a valid driver license, show competency when operating the Bomb Squad Command Vehicle, and be up to date on the POST mandated Emergency Vehicle Operator Course (EVOC).

Compliance Protocols

Use of the Bomb Squad Command Vehicle shall conform to all relevant NSO policies, including but not limited to Vehicle Operations and Parking Procedures and Vehicle Use policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

LENCO BEARCAT G3 ARMORED RESCUE VEHICLE

Description

Off road and rural mission armored vehicle, seats 10-12 fully equipped officers, open floor plan that allows for rescue of downed personnel.

Purpose and Use

Armored rescue vehicle system in a rugged off-road platform to provide enhanced and safer emergency response in rural regions and natural disasters scenarios for a variety of missions where standard armored SWAT vehicles would experience challenges. Optionally equipped with ram, and additional de-escalation tools which include a "ramcam" that can penetrate a wall to allow live video feed inside a structure, technology meshing to allow the use of advanced technologies on scene, a chemical agents injector unit to allow safe dispersal of chemical agents into a hostile environment, and all steel construction.

Cost & Quantity Allocation:

This equipment has no unique or temporary funding source. Unit cost of \$400,000/vehicle. Annual upkeep costs dependent on mileage, fuel, preventative maintenance. Annual estimated training and operational allocation of approximately 1 unit. Estimated effective lifespan approximately 10 years.

NSO procedural rules that govern use

The Lenco Bearcat G3 is primarily operated by auxiliary drivers whose purpose is to drive and operate equipment on the Bearcat. However, all members of the SWAT team and auxiliary members have been provided in-person hands-on training on the vehicle and its capabilities.

Training Requirements

Every driver must possess a valid driver license, show competency when operating the Lenco Bearcat G3, and be up to date on the POST mandated Emergency Vehicle Operator Course (EVOC).

Compliance Protocols

Use of the Lenco Bearcat shall conform to all relevant NSO policies, including but not limited to Vehicle Operations and Parking Procedures and Vehicle Use policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Incident Command Vehicle

Description

The incident command vehicle is a 2002 Freightliner 33-foot diesel Incident Command Vehicle and is a public safety command and control vehicle typically used to facilitate public safety communication, provide a temporary command/control location and resources for public safety incidents.

Purpose and Use

The Incident Command Vehicle is typically used for pre-planned or emerging public safety events where a meeting/command post positioned closer to the event/incident best assist with the meeting, command, communication and resources required for the event. While most events are directly related to law enforcement incidents or disaster response, nothing prevents the Incident Command Vehicle from being utilized as an effective community outreach tool for visibility, security and effective communication during pre-planned non-emergency events, which includes multiple workstations for office-type work.

Cost & Quantity Allocation:

This equipment has no unique or temporary funding source. Unit cost of \$220,000/vehicle. Annual upkeep costs dependent on mileage, fuel, preventative maintenance. Annual estimated training and operational allocation of approximately 1 unit. Estimated effective lifespan approximately 10 years.

NSO procedural rules that govern use:

The Incident Command Vehicle has a variety of sub-systems that include communication systems, equipment storage and meeting/briefing supplied that can be operated by all members of the Sheriff's Office. Sheriff's Office members who have been provided in-person hands-on training on the vehicle and its capabilities are authorized to drive the vehicle.

Training Requirements

Every driver must possess a valid driver license, show competency when operating the Incident Command Vehicle, and be up to date on any POST mandated Emergency Vehicle Operator Course (EVOC).

Compliance Protocols

Use of the Incident Command Vehicle shall conform to all relevant NSO policies, including but not limited to Vehicle Operations and Parking Procedures and Vehicle Use policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



NAPA COUNTY OFFICE OF SHERIFF-CORONER

Commitment to
Community

Rapid Response Incident Command Vehicle

Description

The incident command vehicle is a 2022 Ford Transit Van 23-foot high-roof gasoline engine Incident Command Vehicle, and is a public safety command and control vehicle typically used to facilitate public safety communication, provide a temporary command/control location and resources for public safety incidents.

Purpose and Use

The Incident Command Vehicle is typically used for pre-planned or emerging public safety events where a meeting/command post positioned closer to the event/incident best assist with the meeting, command, communication and resources required for the event. The smaller size allows for faster response, improved maneuverability/accessibility based on location and terrain. While most events are directly related to law enforcement incidents or disaster response, nothing prevents the Incident Command Vehicle from being utilized as an effective community outreach tool for visibility, security and effective communication during pre-planned non-emergency events, which includes multiple workstations for office-type work and emergency dispatch.

Cost & Quantity Allocation:

This equipment has no unique or temporary funding source. Unit cost of \$250,000/vehicle. Annual upkeep costs dependent on mileage, fuel, preventative maintenance. Annual estimated training and operational allocation of approximately 1 unit. Estimated effective lifespan approximately 10 years.

NSO procedural rules that govern use:

The Incident Command Vehicle has a variety of sub-systems that include communication systems, equipment storage and meeting/briefing supplied that can be operated by all members of the Sheriff's Office. Sheriff's Office members who have been provided in-person hands-on training on the vehicle and its capabilities are authorized to drive the vehicle.

Training Requirements

Every driver must possess a valid driver license, show competency when operating the Incident Command Vehicle, and be up to date on any POST mandated Emergency Vehicle Operator Course (EVOC).

Compliance Protocols

Use of the Incident Command Vehicle shall conform to all relevant NSO policies, including but not limited to Vehicle Operations and Parking Procedures and Vehicle Use policies.

Public complaint procedures:

Napa SO Department Personnel Complaint Policy shall apply to all personnel complaints.



TITLE

South Kelly-Highway 29 Intersection Project Budget

RECOMMENDATION

Adopt a Resolution amending the FY2025-26 Capital Budget and increasing the Project Budget from \$1,145,000 to \$5,605,000 in conjunction with the South Kelly-Highway 29 Intersection Project (TR23-0200).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director/City Engineer
Ron Ranada, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

South Kelly Road and SR-29 Intersection Improvements

South Kelly Road is a two-lane collector providing access to the Napa Valley Business Park and Napa Logistics Park, carrying significant truck traffic and showing substantial pavement deterioration. The road is in failing condition and needs to be fully reconstructed. The roadway is split between jurisdictions: the north half of the road is in Napa County while the south half is in American Canyon.

Napa Logistics Park Phase 2 (NLP2), a development located less than a mile away, completed an Environmental Impact Report (EIR) in 2015 that identified needed circulation improvements, including upgrades at the SR-29/South Kelly Road intersection. As part of the project's Conditional Use Permit (CUP), the developer was required to construct public improvements along South Kelly Road, the SR-29 intersection, and the Devlin Road intersection.

In 2018, the City and the developer entered into a Subdivision Improvement and Reimbursement Agreement outlining these obligations. A 2022 amendment reduced the scope of required improvements based on an EIR Addendum and shifted the developer's responsibility from building the project to providing a payment to the City for a portion of construction of improvements. The City has since programmed the South Kelly-Highway 29 Intersection Project (TR23-0200; "Project") into the FY2025-26 Capital Improvement Program.

Napa County Share (South Kelly Road) and Expanded Scope (Tower Road)

Because South Kelly Road is jointly owned, Napa County is partnering with American Canyon to

ensure the entire roadway is reconstructed. To maximize efficiency, the County also requested adding nearby Tower Road reconstruction to the Project scope. The City is taking the lead in delivering the Project and will be reimbursed for a portion of the cost (Agreement 2024-A163). The design is complete and ready to bid.

SR-29 State Highway Improvements

The Project includes turn lane and widening improvements at the SR-29/South Kelly Road intersection. The City has been advancing design and coordinating with Caltrans throughout the process. There is an opportunity for Caltrans to take over and deliver the completion of design and construction of the SR-29 improvements through a Cooperative Agreement. The City would reimburse Caltrans for this work. Separating the State-highway portion allows the City's project to move forward without delays tied to Caltrans review timelines. The City has submitted the required Request for a Cooperative Agreement, which is currently under Caltrans review. A final agreement will be brought to Council once negotiated.

Additional Developer Improvements for Napa Airport Corporate Center

The Napa Airport Corporate Center (NACC) project includes conditions requiring installation of a recycled water main and various public right-of-way improvements along South Kelly Road. Because the City's reconstruction of South Kelly Road will occur before NACC development begins, incorporating these improvements into the City's Project will prevent future damage to the new roadway.

The developer, G3 Enterprises, supports this approach. A reimbursement agreement for G3's fair-share contribution is being finalized and will be presented to City Council at a later date.

Staff Recommendation

At the time the design services contract was awarded, the Project Budget identified developer contributions as the sole funding source. With the expanded scope noted above, the current Project Budget is no longer sufficient. Hence, staff recommends amending the FY2025-26 Capital Budget to add necessary funding sources and increase the overall Project Budget prior to advertising the Project for bids.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

The current total Project Budget is \$1,145,000 from developer contributions. This includes contributions from only the NLP2 developer.

Staff has estimated the cost of design and construction for the full scope work including improvements on South Kelly Road, Tower Road, and the SR-29 intersection. The table below shows a breakdown of the Project costs:

Project Cost Description	Estimated Total
Design	\$376,976
Construction	\$5,227,465
Total	\$5,604,441

Fund Source	Current Project Budget	Proposed Increase	New Proposed Project Budget
Revenue from Development - (Fund 350)	\$1,145,000	\$408,826	\$1,553,826
Revenue from Napa County (Fund 350)	\$0	\$2,482,242	\$2,482,242
Measure U (Fund 211)	\$0	\$1,568,932	\$1,568,932
TOTAL	\$1,145,000	\$4,460,000	\$5,605,000

Napa County Improvements

BKF Engineers commenced work in January 2025 and has diligently advanced the Project to date. To accommodate the expanded improvements within Napa County jurisdiction along South Kelly Road, the existing reimbursement agreement with Napa County for engineering services will be amended to increase the total amount from \$124,013 to \$163,889 to cover the additional design scope requested by the County. A separate reimbursement agreement with Napa County will be brought to City Council for the construction phase of the Project.

Napa Airport Commerce Center Improvements

To accommodate the inclusion of the developer-required improvements, the agreement with BKF Engineers was amended to increase the contract amount by \$30,509. Funding for the design and construction of NACC-related scope will be provided through a reimbursement agreement.

Summary of FY25-26 CIP & Project Budget Amendments

Following further refinement of the Project estimates and in consideration of inflationary cost increases, the current Project Budget is insufficient to fund the delivery of the Project improvements. Therefore, staff recommends incorporating Measure U funds to cover the cost of qualifying improvements. Additionally, the scope of the Project has significantly expanded to include Napa County and NACC improvements. Therefore, staff recommends amending the FY2025-26 Capital Budget and increasing the Project Budget from \$1,145,000 to \$5,605,000 in conjunction with the South Kelly-Highway 29 Intersection Project (TR23-0200).

ENVIRONMENTAL REVIEW

South Kelly Road and SR-29

The project improvements to South Kelly Road and SR-29 were first identified in a 2015 EIR prepared

by First Carbon Solutions that was then amended in June 2022. The 2022 Initial Study/Addendum determined that there was no potential for new or more severe significant environmental impacts, and no subsequent EIR was required to complete the project.

Tower Road

The Tower Road reconstruction is Categorically Exempt from CEQA per CEQA Guidelines Sections 15301(c) (Existing Facilities) and 15302 (Replacement or Reconstruction).

COMMUNICATION

Level 0: No Further Public Communication Needed

There is no communication needed with this action, but there will be once a construction contract is awarded.

ATTACHMENTS:

[1. Resolution - South Kelly Budget Amendment](#)

RESOLUTION NO. 2026-

**A RESOLUTION AMENDING THE FY2025-26 CAPITAL BUDGET AND INCREASING THE PROJECT BUDGET
FROM \$1,145,000 TO \$5,605,000 IN CONJUNCTION WITH THE SOUTH KELLY-HIGHWAY 29
INTERSECTION PROJECT (TR23-0200)**

WHEREAS, the South Kelly-Highway 29 Intersection Project (TR23-0200; Project) has been incorporated into the adopted FY25-26 CIP Budget for the purpose of delivering improvements to South Kelly Road between SR-29 and Devlin Road, the intersection of SR-29 and South Kelly Road, and the intersection of Devlin Road and South Kelly Road as required by the Napa Logistics Park Phase 2 (NLP2) Project Conditional Use Permit (Resolution 2015-107); and

WHEREAS, the NLP2 developer has provided the City with preliminary street improvement plans, cost estimates, and fair-share funds for the completion of the conditioned improvements; and

WHEREAS, the City of American Canyon (City) and Napa County (County) each have jurisdiction over discrete portions of South Kelly Road, and both agencies jointly desire to partner for the overall improvement of the road in whole; and

WHEREAS, Napa County staff is amenable to, and has requested that the City of American Canyon oversee the delivery of the desired improvements to South Kelly Road; and

WHEREAS, to maximize efficiency and benefit from economies of scale, Napa County has further requested the Project improvements include the pavement rehabilitation of Tower Road in unincorporated Napa County; and

WHEREAS, the City and County entered into a reimbursement agreement to facilitate the County's payment for its share of the design services, including City administration and staff costs (Resolution 2024-80) and a separate reimbursement agreement will be entered into for the construction phase; and

WHEREAS, the City is coordinating closely with Caltrans for them to assume lead responsibility in delivering the improvements on the State highway by means of a Request for Cooperative Agreement (RCA) wherein the City will reimburse Caltrans for completion of design, right-of-way, and construction costs; and

WHEREAS, due to limited City staff capacity to deliver the Project in-house, the City entered into an agreement with BKF Engineers for design services (Resolution 2024-80); and

WHEREAS, the Napa Airport Corporate Center (NACC) Project conditions of approval (Resolution 2018-86 and 2018-87) required the developer to construct public improvements to accommodate the new development, including extension of the recycled water main, storm drain facilities, connections to the domestic water main on South Kelly Road, and concrete improvements within the State right-of-way; and

WHEREAS, the developer of the NACC Project, G3 Enterprises, will be reimbursing the cost of design and construction of the conditioned improvements through a reimbursement agreement which is currently being finalized; and

WHEREAS, due to additional improvements requested by NACC developer and Napa County, the agreement with BKF Engineers was amended to provide additional design services (Agreement 2025-A215 and 2025-A216); and

WHEREAS, following further refinement of the design and consideration of inflationary cost increases, the current Project Budget’s funding from developer contributions will be insufficient to cover the entire Project scope; and

WHEREAS, additional funding is required to complete the Project’s design and construction, as the scope has expanded to include improvements for Napa County and the NACC development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby amends the FY2025-26 Capital Budget as follows:

Fund Source	Current Budget	Proposed Increase	New Proposed Budget
Revenue from Development – NLP2 (Fund 350)	\$1,145,000	\$408,826	\$1,553,826
Revenue from Napa County (Fund 350)	\$0	\$2,482,242	\$2,482,242
Measure U (Fund 211)	\$0	\$1,568,932	\$1,568,932
TOTAL	\$1,145,000	\$4,460,000	\$5,605,000

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 19th day of May, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

Matthew Summers, City Attorney



TITLE

Inspection Services for the Zone 5 Water Pump Station Project (WA25-0200)

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to enter into an agreement with Coastland Civil Engineering, Inc. for construction inspection services for an amount not to exceed \$250,000, in conjunction with the Zone 5 Water Pump Station Project (WA25-0200).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Edison Bisnar, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

The Zone 5 Water Pump Station Project (WA25-0200) is located at Canyon Estates Circle in Canyon Estates Subdivision. The Project will provide pressurized water to serve all the areas referred to as Zone 5 in the City's 2016 Potable Water Master Plan and all the areas referred to as Zone 3 in the Watson Ranch Specific Plan and the Canyon Estates Subdivision.

Construction management and administration of this project will be led by City staff with engineering support services provided from the pump station design consultant, Schaaf and Wheeler. However, there will be a need for inspection services through construction. Staff solicited proposals from four firms for inspection of the pump station and received three. Of the three proposals, Coastland Civil Engineering, Inc. was selected for their personnel experience and qualifications on similar projects and recent work with the City on another pump station.

The number of actual hours needed in the field for inspection will vary over the course of the project therefore staff is recommending a contract not to exceed amount of \$250,000 that will be billed on a time and materials basis.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

The Project Budget is \$5,500,000.00 per City Council Resolution 2026-13, Water Capacity Impact Fee, Fund 520 therefore adequate funding is available to award the inspection services contract.

ENVIRONMENTAL REVIEW

In January 2015, City Council adopted Resolution 2015-06, approving a Mitigated Negative Declaration for the project in conjunction with the General Plan Amendment, rezoning and initiation of annexation for the Canyon Estates project. The pump station, which was originally contemplated as part of the Canyon Estates project, is consistent with the previous project evaluation and no further environmental review was needed.

COMMUNICATION

Level 1: Minimal Communication

The project is located within a previously identified parcel in the Canyon Estates Subdivision with zero to minimal impacts anticipated to the American Canyon community during construction.

ATTACHMENTS:

[1. Resolution - Inspection for Zone 5 Pump Station Project](#)

RESOLUTION NO. 2026-

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH COASTLAND CIVIL ENGINEERING, INC. FOR CONSTRUCTION INSPECTION SERVICES FOR AN AMOUNT NOT TO EXCEED \$250,000, IN CONJUNCTION WITH THE ZONE 5 WATER PUMP STATION PROJECT (WA25-0200)

WHEREAS, THE Zone 5 Water Pump Station Project is located at Canyon Estates Circle in Canyon Estates Subdivision; and

WHEREAS, the project will provide pressurized water to serve all the areas referred to as Zone 5 in the City's 2016 Potable Water Master Plan and all the areas referred to as Zone 3 in the Watson Ranch Specific Plan and the Canyon Estates Subdivision; and

WHEREAS, the City is taking the lead on project delivery, but there will be a need for inspection services through construction; and

WHEREAS, the City received three proposals and upon review, Coastland Civil Engineering, Inc. was selected for their personnel experience and qualifications on similar projects and recent work with the City on another pump station; and

WHEREAS, the number of actual hours needed in the field for inspection will vary over the course of the project therefore staff is recommending a contract not to exceed amount of \$250,000; and

WHEREAS, the \$5,500,000 project budget is funded through Water Capacity Impact Fee, Fund 520 and is sufficient to award the inspection services contract.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby authorizes the City Manager to enter into an agreement with Coastland Civil Engineering, Inc. for construction inspection services for an amount not to exceed \$250,000, in conjunction with the Zone 5 Water Pump Station Project (WA25-0200).

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 19th day of May, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

Matthew Summers, City Attorney



TITLE

Budget Workshop and Fiscal Year 2026-27 Proposed Budget

RECOMMENDATION

Review and discuss the Fiscal Year 2026-27 proposed budget.

CONTACT

Jemelyn Cruz, Finance Director

BACKGROUND & ANALYSIS

The Fiscal Year (FY) 2026-27 Budget process kicked off in February. Finance Department staff is actively developing the new budget in collaboration with other City departments, the Assistant City Manager and the City Manager. The "Proposed Budget" was presented to the Finance Subcommittee on May 7, 2026. The "Final Budget" will be brought to Council on June 2, 2026 for adoption.

All Funds

The FY 2026-27 Proposed Budget for All Funds is approximately \$144.0M. This amount represents a decrease of approximately \$9.8M (or 6.3%) from the FY 2025-26 Adopted Budget.

General Fund

The FY 2025-26 General Fund (GF) Proposed Budget is a balanced budget.

General Fund appropriations are approximately \$34.3M. This amount represents an increase of \$2.0M (or 6.1%) from the FY 2025-26 Adopted GF Budget.

Overall budget categories at their aggregate levels are shown in Attachment 1. Estimated revenues and expenses (by fund) and projected ending fund balances are shown in Attachment 2.

General Fund Revenue

The FY 2026-27 Proposed GF Revenues total approximately \$34.3M. Of that amount, property taxes are expected to increase 2.67% (to \$15.8M). This increase reflects continued development activity and the sale of new homes in 2025. There is lag between a home sale and realization of new property tax. For example, home sales in 2025 are placed on the "January 2026 Property Tax Roll", and then become property tax revenue in FY 2026-27. Sales tax revenues are estimated to increase by \$100k to \$3.5M as the City begins to recover from significant declines experienced over the past two years following the closure of a major sales tax generator. Actual revenues in Fiscal Year 2025-26 are

coming in higher than the previously anticipated level of decline.

Transient Occupancy Taxes (TOT) revenues are projected at \$2.0M. This amount includes the projection of the fourth hotel (Home 2 Suites) being open for the full FY 2026-27 fiscal year. Revenues from the existing three properties are projected to remain flat for the upcoming fiscal year, however, additional hotels (Hampton Inn and Watson Ranch Hotel) are currently under consideration in the coming years and are expected to increase TOT revenues.

Other taxes, such Franchise Fees (\$1.3M), will continue to increase as American Canyon grows. Most of these estimates are based on consultant analysis of economic performance.

Transfers-in for support services are projected to increase by \$80k to \$3.7M.

The remainder of the operational revenues are budgeted conservatively but continue to grow moderately. Most of these estimates are based on consultant analysis of economic performance and will be reassessed as more information becomes available.

General Fund Expenditures

The FY 2026-27 Proposed GF Expenditures total approximately \$34.3M. Of that amount, personnel expenditures - including cost-of-living-adjustments for employees, step increases and re-classifications for eligible employees, costs for employee retirement benefits, and Other Post-Employment Benefits - are proposed to increase by \$562k (or 6%) to \$11.3M.

Of note, investment returns of the CalPERS pension system fell short of expectations, resulting in increased retirement costs in FY2026-27.

The Proposed Budget includes the addition of (1) Chief Building Official in the Community Development Department and (1) Maintenance Worker in the Parks Maintenance Division of Public Works. The Chief Building Official will increase efficiencies in the Building and Safety Division and is funded by revenue from Building Charges for Services. The Maintenance Worker will help meet the increased workload and responsibilities due to expanded park and landscape infrastructure, new facilities and higher community expectations.

Non-personnel expenditures include a \$768k increase (or 7.9%) to the Sheriff Contract for Police Services, totaling \$10.5M. The increase includes one additional officer and increased costs to salaries, benefits and insurance.

Contributions to the Internal Service Fund (ISF) for Building, Fleet, and Information Technology (IT) are proposed to increase 13.8%.

Fund Balance

GF Fund Balance is proposed to be \$11.4M. Fund Balance will be comprised of \$1.7M in committed, assigned, or restricted funds, with \$8.4M reserved for contingency, and \$1.3M Unassigned. The GF Contingency Reserve represents 25% of the projected FY25-26 expenditures and will remain fully funded under the proposed budget.

Capital Improvement Program

The Capital Improvement Program (CIP) is primarily funded from restricted sources (such as Gas Tax, etc.), as well as Enterprise Funds, where appropriate.

Proposed CIP expenses total \$39.5M. \$25.5M of which for Civic Facility, Transportation, and Park Improvements, \$8.0M for Water Projects, \$5.4M for Wastewater Projects, and \$0.6M for Recycled Water Projects. Notable project expenses that are carrying forward this year are the Green Island Road Reconstruction project (\$8.4M), Rio Del Mar Extension (\$5.0M), and various park improvements to the Linwood Park, Rio Grande Park, Veteran's Park, and Main Street Park. New projects added to this CIP list this year are Clark Ranch Power Improvements, Melvin Road Pavement Rehab, Corporation Yard Paving and Storm Drain Improvements, and City Hall Repainting and Fascia Improvements.

Water Enterprise Funds

The FY 2026-27 Water Fund Proposed Budget has a projected deficit of \$4M, with \$8.0M attributed to one-time capital improvement costs. Water Fund revenues are projected to be \$23.5M, with operations revenues projected to increase by \$1.0M to \$12.0M as a result of increases to service rates in January 2027. The remainder of the revenues will come from Water Capacity Fees and Transfers in for Water CIP.

Water Fund expenditures are projected to be \$28.0M. Expenses are projected to increase by \$5.0M primarily due to one-time capital improvement costs. Notable projects include the Zone 5 Water Pump Station (\$6.5M), as well as new projects added to the list such as Oat Hill Tank 1 Exterior Coating Rehab and 260 Mobile Home Park Service Connection.

