

Mandatory Mediation Confirmation

From: Brent Cooper

Sent: Wednesday, June 24, 2026 5:33 PM

To: 'info@harmony.com' <info@harmony.com>; [REDACTED]

Cc: Jason Holley <jholley@americancanyon.gov>; Communications <communications@americancanyon.gov>; Julieanne Geilfuss <jgeilfuss@americancanyon.gov>; Brittany Barnett <bbarnett@americancanyon.gov>; 'Adam N. Mentzer' <amentzer@chwlaw.us>; Juan Gomez <jgomez@americancanyon.gov>; Matthew Summers <msummers@chwlaw.us>; William He <whe@americancanyon.gov>; City Clerk <cityclerk@americancanyon.gov>

Subject: RE: Olympia Mobilodge of Napa Rent Increase Dispute Notice of Case Opening

Dear Olympia Mobilodge of Napa Property Owner and Resident Representative:

On June 17, 2026, City of American Canyon received a resident petition requesting dispute resolution regarding a proposed rent increase at the Olympia Mobilodge of Napa. Based on our review, 129 valid petition signatures were submitted, representing signatures from approximately 64 percent of the 200 spaces affected by the rent increase and subject to the City's Rent Stabilization Ordinance. The petition exceeds the 51 percent mobile home space threshold, designates Ms. Claudia Sanchez as the resident representative, outline the basic issues being raised by the residents, and otherwise satisfies the petition requirements of the Rent Stabilization Ordinance.

Accordingly, this email serves as formal notification that a case has been opened regarding the proposed rent increase, which involves all spaces affected by the rent increase within Olympia Mobilodge of Napa that are subject to the Ordinance.

In compliance with the Ordinance, the City will take the following actions:

- Provide a copy of the residents' request and supporting materials to the park owner/management (see attached); and
- File a copy of the request with the City Clerk on behalf of the City Council.

Please note that the attached petition is being provided in compliance with ACMC Chapter 15.04 for purposes of the City's rent dispute resolution process and is subject to the Ordinance's confidentiality provisions. The information contained herein is intended solely for use in responding to this matter and should not be distributed or used for other purposes.

Additional information regarding the next steps in the dispute resolution process, including scheduling and procedural requirements, will be provided under separate correspondence.

If you have any questions regarding this notice or the process moving forward, you may contact me at your convenience.

Sincerely,

Brent Cooper, AICP, Community Development Director

City of American Canyon | 4381 Broadway, Suite # 201 | American Canyon, CA 94503

(707) 647-4335 | bcooper@americancanyon.gov

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