



Landscaping & Lighting Assessment District (LLAD) La Vigne (Zone 1) Property Owner Update

The American Canyon Landscaping & Lighting Assessment District (LLAD) was formed in January 2001 to provide a dedicated source of funds to cover the costs associated with the operation and maintenance of landscaping and lighting improvements which provide a special benefit to the parcels within the La Vigne Subdivision (Zone 1).

The Public Works Department manages the public landscaping, playgrounds, street lighting and traffic signal maintenance within the LLAD. The specific improvements maintained through the LLAD are detailed in the Annual Engineer's Report available at AmericanCanyon.gov/LLAD. Report issues by calling (707) 647-4550 or online at AmericanCanyon.gov/report.

The Landscaping & Lighting Act of 1972 requires that an Engineer's Report be prepared and adopted by the City Council each fiscal year (July 1 – June 30) to levy and collect assessments from the property owners within the zone in any following fiscal year. These assessments are collected as part of the property tax for each parcel. At a minimum, assessments will increase annually based on the Annual Average Consumer Price Index (CPI) for All Urban Consumers for the San Francisco-Oakland-Hayward, CA area. The Annual Engineer's Report outlines the facilities to be maintained, the budgets proposed for this maintenance, and the assessments necessary to support these budgets.

The Public Works Department prepares the Annual Engineer's Report for the LLAD. The Engineer's Report and budget preparation began in March 2026. The budget will be drafted and ready for public review as early as May 2026 with final approval at the end of May 2026. This process will take place through **two City Council meetings scheduled for May 5, 2026, and May 19, 2026.**

Please join us at **Via Bellagio Park on Tuesday, April 23, 2026, 6-7 PM** for an opportunity to meet in person to share the latest updates and hear your concerns.

Find more information and subscribe to email updates at AmericanCanyon.gov/LLAD.

Sincerely,

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