Capacity fee revenues are projected at \$3.2M. Of note, many of the revenues projected in the Midyear 2024-25 Budget are not yet received and are now projected to be collected in FY2026-27. These revenues are collected from development projects and funds will be utilized as the water system is expanded.

Wastewater Enterprise Funds

The FY 2026-27 Wastewater Fund Proposed Budget is projected to have a deficit of \$3.9M.

Wastewater Fund revenues are projected to increase by \$1.9M to \$14.4M, with operations revenues projected to increase \$0.9M to \$7.7M.

Wastewater Fund expenditures are projected to be \$18.3M, an increase of \$3.7M, primarily to fund capital projects, as the Wastewater capital improvements total \$6.4M. New projects added this year are the High Strength Waste Project, UV Rehab, and Melvin/Wilson Main Repair.

Capacity Fee revenues are projected at \$1.8M, expenses are projected at \$2.3M and include a \$1.0M transfer to the CIP for the Broadway Sewer Rehabilitation-Crawford to Donaldson Project and \$1.0M transfer to CIP for the High Strength Waste Project.

Recycled Water Fund

This newly created fund is now reported as a separate enterprise in our financial statements. Recycled

Water is a key aspect of our water supply system - and as such - it was appropriate to create a separate enterprise fund separate from the Water and Wastewater Enterprise Funds. The proposed fund revenue totals \$1.1M and proposed expenditures total \$2.1M. A rate study was recently completed, increasing the rates for recycled water to fund operational costs, and as more customers join the system, more revenue will be available to help this enterprise become self-sufficient.

Internal Services Funds

The City has four (4) internal service funds (ISF) to support city services: Building Maintenance, Fleet, Information Technology, and Legal Services. The goal of any ISF is to break even over time. Fund balances are allowable if there is a plan to use those resources to fulfill the objective of the fund, such as information technology replacement, fleet replacements or other large building maintenance improvement or repair.

Total ISF revenues are projected to increase \$0.5M to \$4.5M. Total ISF expenditures are projected to increase by \$0.5M to \$4.6M.

The Building Maintenance ISF Fund Balance will also be drawn down to fund the City Hall Repainting and Fascia Improvements. Fund balance in Fleet Maintenance will be drawn down to fund 3 vehicle outfittings.

Debt Service

The City maintains total debt of \$7.5M as of June 30, 2025. This amount represents 5.2% of the City's All Funds amount. Annual debt service payments total \$0.9M in FY 2026-27 across a number of funding sources, excluding non-financed long-term liabilities such as compensated absences, claims and judgments, net pension liability, and other post-employment benefits.

Looking Towards the Future

Projected growth in American Canyon will increase our property tax base, which accounts for over half of the City's discretionary income. New residential, industrial and commercial development will also likely increase sales tax revenues to help pay for City services as more residents shop and dine in town and more businesses open up. There are also two (2) proposed new hotels that would supplement TOT revenues.

Our projections for Fiscal Year 2026-27 continue to evolve with continued inflationary pressures in mind, we have begun to see minimal to no growth in many sales tax categories and a slowdown in existing home sales as inventory continues to be limited, as the revenue projections in this proposal suggests. New homes continue to sell and add to the City's property tax base, although persistently high interest rates have tempered demand somewhat as American Canyon continues to be a desirable place to live and remains the most affordable area in the County. Staff has also developed a 5-Year forecast providing analysis on projected revenues, employee benefits, pension costs and non-personnel expense trends.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

Next Steps

The Fiscal Year 2026-27 Final Budget will incorporate any changes from Council tonight and will be brought forward for public hearing and adoption on June 2, 2026.

ENVIRONMENTAL REVIEW

None

COMMUNICATION

Level 0: No Further Public Communication Needed

ATTACHMENTS:

1. [Summary of Proposed Revenue and Expenses FY 2026-27](#)
2. [Summary of Projected Fund Balances](#)

Proposed Budget General Fund Revenues and Expenditures

REVENUES	2023-24 Actuals	2024-25 Actuals	2025-26 Estimated Actuals	2026-27 Budget (Proposed)
PROPERTY TAX	13,979,137.00	14,315,420.00	15,388,500.00	15,799,265.00
SALES TAX	4,320,251.00	3,888,031.00	3,550,000.00	3,500,000.00
TRANSIENT OCCUPANCY TAX	1,426,580.00	1,301,442.00	1,929,000.00	2,000,000.00
OTHER TAXES	588,319.00	568,005.00	598,000.00	614,200.00
TOTAL TAX REVENUES	20,314,287.00	20,072,898.00	21,465,500.00	21,913,465.00
FRANCHISE FEES	1,092,411.00	1,196,954.00	1,217,000.00	1,277,000.00
LICENSES AND PERMITS	490,686.00	589,878.00	673,400.00	742,000.00
FINES, FORFEITURES, AND PENALTIES	41,143.00	165,905.00	97,400.00	123,000.00
INTERGOVERNMENTAL	90,766.00	78,397.00	86,000.00	92,245.00
CHARGES FOR SERVICES	1,375,533.00	1,562,716.00	2,887,698.00	2,912,284.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	1,409,803.00	973,369.00	925,955.00	732,758.00
MISCELLANEOUS	411,486.00	679,499.00	602,816.00	632,485.00
TOTAL OPERATING REVENUES	4,911,828.00	5,246,718.00	6,490,269.00	6,511,772.00
TRANSFERS IN - INTERFUND FOR SUPPORT SERVICES	2,377,336.00	3,137,316.00	3,645,591.00	3,698,917.00
TRANSFERS IN - GASOLINE TAX	300,000.00	400,000.00	500,000.00	400,000.00
TRANSFERS IN - CAPITAL PROJECTS	-	-	50,000.00	235,000.00
TRANSFERS IN - OTHER	767,791.00	1,082,240.00	1,160,000.00	1,493,931.00
TOTAL TRANSFERS IN	3,445,127.00	4,619,556.00	5,355,591.00	5,827,848.00
TOTAL REVENUES	28,671,242.00	29,939,172.00	33,311,360.00	34,253,085.00
EXPENDITURES				
SALARIES	5,742,100.00	6,366,841.00	7,243,704.00	7,623,394.00
BENEFITS	1,407,390.00	1,538,978.00	1,799,628.00	1,950,636.00
RETIREMENT (CalPERS)	817,591.00	968,877.00	1,163,491.00	1,253,271.00
RETIREE MEDICAL (OPEB)	521,991.00	540,408.00	538,908.00	461,170.00
TOTAL PERSONNEL	8,489,072.00	9,415,104.00	10,745,731.00	11,288,471.00
SUPPLIES AND SERVICES	6,760,707.00	7,887,622.00	9,313,231.00	8,829,971.00
INTERNAL SERVICE FEES	2,132,347.00	2,290,588.00	2,408,212.00	2,548,788.00
DEBT SERVICE	505,588.00	507,098.00	507,150.00	509,751.00
SHERIFF CONTRACT	8,474,338.00	9,409,148.00	9,759,801.00	10,528,153.00
UTILITIES	496,109.00	568,470.00	630,400.00	667,507.00
CAPITAL OUTLAY	155,874.00	154,616.00	125,045.00	52,500.00
MISCELLANEOUS	(84,268.00)	(204,093.00)	(210,510.00)	(205,356.00)
TOTAL NON-PERSONNEL	18,440,695.00	20,613,449.00	22,533,329.00	22,931,314.00
TRANSFERS OUT - CAPITAL PROJECTS	-	-	-	-
TRANSFERS OUT - OTHER	5,479,976.00	31,387.00	32,300.00	33,300.00
TOTAL TRANSFERS OUT	5,479,976.00	31,387.00	32,300.00	33,300.00
TOTAL EXPENDITURES	32,409,743.00	30,059,940.00	33,311,360.00	34,253,085.00
Revenues Less Expenditures	(3,738,501.00)	(120,768.00)	-	-
Total Fund Balance	11,561,991.00	11,441,223.00	11,441,223.00	11,441,223.00

Proposed Budget Special Revenue Funds Revenues and Expenditures

	2023-24 Actuals	2024-25 Actuals	2025-26 Estimated Actuals	2026-27 Budget (Proposed)
REVENUES				
PROPERTY TAX	705,681.00	736,087.00	828,050.00	767,300.00
SALES TAX	1,932,281.00	1,932,158.00	1,620,000.00	1,720,000.00
TOTAL TAX REVENUES	2,637,962.00	2,668,245.00	2,448,050.00	2,487,300.00
LICENSES AND PERMITS	-	-	-	-
INTERGOVERNMENTAL	4,537,711.00	4,100,270.00	5,805,218.00	7,269,416.00
CHARGES FOR SERVICES	8,442.00	13,444.00	30,509.00	18,881.00
INVESTMENT EARNINGS (INTEREST AND RI	779,090.00	1,030,877.00	601,962.00	594,334.00
MISCELLANEOUS	128,131.00	120,950.00	25,000.00	137,400.00
TOTAL OPERATING REVENUES	5,453,374.00	5,265,541.00	6,462,689.00	8,020,031.00
TRANSFERS IN - OTHER	1,966,838.00	31,387.00	32,300.00	33,300.00
TOTAL REVENUES	10,058,174.00	7,965,173.00	8,943,039.00	10,540,631.00
EXPENDITURES				
SALARIES	-	-	-	216,016.00
BENEFITS	-	-	-	97,146.00
RETIREMENT (CalPERS)	-	-	-	40,100.00
RETIREE MEDICAL (OPEB)	-	-	-	-
TOTAL PERSONNEL	-	-	-	353,262.00
SUPPLIES AND SERVICES	1,212,751.00	982,260.00	1,412,511.00	1,048,650.00
DEBT SERVICE	-	-	-	-
UTILITIES	133,115.00	144,066.00	228,200.00	241,191.00
CAPITAL OUTLAY	-	-	82,565.00	-
TOTAL NON-PERSONNEL	1,345,866.00	1,126,326.00	1,723,276.00	1,289,841.00
TRANSFERS OUT - CAPITAL PROJECTS	5,838,560.00	5,073,915.00	7,149,739.00	11,010,387.00
TRANSFERS OUT - OTHER	838,530.00	1,064,605.00	1,490,000.00	2,108,931.00
TOTAL TRANSFERS OUT	6,677,090.00	6,138,520.00	8,639,739.00	13,119,318.00
TOTAL EXPENDITURES	8,022,956.00	7,264,846.00	10,363,015.00	14,762,421.00
Revenues Less Expenditures	2,035,218.00	700,327.00	(1,419,976.00)	(4,221,790.00)
Total Fund Balance	17,070,662.00	17,770,989.00	16,351,013.00	12,129,223.00

Proposed Budget Capital Projects Funds Revenues and Expenditures

	2023-24 Actuals	2024-25 Actuals	2025-26 Estimated Actuals	2026-27 Budget (Proposed)
REVENUES				
CHARGES FOR SERVICES	1,515,249.00	2,299,397.00	6,079,629.00	3,881,352.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	467,138.00	642,606.00	510,774.00	403,675.00
INTERGOVERNMENTAL	2,403,881.00	-	-	6,750,150.00
MISCELLANEOUS	-	512,336.00	-	-
<i>TOTAL OPERATING REVENUES</i>	4,386,268.00	3,454,339.00	6,590,403.00	11,035,177.00
TRANSFERS IN - GASOLINE TAX	-	-	-	-
TRANSFERS IN - CAPITAL PROJECTS	5,909,591.00	12,016,712.00	12,740,226.00	26,111,385.00
TRANSFERS IN - OTHER	4,937,000.00	-	-	-
<i>TOTAL TRANSFERS IN</i>	10,846,591.00	12,016,712.00	12,740,226.00	26,111,385.00
<i>TOTAL REVENUES</i>	15,232,859.00	15,471,051.00	19,330,629.00	37,146,562.00
EXPENDITURES				
SUPPLIES AND SERVICES	1,886,144.00	75,651.00	159,547.00	-
DEBT SERVICE	-	-	-	-
CAPITAL OUTLAY	4,112,358.00	12,410,849.00	13,194,657.00	25,524,648.00
<i>TOTAL NON-PERSONNEL</i>	5,998,502.00	12,486,500.00	13,354,204.00	25,524,648.00
TRANSFERS OUT - CAPITAL PROJECTS	2,592,416.00	1,843,555.00	4,388,910.00	13,769,330.00
TRANSFERS OUT - OTHER	1,973,167.00	-	-	-
<i>TOTAL TRANSFERS OUT</i>	4,565,583.00	1,843,555.00	4,388,910.00	13,769,330.00
<i>TOTAL EXPENDITURES</i>	10,564,085.00	14,330,055.00	17,743,114.00	39,293,978.00
Revenues Less Expenditures	4,668,774.00	1,140,996.00	1,587,515.00	(2,147,416.00)
Total Fund Balance	14,054,659.00	15,195,655.00	16,783,170.00	14,635,754.00

Proposed Budget Debt Service Funds Revenues and Expenditures

	2023-24 Actuals	2024-25 Actuals	2025-26 Estimated Actuals	2025-26 Budget (Proposed)
REVENUES				
INVESTMENT EARNINGS (INTEREST AND RENT)	-	-	-	-
MISCELLANEOUS	-	-	-	-
<i>TOTAL OPERATING REVENUES</i>	-	-	-	-
TRANSFERS IN - INTERFUND FOR SUPPORT SER	-	-	-	-
TRANSFERS IN - OTHER	505,588.00	507,098.00	507,150.00	509,751.00
<i>TOTAL TRANSFERS IN</i>	505,588.00	507,098.00	507,150.00	509,751.00
<i>TOTAL REVENUES</i>	505,588.00	507,098.00	507,150.00	509,751.00
EXPENDITURES				
DEBT SERVICE	505,588.00	507,098.00	507,150.00	509,751.00
TRANSFERS OUT - OTHER	-	-	-	-
<i>TOTAL EXPENDITURES</i>	505,588.00	507,098.00	507,150.00	509,751.00
Revenues Less Expenditures	-	-	-	-
Total Fund Balance	-	-	-	-

Proposed Budget Water Enterprises Funds Revenues and Expenditures

REVENUES	2023-24 Actuals	2024-25 Actuals	2025-26 Estimated Actuals	2026-27 Budget (Proposed)
FINES, FORFEITURES, AND PENALTIES	101,201.00	134,645.00	140,000.00	121,500.00
INTERGOVERNMENTAL	12,577.00	4,649.00	-	-
CHARGES FOR SERVICES	13,098,247.00	12,175,623.00	13,495,465.00	14,069,650.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	1,014,345.00	1,342,782.00	864,029.00	842,449.00
MISCELLANEOUS	354,417.00	692,900.00	600,000.00	451,000.00
<i>TOTAL OPERATING REVENUES</i>	14,580,787.00	14,350,599.00	15,099,494.00	15,484,599.00
TRANSFERS IN - CAPITAL PROJECTS	-	-	-	-
INTRA-FUND TRANSFERS IN	89,171.00	92,812.00	99,732.00	8,036,164.00
<i>TOTAL TRANSFERS IN</i>	89,171.00	92,812.00	99,732.00	8,036,164.00
TOTAL REVENUES	14,669,958.00	14,443,411.00	15,199,226.00	23,520,763.00
EXPENSES				
SALARIES	1,101,146.00	1,379,125.00	1,471,735.00	1,628,895.00
BENEFITS	372,195.00	520,424.00	440,863.00	525,741.00
RETIREMENT (CalPERS)	148,760.00	182,983.00	211,868.00	269,265.00
RETIREE MEDICAL (OPEB)	473,906.00	159,615.00	122,130.00	98,383.00
<i>TOTAL PERSONNEL</i>	2,096,007.00	2,242,147.00	2,246,596.00	2,522,284.00
SUPPLIES AND SERVICES	3,566,100.00	4,411,733.00	5,764,235.00	5,684,400.00
INTERNAL SERVICE FEES	830,686.00	1,097,992.00	934,738.00	962,234.00
DEBT SERVICE	212,277.00	217,741.00	196,662.00	209,786.00
UTILITIES	88,814.00	97,970.00	86,740.00	94,108.00
CAPITAL OUTLAY	2,170,261.00	1,494,976.00	461,832.00	8,047,514.00
MISCELLANEOUS	(228,669.00)	(114,386.00)	-	(162,351.00)
<i>TOTAL NON-PERSONNEL</i>	6,639,469.00	7,206,026.00	7,444,207.00	14,835,691.00
TRANSFERS OUT - CAPITAL PROJECTS	64,569.00	4,453,512.00	1,091,765.00	857,950.00
TRANSFERS OUT - OTHER	1,311,877.00	1,918,637.00	1,569,943.00	1,738,407.00
INTRA-FUND TRANSFERS OUT	89,171.00	92,812.00	99,732.00	8,036,164.00
<i>TOTAL TRANSFERS OUT</i>	1,465,617.00	6,464,961.00	2,761,440.00	10,632,521.00
TOTAL EXPENSES	10,201,093.00	15,913,134.00	12,452,243.00	27,990,496.00
Revenues Less Expenses	4,468,865.00	(1,469,723.00)	2,746,983.00	(4,469,733.00)
Total Net Position	43,707,126.00	42,237,403.00	44,984,386.00	40,514,653.00

Proposed Budget Wastewater Enterprises Funds Revenues and Expenditures

	2023-24 Actuals	2024-25 Actuals	2025-26 Estimated Actuals	2026-27 Budget (Proposed)
REVENUES				
FINES, FORFEITURES, AND PENALTIES	58,583.00	78,598.00	100,000.00	73,000.00
INTERGOVERNMENTAL	-	-	-	-
CHARGES FOR SERVICES	10,164,355.00	7,529,376.00	8,492,293.00	9,240,474.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	539,368.00	475,437.00	295,344.00	232,476.00
MISCELLANEOUS	28,293.00	37,274.00	15,000.00	35,800.00
<i>TOTAL OPERATING REVENUES</i>	10,790,599.00	8,120,685.00	8,902,637.00	9,581,750.00
TRANSFERS IN - INTERFUND FOR SUPPORT SERVICES	-	-	-	-
TRANSFERS IN - CAPITAL PROJECTS	26,043.00	-	-	-
TRANSFERS IN - OTHER	-	-	-	-
INTRA-FUND TRANSFERS IN	421,910.00	401,923.00	304,485.00	4,841,127.00
<i>TOTAL TRANSFERS IN</i>	447,953.00	401,923.00	304,485.00	4,841,127.00
TOTAL REVENUES	11,238,552.00	8,522,608.00	9,207,122.00	14,422,877.00
EXPENSES				
SALARIES	1,227,797.00	1,377,080.00	1,465,357.00	1,608,738.00
BENEFITS	474,784.00	473,914.00	393,811.00	491,239.00
RETIREMENT (CalPERS)	198,585.00	233,198.00	277,360.00	297,531.00
RETIREE MEDICAL (OPEB)	190,951.00	164,507.00	128,962.00	104,170.00
<i>TOTAL PERSONNEL</i>	2,092,117.00	2,248,699.00	2,265,490.00	2,501,678.00
SUPPLIES AND SERVICES	902,915.00	910,779.00	1,189,729.00	1,295,245.00
INTERNAL SERVICE FEES	763,841.00	867,867.00	660,516.00	810,506.00
DEBT SERVICE	266,834.00	277,857.00	251,434.00	275,082.00
UTILITIES	326,842.00	350,210.00	371,550.00	403,371.00
CAPITAL OUTLAY	310,372.00	1,357,024.00	1,247,886.00	6,382,553.00
MISCELLANEOUS	1,425,796.00	644,617.00	-	(199,515.00)
<i>TOTAL NON-PERSONNEL</i>	3,996,600.00	4,408,354.00	3,721,115.00	8,967,242.00
TRANSFERS OUT - CAPITAL PROJECTS	66,990.00	645,730.00	(4,531.00)	223,718.00
TRANSFERS OUT - OTHER	1,101,410.00	1,362,623.00	1,614,215.00	1,751,810.00
INTRA-FUND TRANSFERS OUT	421,910.00	401,923.00	304,485.00	4,841,127.00
<i>TOTAL TRANSFERS OUT</i>	1,590,310.00	2,410,276.00	1,914,169.00	6,816,655.00
TOTAL EXPENSES	7,679,027.00	9,067,329.00	7,900,774.00	18,285,575.00
Revenues Less Expenses	3,559,525.00	(544,721.00)	1,306,348.00	(3,862,698.00)
Total Net Position	34,202,187.00	33,657,466.00	34,963,814.00	31,101,116.00

Proposed Budget Recycled Water Enterprises Funds Revenues and Expenditures

	2023-24 Actuals	2024-25 Actuals	2025-26 Estimated Actuals	2025-26 Budget (Proposed)
REVENUES				
CHARGES FOR SERVICES	1,586,059.00	817,886.00	450,000.00	418,200.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	5,254.00	16.00	27.00	25.00
MISCELLANEOUS	-	-	-	-
<i>TOTAL OPERATING REVENUES</i>	1,591,313.00	817,902.00	450,027.00	418,225.00
TRANSFERS IN - CAPITAL PROJECTS	2,617,322.00	-	-	-
INTRA-FUND TRANSFERS IN	(55,623.00)	13,937.00	47,598.00	671,441.00
<i>TOTAL TRANSFERS IN</i>	2,561,699.00	13,937.00	47,598.00	671,441.00
<i>TOTAL REVENUES</i>	4,153,012.00	831,839.00	497,625.00	1,089,666.00
EXPENSES				
SALARIES	298,746.00	245,632.00	253,899.00	179,573.00
BENEFITS	265,702.00	74,611.00	89,603.00	62,945.00
RETIREMENT (CalPERS)	33,224.00	34,190.00	44,410.00	33,922.00
RETIREE MEDICAL (OPEB)	11,673.00	4,530.00	22,206.00	10,851.00
<i>TOTAL PERSONNEL</i>	609,345.00	358,963.00	410,118.00	287,291.00
SUPPLIES AND SERVICES	93,704.00	182,298.00	142,800.00	169,150.00
INTERNAL SERVICE FEES	63,571.00	59,810.00	56,004.00	58,472.00
DEBT SERVICE	211,757.00	64,866.00	66,351.00	59,500.00
UTILITIES & MAINTENANCE	-	-	300.00	737.00
CAPITAL OUTLAY	2,561,699.00	105,561.00	47,598.00	671,440.00
MISCELLANEOUS	(2,273,120.00)	396,935.00	-	-
<i>TOTAL NON-PERSONNEL</i>	657,611.00	809,470.00	313,053.00	959,299.00
TRANSFERS OUT - CAPITAL PROJECTS	-	-	-	-
TRANSFERS OUT - OTHER	193,310.00	273,692.00	461,433.00	228,700.00
INTRA-FUND TRANSFERS OUT	(55,624.00)	13,937.00	47,598.00	671,441.00
<i>TOTAL TRANSFERS OUT</i>	137,686.00	287,629.00	509,031.00	900,141.00
<i>TOTAL EXPENSES</i>	1,404,642.00	1,456,062.00	1,232,202.00	2,146,731.00
Revenues Less Expenses	2,748,370.00	(624,223.00)	(734,577.00)	(1,057,065.00)
Total Net Position	1,431,924.00	807,701.00	73,124.00	(983,941.00)

