



Local Agency Formation Commission of Napa County
Subdivision of the State of California

1754 Second Street, Suite C
Napa, California 94559
Phone: (707) 259-8645
www.napa.lafco.ca.gov

We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 9c (Public Hearing)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer *BF*

MEETING DATE: June 1, 2026

SUBJECT: Proposed Paoli Loop/Watson Lane Reorganization and Associated CEQA Findings

RECOMMENDATION

It is recommended the Commission take the following actions:

- 1) Open the continued public hearing and take testimony;
- 2) Close the public hearing;
- 3) Adopt the Resolution of the Local Agency Formation Commission of Napa County Making Determinations – Paoli Loop/Watson Lane Reorganization making California Environmental Quality Act (CEQA) findings and approving the proposed reorganization for annexation to the City of American Canyon (“City”) and detachment from County Service Area (CSA) No. 4, included as Attachment 1. Standard conditions are also recommended; and
- 4) Direct the Executive Officer to schedule a separate conducting authority hearing to receive written objections from the affected landowners between 21 and 60 days following today’s meeting.

Beth Painter, Chair
Councilmember, City of Napa

Paul Dohring, Commissioner
Councilmember, City of St. Helena

David Oro, Alternate Commissioner
Councilmember, City of American Canyon

Belia Ramos, Vice Chair
County of Napa Supervisor, 3rd District

Anne Cottrell, Commissioner
County of Napa Supervisor, 3rd District

Joelle Gallagher, Alternate Commissioner
County of Napa Supervisor, 1st District

Jeffrey Crosswhite, Commissioner
Representative of the General Public

Eve Kahn, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

BACKGROUND AND SUMMARY

Applicant: City of American Canyon (resolution of application)

Proposed Actions: Annexation to the City and detachment from CSA No. 4

Assessor Parcel Numbers:

057-120-014, 057-120-015, 057-120-017, 057-120-028, 057-120-034, 057-120-036, 057-120-041, 057-120-045, 057-120-047, 057-120-048, 057-120-049, 057-120-050, 057-120-051, 057-180-014, and 057-180-015

Location: 157, 165, 193, 205, 210, 220, 225, 245, 254, 260, 265 & 280 Watson Lane, and 4000 & 4400 Paoli Loop

Area Size: Approximately 89 acres

Jurisdiction: Unincorporated

Sphere of Influence Consistency: Yes

Policy Consistency: Yes

Urban Growth Boundary Consistency: Yes – consistent with City urban limit line (ULL)

Tax Sharing Agreement: Yes – tax exchange agreement between City and County

Landowner Consent: Less than 100% - triggers protest proceedings

Protest Proceedings: Yes

CEQA: Final EIR and MMRP – see page 8

Current Land Uses: 13 residential lots, accessory outbuildings, outdoor storage

Purpose: Facilitate planned industrial development and Newell Drive extension

Development Plans: See “Purpose” above

Fire Service: American Canyon Fire Protection District (ACFPD)