Proposed Budget Internal Service Funds Revenues and Expenditures

	2023-24 Actuals	2024-25 Actuals	2025-26 Estimated Actuals	2026-27 Budget (Proposed)
REVENUES				
CHARGES FOR SERVICES	4,311,007.00	4,326,007.00	4,089,470.00	4,380,000.00
INVESTMENT EARNINGS (INTEREST AND RENTS)	73,288.00	71,703.00	61,945.00	35,856.00
MISCELLANEOUS	50,750.00	35,750.00	58,120.00	40,000.00
<i>TOTAL OPERATING REVENUES</i>	4,435,045.00	4,433,460.00	4,209,535.00	4,455,856.00
TRANSFERS IN - CAPITAL PROJECTS	-	-		-
TRANSFERS IN - OTHER	-	-		-
TOTAL REVENUES	4,435,045.00	4,433,460.00	4,209,535.00	4,455,856.00
EXPENSES				
SALARIES	346,039.00	346,039.00	351,203.00	364,128.00
BENEFITS	120,985.00	120,985.00	99,317.00	109,575.00
RETIREMENT (CalPERS)	58,474.00	58,474.00	80,480.00	62,961.00
RETIREE MEDICAL (OPEB)	32,969.00	32,969.00	24,768.00	19,894.00
<i>TOTAL PERSONNEL</i>	558,467.00	558,467.00	555,768.00	556,558.00
SUPPLIES AND SERVICES	2,734,208.00	2,734,208.00	2,896,292.00	2,766,870.00
DEBT SERVICE	558,810.00	558,810.00	569,000.00	567,200.00
UTILITIES	176,557.00	176,557.00	192,600.00	203,780.00
CAPITAL OUTLAY	145,464.00	145,464.00	229,723.00	262,100.00
MISCELLANEOUS	(185,981.00)	(185,981.00)	-	-
TRANSFERS OUT - CAPITAL PROJECTS	-	-	114,343.00	250,000.00
<i>TOTAL NON-PERSONNEL</i>	3,429,058.00	3,429,058.00	4,001,958.00	4,049,950.00
TOTAL EXPENSES	3,987,525.00	3,987,525.00	4,557,726.00	4,606,508.00
Revenues Less Expenses	447,520.00	445,935.00	(348,191.00)	(150,652.00)
	-	-	-	
Total Net Position	1,354,209.00	1,800,144.00	1,451,953.00	1,301,301.00

FY 2026-27 Recommended Budget Fund Balance Projections

Fund Number and Description	June 30, 2025 Fund Balance	FY 2025-26 Estimated Revenues	FY 2025-26 Estimated Expenses	FY 2025-26 Estimated Fund Balance	FY 2026-27 Proposed Revenues	FY 2026-27 Proposed Expenses	FY 2026-27 Budgeted Fund Balance
100 GENERAL FUND	10,349,077.35	31,943,253.00	32,132,860.00	10,159,470.35	32,913,748.00	32,960,200.00	10,113,018.35
105 DEVELOPER PROJECTS	990,563.66	1,368,107.00	1,178,500.00	1,180,170.66	1,339,337.00	1,292,885.00	1,226,622.66
210 STORM DRAIN/MEASURE A	5,324,125.02	198,673.00	1,761,256.00	3,761,542.02	206,687.00	2,505,221.00	1,463,008.02
211 MEASURE U	6,363,630.04	1,796,709.00	1,922,072.00	6,238,267.04	1,853,683.00	2,745,271.00	5,346,679.04
212 GAS TAX/ROAD MAINTENANCE	749,114.63	617,348.00	619,106.00	747,356.63	640,802.00	1,181,998.00	206,160.63
213 GAS TAX RMRA	929,240.10	589,049.00	-	1,518,289.10	607,865.00	-	2,126,154.10
215 CALHOME PROGRAM	13,501.54	384.00	-	13,885.54	30,278.00	5,000.00	39,163.54
216 CDBG - REHAB LOAN PROGRAM	98,094.52	2,771.00	-	100,865.52	4,391.00	1,000.00	104,256.52
217 HOME PROGRAM	(534,980.99)	864,981.00	330,000.00	0.01	105,000.00	30,000.00	75,000.01
218 STATE SUPP LAW ENF (COPS)	4,649.78	200,136.00	200,000.00	4,785.78	203,116.00	203,000.00	4,901.78
220 BEGIN PROGRAM	146,307.48	4,254.00	-	150,561.48	33,062.00	10,000.00	173,623.48
226 TFCA GRANT	(60,723.57)	99,767.00	115,811.00	(76,767.57)	260,960.00	200,233.00	(16,040.57)
230 STATE GRANTS	(90,846.02)	82,565.00	289,449.44	(297,730.46)	703,235.00	612,388.00	(206,883.46)
240 FEDERAL GRANTS	(51,555.22)	3,387,602.00	3,669,228.00	(333,181.22)	4,919,342.00	4,853,041.00	(266,880.22)
252 NEWELL OPEN SPACE PRESERVE	153,043.51	17,383.00	-	170,426.51	17,167.00	105,500.00	82,093.51
254 LAVIGNE OPEN SPACE MAINTEN	190,752.89	5,447.00	-	196,199.89	3,928.00	-	200,127.89
261 LLAD Zone 1, LaVigne	544,217.40	315,834.00	355,747.00	504,304.40	232,750.00	468,541.00	268,513.40
262 LLAD Zone 2, Vintage Ranch	1,074,143.26	376,910.00	570,184.00	880,869.26	385,849.00	1,070,360.00	196,358.26
263 LLAD Zone 3, Napa Junction	1,827,502.89	231,448.00	131,000.00	1,927,950.89	226,342.00	334,395.00	1,819,897.89
275 GP UPDATE FEE FUND	(171,063.02)	30,509.00	330,952.00	(471,506.02)	18,881.00	-	(452,625.02)
280 CANNABIS FUND	(14,631.87)	-	-	(14,631.87)	-	-	(14,631.87)
281 COMM FACILITIES DIST FUND	276,968.42	65,921.00	50,600.00	292,289.42	65,534.00	89,808.00	268,015.42
282 LEGAL SETTLEMENT	881,246.78	27,134.00	17,610.00	890,770.78	19,553.00	345,165.00	565,158.78
283 NATIONAL OPIOID SETTLEMENT	118,251.52	28,214.00	-	146,465.52	2,206.00	1,500.00	147,171.52
310 PARKS IMPACT FEE FUND	1,971,974.40	2,112,752.00	669,579.50	3,415,146.90	1,218,632.00	2,543,586.00	2,090,192.90
320 TRAFFIC IMPACT FEE FUND	5,304,692.48	1,671,633.00	(33,962.00)	7,010,287.48	2,417,664.00	4,969,767.00	4,458,184.48
330 CIVIC IMPACT FEE FUND	1,400,286.23	46,602.00	194,398.00	1,252,490.23	33,359.00	780,379.00	505,470.23
340 AFFORDABLE HOUSING	1,398,468.14	1,539,779.00	186,700.00	2,751,547.14	372,819.00	-	3,124,366.14
350 CAPITAL PROJECTS	1,326,953.50	12,786,083.00	13,007,957.00	1,105,079.50	26,142,191.00	25,524,648.00	1,722,622.50
360 AMCAN RD E ASSMT DIST	359,933.41	1,022.00	-	360,955.41	737.00	-	361,692.41
370 ZERO WATER FOOTPRINT	33,346.21	3,032.00	-	36,378.21	103,404.00	-	139,782.21
380 UTILITY UNDERGROUND FUND	414,520.87	11,837.00	-	426,357.87	7,879.00	-	434,236.87
381 COMM FACILITIES DIST CIP FUND	(889,339.32)	1,019,313.00	3,426,620.00	(3,296,646.32)	6,750,150.00	4,002,355.00	(548,851.32)
420 CABERNET VILLAGE LSE DS	-	468,638.00	468,638.00	-	468,640.00	468,640.00	-
440 ENGIE EQUIP/LEASE DEBT SVC	-	38,512.00	38,512.00	-	41,111.00	41,111.00	-

FY 2026-27 Recommended Budget Fund Balance Projections

Fund Number and Description	June 30, 2025 Fund Balance	FY 2025-26 Estimated Revenues	FY 2025-26 Estimated Expenses	FY 2025-26 Estimated Fund Balance	FY 2026-27 Proposed Revenues	FY 2026-27 Proposed Expenses	FY 2026-27 Budgeted Fund Balance
510 WATER OPERATIONS	34,197,794.24	11,215,028.00	12,215,429.45	33,197,392.79	12,025,711.00	13,491,459.00	31,731,644.79
515 WTR DEBT SERVICE FUND	(1,034,261.94)	17,900.00	92,942.00	(1,109,303.94)	99,214.00	16,494.00	(1,026,583.94)
520 WATER CAPACITY FEE FUND	8,204,652.81	3,884,466.00	62,040.00	12,027,078.81	3,458,888.00	6,560,029.00	8,925,937.81
530 WATER CIP	869,214.99	81,832.00	81,832.00	869,214.99	7,936,950.00	7,922,514.00	883,650.99
540 WASTEWATER OPERATIONS	29,168,013.95	6,796,586.00	7,251,775.36	28,712,824.59	7,744,970.00	10,169,692.00	26,288,102.59
545 WW DEBT SERVICE FUND	(2,654,738.34)	43,173.00	224,169.00	(2,835,734.34)	39,781.00	39,781.00	(2,835,734.34)
550 WASTEWATER CAPACITY FEE	7,043,450.52	2,092,521.00	238,517.00	8,897,454.52	1,826,908.00	2,265,508.00	8,458,854.52
560 WW CIP	(410,509.25)	186,312.00	186,312.00	(410,509.25)	4,726,346.00	5,392,172.00	(1,076,335.25)
570 WW CAPITAL RESERVE	511,248.11	88,530.00	-	599,778.11	84,872.00	418,422.00	266,228.11
580 RECYCLED WATER FUND	806,692.19	450,000.00	1,184,604.00	72,088.19	418,200.00	1,475,291.00	(985,002.81)
590 RECYCLED WATER CIP	1,006.64	47,625.00	47,598.00	1,033.64	671,466.00	671,440.00	1,059.64
651 ISF - BLDG MAINTENANCE	715,124.83	1,028,740.00	1,351,536.00	392,328.83	1,316,380.00	1,357,196.00	351,512.83
652 ISF - FLEET	448,574.90	1,418,057.00	1,487,414.00	379,217.90	1,347,066.00	1,435,934.00	290,349.90
653 ISF - INFO TECHNOLOGY	914,907.79	1,134,269.00	1,368,775.53	680,401.26	1,412,410.00	1,433,378.00	659,433.26
654 ISF - LEGAL SERVICES	(278,463.82)	628,469.00	350,000.00	5.18	380,000.00	380,000.00	5.18
655 ISF - PARKS RENO & REPL	2,596,453.08	75,576.00	213,477.00	2,458,552.08	54,420.00	1,320,688.00	1,192,284.08
656 ISF - STREETS RENO & REPL	1,523,779.30	44,312.00	-	1,568,091.30	31,895.00	-	1,599,986.30
657 ISF - CIVIC FACILITIES RENO & REPL	439,457.92	12,780.00	78,344.00	373,893.92	9,199.00	110,000.00	273,092.92
658 ISF - PUBLIC SAFETY BUILDING RENO & REPL	197,294.62	5,908.00	-	203,202.62	4,213.00	42,555.00	164,860.62
659 ISF - PENSION STABILIZATION	101,585.25	2,954.00	-	104,539.25	2,126.00	-	106,665.25
Total	\$ 136,459,116	\$ 91,208,640	\$ 88,171,320	\$ 139,496,436	\$ 126,057,406	\$ 144,026,285	\$ 121,527,557



TITLE

Engineer's Report for Citywide LLAD Fiscal Year 26/27

RECOMMENDATION

Adopt a Resolution setting a Public Hearing for the Fiscal Year 26/27 Annual Engineer's Report, for the Landscaping and Lighting Assessment District, to approve the budgets within the Engineer's Report, confirming the assessment diagrams and the annual assessment amounts, and authorizing the levy and collection of annual assessments for Fiscal Year 26/27

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Noni Thomas, Management Analyst

BACKGROUND & ANALYSIS

This item for Council's consideration regarding the American Canyon Landscaping and Lighting Assessment District (LLAD). NBS is the Assessment Engineer for the American Canyon LLAD. In that role, they have prepared the Fiscal (FY) 26/27 Annual Engineer's Report.

The annual filing of an Engineer's Report is required by the Landscaping & Lighting Act of 1972. Proposed adjustments to the annual assessments are described below. The complete FY 26/27 Engineer's Report is shown in Attachment 1, Exhibit A. In addition to the report, City staff mailed notices to all residents in Zones 1 and 2 regarding two informational in-person park pop-ups held in April 2026. The Zone 1 pop-up had approximately 6 attendees to hear an update from staff and there were no residents that attended for Zone 2.

Staff is requesting City Council to initiate proceedings, preliminarily approve the FY 26/27 Annual Engineer's Report, declare the intention to levy and collect assessments, and set the Public Hearing for consideration of the American Canyon Landscaping and Lighting Assessment District assessments for FY 26/27 for June 2, 2025, at 6:30 p.m. in the Council Chambers.

The American Canyon LLAD is divided into three (3) zones:

Zone 1: In January 2001, the City Council approved the formation of the LLAD. At the time, the purpose of the LLAD was to operate and maintain facilities constructed within the La Vigne

subdivision. This area of the LLAD is known as Zone 1. The annual work associated with maintaining the facilities within Zone 1 includes operation and maintenance of landscaping in public areas, pedestrian paths, the streetscape of Via Bellagio, and the park areas. Also included are the operation and maintenance of the streetlights within the neighborhood.

Zone 2: Zone 2 encompasses the Vintage Ranch subdivision and includes operation and maintenance of parks, environmentally sensitive areas, bike trails, streetscape, water basins, fencing, walls, street lighting, and a portion of traffic signals within the subdivision.

Zone 3: Zone 3 encompasses the Napa Junction mixed-use development consisting of phases I, II & III which includes the operation and maintenance of landscaping, streetscape, bikeways, water basins, park areas, fencing, street lighting and a portion of traffic signals serving the development. It also includes mowing the frontage along Highway 29 between Rio Del Mar and Napa Junction Road.

Assessment Methodology:

The report includes a description of each zone in the LLAD, any proposed changes to the zones, the opposed cost to operate and maintain the improvements, the method of apportionment (spread) of the assessments, the assessment roll for all parcels, and the assessment diagrams (maps). As mentioned above, there will be no annexations to the LLAD this fiscal year.

Assessment Calculation:

The activities described in the report are paid for by assessments on parcels that derive special benefit from the amenities located within the LLAD. The assessments are updated annually in order account for changes in maintenance budgets and changes in development patterns. Staff has verified the proposed FY 26/27 assessments do not exceed the maximum assessment allowed. The table below illustrates all of the proposed FY 26/27 assessments:

Zone	Actual 24/25 Assessment	Actual 25/26 Assessment	Proposed 26/27 Assessment	Maximum 26/27 Assessment
1	\$447.44	\$459.78	\$540	\$742.81
2	\$338.52	\$358.82	\$450	\$1,138.62
3	\$1,079.92/acre (\$219.18/unit)	\$1,109/acre (\$225.22/unit)	\$1,109/acre (\$225.22/unit)	\$2,511.88/acre (\$416.40/unit)

Zone 1

The total proposed Zone 1 budget (Total Expenses) for FY 26/27 is \$470,347. The proposed funding will be \$251,640 from FY 26/27 assessments, and \$218,707 from available reserves. This budget is based on current landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities.

The proposed Zone 1 annual assessment rate to levy and collect is proposed to be \$540 per ESD.

This represents an increase of 17.45% but still below the allowable maximum. The new maximum annual assessment for Zone 1 is \$742.81 per ESD which includes the 2.17% CPI increase.

Zone 2

The total proposes Zone 2 budget (Total Expenses) for FY 26/27 is \$724,877.20. This budget is based on current landscaping contracts and expected increases based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities. The proposed funding will be \$387,180 from FY 26/27 assessments, and \$337,697 from available reserves. This includes a \$32,300 contribution from the general fund to account for general benefit for the use of Shenandoah and Silver Oak parks. The proposed budget includes the full year maintenance funding for all facilities including the Environmentally Sensitive areas.

The proposed Zone 2 annual assessment rate to levy and collect is proposed to be \$450. This represents an increase of 25.41% but still below the allowable maximum assessment. The new maximum annual assessment for Zone 2 is \$1,138.62 per ESD which includes the 2.17% annual CPI increase.

Zone 3

The total proposed Zone 3 expenses for FY 26/27 is \$186,146. This budget is based on current landscaping contracts, expected increases in landscaping contracts, expected increases in landscaping contracts based on preliminary bids, historical cost review, and professional estimates of labor efforts required to maintain the facilities. The proposed funding will be \$179,640 from FY 26/27 assessments and \$6,506 from reserves. No general fund contributions are proposed.

The proposed annual assessment to levy and collect for each parcel within Zone 3 is \$1,109 per acre or portion thereof plus \$225.22 per ESD. There is no proposed increase in the assessment rate for FY 26/27. The new maximum assessment is \$2,511.88 per acre or portion thereof and \$416.40 per ESD. The new maximum assessment includes the allowed 2.17% CPI increase.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Community and Sense of Place: "Build on the strength of our local community to develop a clear 'sense of place' and establish our unique identity."

FISCAL IMPACT

There is a General Fund impact by this action in the amount of \$32,300 for the contributions to Zone 2 for general public benefit use of Shenandoah and Silver Oak parks. The General Fund contribution is included in the proposed FY 26/27 Operating Budget. All other costs associated with the annual proceedings and the operation, maintenance, and administration of the Assessment District improvements are recovered from the assessments levied and collected on the parcels within each zone.

The total proposed Assessment District budget for FY 26/27 for all three Zones is as follows:

	As Preliminarily Filed with the City
Zone 1 Budget	\$470,347.00
Zone 2 Budget	\$724,877.20
Zone 3 Budget	\$186,146.00
Reserve Contributions	\$(562,909.24)
Balance to Assessment	\$818,460.96

A more detailed budget for each zone showing the prior year's expenses and projections for the next two fiscal years is shown in the attached Engineer's Report for FY 26/27. This is done to provide each zone's property owners with information on trends and potential upcoming expenses, including planned capital expenditures.

ENVIRONMENTAL REVIEW

The use or change of property assessments as a funding mechanism for the operations and maintenance of landscaping and lighting systems is not a project as defined in Section 15378(b)(4) of the California Environmental Quality Act guidelines.

COMMUNICATION

Level 2: Targeted Communication

Neighborhood meetings for LLAD Zone 1 and 2 property owners occurred in mid-April.

ATTACHMENTS:

[1. Resolution](#)

[1. Exhibit A: American Canyon LLAD Engineer Report FY 26/27](#)

RESOLUTION NO. 2026-_____

ADOPT A RESOLUTION SETTING A PUBLIC HEARING FOR THE FISCAL YEAR 26/27 ANNUAL ENGINEER'S REPORT FOR THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT, TO APPROVE THE BUDGETS WITHIN THE ENGINEER'S REPORT, CONFIRMING THE ASSESSMENT DIAGRAMS AND THE ANNUAL ASSESSMENT AMOUNTS, AND AUTHORIZING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 26/27

WHEREAS, the City Council ordered the formation of the Landscaping and Lighting Assessment District (LLAD) in 2001 in order to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et. seq.); and

WHEREAS, the City Council intends to levy and collect assessments within the LLAD during Fiscal Year 26/27; and

WHEREAS, the Engineer of Work has prepared and filed with the City Clerk the Fiscal Year 26/27 Engineer's Report for the Assessment District as required by the Landscaping and Lighting Act of 1972 outlining the proposed budgets, the proposed improvements, and/or changes to the Assessment District in order to levy and collect assessments during any following fiscal year; and

WHEREAS, all interested persons are referred to the Fiscal Year 26/27 Engineer's Report for a full and detailed description of the improvements, the proposed operation and maintenance costs, the boundaries of the Assessment District, and the proposed assessments upon assessable lots or parcels of land within the Assessment District boundaries; and

WHEREAS, on May 19th, the City Council received a Resolution of Intention to levy and collect annual assessments for Fiscal Year 26/27, preliminarily approved the annual Engineer's Report for Fiscal Year 26/27, and set the time and date of the public hearing pursuant to Section 22624 of the Streets and Highways Code; and

WHEREAS, for Fiscal Year 26/27, the proposed annual assessment is \$540 per Equivalent Single-Family Dwelling Unit (ESD) for all properties within Zone 1; and

WHEREAS, for Fiscal Year 26/27, the proposed annual assessment is \$450 per ESD for all properties within Zone 2; and

WHEREAS, for Fiscal Year 26/27, the proposed annual assessment is \$225.22 per ESD and \$1,109.00 per acre of commercial property for all properties within Zone 3; and

WHEREAS, this Resolution is adopted pursuant to Section 22620 of the California Streets and Highways Code; and

WHEREAS, on June 2, 2026, the City Council will hold the public protest hearing and give all interested persons the opportunity to protest the Fiscal Year 26/27 Engineer's Report, either in writing or orally, and the City Council will hear and consider all matters and things pertaining to the levy and collection of the proposed assessments.

NOW THEREFORE, BE IT RESOLVED that in accordance with the requirements of Section 22631 of the California Streets and Highways Code, the City Council hereby:

1. Receive initial Fiscal Year 26/27 Annual Engineer's Report, attached hereto as Exhibit A and incorporated herein, for the Landscaping and Lighting Assessment District.
2. Acknowledges the budgets for each of the three zones within the Engineer's Report.
3. Reviews the assessment diagram and assessment as set forth in the Annual Engineer's Report.
4. Considers all comments made pertaining to the levy and collection of annual assessments for Fiscal Year 26/27 as set forth in said report for Landscaping and Lighting Assessment District Zone 1 - LaVigne Subdivision, Zone 2 - Vintage Ranch Subdivision, and Zone 3 – Napa Junction Mixed Use Development.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 19th day of May, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Pierre Washington, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

Matthew Summers, City Attorney

Attachments:

Exhibit A – City of American Canyon Fiscal Year 26/27 Annual Engineer's Report

CITY OF AMERICAN CANYON

Fiscal Year 2026/27 Consolidated Engineer's Report For:

Landscape and Lighting Assessment District

May 2026

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 316
Temecula, CA 92592
Toll free: 800.676.7516

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1. ENGINEER'S LETTER

The City Council of the City of American Canyon (the "City"), State of California, directed NBS to prepare and file a report, in accordance with Chapter 1, Article 4 of the Landscaping and Lighting Act of 1972 (the "Act"), presenting the plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the City's Landscape and Lighting Assessment District (the "Assessment District") for Fiscal Year 2026/27. The report includes a diagram for the Assessment District, showing the area and properties proposed to be assessed, an assessment of the estimated costs of the maintenance, operations and servicing the improvements, and the net amount upon all assessable lots and/or parcels within the Assessment District in proportion to the special benefit received.

The assessment for each parcel is in compliance with the Proposition 218 Omnibus Implementation Act and Section 4 of Article XIII D of the California Constitution. The proposed assessments are not proposed to increase by more than the approved maximum allowable increases.

The following table shows: (i) the total amount to be collected against all parcels in the Assessment District in FY 2026/27 ("FY 2026/27 Annual Assessment Amount") and (ii) within the boundaries of the Assessment District, parcels are assigned various zones ("Zones") each of which is associated with a set of improvements and/or type of improvements that provide special benefits to properties within that Zone.

Zones	ESD Units ⁽²⁾	Acres	FY 2026/27 Maximum Rate	FY 2026/27 Proposed Rate	FY 2026/27 Annual Assessment Amount
Zone 1 – La Vigne	466.00		\$742.81	\$540.00	\$251,640.00
Zone 2 – Vintage Ranch	860.40		1,138.62	450.00	387,180.00
Zone 3 – Napa Junction ⁽¹⁾	570.92	46.04	2,928.28	1,334.22	179,640.92

(1) Zone 3 – Napa Junction is a mixed-use project. The maximum assessment rate is a combined rate of \$416.40 per ESD units and \$2,511.88 per acres. The proposed rate is a combined rate of \$225.22 per ESD units and \$1,109.00 per acre.

(2) Equivalent Single-Family Dwelling ("ESD") unit are assigned to each parcel in the zones based on development status and land use classification.

2. INTRODUCTION

2.1 Background

The District was established in January 2001 to provide a dedicated funding source for the operation and maintenance of landscaping and lighting improvements that benefit parcels within the La Vigne Subdivision (Zone 1). In accordance with Proposition 218 and the Landscape and Lighting Act of 1972, the Engineer's Report prepared at the time of formation established the assessment methodology, maximum assessment amounts, and an annual escalation factor to account for inflation. The approved escalation allows assessments to increase annually based on the All Urban Consumers (San Francisco Area) Consumer Price Index (CPI) published by the U.S. Department of Labor, Bureau of Labor Statistics. These CPI adjustments may be applied without additional property owner notice or balloting; however, any increase above the approved inflation factor would require an assessment ballot process under Proposition 218.

Since the District's formation, additional areas have been annexed as development has occurred. The Vintage Ranch Subdivision (Zone 2) and the Napa Junction Mixed Use Development (Zone 3) were added to the District, and in July 2020 the Villages at Vintage Ranch, a 159-unit apartment complex, was annexed into Zone 2. Each annexation included approval of the same CPI-based annual escalation provision.

2.2 Engineer's Report Contents

The Landscape and Lighting Act of 1972 requires the preparation and adoption of an annual Engineer's Report by the City Council in order to levy and collect assessments for the upcoming fiscal year. The City Council has appointed NBS as the Engineer of Work to prepare this Annual Engineer's Report.

The first step in this process is for the City Council to adopt a resolution that generally describes any proposed new improvements or any substantial changes in existing improvements and orders the engineer to prepare and to file the Engineer's Report.

This report identifies the improvements to be maintained, the proposed maintenance budgets, and the assessments necessary to fund those costs. It also documents any land use changes or annexations within the District. For Fiscal Year 2026/27, the report calculates the maximum allowable assessment for each zone using the annual CPI escalation factor (2.17% for 2026) and confirms that the proposed assessments for Zones 1, 2, and 3 remain below the maximum permitted levels.

3. PLANS AND SPECIFICATIONS

Pursuant to sections 22567(a) and 22568 of the 1972 Act, this report describes the existing and any proposed improvements for the Districts. The sections below provide general descriptions of the improvements maintained by the Districts. The purpose of the Districts is to provide for the continued maintenance, operation, and servicing of various public improvements specially benefiting property within the Districts.

3.1 Description of Boundaries of the Districts

Exhibits from the Engineer's Report at the formation of the District define the boundaries and maintenance areas of each Zone within the District. These exhibits are on file and available for review at the Office of the City Engineer and, in conjunction with the County of Napa (the "County") Assessor's maps of the areas annexed, comprise the assessment diagrams for the respective annexations. The Assessor's maps are on file in the office of the County Assessor and are, by reference, made a part of this Report.

3.2 Description of Improvements and Services

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone incorporate various landscaping or lighting improvements that are maintained and serviced for the benefit of real property within the District. The work to be performed within each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, professional contract services, construction and maintenance, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services for each Zone. The improvements provided within the District and for which parcels receive special benefits are generally described in the following paragraphs.

Zone 1 – La Vigne

This Zone provides for the funding of the following improvements, illustrated on the Zone 1 Assessment Diagram found in Section 8:

The maintenance and operation including repair, replacement, and servicing of street light standards, luminaries, wiring, and appurtenances necessary to provide street lighting within Zone 1.

The installation, maintenance and operation to include repair, replacement and servicing of street trees, shrubs, planting and irrigation systems together with earth berms, slopes, curbs, root deflectors, decorative paving, masonry walls and concrete or wood appurtenances, all as delineated on the improvements plans for APN 059-100-006 prepared by Carlson, Barbee & Gibson, Inc. dated June 1, 1999 or as specified in the City of American Canyon Public Works Department, Engineering Division Standard Details and Specifications.

Specifically, this work includes the following:

- Along the entire north side of Parcel A: landscaping and the public walkway adjacent to the creek running through La Vigne subdivision.
- Parcel B: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to parcel B; landscape and park area north of Parcel A and south of the north Via

Bellagio entry including the entry monument and the median area in Via Bellagio and special amenities.

- Parcel C: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to Parcel C; landscaping and detention basin landscaping including entry monument and special amenities and the median area within Via Bellagio.
- Parcel D: landscape right-of-way area along east side of Flosden Road, including the median area directly adjacent to Parcel D; landscaping and sound wall west of Parcel J including entry monument and special amenities.
- Parcel E: landscape right-of-way area along east side of Flosden Road including the median area directly adjacent to Parcel E and right-of-way area along south side of American Canyon Road to Via Firenze; median landscape areas within Via Firenze at the intersection of American Canyon Road, landscaping and sound wall north and west of La Vigne Unit 1 including entry monuments and special amenities.
- Parcel F: landscape right-of-way area along south side of American Canyon Road to the wetlands restoration area, asphalt and DG trail, sound wall and landscape area north of Parcel F, entry monuments, and special amenities.
- Parcel G: Asphalt trail extending from Parcel F to southern subdivision boundary.
- Parcel H: Special amenities and landscape within park site, “Via Bellagio Park.”
- Parcel K: Special amenities and landscape within park site, “Pelleria Park.”
- Via Bellagio including the entire length of the landscape right-of-way area from back of curb to face of sidewalk including ancillary medians that intersect Via Bellagio from adjoining parcels and neighborhoods. Entry monuments are not included as they are noted in other parcel descriptions.

The assessments collected in the Zone may also fund any and all incidental expenses in connection there to, all as more particularly authorized pursuant to the Landscaping and Lighting Act.

Zone 2 – Vintage Ranch

This zone provides funding for the maintenance of landscaping, public walkways, creeks and their related improvements, creek trails, landscaping related to water quality basins and ponds, streetscapes, Class 1 bikeways, walls and fences, maintenance and electricity of street lighting, a portion of intersection traffic signals, and parks within Vintage Ranch. The Assessment Diagram in Section 8 illustrates the location of these improvements including:

- Silver Oak Park, “LOT A”
- Shenandoah Park, “LOT H”
- PG&E Linear Park, “LOT F”
- Environmentally sensitive areas located on Lots A, C, D, G & in setback areas and ponds 1
- The Creek Trail System along the south side of the tract, north of parcel C
- Streetscapes within Vintage Ranch, including landscaped areas at the end of Farentino and the end of the Newhall right-of-way (at the dead end)

- The Class 1 Bikeway on Newell Drive
- Fence and Wall Maintenance
- Water Quality Basins 1, 2, 3 & 4
- Street Lighting
- 25% of the traffic signals at Flosden and American Canyon Road; Silver Oak and American Canyon Road, Newell and Silver Oak, and Donaldson and Highway 29

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

Zone 3 – Napa Junction Mixed Use Project

This Zone maintains landscaping, streetscape, bikeways, landscaping related to water basins, park areas, fencing, street lighting and traffic signals within the Napa Junction Mixed Use Project. The Assessment Diagram in Section 8 illustrates the location of these improvements specifically:

- Streetscapes
- Class 1 Bikeways
- Highway 29 Ditch (Water Quality Basin 1)
- Small Park (Water Quality Basin 3)
- Street Lighting
- 25% of the traffic signal at Eucalyptus and Highway 29
- Caltrans right-of-way maintenance along the westerly border of the zone adjacent to the Napa Junction Phase I & II commercial development
- Improvements along the north and south sides of Napa Junction Road as part of the Napa Junction III development
- Multi-Use path/utility access road along the western property line of the Napa Junction III development
- Parcel 4 – Open space and wetlands parcel

The assessments collected may also fund any and all incidental expenses in connection therewith, all as more particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

4. BENEFITS FROM IMPROVEMENTS

4.1 Special Benefits Identified

The Assessment District provides for the maintenance and repair of public parks and landscaping, landscaping related to water quality basins, environmentally sensitive areas, trails, bikeways, streetlights, and traffic signals. As determined at the time of formation, when these facilities are well maintained and in good working order, they provide benefits that are unique and special to the property within the district including:

Satisfaction of project design and mitigation requirements included within the CEQA documents for the development included in each zone. Satisfying these requirements uniquely benefits the property in the zone because it allows the various land uses being developed.

Satisfaction of Conditions of Approval for the development included in each zone. Satisfying these requirements uniquely benefits the property in the zone because it allows the various land uses being developed.

Provision of public safety benefits resulting from well-lit streets. Street lighting uniquely benefits the property within the zones that are adjacent to the lighting provided.

Provision of public safety benefits resulting from functioning traffic signals. Traffic signals benefit property within the zone by providing for safe ingress and egress from the property. Traffic signals also provide general benefits to all motorists that are able to travel safely on the roadway system. Twenty-five percent of the traffic signal maintenance costs are allocated to the benefiting zones reflecting the approximate amount of trips associated with development in the zones.

Provision of public safety benefits resulting from the maintenance of water quality detention basins. The water quality detention basins are part of the storm water management system which allows for adequate drainage and prevents flooding and destruction of landscape amenities within the zones. Adequate drainage and protection from flooding is a unique and special benefit to the properties within the zones.

Provision of public recreation benefits resulting from the parks and open spaces. The parks and open spaces within each zone are designed as local features that are integrated within the development and easily accessible to neighboring properties. These features are part of the overall park system, which also includes community facilities, which provide more regionally appropriate facilities (ball fields etc.). The local parks and open spaces uniquely benefit the property within each zone because they have been designed to be accessible and useful for the developed property in each zone.

Provision of aesthetic benefits resulting from parks, open space, and other landscaping features. The parks, open space and landscaping features are internal or directly adjacent to the properties in the zone, hence the aesthetic benefits provided from well-maintained landscaping features are experienced by the properties in the zone.

Provision of public safety benefits resulting from the maintenance of parks and open spaces. Unmaintained parks and open spaces can attract litter, vectors and other undesirable features that create health and safety problems for adjoining properties. Adequate maintenance uniquely benefits the property in each zone because these potentially adverse effects do not occur.

4.2 General Benefits Identified

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement for the development of the zones and are designed for the benefit of properties within the zones. As mentioned above, the City contributes funds from the general fund to account for park usage by residents living outside the zones. This contribution was determined by identifying and separating the special and general benefit portions of the costs to maintain the parks. The City also makes contributions to landscaping improvements, upgrades, and replacements, acknowledging that there is some general benefit from the landscaping conferred to all residents of the City.

5. ESTIMATE OF COSTS

The estimated costs associated with the improvements as described in the Plans and Specifications are summarized on the following pages.

5.1 Fiscal Year 2026/27 Cost Estimates

The following table shows estimated costs associated with each Zone for work to occur in FY 2026/27.

District	Fiscal Year 2026/27
Zone 1	\$470,347.00
Zone 2	724,877.20
Zone 3	186,146.00
Reserve Contributions	(562,909.24)
Balance to Assessment	\$818,460.96

5.1.1 COST CATEGORIES AND DESCRIPTIONS

The following definitions describe the costs and expenses included in the District Budget:

Maintenance Cost

General Repairs and Maintenance (Code-42310): This item includes the costs of materials, supplies and contract services for the repair and/or maintenance of district facilities and improvements including irrigation system repairs, maintenance of landscaping related to water quality basins and appurtenant facilities, repairs to play structures, concrete or asphalt pathways, decorative entry walls and other improvements as listed in this report within the District. This item also includes costs of incidental miscellaneous materials and supplies used by City staff for the maintenance and repair of Assessment District improvements.

Electric (Code-43210): This item includes the costs to furnish electricity required for the operation and maintenance of the sprinklers and irrigation controllers, and streetlights.

Water (Code-43230): This item includes the costs to furnish irrigation water for the landscaping within the District.

Capital Repair/Maintenance Costs

Funds will be transferred annually from the restricted reserve fund balance within each zone as needed to fund the completion of the projects listed in the current year's budget for each of the zones. Any funds not expended will remain in the restricted reserve until needed for the completion of future capital projects or major maintenance activities. This will include the replacement/rehabilitation of the facilities shown in the capital reserve plan which is being developed for each zone.

District Expenses

Engineering Contract Services (Code-42130): This item includes the costs for the preparation of the Annual Engineer's Report and Assessment Roll as required by law for the placement of the assessments on the property tax roll.

Inspection/Contract Documents/LLAD Administration (Code-48115): This item includes the costs of all departments and staff and consultants of the City for providing the coordination of District services, contract management, inspections, annual bid management, responding to public concerns, public education, and procedural matters associated with the District.

Napa County Auditor Charges (Code-42290): This item includes the cost charged by the County for the placement and collection of the assessments on the County Property Tax roll.

Reserve Funds

Un-Restricted/Operating Reserve Collection: This item includes the amount to be collected to maintain reserves to enable the City to pay for the maintenance and servicing of the improvements prior to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The Reserve Fund contribution will continue until such a time the Reserve Fund balance is approximately one half of the annual costs.

Repair/Replacement – Restricted/Capital Reserve: This item includes funds for the repair/replacement of improvements or the installation of new improvements to further enhance the level and quality of service provided within the boundaries of the District. The fund may be allowed to accumulate in anticipation of any unforeseen expenses not included in the yearly maintenance costs. This may include but is not limited to the repair/replacement of improvements at the end of their useful life, upgrading or enhancement of improvements within the District, repair of damaged equipment due to vandalism, storms, and other similar events where the costs cannot be covered by the annual assessment levy.

General Fund Contribution for Parks: This item accounts for the general benefit portion of the maintenance costs for parks and the special benefit to parcels outside the district boundary.

Neighborhood Park Service Area: The City of American Canyon's Parks Master Plan establishes a standard service radius of one-half mile for neighborhood parks. This means any parcels located within a half-mile radius of a neighborhood park could potentially receive benefit from that park because all residents can access and use the park amenities.

The parks were installed as a condition of development and as a part of the specific developments surrounding the parks. Those parks confer a special benefit to the parcels within the Neighborhood Park Service Area, of which those developments are located and can be assessed. There are also parcels outside the District boundary that receive special benefit from the park improvements. The parcels within the District may only be assessed for their share of special benefit from the park improvements. The share of special benefit received by parcels outside the District must be funded by sources other than District assessments, they cannot be assessed to the parcels within the District.

The General Fund Contribution for Parks, shown on the District budget pages, accounts for the portion of special benefit conferred to parcels outside the District but inside a one-half mile radius of the parks, as well as the general benefit portion. A portion of this contribution is also from rental revenue received from individuals renting the park for personal activities.

5.2 Maintenance Cost Estimates

The Maintenance Costs included in table 6.1 are described by expense type in the following table.

	Zone 1 – LV	Zone 2 – VR	Zone 3 – NJ ⁽¹⁾
Maintenance, Operation, and Servicing Costs			
City Staff Provided Maintenance	\$94,556.00	\$146,129.00	\$45,880.00
Supplies and Services	\$43,200.00	\$75,250.00	\$20,500.00
Services – Repair and Maintenance	256,800.00	347,500.00	102,000.00
Services - Other	0.00	0.00	0.00
Utilities and Maintenance	67,608.00	148,818.00	11,426.00
Subtotal Maintenance, Operation, and Servicing Costs	\$462,164.00	\$717,697.00	\$179,806.00
Incidental Expenses			
Annual Administration (City)	\$6,200	\$5,000	\$4,500
Annual Administration (Consultant)	1,750.00	1,750.00	1,750.00
County Collection Fees	233.00	430.20	90.00
Subtotal Incidental Expenses	\$8,183.00	\$7,180.20	\$6,340.00
Total Estimated Costs	\$470,347.00	\$724,877.20	\$186,146.00
Fund Balance Information			
Unrestricted Operating Reserves – 6/30/26	\$327,614.00	\$390,271.00	\$1,659,870.00
Restricted/ Capital Reserve – 6/30/26	191,994.00	315,281.00	268,080.00
Reserve Total	\$519,608.00	\$705,552.00	\$1,927,950.00
Contributions from Reserves	\$218,707.00	\$337,697.20	\$6,505.04
Est. Unrestricted Operating Reserves – 6/30/27	\$108,907.00	\$137,573.80	\$1,793,364.96
Est. Restricted/ Capital Reserve – 6/30/27	191,994.00	230,281.00	128,080.00
Est. Reserve Total	\$300,901.00	\$367,854.80	\$1,921,444.96
Proposed Total Assessment	\$251,640.00	\$387,180.00	\$179,640.96
Total ESD Units to be Assessed	466	860.4	570.92
Total Acres to be Assessed			46.04
Actual Proposed Assessment – Fiscal Year 2026/27 ⁽¹⁾	\$540.00	\$450.00	\$1,433.74
Maximum Allowable Assessment – Fiscal Year 2026/27 ⁽¹⁾	\$742.81	\$1,138.62	\$2,928.28

(1) Zone 3 – Napa Junction is a mixed-use project. The ESD and acreage budgets remained unchanged from the prior year at \$123,593 and \$56,048, respectively. The Maximum Allowable Assessment rates are \$416.40 per ESD and \$2,511.88 per acre. The proposed rates are \$216.49 per ESD and \$1,217.25 per acre. Minor variances may occur due to rounding.

6. METHOD OF ASSESSMENT

Each of the parcels within the Districts are deemed to receive special benefit from the improvements. Each parcel that has a special benefit conferred upon it as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance, operation and servicing of the improvements.

ZONES 1 AND 2 METHOD OF ASSESSMENT

The method of apportionment (spread) equates all parcels in Zones 1 and 2 to an Equivalent Single-Family Dwelling (ESD) unit, or portion thereof. The following ESD units were established for the American Canyon Landscaping and Lighting Assessment District, at its formation, and reflect the relative benefit accruing to parcels of land, in various stages of development, from the landscape and lighting facilities:

1. Vacant parcel in undeveloped area; 1/10 unit per parcel
2. Vacant parcel in developed area; 1/2 unit per parcel
3. Single dwelling parcel; 1 per unit
4. Multi-Family dwelling; 0.60 per unit

Vacant parcels in undeveloped areas experience the benefits provided from satisfying approval conditions but not the full benefits experienced when the facilities maintained by the zone are operational hence, they are assigned 1/10 of an ESD unit. Vacant parcels in developed areas experience the benefits provided from satisfying approval conditions and the public safety benefits associated with sound drainage systems. These parcels also experience some fraction of the benefits associated with safe lighting and ingress and egress but not at the same level as a fully developed parcel, hence they are assigned 1/2 of an ESD unit. Fully developed parcels experience all benefits provided by the zone. Because the land uses on both Zone 1 and 2 are relatively uniform single-family dwelling units, benefits are experienced equally. This relative equality of benefits results in an assessment methodology that spreads costs equally at full build out.

ESD units for each zone are determined annually based on the development pattern. Each zone's operation and maintenance expenses for the upcoming fiscal year is then divided by the total number of ESD units in order to calculate the annual cost per ESD unit (assessment rate) for the upcoming fiscal year. The annual assessment for each parcel is calculated by multiplying the annual cost per ESD unit (assessment rate) by the total number ESD units on the parcel in the upcoming fiscal year.

The method of apportionment for Zones 1 and 2 can be expressed mathematically as:

$$\text{Cost per ESD Unit (Rate)} = \text{Fiscal Year Budget for Zone} / \text{Total Number of ESD Units in Zone}$$

$$\text{Assessment per Parcel} = \text{Cost per ESD Unit (Rate)} \times \text{No. of ESD Units on Parcel}$$

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zones 1 and 2 include publicly owned property which is utilized for parks, creeks, open spaces, public right-of-way, and easements. These properties serve to provide landscape, open space, drainage, and recreational benefits to the adjoining residential property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.

Likewise, school sites, which provide for open space and recreational opportunities, enhance the special benefits received by residential property. In addition, school locations are required by the approval documents for the development and therefore help provide the special benefits associated with compliance with project CEQA documents and conditions of approval. Therefore, because these properties provide benefits rather than receive benefits, they are also not assessed.

Civic properties including public safety facilities and utility facilities which were constructed as a condition of approval for the residential development serve to support the special benefits received by residential properties. Because these properties support the provision of special benefits rather than receiving special benefits, they are also not assessed.

ZONE 3 METHOD OF ASSESSMENT

Unlike Zones 1 and 2, Zone 3 contains a mix of residential, commercial, industrial, and retail land uses. In order to apportion costs proportional to benefit, the method of apportionment (spread) for Zone 3 utilizes both an ESD unit component and an acreage component.

The benefits provided by the Class I bike path, three-rail fencing, streetlights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are apportioned by acreage because the size of the property provides a reasonable measure of the number trips (vehicular and bicycle), length of fencing and runoff detained. Therefore, the cost of operating and maintaining these facilities is apportioned to the benefiting property based on its acreage.

The benefits provided by the streetscape, large and small parks are apportioned by ESD unit, as is done in the other two zones. These items provide benefit to and are accessible to resident families and employees of local businesses to enjoy during lunch breaks or after work hours. Non-residential land uses are converted to residential land uses, using square-footage in order to maintain equality between the average size residential unit in the zone and the non-residential units.

The following benefit units were established for the American Canyon Landscaping and Lighting Assessment Zone 3 (Napa Junction) at the time it was annexed to the Assessment District and these reflect the relative benefit accruing the various parcels of land within the zone:

Land Use Description	Total ESD's
Single Family Dwelling (SFD)	1/Unit
Condominium	1/Unit
Multiple Family Residential	1/Unit
Mobile Home	1/Unit
Commercial	1/1,500 sf floor space*
Commercial with Dwelling Unit – Includes Hotel	1/1,500 sf floor space + 1/Unit
All Land Use Types	Acres

ESD units for Zone 3 are determined annually based on the development pattern. The operational and maintenance expenses for the upcoming fiscal year for the streetscape, large park and small park facilities are then divided by the total number of ESD units in order to calculate the annual cost per ESD unit for the upcoming fiscal year.

Acreage units within Zone 3 are also determined annually based on development. The operational and maintenance expenses for the upcoming fiscal year for Class I bike path, three-rail fencing, streetlights, traffic signal, and the detention pond and right of way maintenance along Highway 29 are then divided by the total acreage units in order to calculate the annual cost per acreage unit for the upcoming fiscal year. The annual assessment for each parcel is calculated by:

1. Multiplying the number of ESD units on the parcel by the annual cost per ESD unit to arrive at the ESD assessment for the parcel
2. Multiplying the acreage of the parcel by the annual cost per acreage unit to arrive at the acreage assessment; and
3. Adding the ESD assessment to the acreage assessment to arrive at the total assessment for the parcel.

The allocation formula for Zone 3 can be expressed mathematically as:

$$\text{Cost per ESD Unit} = \text{Fiscal Year Budget for ESD Unit Items in Zone} / \text{Total ESD Units in Zone}$$

$$\text{Cost per Acre} = \text{Fiscal Year Budget for Acreage Items in Zone} / \text{Total Acreage in Zone}$$

$$\text{Assessment per Parcel} = (\text{Cost per ESD} \times \text{No. of ESD Units on Parcel}) + (\text{Cost per Acre} \times \text{No. of Acres on Parcel})$$

Although Section 22663 of the Streets and Highways Code typically requires that public property not be assessed, Article XIII, Section 4(a) of Proposition 218 requires that public property shall not be exempt from assessment if the property benefits from the facilities being maintained.

Zone 3 includes publicly owned property which is utilized for parks, creeks, open spaces, public rights-of-way, and easements. These properties serve to provide landscape, open space, and recreational benefits to the adjoining property. Because these properties provide special benefits rather than receive special benefits they do not receive an annual assessment.

6.1 Calculation of Maximum Assessment Rate

The table below summarizes the maximum annual assessments allowed in Zones 1, 2 and 3, including the CPI increases, and compares the prior year assessments to the assessments proposed to be levied and collected in Fiscal Year 2026-27. As shown, the proposed assessment within each Zone is less than the Maximum Assessment allowed, thus Proposition 218 balloting is not required in any zone.

District	FY 2025/26 Maximum Rate	FY 2026/27 Maximum Rate	CPI % Increase	FY 2025/26 Applied Rate	FY 2026/27 Applied Rate	% Increase of Applied Rate
Zone 1 – La Vigne	\$727.03	\$742.81	2.17%	\$459.78	\$540.00	17.45%
Zone 2 – Vintage Ranch	1,114.44	1,138.62	2.17%	358.82	450.00	25.41%
Zone 3 – Napa Junction ESD ⁽¹⁾	407.56	416.40	2.17%	225.22	225.22	0%
Zone 3 – Napa Junction Acre ⁽¹⁾	2,458.53	2,511.88	2.17%	1,109.00	1,109.00	0%

(1) The prior consultant's budgets included category-based breakdowns. Applied rates were calculated by dividing each category budget by the total ESDs and acres within the zone. The ESD budget of \$123,593 divided by 570.92 ESDs resulted in an applied rate of \$225.22 per ESD. The acreage budget of \$56,048 divided by 46.04 acres resulted in an applied rate of \$1,109.00 per acre, which was further adjusted for rounding and parcel acreage.