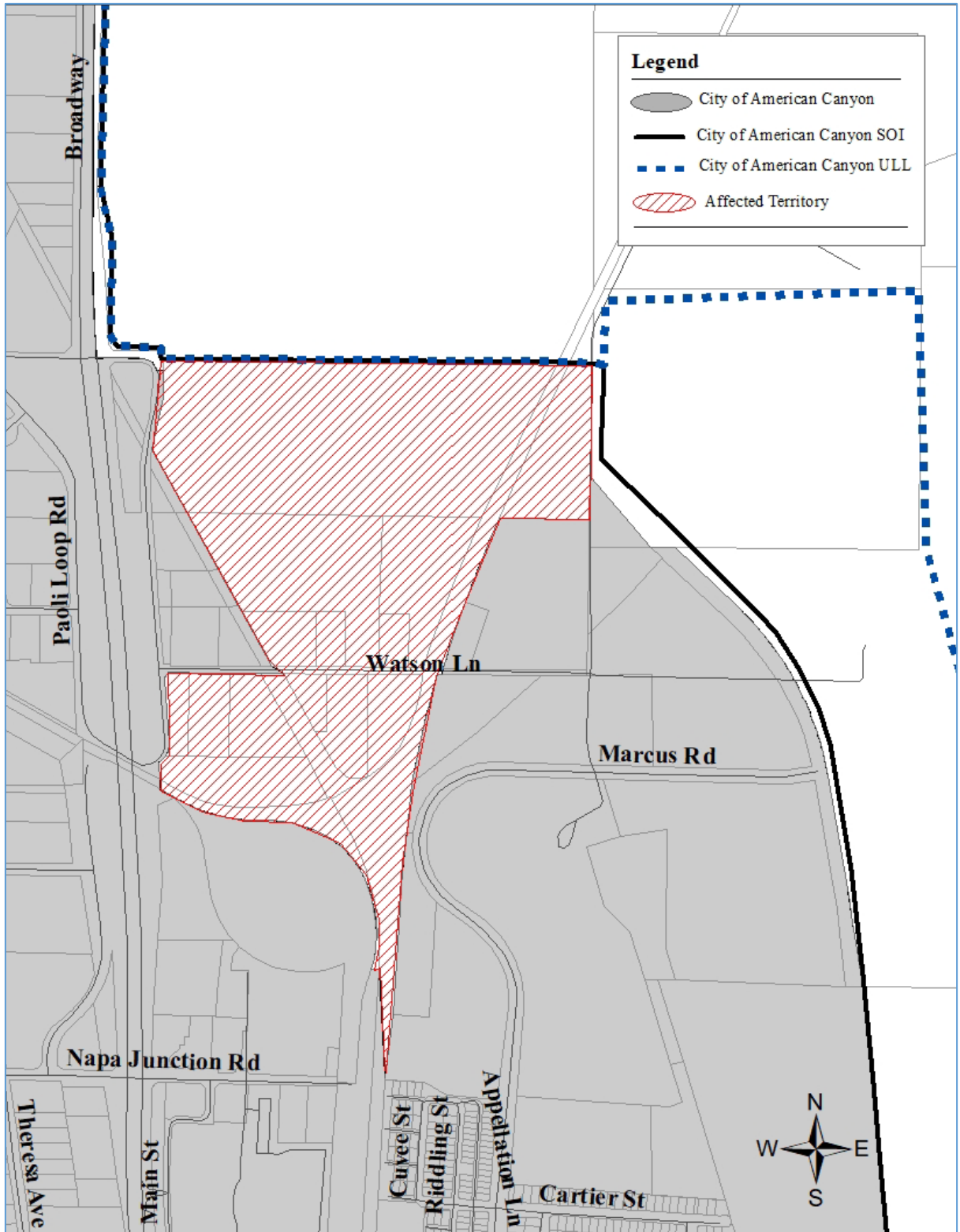
Water Service: American Canyon Extraterritorial Water Service Area