7. ASSESSMENT DIAGRAMS

The following pages include the Assessment Diagrams for Zones 1, 2 and 3 within the Assessment District. Please note the lines and dimensions of each parcel, as well as the distinctive Assessor's Parcel Number, are shown on the Assessor's Maps for the City of American Canyon available at the County of Napa Assessor's Office. The reference to the appropriate Assessor Books at the County of Napa Assessor's Office for the respective subdivisions in each Zone are listed below.

ZONE 1 - LA VIGNE

All the land lying within the La Vigne Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 42 through 57.

All the land lying within the La Vigne Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 22 of Recorded Maps, Pages 82 through 97.

ZONE 2 - VINTAGE RANCH

All the land within the Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 1 through 22.

All the land within the Amended Scally Ranch Unit 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 36 through 57.

All of the land within the Vintage Ranch Unit 2 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 35 through 51.

All of the land within the Vintage Ranch Unit 3 Subdivision filed in the Recorder's office of the County of Napa in Book 25 of Recorded Maps, Pages 52 through 57.

Vineyard Crossing and Vineyard Place parcels were de-annexed from Zone 2 by City Council Resolution No. 2011-37.

The Villages at Vintage Ranch were annexed in the Zone in FY 2020-21 by City Council Resolution No. 2020-68.

ZONE 3 - NAPA JUNCTION MIXED USE PROJECT

All the land within the Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 24 of Recorded Maps, Pages 81 through 87.

All the land within the Amended Napa Junction Phase 1 Subdivision filed in the Recorder's office of the County of Napa in Book 25, Pages 5 through 11.

City of American Canyon LMD Zone 1 - La Vigne Subdivision

Appendix A



City of American Canyon
LMD Zone 2 - Vintage Ranch
Maintained Areas Funded by District

Appendix A

Legend

-  Lots A, C, D, and F-H
-  Streetscape
-  Creek Trail System
-  Zone Boundary



Legend 

-  Park/Detention Basins
-  Water Quality Basin & Class 1 Facility
-  Streetscape
-  Caltrans Right-of-Way
-  Zone Boundary

City of American Canyon
 LMD Zone 3 - Napa Junction
 Maintained Areas Funded by District

Appendix A



8. ASSESSMENT ROLL

The Assessment Roll of assessments is provided on the following pages. The description of each lot or parcel as part of the records of the County of Napa Assessor is, by reference, part of this Report.

The Assessor's parcel identification for each lot or parcel within the District shall be based on the County Assessor's secured roll data for the applicable year in which this Report is prepared and is incorporated herein by reference.

A listing of the Assessor's parcels assessed within the District for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Clerk and incorporated herein by reference. Based on the County Assessor's secured roll data, the current Assessor's parcels, including corrected or new Assessor's parcels, will be submitted or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined per the method of apportionment and assessment rate approved in this Report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple Assessor's parcels, the assessment amounts applied to each of the new Assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-191-002-000	172 VIA BELLAGIO	\$540.00
059-191-003-000	168 VIA BELLAGIO	540.00
059-191-004-000	164 VIA BELLAGIO	540.00
059-191-005-000	160 VIA BELLAGIO	540.00
059-191-006-000	138 CASTELLINA CIR	540.00
059-191-007-000	134 CASTELLINA CIR	540.00
059-191-008-000	130 CASTELLINA CIR	540.00
059-191-009-000	126 CASTELLINA CIR	540.00
059-191-010-000	122 CASTELLINA CIR	540.00
059-191-011-000	118 CASTELLINA CIR	540.00
059-191-012-000	114 CASTELLINA CIR	540.00
059-191-013-000	110 CASTELLINA CIR	540.00
059-191-014-000	106 CASTELLINA CIR	540.00
059-191-015-000	102 CASTELLINA CIR	540.00
059-191-016-000	98 CASTELLINA CIR	540.00
059-191-017-000	94 CASTELLINA CIR	540.00
059-191-018-000	90 CASTELLINA CIR	540.00
059-191-019-000	86 CASTELLINA CIR	540.00
059-191-020-000	82 CASTELLINA CIR	540.00
059-191-021-000	78 CASTELLINA CIR	540.00
059-191-022-000	74 CASTELLINA CIR	540.00
059-191-023-000	70 CASTELLINA CIR	540.00
059-191-024-000	66 CASTELLINA CIR	540.00
059-191-025-000	62 CASTELLINA CIR	540.00
059-191-026-000	58 CASTELLINA CIR	540.00
059-191-027-000	54 CASTELLINA CIR	540.00
059-191-028-000	50 CASTELLINA CIR	540.00
059-191-029-000	45 CASTELLINA CIR	540.00
059-191-030-000	35 VIA FIRENZE	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-191-031-000	31 VIA FIRENZE	540.00
059-191-032-000	27 VIA FIRENZE	540.00
059-191-033-000	23 VIA FIRENZE	540.00
059-191-034-000	19 VIA FIRENZE	540.00
059-191-035-000	15 VIA FIRENZE	540.00
059-191-036-000	11 VIA FIRENZE	540.00
059-191-037-000	7 VIA FIRENZE	540.00
059-191-038-000	3 VIA FIRENZE	540.00
059-191-039-000	136 VIA BELLAGIO	540.00
059-191-040-000	140 VIA BELLAGIO	540.00
059-191-041-000	144 VIA BELLAGIO	540.00
059-191-042-000	148 VIA BELLAGIO	540.00
059-191-043-000	152 VIA BELLAGIO	540.00
059-191-044-000	156 VIA BELLAGIO	540.00
059-191-045-000	2 CASTELLINA CIR	540.00
059-191-046-000	6 CASTELLINA CIR	540.00
059-191-047-000	10 CASTELLINA CIR	540.00
059-191-048-000	14 CASTELLINA CIR	540.00
059-191-049-000	18 CASTELLINA CIR	540.00
059-191-050-000	22 CASTELLINA CIR	540.00
059-191-051-000	26 CASTELLINA CIR	540.00
059-191-052-000	30 CASTELLINA CIR	540.00
059-191-053-000	34 CASTELLINA CIR	540.00
059-191-054-000	38 CASTELLINA CIR	540.00
059-191-055-000	42 CASTELLINA CIR	540.00
059-192-001-000	87 CASTELLINA CIR	540.00
059-192-002-000	83 CASTELLINA CIR	540.00
059-192-003-000	79 CASTELLINA CIR	540.00
059-192-004-000	75 CASTELLINA CIR	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-192-005-000	71 CASTELLINA CIR	540.00
059-192-006-000	67 CASTELLINA CIR	540.00
059-192-007-000	63 CASTELLINA CIR	540.00
059-192-008-000	59 CASTELLINA CIR	540.00
059-192-009-000	55 CASTELLINA CIR	540.00
059-192-010-000	51 CASTELLINA CIR	540.00
059-192-011-000	35 CASTELLINA CIR	540.00
059-192-012-000	31 CASTELLINA CIR	540.00
059-192-013-000	27 CASTELLINA CIR	540.00
059-192-014-000	23 CASTELLINA CIR	540.00
059-192-015-000	19 CASTELLINA CIR	540.00
059-192-016-000	15 CASTELLINA CIR	540.00
059-192-017-000	11 CASTELLINA CIR	540.00
059-192-018-000	7 CASTELLINA CIR	540.00
059-192-019-000	3 CASTELLINA CIR	540.00
059-201-001-000	14 VIA FIRENZE	540.00
059-201-002-000	18 VIA FIRENZE	540.00
059-201-003-000	22 VIA FIRENZE	540.00
059-201-004-000	113 VIA PESCARA	540.00
059-201-005-000	109 VIA PESCARA	540.00
059-201-006-000	105 VIA PESCARA	540.00
059-201-007-000	101 VIA PESCARA	540.00
059-201-008-000	97 VIA PESCARA	540.00
059-201-009-000	93 VIA PESCARA	540.00
059-201-010-000	89 VIA PESCARA	540.00
059-201-011-000	85 VIA PESCARA	540.00
059-201-012-000	81 VIA PESCARA	540.00
059-201-013-000	57 VIA PESCARA	540.00
059-201-014-000	53 VIA PESCARA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-201-015-000	49 VIA PESCARA	540.00
059-201-016-000	45 VIA PESCARA	540.00
059-201-017-000	27 VIA PESCARA	540.00
059-201-018-000	23 VIA PESCARA	540.00
059-201-019-000	19 VIA PESCARA	540.00
059-201-020-000	15 VIA PESCARA	540.00
059-201-021-000	6 ELBA CT	540.00
059-201-022-000	10 ELBA CT	540.00
059-201-023-000	14 ELBA CT	540.00
059-201-024-000	19 ELBA CT	540.00
059-201-025-000	15 ELBA CT	540.00
059-201-026-000	11 ELBA CT	540.00
059-201-027-000	7 ELBA CT	540.00
059-201-028-000	3 ELBA CT	540.00
059-202-001-000	118 VIA PESCARA	540.00
059-202-002-000	114 VIA PESCARA	540.00
059-202-003-000	110 VIA PESCARA	540.00
059-202-004-000	106 VIA PESCARA	540.00
059-202-005-000	102 VIA PESCARA	540.00
059-202-006-000	98 VIA PESCARA	540.00
059-202-007-000	94 VIA PESCARA	540.00
059-202-008-000	90 VIA PESCARA	540.00
059-202-009-000	86 VIA PESCARA	540.00
059-202-010-000	82 VIA PESCARA	540.00
059-202-011-000	78 VIA PESCARA	540.00
059-202-012-000	74 VIA PESCARA	540.00
059-202-013-000	70 VIA PESCARA	540.00
059-202-014-000	66 VIA PESCARA	540.00
059-202-015-000	62 VIA PESCARA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-202-016-000	58 VIA PESCARA	540.00
059-202-017-000	54 VIA PESCARA	540.00
059-202-018-000	50 VIA PESCARA	540.00
059-202-019-000	46 VIA PESCARA	540.00
059-202-020-000	42 VIA PESCARA	540.00
059-202-021-000	38 VIA PESCARA	540.00
059-202-022-000	34 VIA PESCARA	540.00
059-202-024-000	108 VIA BELLAGIO	540.00
059-202-025-000	112 VIA BELLAGIO	540.00
059-202-026-000	116 VIA BELLAGIO	540.00
059-202-027-000	120 VIA BELLAGIO	540.00
059-202-028-000	124 VIA BELLAGIO	540.00
059-202-029-000	128 VIA BELLAGIO	540.00
059-202-030-000	132 VIA BELLAGIO	540.00
059-202-031-000	2 VIA PESCARA	540.00
059-202-032-000	6 VIA PESCARA	540.00
059-202-033-000	10 VIA PESCARA	540.00
059-202-034-000	14 VIA PESCARA	540.00
059-202-035-000	18 VIA PESCARA	540.00
059-202-036-000	22 VIA PESCARA	540.00
059-202-037-000	26 VIA PESCARA	540.00
059-202-038-000	30 VIA PESCARA	540.00
059-211-002-000	50 MONTECARLO WAY	540.00
059-211-003-000	46 MONTECARLO WAY	540.00
059-211-004-000	42 MONTECARLO WAY	540.00
059-211-005-000	38 MONTECARLO WAY	540.00
059-211-006-000	34 MONTECARLO WAY	540.00
059-211-007-000	30 MONTECARLO WAY	540.00
059-211-008-000	26 MONTECARLO WAY	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-211-009-000	22 MONTECARLO WAY	540.00
059-211-010-000	18 MONTECARLO WAY	540.00
059-211-011-000	14 MONTECARLO WAY	540.00
059-211-012-000	10 MONTECARLO WAY	540.00
059-211-013-000	6 MONTECARLO WAY	540.00
059-211-014-000	2 MONTECARLO WAY	540.00
059-212-001-000	59 MONTECARLO WAY	540.00
059-212-002-000	63 MONTECARLO WAY	540.00
059-212-003-000	67 MONTECARLO WAY	540.00
059-212-004-000	42 PIENZA DR	540.00
059-212-005-000	38 PIENZA DR	540.00
059-212-006-000	34 PIENZA DR	540.00
059-212-007-000	30 PIENZA DR	540.00
059-212-008-000	26 PIENZA DR	540.00
059-212-009-000	22 PIENZA DR	540.00
059-212-010-000	18 PIENZA DR	540.00
059-212-011-000	14 PIENZA DR	540.00
059-212-012-000	10 PIENZA DR	540.00
059-212-013-000	35 MONTECARLO WAY	540.00
059-212-014-000	39 MONTECARLO WAY	540.00
059-212-015-000	43 MONTECARLO WAY	540.00
059-212-016-000	47 MONTECARLO WAY	540.00
059-212-017-000	51 MONTECARLO WAY	540.00
059-212-018-000	55 MONTECARLO WAY	540.00
059-213-001-000	71 MONTECARLO WAY	540.00
059-213-002-000	75 MONTECARLO WAY	540.00
059-213-003-000	79 MONTECARLO WAY	540.00
059-213-004-000	167 VIA BELLAGIO	540.00
059-213-005-000	163 VIA BELLAGIO	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-213-006-000	159 VIA BELLAGIO	540.00
059-213-007-000	155 VIA BELLAGIO	540.00
059-213-008-000	151 VIA BELLAGIO	540.00
059-213-009-000	147 VIA BELLAGIO	540.00
059-213-010-000	143 VIA BELLAGIO	540.00
059-213-011-000	139 VIA BELLAGIO	540.00
059-213-012-000	135 VIA BELLAGIO	540.00
059-213-013-000	131 VIA BELLAGIO	540.00
059-213-014-000	127 VIA BELLAGIO	540.00
059-213-015-000	123 VIA BELLAGIO	540.00
059-213-016-000	119 VIA BELLAGIO	540.00
059-213-017-000	115 VIA BELLAGIO	540.00
059-213-018-000	111 VIA BELLAGIO	540.00
059-213-019-000	107 VIA BELLAGIO	540.00
059-213-020-000	3 PIENZA DR	540.00
059-213-021-000	7 PIENZA DR	540.00
059-213-022-000	11 PIENZA DR	540.00
059-213-023-000	15 PIENZA DR	540.00
059-213-024-000	19 PIENZA DR	540.00
059-213-025-000	23 PIENZA DR	540.00
059-213-026-000	27 PIENZA DR	540.00
059-213-027-000	31 PIENZA DR	540.00
059-213-028-000	35 PIENZA DR	540.00
059-213-029-000	39 PIENZA DR	540.00
059-213-030-000	43 PIENZA DR	540.00
059-213-031-000	47 PIENZA DR	540.00
059-213-032-000	51 PIENZA DR	540.00
059-221-001-000	59 VIA LA MORRA	540.00
059-221-002-000	55 VIA LA MORRA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-221-003-000	51 VIA LA MORRA	540.00
059-221-004-000	47 VIA LA MORRA	540.00
059-221-005-000	43 VIA LA MORRA	540.00
059-221-006-000	39 VIA LA MORRA	540.00
059-221-007-000	35 VIA LA MORRA	540.00
059-221-008-000	31 VIA LA MORRA	540.00
059-221-009-000	27 VIA LA MORRA	540.00
059-221-010-000	23 VIA LA MORRA	540.00
059-221-011-000	19 VIA LA MORRA	540.00
059-221-012-000	15 VIA LA MORRA	540.00
059-221-013-000	11 VIA LA MORRA	540.00
059-221-014-000	7 VIA LA MORRA	540.00
059-221-015-000	3 VIA LA MORRA	540.00
059-221-016-000	69 VIA BELLAGIO	540.00
059-221-017-000	61 VIA BELLAGIO	540.00
059-221-018-000	55 VIA BELLAGIO	540.00
059-222-001-000	62 VIA LA MORRA	540.00
059-222-002-000	58 VIA LA MORRA	540.00
059-222-003-000	54 VIA LA MORRA	540.00
059-222-004-000	50 VIA LA MORRA	540.00
059-222-005-000	15 BIELLA CT	540.00
059-222-006-000	11 BIELLA CT	540.00
059-222-007-000	7 BIELLA CT	540.00
059-222-008-000	3 BIELLA CT	540.00
059-222-009-000	2 BIELLA CT	540.00
059-222-010-000	6 BIELLA CT	540.00
059-222-011-000	10 BIELLA CT	540.00
059-222-012-000	18 VIA LA MORRA	540.00
059-222-013-000	14 VIA LA MORRA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-222-014-000	10 VIA LA MORRA	540.00
059-222-015-000	6 VIA LA MORRA	540.00
059-222-016-000	51 VIA BELLAGIO	540.00
059-222-017-000	47 VIA BELLAGIO	540.00
059-222-018-000	43 VIA BELLAGIO	540.00
059-222-019-000	39 VIA BELLAGIO	540.00
059-222-020-000	35 VIA BELLAGIO	540.00
059-222-021-000	31 VIA BELLAGIO	540.00
059-222-022-000	27 VIA BELLAGIO	540.00
059-222-023-000	23 VIA BELLAGIO	540.00
059-222-024-000	19 VIA BELLAGIO	540.00
059-222-025-000	15 VIA BELLAGIO	540.00
059-222-026-000	11 VIA BELLAGIO	540.00
059-222-027-000	7 VIA BELLAGIO	540.00
059-222-028-000	3 VIA BELLAGIO	540.00
059-231-001-000	14 VIA BELLAGIO	540.00
059-231-002-000	18 VIA BELLAGIO	540.00
059-231-003-000	22 VIA BELLAGIO	540.00
059-231-004-000	26 VIA BELLAGIO	540.00
059-231-005-000	30 VIA BELLAGIO	540.00
059-231-006-000	34 VIA BELLAGIO	540.00
059-231-007-000	38 VIA BELLAGIO	540.00
059-231-008-000	42 VIA BELLAGIO	540.00
059-231-009-000	46 VIA BELLAGIO	540.00
059-231-010-000	50 VIA BELLAGIO	540.00
059-231-011-000	54 VIA BELLAGIO	540.00
059-231-012-000	27 PELLERIA DR	540.00
059-231-013-000	31 PELLERIA DR	540.00
059-231-014-000	35 PELLERIA DR	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-231-015-000	39 PELLERIA DR	540.00
059-231-016-000	43 PELLERIA DR	540.00
059-231-017-000	47 PELLERIA DR	540.00
059-231-018-000	51 PELLERIA DR	540.00
059-231-019-000	59 VIA MARCIANA	540.00
059-232-001-000	78 VIA BELLAGIO	540.00
059-232-002-000	74 VIA BELLAGIO	540.00
059-232-003-000	70 VIA BELLAGIO	540.00
059-232-004-000	66 VIA BELLAGIO	540.00
059-232-005-000	62 VIA BELLAGIO	540.00
059-232-006-000	58 VIA BELLAGIO	540.00
059-232-007-000	23 PELLERIA DR	540.00
059-232-008-000	19 PELLERIA DR	540.00
059-232-009-000	15 PELLERIA DR	540.00
059-232-010-000	11 PELLERIA DR	540.00
059-232-011-000	7 PELLERIA DR	540.00
059-232-012-000	3 PELLERIA DR	540.00
059-232-013-000	27 VIA MONTALCINO	540.00
059-232-014-000	23 VIA MONTALCINO	540.00
059-232-015-000	19 VIA MONTALCINO	540.00
059-232-016-000	15 VIA MONTALCINO	540.00
059-232-017-000	11 VIA MONTALCINO	540.00
059-232-018-000	7 VIA MONTALCINO	540.00
059-232-019-000	3 VIA MONTALCINO	540.00
059-232-020-000	4 PALAZZO WAY	540.00
059-232-021-000	8 PALAZZO WAY	540.00
059-232-022-000	12 PALAZZO WAY	540.00
059-232-023-000	16 PALAZZO WAY	540.00
059-232-024-000	20 PALAZZO WAY	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-232-025-000	24 PALAZZO WAY	540.00
059-232-026-000	28 PALAZZO WAY	540.00
059-232-027-000	32 PALAZZO WAY	540.00
059-232-028-000	36 PALAZZO WAY	540.00
059-232-029-000	40 PALAZZO WAY	540.00
059-232-030-000	44 PALAZZO WAY	540.00
059-232-031-000	48 PALAZZO WAY	540.00
059-233-001-000	50 PELLERIA DR	540.00
059-233-002-000	46 PELLERIA DR	540.00
059-233-003-000	42 PELLERIA DR	540.00
059-233-004-000	38 PELLERIA DR	540.00
059-233-005-000	34 PELLERIA DR	540.00
059-233-006-000	30 PELLERIA DR	540.00
059-233-007-000	26 PELLERIA DR	540.00
059-233-008-000	22 PELLERIA DR	540.00
059-233-009-000	18 PELLERIA DR	540.00
059-233-010-000	14 VIA MONTALCINO	540.00
059-233-011-000	10 VIA MONTALCINO	540.00
059-233-012-000	6 VIA MONTALCINO	540.00
059-233-013-000	2 VIA MONTALCINO	540.00
059-233-014-000	21 PALAZZO WAY	540.00
059-233-015-000	25 PALAZZO WAY	540.00
059-233-016-000	29 PALAZZO WAY	540.00
059-233-017-000	33 PALAZZO WAY	540.00
059-233-018-000	37 PALAZZO WAY	540.00
059-233-019-000	41 PALAZZO WAY	540.00
059-233-020-000	45 PALAZZO WAY	540.00
059-233-021-000	49 PALAZZO WAY	540.00
059-233-022-000	53 PALAZZO WAY	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-233-023-000	57 PALAZZO WAY	540.00
059-241-001-000	30 VIA TREVISO	540.00
059-241-002-000	26 VIA TREVISO	540.00
059-241-003-000	22 VIA TREVISO	540.00
059-241-004-000	18 VIA TREVISO	540.00
059-241-005-000	14 VIA TREVISO	540.00
059-241-006-000	10 VIA TREVISO	540.00
059-241-007-000	6 VIA TREVISO	540.00
059-241-008-000	2 VIA TREVISO	540.00
059-241-009-000	22 SARCEDO WAY	540.00
059-241-010-000	26 SARCEDO WAY	540.00
059-241-011-000	30 SARCEDO WAY	540.00
059-241-012-000	34 SARCEDO WAY	540.00
059-241-013-000	38 SARCEDO WAY	540.00
059-241-014-000	42 SARCEDO WAY	540.00
059-241-015-000	46 SARCEDO WAY	540.00
059-241-016-000	50 SARCEDO WAY	540.00
059-241-018-000	54 SARCEDO WAY	540.00
059-241-019-000	58 SARCEDO WAY	540.00
059-241-020-000	62 SARCEDO WAY	540.00
059-241-021-000	66 SARCEDO WAY	540.00
059-241-022-000	70 SARCEDO WAY	540.00
059-241-023-000	74 SARCEDO WAY	540.00
059-241-024-000	78 SARCEDO WAY	540.00
059-241-025-000	82 SARCEDO WAY	540.00
059-241-026-000	86 SARCEDO WAY	540.00
059-241-027-000	90 SARCEDO WAY	540.00
059-241-028-000	94 SARCEDO WAY	540.00
059-241-029-000	98 SARCEDO WAY	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
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APN	Site Address	Assessment Total
059-242-001-000	55 SARCEDO WAY	540.00
059-242-002-000	59 SARCEDO WAY	540.00
059-242-003-000	35 VIA PESARO	540.00
059-242-004-000	15 VIA PESARO	540.00
059-242-005-000	11 VIA PESARO	540.00
059-242-006-000	7 VIA PESARO	540.00
059-242-007-000	3 VIA PESARO	540.00
059-243-001-000	75 SARCEDO WAY	540.00
059-243-002-000	79 SARCEDO WAY	540.00
059-243-003-000	83 SARCEDO WAY	540.00
059-243-004-000	59 VIA TREVISO	540.00
059-243-005-000	55 VIA TREVISO	540.00
059-243-006-000	51 VIA TREVISO	540.00
059-243-016-000	2 VIA PESARO	540.00
059-243-017-000	6 VIA PESARO	540.00
059-243-018-000	10 VIA PESARO	540.00
059-243-019-000	14 VIA PESARO	540.00
059-243-020-000	18 VIA PESARO	540.00
059-243-021-000	22 VIA PESARO	540.00
059-243-022-000	26 VIA PESARO	540.00
059-243-023-000	30 VIA PESARO	540.00
059-243-024-000	47 VIA TREVISO	540.00
059-243-025-000	43 VIA TREVISO	540.00
059-243-026-000	39 VIA TREVISO	540.00
059-243-027-000	35 VIA TREVISO	540.00
059-243-028-000	31 VIA TREVISO	540.00
059-243-029-000	27 VIA TREVISO	540.00
059-243-030-000	23 VIA TREVISO	540.00
059-243-031-000	19 VIA TREVISO	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
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APN	Site Address	Assessment Total
059-243-032-000	15 VIA TREVISO	540.00
059-244-001-000	34 VIA TREVISO	540.00
059-244-002-000	38 VIA TREVISO	540.00
059-244-003-000	42 VIA TREVISO	540.00
059-244-004-000	46 VIA TREVISO	540.00
059-244-005-000	50 VIA TREVISO	540.00
059-244-006-000	54 VIA TREVISO	540.00
059-244-007-000	58 VIA TREVISO	540.00
059-244-008-000	62 VIA TREVISO	540.00
059-244-009-000	66 VIA TREVISO	540.00
059-244-010-000	70 VIA TREVISO	540.00
059-244-011-000	2 VIA BELLAGIO	540.00
059-244-012-000	6 VIA BELLAGIO	540.00
059-244-013-000	10 VIA BELLAGIO	540.00
059-251-001-000	2 PALESTRINA CT	540.00
059-251-002-000	6 PALESTRINA CT	540.00
059-251-003-000	10 PALESTRINA CT	540.00
059-251-004-000	14 PALESTRINA CT	540.00
059-251-005-000	18 PALESTRINA CT	540.00
059-251-006-000	22 PALESTRINA CT	540.00
059-251-007-000	26 PALESTRINA CT	540.00
059-251-008-000	30 PALESTRINA CT	540.00
059-251-009-000	34 PALESTRINA CT	540.00
059-251-010-000	38 PALESTRINA DR	540.00
059-251-011-000	42 PALESTRINA DR	540.00
059-251-012-000	46 PALESTRINA DR	540.00
059-251-013-000	50 PALESTRINA DR	540.00
059-251-014-000	54 PALESTRINA DR	540.00
059-251-015-000	3 VIA MARCIANA	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
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APN	Site Address	Assessment Total
059-251-016-000	7 VIA MARCIANA	540.00
059-251-017-000	11 VIA MARCIANA	540.00
059-251-018-000	15 VIA MARCIANA	540.00
059-251-019-000	19 VIA MARCIANA	540.00
059-251-020-000	23 VIA MARCIANA	540.00
059-251-021-000	27 VIA MARCIANA	540.00
059-251-022-000	31 VIA MARCIANA	540.00
059-251-023-000	35 VIA MARCIANA	540.00
059-251-024-000	39 VIA MARCIANA	540.00
059-252-001-000	43 VIA MARCIANA	540.00
059-252-002-000	47 VIA MARCIANA	540.00
059-252-003-000	51 VIA MARCIANA	540.00
059-252-004-000	55 VIA MARCIANA	540.00
059-254-001-000	3 MARCELLO CT	540.00
059-254-002-000	7 MARCELLO CT	540.00
059-254-003-000	11 MARCELLO CT	540.00
059-254-004-000	15 MARCELLO CT	540.00
059-254-005-000	19 MARCELLO CT	540.00
059-254-006-000	60 PALAZZO WAY	540.00
059-254-007-000	56 PALAZZO WAY	540.00
059-254-008-000	52 PALAZZO WAY	540.00
059-255-001-000	3 CAMERINO CT	540.00
059-255-002-000	7 CAMERINO CT	540.00
059-255-003-000	11 CAMERINO CT	540.00
059-255-004-000	15 CAMERINO CT	540.00
059-255-005-000	19 CAMERINO CT	540.00
059-255-006-000	18 MARCELLO CT	540.00
059-255-007-000	14 MARCELLO CT	540.00
059-255-008-000	10 MARCELLO CT	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
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APN	Site Address	Assessment Total
059-255-009-000	6 MARCELLO CT	540.00
059-255-010-000	2 MARCELLO CT	540.00
059-256-001-000	3 PALESTRINA CT	540.00
059-256-002-000	7 PALESTRINA CT	540.00
059-256-003-000	11 PALESTRINA CT	540.00
059-256-004-000	15 PALESTRINA CT	540.00
059-256-005-000	19 PALESTRINA CT	540.00
059-256-006-000	2 TOLENTINO DR	540.00
059-256-007-000	6 TOLENTINO DR	540.00
059-256-008-000	10 TOLENTINO DR	540.00
059-256-009-000	14 CAMERINO CT	540.00
059-256-010-000	10 CAMERINO CT	540.00
059-256-011-000	6 CAMERINO CT	540.00
059-256-012-000	2 CAMERINO CT	540.00
059-257-001-000	2 VIA MARCIANA	540.00
059-257-002-000	6 VIA MARCIANA	540.00
059-257-003-000	10 VIA MARCIANA	540.00
059-257-004-000	14 VIA MARCIANA	540.00
059-257-005-000	18 VIA MARCIANA	540.00
059-257-006-000	22 VIA MARCIANA	540.00
059-257-007-000	26 VIA MARCIANA	540.00
059-257-008-000	68 PALAZZO WAY	540.00
059-257-009-000	64 PALAZZO WAY	540.00
059-257-010-000	31 TOLENTINO DR	540.00
059-257-011-000	27 TOLENTINO DR	540.00
059-257-012-000	23 TOLENTINO DR	540.00
059-257-013-000	19 TOLENTINO DR	540.00
059-257-014-000	15 TOLENTINO DR	540.00
059-257-015-000	11 TOLENTINO DR	540.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 1 - La Vigne
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-257-016-000	7 TOLENTINO DR	540.00
059-257-017-000	3 TOLENTINO DR	540.00
466 Accounts		\$251,640.00

City of American Canyon
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Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-080-012-000	100 TOSCANA DR	\$42,930.00
059-301-001-000	20 WHITE OAK DR	450.00
059-301-002-000	24 WHITE OAK DR	450.00
059-301-003-000	28 WHITE OAK DR	450.00
059-301-004-000	32 WHITE OAK DR	450.00
059-301-005-000	36 WHITE OAK DR	450.00
059-301-006-000	40 WHITE OAK DR	450.00
059-301-007-000	44 WHITE OAK DR	450.00
059-301-008-000	48 WHITE OAK DR	450.00
059-301-009-000	52 WHITE OAK DR	450.00
059-301-010-000	56 WHITE OAK DR	450.00
059-301-011-000	51 RENWOOD LN	450.00
059-301-012-000	47 RENWOOD LN	450.00
059-301-013-000	43 RENWOOD LN	450.00
059-301-014-000	39 RENWOOD LN	450.00
059-301-015-000	35 RENWOOD LN	450.00
059-301-016-000	31 RENWOOD LN	450.00
059-301-017-000	27 RENWOOD LN	450.00
059-301-018-000	23 RENWOOD LN	450.00
059-301-019-000	19 RENWOOD LN	450.00
059-302-001-000	39 WHITE OAK DR	450.00
059-302-002-000	35 WHITE OAK DR	450.00
059-302-003-000	31 WHITE OAK DR	450.00
059-302-004-000	27 WHITE OAK DR	450.00
059-302-005-000	23 WHITE OAK DR	450.00
059-302-006-000	19 WHITE OAK DR	450.00
059-302-007-000	11 RENWOOD PL	450.00
059-302-008-000	7 RENWOOD PL	450.00
059-302-011-000	2 RENWOOD PL	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
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APN	Site Address	Assessment Total
059-302-012-000	6 RENWOOD PL	450.00
059-302-013-000	10 RENWOOD PL	450.00
059-302-014-000	14 RENWOOD LN	450.00
059-302-015-000	18 RENWOOD LN	450.00
059-302-016-000	22 RENWOOD LN	450.00
059-302-017-000	26 RENWOOD LN	450.00
059-302-018-000	30 RENWOOD LN	450.00
059-302-019-000	34 RENWOOD LN	450.00
059-302-020-000	38 RENWOOD LN	450.00
059-302-021-000	42 RENWOOD LN	450.00
059-302-022-000	46 RENWOOD LN	450.00
059-302-023-000	50 RENWOOD LN	450.00
059-311-001-000	536 SILVER OAK TRL	450.00
059-311-002-000	532 SILVER OAK TRL	450.00
059-311-003-000	528 SILVER OAK TRL	450.00
059-311-004-000	524 SILVER OAK TRL	450.00
059-311-005-000	520 SILVER OAK TRL	450.00
059-311-006-000	516 SILVER OAK TRL	450.00
059-311-007-000	512 SILVER OAK TRL	450.00
059-311-008-000	508 SILVER OAK TRL	450.00
059-311-009-000	504 SILVER OAK TRL	450.00
059-311-010-000	500 SILVER OAK TRL	450.00
059-312-003-000	90 STONECREEK DR	450.00
059-312-004-000	86 STONECREEK DR	450.00
059-312-005-000	82 STONECREEK DR	450.00
059-312-006-000	78 STONECREEK DR	450.00
059-312-007-000	74 STONECREEK DR	450.00
059-312-008-000	70 STONECREEK DR	450.00
059-312-009-000	66 STONECREEK DR	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
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APN	Site Address	Assessment Total
059-312-010-000	62 STONECREEK DR	450.00
059-312-011-000	58 STONECREEK DR	450.00
059-312-012-000	54 STONECREEK DR	450.00
059-312-013-000	50 STONECREEK DR	450.00
059-312-014-000	46 STONECREEK DR	450.00
059-312-015-000	42 STONECREEK DR	450.00
059-312-016-000	38 STONECREEK DR	450.00
059-312-017-000	34 STONECREEK DR	450.00
059-312-018-000	30 STONECREEK DR	450.00
059-312-019-000	26 STONECREEK DR	450.00
059-312-020-000	22 STONECREEK DR	450.00
059-312-021-000	18 STONECREEK DR	450.00
059-312-022-000	14 STONECREEK DR	450.00
059-312-023-000	10 STONECREEK DR	450.00
059-312-024-000	6 STONECREEK DR	450.00
059-312-025-000	2 STONECREEK DR	450.00
059-312-026-000	98 STONECREEK DR	450.00
059-312-027-000	94 STONECREEK DR	450.00
059-313-001-000	75 STONECREEK DR	450.00
059-313-002-000	71 STONECREEK DR	450.00
059-313-003-000	67 STONECREEK DR	450.00
059-313-004-000	63 STONECREEK DR	450.00
059-313-005-000	59 STONECREEK DR	450.00
059-313-006-000	55 STONECREEK DR	450.00
059-313-007-000	51 STONECREEK DR	450.00
059-313-008-000	47 STONECREEK DR	450.00
059-313-009-000	43 STONECREEK DR	450.00
059-313-010-000	39 STONECREEK DR	450.00
059-313-011-000	35 STONECREEK DR	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
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APN	Site Address	Assessment Total
059-313-012-000	31 STONECREEK DR	450.00
059-313-013-000	27 STONECREEK DR	450.00
059-313-014-000	23 STONECREEK DR	450.00
059-313-015-000	19 STONECREEK DR	450.00
059-313-016-000	15 STONECREEK DR	450.00
059-313-017-000	11 STONECREEK DR	450.00
059-313-018-000	7 STONECREEK DR	450.00
059-313-019-000	3 STONECREEK DR	450.00
059-313-020-000	39 SEQUOIA GROVE WAY	450.00
059-313-021-000	35 SEQUOIA GROVE WAY	450.00
059-313-022-000	31 SEQUOIA GROVE WAY	450.00
059-313-023-000	27 SEQUOIA GROVE WAY	450.00
059-313-024-000	23 SEQUOIA GROVE WAY	450.00
059-313-025-000	19 SEQUOIA GROVE WAY	450.00
059-313-026-000	2 KARLY CT	450.00
059-313-027-000	6 KARLY CT	450.00
059-313-028-000	10 KARLY CT	450.00
059-313-029-000	14 KARLY CT	450.00
059-313-030-000	18 KARLY CT	450.00
059-313-031-000	22 KARLY CT	450.00
059-313-032-000	23 KARLY CT	450.00
059-313-033-000	19 KARLY CT	450.00
059-313-034-000	15 KARLY CT	450.00
059-313-035-000	11 KARLY CT	450.00
059-313-036-000	7 KARLY CT	450.00
059-313-037-000	3 KARLY CT	450.00
059-313-038-000	2 DEAYER CT	450.00
059-313-039-000	6 DEAYER CT	450.00
059-313-040-000	10 DEAYER CT	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-313-041-000	14 DEAYER CT	450.00
059-313-042-000	18 DEAYER CT	450.00
059-313-043-000	11 DEAYER CT	450.00
059-313-044-000	7 DEAYER CT	450.00
059-313-045-000	3 DEAYER CT	450.00
059-313-046-000	36 TOSCANA DR	450.00
059-313-047-000	40 TOSCANA DR	450.00
059-314-001-000	63 TOSCANA DR	450.00
059-314-002-000	59 TOSCANA DR	450.00
059-314-003-000	55 TOSCANA DR	450.00
059-314-004-000	51 TOSCANA DR	450.00
059-314-005-000	47 TOSCANA DR	450.00
059-314-006-000	43 TOSCANA DR	450.00
059-314-007-000	39 TOSCANA DR	450.00
059-314-008-000	35 TOSCANA DR	450.00
059-314-009-000	31 TOSCANA DR	450.00
059-314-010-000	27 TOSCANA DR	450.00
059-314-011-000	23 TOSCANA DR	450.00
059-314-012-000	19 TOSCANA DR	450.00
059-314-013-000	15 TOSCANA DR	450.00
059-314-014-000	11 TOSCANA DR	450.00
059-314-015-000	7 TOSCANA DR	450.00
059-314-016-000	3 TOSCANA DR	450.00
059-314-017-000	7 SEQUOIA GROVE CT	450.00
059-314-018-000	3 SEQUOIA GROVE CT	450.00
059-314-019-000	2 SEQUOIA GROVE CT	450.00
059-314-020-000	6 SEQUOIA GROVE CT	450.00
059-314-021-000	10 SEQUOIA GROVE CT	450.00
059-314-022-000	14 SEQUOIA GROVE WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
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APN	Site Address	Assessment Total
059-314-023-000	18 SEQUOIA GROVE WAY	450.00
059-314-024-000	22 SEQUOIA GROVE WAY	450.00
059-314-025-000	26 SEQUOIA GROVE WAY	450.00
059-314-026-000	30 SEQUOIA GROVE WAY	450.00
059-314-027-000	34 SEQUOIA GROVE WAY	450.00
059-314-028-000	38 SEQUOIA GROVE WAY	450.00
059-314-029-000	42 SEQUOIA GROVE WAY	450.00
059-314-030-000	46 SEQUOIA GROVE WAY	450.00
059-314-031-000	50 SEQUOIA GROVE WAY	450.00
059-314-032-000	54 SEQUOIA GROVE WAY	450.00
059-314-033-000	58 SEQUOIA GROVE WAY	450.00
059-321-001-000	3 SPINETTA CT	450.00
059-321-002-000	7 SPINETTA CT	450.00
059-321-003-000	11 SPINETTA CT	450.00
059-321-004-000	15 SPINETTA CT	450.00
059-321-005-000	14 SPINETTA CT	450.00
059-321-006-000	10 SPINETTA CT	450.00
059-321-007-000	6 SPINETTA CT	450.00
059-321-008-000	2 SPINETTA CT	450.00
059-322-001-000	94 OAKSTONE WAY	450.00
059-322-002-000	98 OAKSTONE WAY	450.00
059-322-003-000	102 OAKSTONE WAY	450.00
059-322-004-000	106 OAKSTONE WAY	450.00
059-322-005-000	110 OAKSTONE WAY	450.00
059-322-006-000	114 OAKSTONE WAY	450.00
059-322-007-000	118 OAKSTONE WAY	450.00
059-322-008-000	122 OAKSTONE WAY	450.00
059-322-009-000	126 OAKSTONE WAY	450.00
059-323-001-000	101 OAKSTONE WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-323-002-000	97 OAKSTONE WAY	450.00
059-323-003-000	93 OAKSTONE WAY	450.00
059-323-004-000	89 OAKSTONE WAY	450.00
059-323-005-000	85 OAKSTONE WAY	450.00
059-323-006-000	81 OAKSTONE WAY	450.00
059-323-007-000	77 OAKSTONE WAY	450.00
059-323-008-000	73 OAKSTONE WAY	450.00
059-323-009-000	69 OAKSTONE WAY	450.00
059-323-010-000	65 OAKSTONE WAY	450.00
059-324-002-000	90 OAKSTONE WAY	450.00
059-324-003-000	86 OAKSTONE WAY	450.00
059-324-004-000	82 OAKSTONE WAY	450.00
059-324-005-000	78 OAKSTONE WAY	450.00
059-324-006-000	74 OAKSTONE WAY	450.00
059-324-007-000	70 OAKSTONE WAY	450.00
059-324-008-000	66 OAKSTONE WAY	450.00
059-324-009-000	62 OAKSTONE WAY	450.00
059-324-010-000	58 OAKSTONE WAY	450.00
059-324-011-000	54 OAKSTONE WAY	450.00
059-324-012-000	50 OAKSTONE WAY	450.00
059-324-013-000	46 OAKSTONE WAY	450.00
059-325-001-000	60 WHITE OAK DR	450.00
059-325-002-000	64 WHITE OAK DR	450.00
059-325-003-000	68 WHITE OAK DR	450.00
059-325-004-000	72 WHITE OAK DR	450.00
059-325-005-000	76 WHITE OAK DR	450.00
059-325-006-000	80 WHITE OAK DR	450.00
059-325-007-000	84 WHITE OAK DR	450.00
059-325-008-000	88 WHITE OAK DR	450.00

Slight variances may occur due to rounding

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APN	Site Address	Assessment Total
059-325-009-000	92 WHITE OAK DR	450.00
059-325-010-000	96 WHITE OAK DR	450.00
059-325-011-000	91 RENWOOD LN	450.00
059-325-012-000	87 RENWOOD LN	450.00
059-325-013-000	83 RENWOOD LN	450.00
059-325-014-000	79 RENWOOD LN	450.00
059-325-015-000	75 RENWOOD LN	450.00
059-325-016-000	71 RENWOOD LN	450.00
059-325-017-000	67 RENWOOD LN	450.00
059-325-018-000	63 RENWOOD LN	450.00
059-325-019-000	59 RENWOOD LN	450.00
059-325-020-000	55 RENWOOD LN	450.00
059-326-001-000	54 RENWOOD LN	450.00
059-326-002-000	58 RENWOOD LN	450.00
059-326-003-000	62 RENWOOD LN	450.00
059-326-004-000	66 RENWOOD LN	450.00
059-326-005-000	70 RENWOOD LN	450.00
059-326-006-000	74 RENWOOD LN	450.00
059-326-007-000	78 RENWOOD LN	450.00
059-326-008-000	82 RENWOOD LN	450.00
059-326-009-000	86 RENWOOD LN	450.00
059-326-010-000	90 RENWOOD LN	450.00
059-326-011-000	94 RENWOOD LN	450.00
059-331-001-000	48 IRONHORSE DR	450.00
059-331-002-000	44 IRONHORSE DR	450.00
059-331-003-000	40 IRONHORSE DR	450.00
059-331-005-000	14 IRONHORSE DR	450.00
059-331-006-000	10 IRONHORSE DR	450.00
059-331-007-000	6 IRONHORSE DR	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-331-008-000	2 IRONHORSE DR	450.00
059-331-009-000	2 OAKSTONE CT	450.00
059-331-010-000	6 OAKSTONE CT	450.00
059-331-011-000	10 OAKSTONE CT	450.00
059-331-012-000	14 OAKSTONE WAY	450.00
059-331-013-000	18 OAKSTONE WAY	450.00
059-331-014-000	22 OAKSTONE WAY	450.00
059-331-015-000	26 OAKSTONE WAY	450.00
059-331-016-000	30 OAKSTONE WAY	450.00
059-331-017-000	34 OAKSTONE WAY	450.00
059-331-018-000	38 OAKSTONE WAY	450.00
059-331-019-000	42 OAKSTONE WAY	450.00
059-332-001-000	39 IRONHORSE DR	450.00
059-332-002-000	35 IRONHORSE DR	450.00
059-332-003-000	31 IRONHORSE DR	450.00
059-332-004-000	27 IRONHORSE DR	450.00
059-332-005-000	23 IRONHORSE DR	450.00
059-332-006-000	19 IRONHORSE DR	450.00
059-332-007-000	15 IRONHORSE DR	450.00
059-332-008-000	11 IRONHORSE DR	450.00
059-332-009-000	7 IRONHORSE DR	450.00
059-332-010-000	3 IRONHORSE DR	450.00
059-332-011-000	2 SIRAH DR	450.00
059-332-012-000	6 SIRAH DR	450.00
059-332-013-000	10 SIRAH DR	450.00
059-332-014-000	14 SIRAH DR	450.00
059-332-015-000	18 SIRAH DR	450.00
059-332-016-000	22 SIRAH DR	450.00
059-332-017-000	26 SIRAH DR	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-332-018-000	30 SIRAH DR	450.00
059-332-019-000	34 SIRAH DR	450.00
059-332-020-000	38 SIRAH DR	450.00
059-333-001-000	39 SIRAH DR	450.00
059-333-002-000	35 SIRAH DR	450.00
059-333-003-000	31 SIRAH DR	450.00
059-333-004-000	27 SIRAH DR	450.00
059-333-005-000	23 SIRAH DR	450.00
059-333-006-000	19 SIRAH DR	450.00
059-333-007-000	15 SIRAH DR	450.00
059-333-008-000	11 SIRAH DR	450.00
059-333-009-000	7 SIRAH DR	450.00
059-333-010-000	3 SIRAH DR	450.00
059-341-001-000	584 GRANITE SPRINGS WAY	450.00
059-341-002-000	580 GRANITE SPRINGS WAY	450.00
059-341-003-000	576 GRANITE SPRINGS WAY	450.00
059-341-004-000	572 GRANITE SPRINGS WAY	450.00
059-341-005-000	568 GRANITE SPRINGS WAY	450.00
059-341-006-000	564 GRANITE SPRINGS WAY	450.00
059-341-007-000	560 GRANITE SPRINGS WAY	450.00
059-341-008-000	556 GRANITE SPRINGS WAY	450.00
059-341-009-000	552 GRANITE SPRINGS WAY	450.00
059-341-010-000	548 GRANITE SPRINGS WAY	450.00
059-341-011-000	544 GRANITE SPRINGS WAY	450.00
059-341-012-000	540 GRANITE SPRINGS WAY	450.00
059-341-013-000	536 GRANITE SPRINGS WAY	450.00
059-341-014-000	532 GRANITE SPRINGS WAY	450.00
059-341-015-000	528 GRANITE SPRINGS WAY	450.00
059-341-016-000	524 GRANITE SPRINGS WAY	450.00