Sewer Service: American Canyon Extraterritorial Sewer Service Area

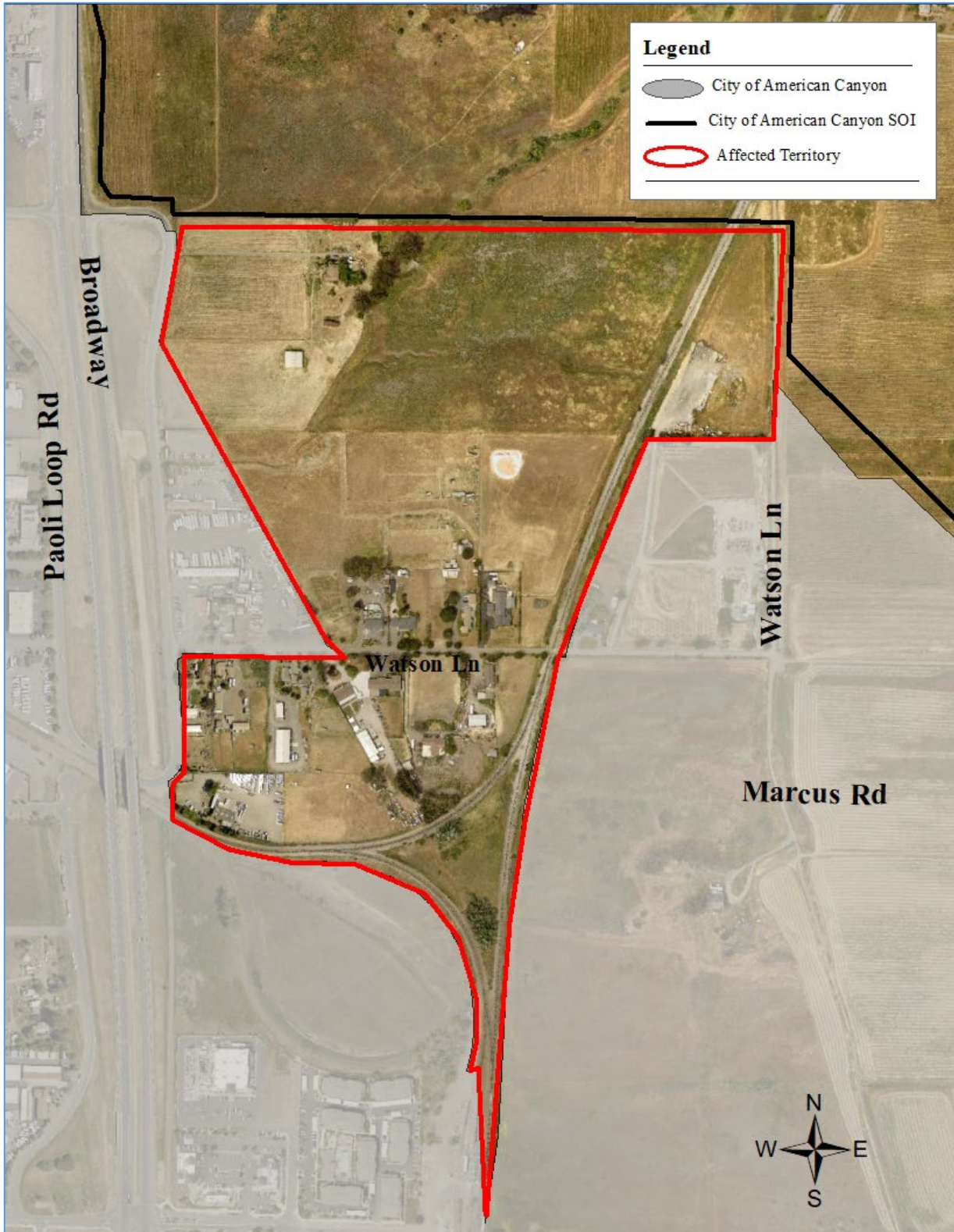
Application: Attachment 2

Maps of Affected Territory: Following pages

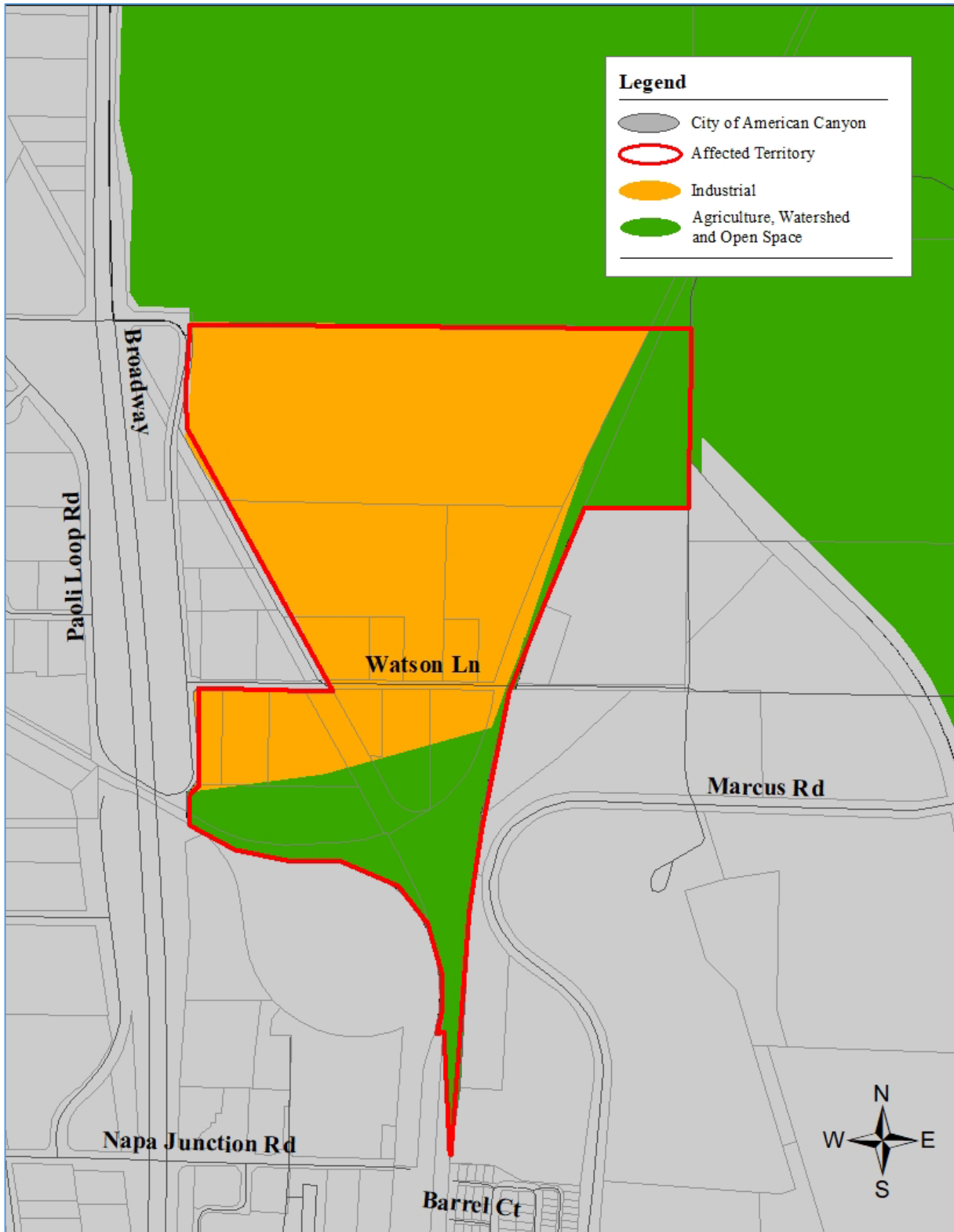
Map showing affected territory, City boundary, City SOI, and City ULL:



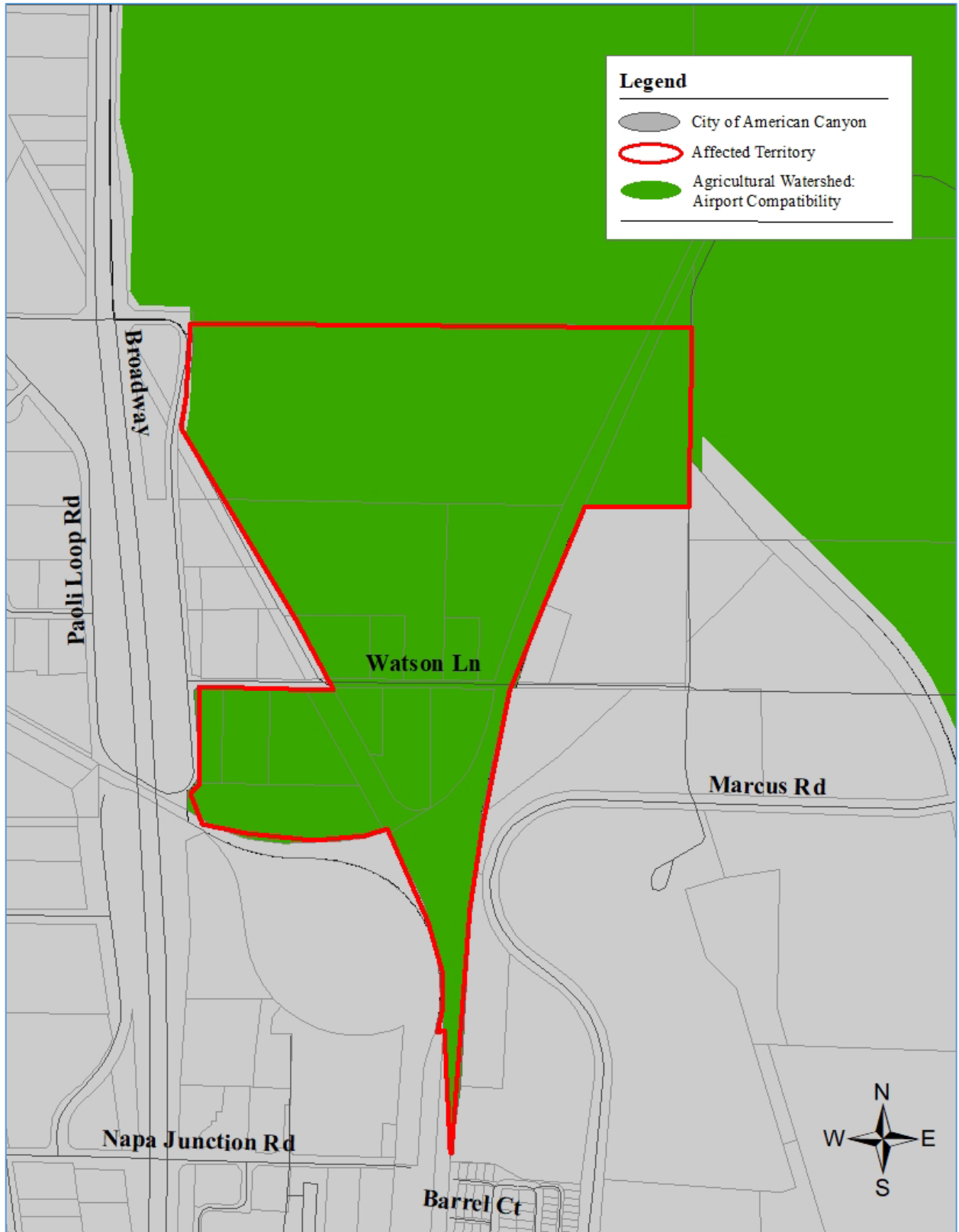
Aerial map showing affected territory, City boundary, and City SOI:



Map showing affected territory, City boundary, and County General Plan land use designations:



Map showing affected territory, City boundary, City SOI, and County zoning assignments:



DISCUSSION

Factors for Commission Determinations

See Attachment 3 for a review of the mandatory factors pursuant to California Government Code (G.C.) section 56668.

Policy Considerations

The Commission's *Policy on Proposals* is included as Attachment 4. The following is a summary of key considerations related to the *Policy on Proposals*.