Slight variances may occur due to rounding

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APN	Site Address	Assessment Total
059-341-017-000	520 GRANITE SPRINGS WAY	450.00
059-341-018-000	516 GRANITE SPRINGS WAY	450.00
059-341-019-000	512 GRANITE SPRINGS WAY	450.00
059-341-020-000	508 GRANITE SPRINGS WAY	450.00
059-341-021-000	504 GRANITE SPRINGS WAY	450.00
059-341-022-000	500 GRANITE SPRINGS WAY	450.00
059-342-001-000	575 GRANITE SPRINGS WAY	450.00
059-342-002-000	571 GRANITE SPRINGS WAY	450.00
059-342-003-000	567 GRANITE SPRINGS WAY	450.00
059-342-004-000	563 GRANITE SPRINGS WAY	450.00
059-342-005-000	559 GRANITE SPRINGS WAY	450.00
059-342-006-000	3 SADIE PL	450.00
059-342-007-000	2 SADIE PL	450.00
059-342-008-000	6 SADIE PL	450.00
059-342-009-000	545 GRANITE SPRINGS WAY	450.00
059-342-010-000	541 GRANITE SPRINGS WAY	450.00
059-342-011-000	537 GRANITE SPRINGS WAY	450.00
059-342-012-000	533 GRANITE SPRINGS WAY	450.00
059-342-013-000	529 GRANITE SPRINGS WAY	450.00
059-342-014-000	27 MARSALA PL	450.00
059-342-015-000	23 MARSALA PL	450.00
059-342-016-000	19 MARSALA PL	450.00
059-342-017-000	15 MARSALA PL	450.00
059-342-018-000	11 MARSALA PL	450.00
059-342-019-000	7 MARSALA PL	450.00
059-342-020-000	3 MARSALA PL	450.00
059-342-021-000	2 MARSALA PL	450.00
059-342-022-000	6 MARSALA PL	450.00
059-342-023-000	10 MARSALA PL	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-342-024-000	14 MARSALA PL	450.00
059-342-025-000	18 MARSALA PL	450.00
059-342-026-000	22 MARSALA PL	450.00
059-342-027-000	26 MARSALA PL	450.00
059-342-028-000	30 MARSALA PL	450.00
059-361-001-000	227 CANTADA WAY	450.00
059-361-002-000	231 CANTADA WAY	450.00
059-361-003-000	235 CANTADA WAY	450.00
059-361-004-000	239 CANTADA WAY	450.00
059-361-005-000	243 CANTADA WAY	450.00
059-361-006-000	247 CANTADA WAY	450.00
059-361-007-000	251 CANTADA WAY	450.00
059-361-008-000	255 CANTADA WAY	450.00
059-361-009-000	259 CANTADA WAY	450.00
059-361-010-000	263 CANTADA WAY	450.00
059-361-011-000	267 CANTADA WAY	450.00
059-361-012-000	271 CANTADA WAY	450.00
059-361-013-000	275 CANTADA WAY	450.00
059-361-014-000	279 CANTADA WAY	450.00
059-361-015-000	283 CANTADA WAY	450.00
059-361-016-000	287 CANTADA WAY	450.00
059-361-017-000	291 CANTADA WAY	450.00
059-361-018-000	295 CANTADA CT	450.00
059-361-019-000	299 CANTADA CT	450.00
059-361-020-000	311 CANTADA CT	450.00
059-361-021-000	312 CANTADA CT	450.00
059-361-022-000	308 CANTADA CT	450.00
059-361-023-000	304 CANTADA CT	450.00
059-361-024-000	300 CANTADA CT	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
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APN	Site Address	Assessment Total
059-361-025-000	236 SAGEBRUSH LN	450.00
059-361-026-000	232 SAGEBRUSH LN	450.00
059-361-027-000	228 SAGEBRUSH LN	450.00
059-361-028-000	19 FARENTINO PL	450.00
059-361-029-000	15 FARENTINO PL	450.00
059-361-030-000	11 FARENTINO PL	450.00
059-361-031-000	7 FARENTINO PL	450.00
059-361-032-000	3 FARENTINO PL	450.00
059-362-001-000	222 CANTADA WAY	450.00
059-362-002-000	226 CANTADA WAY	450.00
059-362-003-000	230 CANTADA WAY	450.00
059-362-004-000	234 CANTADA WAY	450.00
059-362-005-000	238 CANTADA WAY	450.00
059-362-006-000	242 CANTADA WAY	450.00
059-362-007-000	264 CANTADA WAY	450.00
059-362-008-000	268 CANTADA WAY	450.00
059-362-009-000	272 CANTADA WAY	450.00
059-362-010-000	235 SORRENTO LN	450.00
059-362-011-000	231 SORRENTO LN	450.00
059-362-012-000	227 SORRENTO LN	450.00
059-362-013-000	223 SORRENTO LN	450.00
059-362-014-000	219 SORRENTO LN	450.00
059-362-015-000	215 SORRENTO LN	450.00
059-363-001-000	206 SORRENTO LN	450.00
059-363-002-000	210 SORRENTO LN	450.00
059-363-003-000	214 SORRENTO LN	450.00
059-363-004-000	218 SORRENTO LN	450.00
059-363-005-000	222 SORRENTO LN	450.00
059-363-006-000	226 SORRENTO LN	450.00

Slight variances may occur due to rounding

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APN	Site Address	Assessment Total
059-363-007-000	230 SORRENTO LN	450.00
059-363-008-000	234 SORRENTO LN	450.00
059-363-009-000	282 CANTADA WAY	450.00
059-363-010-000	286 CANTADA WAY	450.00
059-363-011-000	290 CANTADA WAY	450.00
059-363-012-000	231 SAGEBRUSH LN	450.00
059-363-013-000	227 SAGEBRUSH LN	450.00
059-363-014-000	223 SAGEBRUSH LN	450.00
059-363-015-000	219 SAGEBRUSH LN	450.00
059-363-016-000	215 SAGEBRUSH LN	450.00
059-363-017-000	211 SAGEBRUSH LN	450.00
059-363-018-000	207 SAGEBRUSH LN	450.00
059-363-019-000	203 SAGEBRUSH LN	450.00
059-364-001-000	212 SAGEBRUSH LN	450.00
059-364-002-000	216 SAGEBRUSH LN	450.00
059-364-003-000	220 SAGEBRUSH LN	450.00
059-364-004-000	18 FARENTINO PL	450.00
059-364-005-000	14 FARENTINO PL	450.00
059-364-006-000	10 FARENTINO PL	450.00
059-364-007-000	6 FARENTINO PL	450.00
059-364-008-000	2 FARENTINO PL	450.00
059-364-009-000	3 SELVINO CT	450.00
059-364-010-000	7 SELVINO CT	450.00
059-364-011-000	11 SELVINO CT	450.00
059-364-012-000	15 SELVINO CT	450.00
059-371-001-000	350 SUMMERWOOD DR	450.00
059-371-002-000	346 SUMMERWOOD DR	450.00
059-371-003-000	342 SUMMERWOOD DR	450.00
059-371-004-000	338 SUMMERWOOD DR	450.00

Slight variances may occur due to rounding

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APN	Site Address	Assessment Total
059-371-005-000	334 SUMMERWOOD DR	450.00
059-371-006-000	330 SUMMERWOOD DR	450.00
059-371-007-000	326 SUMMERWOOD DR	450.00
059-371-008-000	322 SUMMERWOOD DR	450.00
059-371-009-000	318 SUMMERWOOD DR	450.00
059-371-010-000	314 SUMMERWOOD DR	450.00
059-371-011-000	310 SUMMERWOOD DR	450.00
059-371-012-000	306 SUMMERWOOD DR	450.00
059-371-013-000	302 SUMMERWOOD DR	450.00
059-371-014-000	126 TAPESTRY LN	450.00
059-371-015-000	122 TAPESTRY LN	450.00
059-371-016-000	118 TAPESTRY LN	450.00
059-371-017-000	114 TAPESTRY LN	450.00
059-371-018-000	110 TAPESTRY LN	450.00
059-371-019-000	106 TAPESTRY LN	450.00
059-371-020-000	102 TAPESTRY LN	450.00
059-371-021-000	103 TERRAZZO LN	450.00
059-371-022-000	107 TERRAZZO LN	450.00
059-371-023-000	111 TERRAZZO LN	450.00
059-371-024-000	115 TERRAZZO LN	450.00
059-371-025-000	119 TERRAZZO LN	450.00
059-371-026-000	123 TERRAZZO LN	450.00
059-371-027-000	127 TERRAZZO LN	450.00
059-371-028-000	131 TERRAZZO LN	450.00
059-371-029-000	135 TERRAZZO LN	450.00
059-371-030-000	139 TERRAZZO LN	450.00
059-371-031-000	143 TERRAZZO LN	450.00
059-371-032-000	147 TERRAZZO LN	450.00
059-371-033-000	151 TERRAZZO LN	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-371-034-000	155 TERRAZZO LN	450.00
059-371-035-000	159 TERRAZZO LN	450.00
059-371-036-000	163 TERRAZZO LN	450.00
059-371-037-000	167 TERRAZZO LN	450.00
059-371-038-000	171 TERRAZZO LN	450.00
059-371-039-000	175 TERRAZZO LN	450.00
059-372-001-000	181 GOLD VALLEY WAY	450.00
059-372-002-000	177 GOLD VALLEY WAY	450.00
059-372-003-000	173 GOLD VALLEY WAY	450.00
059-372-004-000	106 TERRAZZO LN	450.00
059-372-005-000	110 TERRAZZO LN	450.00
059-372-006-000	114 TERRAZZO LN	450.00
059-372-007-000	118 TERRAZZO LN	450.00
059-372-008-000	134 TERRAZZO LN	450.00
059-372-009-000	138 TERRAZZO LN	450.00
059-372-010-000	142 TERRAZZO LN	450.00
059-372-011-000	146 TERRAZZO LN	450.00
059-372-012-000	160 TERRAZZO LN	450.00
059-372-013-000	164 TERRAZZO LN	450.00
059-372-014-000	11 MOSAIC CT	450.00
059-372-015-000	7 MOSAIC CT	450.00
059-372-016-000	3 MOSAIC CT	450.00
059-372-017-000	2 MOSAIC CT	450.00
059-372-018-000	6 MOSAIC CT	450.00
059-372-019-000	10 MOSAIC CT	450.00
059-372-020-000	12 MOSAIC CT	450.00
059-373-001-000	223 CANTADA WAY	450.00
059-373-002-000	219 CANTADA WAY	450.00
059-373-003-000	215 CANTADA WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
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APN	Site Address	Assessment Total
059-373-004-000	211 CANTADA WAY	450.00
059-374-001-000	202 CANTADA WAY	450.00
059-374-002-000	206 CANTADA WAY	450.00
059-374-003-000	210 CANTADA WAY	450.00
059-374-004-000	214 CANTADA WAY	450.00
059-374-005-000	218 CANTADA WAY	450.00
059-374-006-000	211 SORRENTO LN	450.00
059-374-007-000	207 SORRENTO LN	450.00
059-374-008-000	203 SORRENTO LN	450.00
059-375-001-000	178 GOLD VALLEY WAY	450.00
059-375-002-000	174 GOLD VALLEY WAY	450.00
059-375-003-000	170 GOLD VALLEY WAY	450.00
059-375-004-000	166 GOLD VALLEY WAY	450.00
059-381-001-000	22 SELVINO CT	450.00
059-381-002-000	18 SELVINO CT	450.00
059-381-003-000	14 SELVINO CT	450.00
059-381-004-000	10 SELVINO CT	450.00
059-381-005-000	6 SELVINO CT	450.00
059-383-001-000	151 HORIZON WAY	450.00
059-383-002-000	147 HORIZON WAY	450.00
059-383-003-000	143 HORIZON WAY	450.00
059-383-004-000	139 HORIZON WAY	450.00
059-383-005-000	135 HORIZON WAY	450.00
059-383-006-000	131 HORIZON WAY	450.00
059-383-007-000	127 HORIZON WAY	450.00
059-383-008-000	123 HORIZON WAY	450.00
059-383-009-000	119 HORIZON WAY	450.00
059-383-010-000	115 HORIZON WAY	450.00
059-383-011-000	111 HORIZON WAY	450.00

Slight variances may occur due to rounding

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Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-383-012-000	107 HORIZON WAY	450.00
059-383-013-000	103 HORIZON WAY	450.00
059-384-001-000	23 HORIZON CT	450.00
059-384-002-000	19 HORIZON CT	450.00
059-384-003-000	15 HORIZON CT	450.00
059-384-004-000	11 HORIZON CT	450.00
059-384-005-000	7 HORIZON CT	450.00
059-385-001-000	134 HORIZON WAY	450.00
059-385-002-000	130 HORIZON WAY	450.00
059-385-003-000	126 HORIZON WAY	450.00
059-385-004-000	122 HORIZON WAY	450.00
059-385-005-000	118 HORIZON WAY	450.00
059-385-006-000	114 HORIZON WAY	450.00
059-385-007-000	110 HORIZON WAY	450.00
059-385-008-000	106 HORIZON WAY	450.00
059-385-009-000	102 HORIZON WAY	450.00
059-385-010-000	103 HALLMARK LN	450.00
059-385-011-000	107 HALLMARK LN	450.00
059-385-012-000	111 HALLMARK LN	450.00
059-385-013-000	115 HALLMARK LN	450.00
059-385-014-000	119 HALLMARK LN	450.00
059-385-015-000	123 HALLMARK LN	450.00
059-385-016-000	127 HALLMARK LN	450.00
059-386-001-000	26 HORIZON CT	450.00
059-386-002-000	22 HORIZON CT	450.00
059-386-003-000	18 HORIZON CT	450.00
059-386-004-000	14 HORIZON CT	450.00
059-386-005-000	10 HORIZON CT	450.00
059-386-006-000	6 HORIZON CT	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-386-007-000	2 HORIZON CT	450.00
059-386-008-000	3 HALLMARK CT	450.00
059-386-009-000	7 HALLMARK CT	450.00
059-386-010-000	11 HALLMARK CT	450.00
059-386-011-000	15 HALLMARK CT	450.00
059-386-012-000	19 HALLMARK CT	450.00
059-386-013-000	23 HALLMARK CT	450.00
059-386-014-000	27 HALLMARK CT	450.00
059-387-001-000	26 HALLMARK CT	450.00
059-387-002-000	22 HALLMARK CT	450.00
059-387-003-000	18 HALLMARK CT	450.00
059-387-004-000	14 HALLMARK CT	450.00
059-392-001-000	102 TUSCAN OAK TRL	450.00
059-392-002-000	106 TUSCAN OAK TRL	450.00
059-392-003-000	110 TUSCAN OAK TRL	450.00
059-392-004-000	114 TUSCAN OAK TRL	450.00
059-392-005-000	118 TUSCAN OAK TRL	450.00
059-392-006-000	122 TUSCAN OAK TRL	450.00
059-392-007-000	126 TUSCAN OAK TRL	450.00
059-392-008-000	130 TUSCAN OAK TRL	450.00
059-392-009-000	134 TUSCAN OAK TRL	450.00
059-392-010-000	138 TUSCAN OAK TRL	450.00
059-392-011-000	253 GOLDEN BROOK LN	450.00
059-392-012-000	251 GOLDEN BROOK LN	450.00
059-392-013-000	143 CRESTWOOD LN	450.00
059-392-014-000	139 CRESTWOOD LN	450.00
059-392-015-000	135 CRESTWOOD LN	450.00
059-392-016-000	131 CRESTWOOD LN	450.00
059-392-017-000	127 CRESTWOOD LN	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-392-018-000	123 CRESTWOOD LN	450.00
059-392-019-000	119 CRESTWOOD LN	450.00
059-392-020-000	115 CRESTWOOD LN	450.00
059-392-021-000	111 CRESTWOOD LN	450.00
059-392-022-000	107 CRESTWOOD LN	450.00
059-392-023-000	103 CRESTWOOD LN	450.00
059-393-001-000	102 CRESTWOOD LN	450.00
059-393-002-000	106 CRESTWOOD LN	450.00
059-393-003-000	110 CRESTWOOD LN	450.00
059-393-004-000	114 CRESTWOOD LN	450.00
059-393-005-000	118 CRESTWOOD LN	450.00
059-393-006-000	122 CRESTWOOD LN	450.00
059-393-007-000	126 CRESTWOOD LN	450.00
059-393-008-000	130 CRESTWOOD LN	450.00
059-393-009-000	134 CRESTWOOD LN	450.00
059-393-010-000	138 CRESTWOOD LN	450.00
059-393-011-000	142 CRESTWOOD LN	450.00
059-393-012-000	139 SUMMERWOOD DR	450.00
059-393-013-000	135 SUMMERWOOD DR	450.00
059-393-014-000	131 SUMMERWOOD DR	450.00
059-393-015-000	127 SUMMERWOOD DR	450.00
059-393-016-000	123 SUMMERWOOD DR	450.00
059-393-017-000	119 SUMMERWOOD DR	450.00
059-393-018-000	115 SUMMERWOOD DR	450.00
059-393-019-000	111 SUMMERWOOD DR	450.00
059-393-020-000	107 SUMMERWOOD DR	450.00
059-393-021-000	103 SUMMERWOOD DR	450.00
059-394-001-000	127 TAPESTRY LN	450.00
059-394-002-000	123 TAPESTRY LN	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-394-003-000	119 TAPESTRY LN	450.00
059-394-004-000	115 TAPESTRY LN	450.00
059-394-005-000	111 TAPESTRY LN	450.00
059-394-006-000	107 TAPESTRY LN	450.00
059-394-007-000	147 GOLD VALLEY WAY	450.00
059-394-008-000	143 GOLD VALLEY WAY	450.00
059-394-009-000	139 GOLD VALLEY WAY	450.00
059-394-010-000	135 GOLD VALLEY WAY	450.00
059-394-011-000	102 GOLDEN BROOK LN	450.00
059-394-012-000	106 GOLDEN BROOK LN	450.00
059-394-013-000	110 GOLDEN BROOK LN	450.00
059-394-014-000	202 SUMMERWOOD DR	450.00
059-394-015-000	206 SUMMERWOOD DR	450.00
059-395-001-000	102 SUMMERWOOD DR	450.00
059-395-002-000	106 SUMMERWOOD DR	450.00
059-395-003-000	110 SUMMERWOOD DR	450.00
059-395-004-000	114 SUMMERWOOD DR	450.00
059-395-005-000	118 SUMMERWOOD DR	450.00
059-395-006-000	122 SUMMERWOOD DR	450.00
059-395-007-000	126 SUMMERWOOD DR	450.00
059-395-008-000	130 SUMMERWOOD DR	450.00
059-395-009-000	111 GOLDEN BROOK LN	450.00
059-395-010-000	107 GOLDEN BROOK LN	450.00
059-395-011-000	103 GOLDEN BROOK LN	450.00
059-395-012-000	123 GOLD VALLEY CT	450.00
059-395-013-000	119 GOLD VALLEY CT	450.00
059-395-014-000	115 GOLD VALLEY CT	450.00
059-395-015-000	102 GOLD VALLEY CT	450.00
059-395-016-000	106 GOLD VALLEY CT	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-395-017-000	110 GOLD VALLEY CT	450.00
059-395-018-000	114 GOLD VALLEY CT	450.00
059-395-019-000	118 GOLD VALLEY CT	450.00
059-395-020-000	122 GOLD VALLEY CT	450.00
059-395-021-000	126 GOLD VALLEY CT	450.00
059-395-022-000	130 GOLD VALLEY CT	450.00
059-395-023-000	134 GOLD VALLEY WAY	450.00
059-395-024-000	138 GOLD VALLEY WAY	450.00
059-395-025-000	142 GOLD VALLEY WAY	450.00
059-395-026-000	146 GOLD VALLEY WAY	450.00
059-395-027-000	150 GOLD VALLEY WAY	450.00
059-395-028-000	154 GOLD VALLEY WAY	450.00
059-395-030-000	158 GOLD VALLEY WAY	450.00
059-395-031-000	162 GOLD VALLEY WAY	450.00
059-402-001-000	199 SIENNA WAY	450.00
059-402-002-000	195 SIENNA WAY	450.00
059-402-003-000	191 SIENNA WAY	450.00
059-402-004-000	187 SIENNA WAY	450.00
059-402-005-000	183 SIENNA WAY	450.00
059-402-006-000	179 SIENNA WAY	450.00
059-402-007-000	175 SIENNA WAY	450.00
059-402-008-000	171 SIENNA WAY	450.00
059-402-009-000	167 SIENNA WAY	450.00
059-402-011-000	163 HORIZON WAY	450.00
059-402-012-000	159 HORIZON WAY	450.00
059-402-013-000	155 HORIZON WAY	450.00
059-403-001-000	178 SIENNA WAY	450.00
059-403-002-000	174 SIENNA WAY	450.00
059-403-003-000	170 SIENNA WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-403-004-000	138 HORIZON WAY	450.00
059-403-005-000	131 HALLMARK LN	450.00
059-403-006-000	135 HALLMARK LN	450.00
059-404-002-000	223 SIENNA CT	450.00
059-404-003-000	219 SIENNA CT	450.00
059-404-004-000	215 SIENNA CT	450.00
059-404-005-000	211 SIENNA CT	450.00
059-404-006-000	207 SIENNA CT	450.00
059-405-001-000	216 SIENNA CT	450.00
059-405-002-000	212 SIENNA CT	450.00
059-405-003-000	208 SIENNA CT	450.00
059-405-004-000	204 SIENNA WAY	450.00
059-405-005-000	200 SIENNA WAY	450.00
059-405-006-000	196 SIENNA WAY	450.00
059-405-007-000	192 SIENNA WAY	450.00
059-405-008-000	188 SIENNA WAY	450.00
059-405-009-000	184 SIENNA WAY	450.00
059-405-010-000	31 SERENA PL	450.00
059-405-011-000	27 SERENA PL	450.00
059-405-012-000	23 SERENA PL	450.00
059-405-013-000	19 SERENA PL	450.00
059-405-014-000	15 SERENA PL	450.00
059-405-015-000	11 SERENA PL	450.00
059-405-016-000	7 SERENA PL	450.00
059-405-017-000	3 SERENA PL	450.00
059-406-001-000	2 SERENA PL	450.00
059-406-002-000	6 SERENA PL	450.00
059-406-003-000	10 SERENA PL	450.00
059-406-004-000	14 SERENA PL	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-406-005-000	18 SERENA PL	450.00
059-406-006-000	22 SERENA PL	450.00
059-406-007-000	26 SERENA PL	450.00
059-406-008-000	19 SAGEBRUSH CT	450.00
059-406-009-000	15 SAGEBRUSH CT	450.00
059-406-010-000	11 SAGEBRUSH CT	450.00
059-406-011-000	7 SAGEBRUSH CT	450.00
059-406-012-000	3 SAGEBRUSH CT	450.00
059-411-001-000	22 TUSCAN OAK TRL	450.00
059-411-002-000	18 TUSCAN OAK TRL	450.00
059-411-003-000	14 TUSCAN OAK TRL	450.00
059-411-004-000	10 TUSCAN OAK TRL	450.00
059-411-005-000	6 TUSCAN OAK TRL	450.00
059-411-006-000	2 TUSCAN OAK TRL	450.00
059-411-007-000	206 SONOMA CREEK WAY	450.00
059-411-008-000	202 SONOMA CREEK WAY	450.00
059-411-009-000	198 SONOMA CREEK WAY	450.00
059-411-010-000	194 SONOMA CREEK WAY	450.00
059-411-011-000	190 SONOMA CREEK WAY	450.00
059-411-012-000	186 SONOMA CREEK WAY	450.00
059-411-013-000	182 SONOMA CREEK WAY	450.00
059-411-014-000	178 SONOMA CREEK WAY	450.00
059-411-015-000	174 SONOMA CREEK WAY	450.00
059-411-016-000	170 SONOMA CREEK WAY	450.00
059-411-017-000	166 SONOMA CREEK WAY	450.00
059-411-018-000	162 SONOMA CREEK WAY	450.00
059-411-019-000	158 SONOMA CREEK WAY	450.00
059-411-020-000	154 SONOMA CREEK WAY	450.00
059-411-021-000	150 SONOMA CREEK WAY	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-413-001-000	183 SONOMA CREEK WAY	450.00
059-413-002-000	179 SONOMA CREEK WAY	450.00
059-413-003-000	175 SONOMA CREEK WAY	450.00
059-413-004-000	171 SONOMA CREEK WAY	450.00
059-413-005-000	167 SONOMA CREEK WAY	450.00
059-413-006-000	163 SONOMA CREEK WAY	450.00
059-413-007-000	159 SONOMA CREEK WAY	450.00
059-413-008-000	155 SONOMA CREEK WAY	450.00
059-413-009-000	151 SONOMA CREEK WAY	450.00
059-413-010-000	147 SONOMA CREEK WAY	450.00
059-413-011-000	143 SONOMA CREEK WAY	450.00
059-413-012-000	139 SONOMA CREEK WAY	450.00
059-413-013-000	135 SONOMA CREEK WAY	450.00
059-413-014-000	131 SONOMA CREEK WAY	450.00
059-413-015-000	127 SONOMA CREEK WAY	450.00
059-413-016-000	123 SONOMA CREEK WAY	450.00
059-413-017-000	119 SONOMA CREEK WAY	450.00
059-413-018-000	115 SONOMA CREEK WAY	450.00
059-413-019-000	111 SONOMA CREEK WAY	450.00
059-413-020-000	107 SONOMA CREEK WAY	450.00
059-413-021-000	103 SONOMA CREEK WAY	450.00
059-413-022-000	102 HEARTHSTONE DR	450.00
059-413-023-000	106 HEARTHSTONE DR	450.00
059-413-024-000	110 HEARTHSTONE DR	450.00
059-413-025-000	114 HEARTHSTONE DR	450.00
059-413-026-000	118 HEARTHSTONE DR	450.00
059-413-027-000	122 HEARTHSTONE DR	450.00
059-413-028-000	126 HEARTHSTONE DR	450.00
059-413-029-000	130 HEARTHSTONE DR	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-413-030-000	134 HEARTHSTONE DR	450.00
059-413-031-000	138 HEARTHSTONE DR	450.00
059-413-032-000	142 HEARTHSTONE DR	450.00
059-413-033-000	146 HEARTHSTONE DR	450.00
059-413-034-000	150 HEARTHSTONE DR	450.00
059-413-035-000	154 HEARTHSTONE DR	450.00
059-413-036-000	158 HEARTHSTONE DR	450.00
059-413-037-000	162 HEARTHSTONE DR	450.00
059-413-038-000	166 HEARTHSTONE DR	450.00
059-413-039-000	170 HEARTHSTONE DR	450.00
059-413-040-000	174 HEARTHSTONE DR	450.00
059-413-041-000	178 HEARTHSTONE DR	450.00
059-413-042-000	182 HEARTHSTONE DR	450.00
059-414-002-000	211 HEARTHSTONE DR	450.00
059-414-003-000	207 HEARTHSTONE DR	450.00
059-414-004-000	203 HEARTHSTONE DR	450.00
059-414-005-000	199 HEARTHSTONE DR	450.00
059-414-006-000	195 HEARTHSTONE DR	450.00
059-414-007-000	191 HEARTHSTONE DR	450.00
059-414-008-000	187 HEARTHSTONE DR	450.00
059-414-009-000	183 HEARTHSTONE DR	450.00
059-414-010-000	179 HEARTHSTONE DR	450.00
059-414-011-000	175 HEARTHSTONE DR	450.00
059-414-012-000	171 HEARTHSTONE DR	450.00
059-414-013-000	167 HEARTHSTONE DR	450.00
059-414-014-000	163 HEARTHSTONE DR	450.00
059-414-015-000	159 HEARTHSTONE DR	450.00
059-414-016-000	155 HEARTHSTONE DR	450.00
059-414-017-000	151 HEARTHSTONE DR	450.00

Slight variances may occur due to rounding

City of American Canyon
Landscape and Lighting Assessment District Zone 2 - Vintage Ranch
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-414-018-000	147 HEARTHSTONE DR	450.00
059-414-019-000	143 HEARTHSTONE DR	450.00
059-414-020-000	139 HEARTHSTONE DR	450.00
059-414-021-000	135 HEARTHSTONE DR	450.00
059-414-022-000	131 HEARTHSTONE DR	450.00
059-414-023-000	127 HEARTHSTONE DR	450.00
059-414-024-000	123 HEARTHSTONE DR	450.00
059-414-025-000	119 HEARTHSTONE DR	450.00
059-414-026-000	115 HEARTHSTONE DR	450.00
059-414-027-000	111 HEARTHSTONE DR	450.00
059-414-028-000	107 HEARTHSTONE DR	450.00
059-414-029-000	103 HEARTHSTONE DR	450.00
766 Accounts		\$387,180.00

City of American Canyon
Landscape and Lighting Assessment District Zone 3 - Napa Junction
Final Billing Detail Report for Fiscal Year 2026/27

APN	Site Address	Assessment Total
059-020-047-000	406 NAPA JUNCTION RD	\$2,238.34
059-020-048-000	408 NAPA JUNCTION RD	1,505.30
059-020-049-000	410 NAPA JUNCTION RD	2,301.92
059-020-050-000	800 RELIANT WAY	40,042.86
059-020-051-000	418 NAPA JUNCTION RD	6,108.98
059-020-052-000	416 NAPA JUNCTION RD	1,604.28
059-351-010-000	7011 MAIN ST	41,493.66
059-351-012-000	5500 EUCALYPTUS DR	58,933.52
059-351-013-000	401 NAPA JUNCTION RD	1,499.38
059-351-014-000	7021 MAIN ST	1,942.38
059-351-015-000	6055 MAIN ST	1,684.64
059-351-016-000	6040 MAIN ST	3,333.60
059-352-001-000	5055 MAIN ST	5,650.44
059-352-002-000	5001 MAIN ST	11,301.62
14 Accounts		\$179,640.92
1,246 Total Accounts		\$818,460.92



CITY COUNCILMEMBER REPORT

Council Meeting Date: 05/06/2026

Submitted by: ^{*} Councilmember David Oro

Event Date: 06/05/2026

Event Type Committee Report

Event Title: Napa Valley Tourism Business Improvement District (TBID)

Event Report: The Napa Valley Tourism Business Improvement District Board met on May 6, 2026 to review funding requests, discuss tourism-related initiatives, and receive updates from partner organizations.

FY 2026–27 TBID Budget

The Board reviewed and approved the proposed FY 2026–27 TBID Budget, which includes continued funding for tourism marketing, the local welcome center, and community festival support.

Juneteenth Celebration Funding Request

The Board reviewed a funding request from the American Canyon Arts Foundation for the 2026 Juneteenth Celebration.

After discussion, the Board did not approve the funding request. The primary concern centered around the TBID's ongoing focus on generating overnight hotel stays ("heads in beds") and measurable tourism impact. While Board members expressed support for the event itself, there was concern that the primarily local nature of the celebration would make it difficult to demonstrate significant overnight visitation tied to the funding request.

Manila Munchies Celebration Funding Request

The Board reviewed the funding request for the 2026 Manila Munchies celebration and approved \$1,500 in support of the event.

The discussion focused heavily on improving measurable tourism outcomes connected to TBID-funded events. Board members discussed updating the TBID funding application and policies to better track hotel stays and visitor activity associated with funded events.

One concept discussed was requiring future applicants to actively promote American Canyon hotels as part of their event marketing materials. Potential ideas included:

- Including hotel information and lodging promotions in flyers and advertising;
- Creating event-related hotel stay packages; and
- Developing dedicated booking links that would allow the TBID and participating hotels to better track overnight stays generated by events.

The Board agreed that stronger tracking tools and clearer tourism metrics will help guide future funding decisions and ensure TBID funds are aligned with their tourism promotion goals.

Reindeer Run Funding Request

The Board reviewed the donation request for the 2026 Annual Reindeer Run.

Due to a financial conflict of interest, I recused myself from discussion and participation on this item. My recusal resulted in a lack of quorum for formal action by the Board.

The remaining Board members continued a general discussion without my participation and expressed support for a potential \$3,500 funding allocation for the event. The Board may schedule a special meeting to formally consider the request. If not, the item is expected to return during the Board's regular December meeting.

Shuttle Discussion for Ruins Events

The Board also discussed transportation challenges related to events at the Napa Valley Ruins and Gardens. As events at the venue continue to grow in popularity, local hotels are seeing increased bookings from visitors attending concerts and events. However, many guests mistakenly believe they can easily walk between the hotels and the venue. In practice, pedestrian access is difficult due to railroad crossings and the lack of a safe, direct walking route.

Board members discussed the possibility of coordinating post-event hotel shuttle service to provide guests with a safer and more convenient transportation option after events conclude. There was general support for exploring the concept further.

Because the TBID Board does not meet again until December, implementation during the current event season is unlikely. The Board may invite representatives from the Ruins ownership and management team to a future meeting to discuss potential transportation partnerships and planning opportunities for the 2027 season.

Informational Updates

The Board also received informational updates from Visit Napa Valley, local hotels, the American Canyon Chamber of Commerce, and City staff.

Visit Napa Valley CEO Lindsay Gallagher provided an update on regional tourism efforts and visitor trends. Much of this information was already included in my previous report regarding the Napa Valley Tourism Corporation Board.

Upload File or Picture (20 MB MAX)

Event Date: 06/05/2026 Event Type: Community Event

Event Title: Groundbreaking Napa River Ecology Center

Event Report: I attended the groundbreaking celebration for the Napa River Ecology Center, an exciting milestone project for our community. As a lifetime founding member who has been involved with the vision for this center from the very beginning, it was incredibly meaningful to see construction officially begin. The Ecology Center has long represented an opportunity to connect residents and visitors with our wetlands, environment, and outdoor education programs, and I'm excited to see the project finally come to life. I look forward to watching it continue to grow and eventually open its doors to the public.

Upload File or Picture (20 MB MAX)



CITY COUNCILMEMBER REPORT

Council Meeting Date: 05/19/2026

Submitted by: Vice Mayor Mark Joseph

Event Date: 07/05/2026

Event Type Committee Report

Event Title: SR37 Policy Committee meeting (Resilient SR37)

Event Report: Quarterly meeting covered a number of topics:

- Received an update on **Vallejo's "Diverging Diamond Interchange"** near Fairgrounds and SR37--this is a new way of handling a highway interchange. There's still signals, but it's supposed to be easier, and less expensive. We are looking at this **as an option** for our SR29/12 interchange. It's the first of its kind in the Bay Area. For now, it's in the middle of construction.
- **Received the results of a Traveler's Survey on SR37 drivers.** One important point: almost half of the respondents would consider an alternate route if they had to pay a toll. That alternate route is probably through American Canyon, so we need to be diligent in tracking how we handle the tolling process, as well as securing "mitigation" funds for our highway.
- **Project Update/Phase 1 of construction** (Tolay Creek and rebuilding the road from Tolay Creek to Vallejo) is ready to go but needs to secure about half of the estimated gap in funding. We're hoping it will come from the State. There are some other issues relating to securing right-of-way and permits, so finding the last dollars may coincide with these items before it is Ready To List (RTL).
- **Project Update/Novato Creek Bridge** Funding is secured and they are finishing design. They need to go through their State permitting and then construction may begin in 2027.
- **Innovative Project Delivery** Heard an overview of how other countries handle large projects such as SR37. My big take-aways: understand the big picture before you start (environmental, geotechnical, etc.); and consider modular construction if possible. Not as impressed with discussions about private/public partnerships (P3).

Upload File or Picture (20 MB MAX)

Event Date:

Event Type Community Event

Event Title: City-Related Activities

- Event Report:
- **Canyon Estates model home:** After 15 years, the builders hosted a semi-private open house to show off their 4000 square foot, \$1.9 million model home. It's beautiful and spacious. Even though most of the units are being built by Richmond America, they have a number of floor plans and options, and they're only building a few at a time. It's probably the best alternative to custom built homes. I also got a chance to walk up to the observation point--great views, and a large enough area that the home owners could have some nice outings.
 - **Eco-Center Ground Breaking:** Attended the ground breaking, along with the rest of Council. It's exciting that the funds have been assembled (thanks in large part to Congressman Thompson's efforts), and that we may have something in a year!
 - **Finance Subcommittee:** We went through the proposed budget in great detail (apologies to the Mayor and staff!!). For now, it's balanced with the addition of 1 Police Officer, 1 Park Maintenance Worker, and

converting consultant funds into a Chief Building Official. But we haven't seen the multi-year forecast yet--ACM Gomez is suggesting things won't be rosy for too long, especially if inflation continues.

- **North Bay Health "Listening Session":** Made it to the tail end of this luncheon meeting. North Bay is planning to purchase Queen of the Valley and is engaging the community to hear our concerns. North Bay appears to be very community-focused, which is good. I asked if they were planning to expand their footprint in American Canyon, and they are considering it (although one representative told me they are not out of capacity in their facility yet--but we may get more general care in addition to Urgent Care.

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Event Date: 12/05/2026

Event Type Committee Report

Event Title: NVTa Strategic Planning Interviews

Event Report: The NVTa Board is embarking on its first strategic plan, trying to get a handle on how to work better as a board and to improve Board/Staff relations. As the consultant noted, our responsibility is to identify the "what" we want to do or accomplish; their job is to give us the "how" tools. Ironically, the need for this strategic plan started about 3-4 years ago, after we lost half of the board's incumbents and hired a new Director. Things have started to settle down, but who knows?

On Tuesday, I was interviewed by the consultant and we discussed my perspectives, both as the Board Chair and that I am the longest serving member on the board, at this time.

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Event Date:

Event Type Community Event

Event Title: Community Activities and Events

- Event Report:**
- **Ukulele Jammers concert:** ACAF provides space for about a dozen or more ukulele players. They have done so well that we wanted to host a concert for the public. Because the players fill up our Room 5, we rented the Multi-Purpose Room and there were over 50 people attending. Plenty of food and fun. They played a lot of classics (for my generation--oldies but goodies for everyone else!). We'll bring them back to be part of our Parol Festival this year.
 - **Kiwanis Board Meeting:** Attended the monthly board meeting. We have put together our slate of officers/board members for next year. We still have one slot left! We're also going to start the crab feed planning process this month, before time gets away from us.
 - **Napa County Democratic Central Committee (NCDCC):** Attended the monthly meeting via zoom. The topic was AI and how hard it is and will continue to be, to distinguish between real and AI-generated content. The potential for mis-information and dis-information is frightful! Combined with our overly polarized politics and segmented news sources, and things can get really crazy!

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CITY COUNCILMEMBER REPORT

Council Meeting Date: 05/19/2026

Submitted by: Mayor Pierre Washington

Event Date: 02/05/2026

Event Type Community Event

Event Title: Richmond American Homes Grand Opening of New Residential Community

Event Report: On May 2, 2026, I had the pleasure of attending the grand opening of Richmond American Homes, joined by Vice Mayor Mark Joseph. This event marked an important milestone for our community, as the continued investment in quality housing reflects the growth and desirability of American Canyon. It was encouraging to see new opportunities for families seeking to establish roots in our city, while also supporting our broader goals of economic development and community expansion. I appreciate Richmond American Homes for their commitment to contributing to the character and vitality of our community.

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Event Date: 03/05/2026

Event Type Community Event

Event Title: NEWS Walk-A-Mile Napa Valley

Event Report: I had the honor of attending the NEWS Domestic Violence “Walk in Her Shoes” event in Napa, alongside Councilmember Melissa Lamattina and Supervisor Belia Ramos.

This meaningful event brought our community together in support of individuals who have experienced, or are currently experiencing, domestic violence. It served as a powerful reminder of the importance of compassion, awareness, and continued advocacy for those impacted.

“Walk in Her Shoes” not only raises critical awareness but also highlights the essential resources and support systems that NEWS provides to help survivors rebuild their lives with dignity and hope. I am grateful to be part of a community that stands united against domestic violence and remains committed to supporting survivors and their families.



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Event 04/05/2026
Date:

Event Type Community Event

Event Title: Late Night Basketball Dr. Ramona Bishop Elite School Basketball Board

Event Report: I attended a late-night community youth basketball program in Vallejo as a guest to learn more about this impactful nonprofit organization. The program is focused on providing a safe, structured environment for young people during critical evening hours, with the goal of keeping them engaged, off the streets, and out of the judicial system.

It was inspiring to see firsthand how mentorship, teamwork, and positive role models can make a meaningful difference in the lives of these youth. The organization's commitment to creating opportunities through recreation and guidance plays an important role in prevention and community building. I appreciate the work being done and look forward to exploring how similar efforts might benefit our own community.



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Event 04/05/2026
Date:

Event Type Committee Report

Event Title: NVTA Strategic Plan Board Member Interview

Event Report: I recently participated in a one-on-one interview with a consultant to discuss the current state of the Napa Valley Transportation Authority (NVTA), focusing on what is working well and where there may be opportunities for improvement. The conversation provided a valuable opportunity to share insights on service delivery, community needs, and overall system effectiveness.

We discussed key strengths, including NVTA's commitment to regional connectivity and its efforts to provide reliable transit options to residents. At the same time, we explored areas that may benefit from further attention, such as service frequency, accessibility, and public awareness of available transit resources. I appreciated the opportunity to contribute to this dialogue and support ongoing efforts to enhance transportation services for our community.



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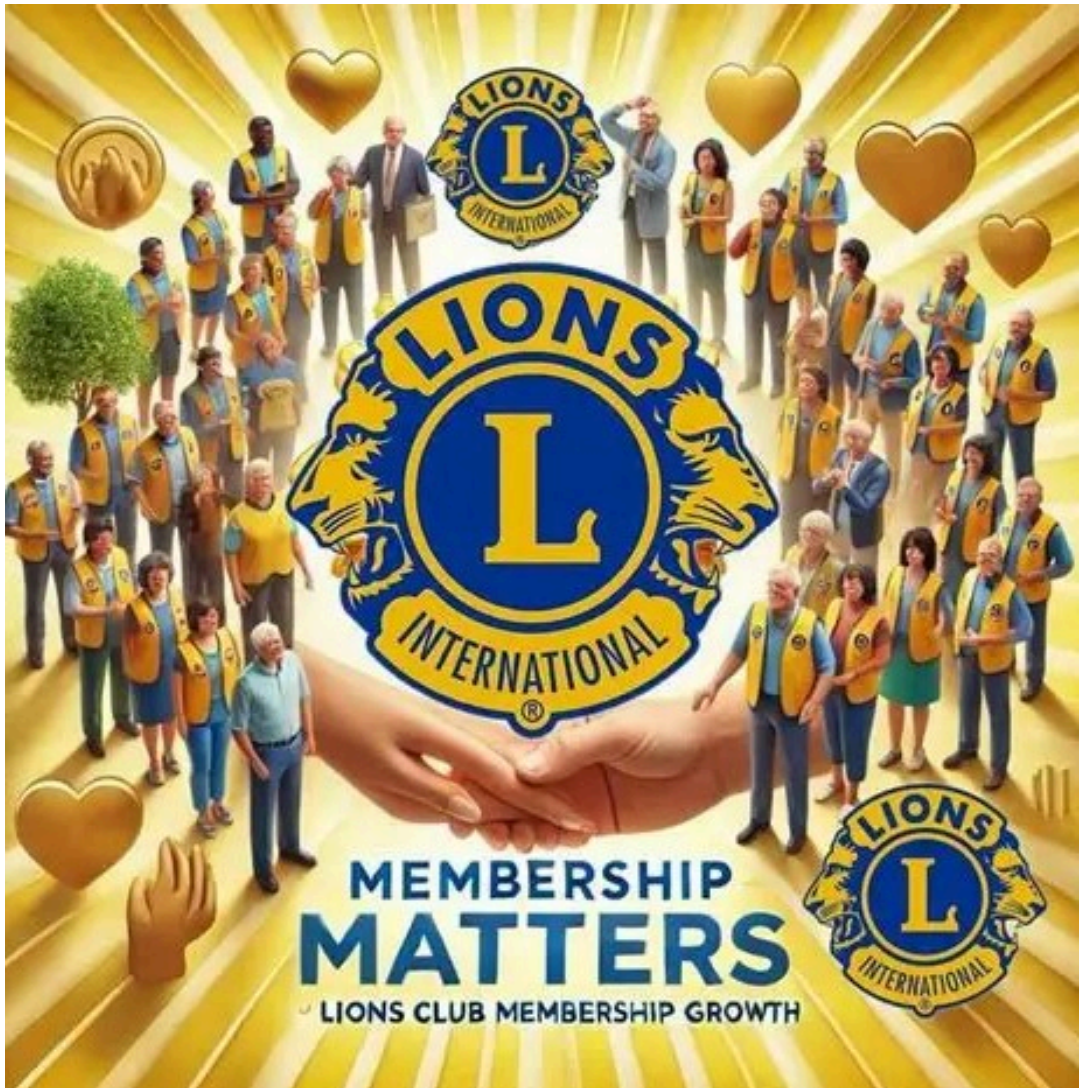
Event Date: 04/05/2026

Event Type Community Event

Event Title: American Canyon Lions Club

Event Report: I had the opportunity to attend a meeting of the American Canyon Lions Club, whose motto, "We Serve," truly reflects their commitment to the community. It was encouraging to see a group of dedicated individuals coming together to support local needs, provide service, and make a positive impact.

For those looking to get more involved in the community, I would highly recommend considering the American Canyon Lions Club. It is a great organization that offers meaningful ways to give back while building strong connections within our city.



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Event Date: 05/05/2026

Event Type Other

Event Title: One on one with the Vice Mayor, Mark Joseph

Event Report: I make it a priority to meet regularly with Vice Mayor Mark Joseph to stay aligned on key issues impacting our community. Through these routine one-on-one meetings, often held in informal settings like Le Paris, we have the opportunity to exchange ideas, discuss priorities, and ensure we are working collaboratively to best serve the residents of American Canyon.

These ongoing conversations strengthen our leadership partnership and help maintain a unified, thoughtful approach to addressing the needs of our city.

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Event Date: 05/05/2026

Event Type Community Event

Event Title: American Canyon ECO Center Groundbreaking and Check Presentation

Event Report: I had the privilege of attending a truly outstanding groundbreaking event led by Janelle Sellick and the incredible team from the Parks Foundation. Their vision, leadership, and dedication to enhancing our community were clearly on display, and this project represents an exciting investment in the future of our city.

I would also like to extend my sincere gratitude to Congressman Mike Thompson for his continued support and involvement, which plays a vital role in bringing projects like this to life.

This special occasion brought together strong regional and local leadership, including Supervisor Belia Ramos, Sheriff Oscar Ortiz, Vice Mayor Mark Joseph, and Councilmembers David Oro, Melissa Lamattina, and Brando Cruz. It was inspiring to stand alongside such committed partners as we celebrate progress and continue working together to build a vibrant and connected community.

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Event Date: 07/05/2026

Event Type Committee Report

Event Title: American Canyon Financial Sub-Committee

Event Report: Vice Mayor Mark Joseph and I attended a meeting of the American Canyon Financial Sub-Committee, where we received an update on the city's financial status from Finance Director Jem Cruz.

We were pleased to hear that the city continues to maintain a balanced budget, reflecting strong fiscal management and responsible planning. This update reinforces our commitment to ensuring the long-term financial stability of American Canyon while continuing to meet the needs of our community.

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Future Agenda Items

May 28, 2026, Planning Comm. 6:30 p.m.

FY2026/27 CIP Projects
Active Transportation

June 2, 2026, City Council. 6:30 p.m.

Pride Month
Juneteenth Independence Day
Presentation: HACN Annual Report
Presentation: FHNV Annual Report
Final FY 26-27 Budget/LLAD Budget
FY25-25 Q4 Update and 5yr CIP
Draft Ballot Language

June 3, 2026, OSATS Meeting 6:30 p.m.

CANCELLED

June 11, 2026, PCS Meeting 6:30 p.m.

CANCELLED

June 16, 2026, City Council. 6:30 p.m.

Call & Consolidate Election
Local Sales Tax Measure Authorization

June 16, 2026, Joint CC/PCS. 7:30 p.m.

PCS Work Plan FY26/27
Parks and Community Services Master Plan

June 16, 2026, Joint CC/OSATS. 8:30 p.m.

OSATS Work Plan FY25/26
Active Transportation Plan

June 25, 2026, Planning Comm. 6:30 p.m.

ADU Ordinance Update

July 21, 2026, City Council. 6:30 p.m.

Parks & Recreation Month
Backflow Devices Municipal Code Update

July 21, 2026, Joint CC/Planning. 7:00 p.m.

BDSP Opportunity Blocks and Barriers to Development

August 4, 2026, City Council 4:00 p.m.

(CONSENT ONLY, NATIONAL NIGHT OUT)

August 5, 2026, OSATS 6:30 p.m.

TBD

August 6, 2026, Finance Subcomm. 1:00 p.m.

TBD

August 13, 2026, PCS 6:30 p.m.

TBD

August 18, 2026, City Council 6:30 p.m.

First Reading Combined Density Bonus and Inclusionary Ordinance and ADU Ordinance Update
Code Enforcement Update
Sites Reservoir Update
Utility Enterprise Financial Update
Urban Water Management Plan
Utility Update

Unscheduled Council Directed Items			
Item	Councilmember	Date of Vote	Notes
Food Ware Ordinance	Joseph	9/17/2024	On hold, pending RCAAP
Purple Heart Designation	Washington	10/15/2024	In progress, Council date TBD