- Section V(A)(1): The affected territory shall be included, or the applicant has concurrently requested the affected territory be included, within the affected agency's SOI prior to issuance of the Executive Officer's certificate of filing for the subject annexation proposal.
 - Staff response: The entire affected territory is within the City's SOI.
- Section V(A)(2): A property tax exchange agreement between all affected agencies should be in place prior to submittal of an annexation proposal.
 - Staff response: Pursuant to a mutually adopted property tax agreement, the City shall receive 47.5% of the County's portion of property tax revenues generated from the affected territory, with 5% of the County's portion also going to ACFPD. CSA No. 4 was formed after Proposition 13 and therefore not eligible for property tax revenues.
- Section V(B)(1): The territory proposed for annexation shall be included in the city or town general plan and rezoned prior to submittal of an annexation proposal.
 - Staff response: The City has rezoned the entire affected territory.
- Section V(B)(2): To the extent that a city or town maintains an urban growth boundary, the affected territory proposed for annexation should be included in the urban growth boundary prior to submittal of an annexation proposal.
 - Staff response: The entire affected territory is within the City's ULL.
- Section V(D)(3)(a): All annexations to a city or town should include concurrent detachment from CSA No. 4 unless the affected territory has been, or is expected to be, developed to include planted vineyards totaling one acre or more.
 - Staff response: The intent and function of CSA No. 4 is to sponsor a voter-approved special assessment on all parcels in its jurisdiction containing one acre or more of vineyards to fund farmworker housing services. Detachment from CSA No. 4 is appropriate given that present and planned land uses do not include planted vineyards.

Protest Proceedings

All change of organizations and reorganizations approved by the Commission are subject to protest proceedings unless waived in accordance with criteria outlined under G.C. section 56662 or 56663. This reorganization proposal does not include written consent from all landowners within the affected territory and thus will be subject to separate conducting authority proceedings pursuant to G.C. section 57000. The Executive Officer will hold a separate hearing to receive written objections from the affected landowners between 21 and 60 days following Commission approval. Conducting authority proceedings for this proposal would be based on percentage assessed value of land.¹

ENVIRONMENTAL REVIEW

By City Resolution 2023-85, adopted on November 7, 2023, the City of American Canyon, as lead agency, certified the Paoli/Watson Lane Annexation Project Final EIR, Adopted CEQA Findings and Fact, and Adopted a Mitigation Monitoring and Report Program.

The Commission, as responsible agency, shall certify that it has reviewed and considered the environmental effects and information set forth in the City's Certified Paoli/Watson Lane Annexation Project Final EIR, certified by the City on November 7, 2023 (City Resolution 2023-85).

The Commission shall also approve and adopt the City's Findings of Fact and Mitigation Monitoring and Reporting Program, as set forth in City Resolution 2023-85.

All of the aforementioned CEQA documents prepared and certified by the City are available to view by clicking the following link:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=169350&repo=r-f53bdda4>

ATTACHMENTS

- 1) Draft Resolution Approving the Proposal and Making CEQA Findings
- 2) Application Materials
- 3) G.C. §56668 Factors for Commission Determinations
- 4) Policy on Proposals

¹ If landowners owning 50% or more of the total assessed value of land within the annexation territory submit written protests, annexation proceedings are automatically terminated. If landowners owning less than 50% of the total assessed value of land submit written protests, the annexation is ordered without an election.

RESOLUTION NO. ____

**RESOLUTION OF
THE LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
MAKING DETERMINATIONS**

PAOLI LOOP/WATSON LANE REORGANIZATION

WHEREAS, the City of American Canyon, hereafter referred to as “City”, has filed a proposal by resolution of application (City Resolution 2025-04) with the Local Agency Formation Commission of Napa County, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the City Resolution 2025-04 seeks Commission approval to annex approximately 89 acres of unincorporated land to the City of American Canyon along with concurrent detachment from County Service Area No. 4 and represents 15 parcels located at East of SR-29 and Paoli Loop Road and identified by the County Assessor’s Office as 057-120-014, 057-120-015, 057-120-017, 057-120-028, 057-120-034, 057-120-036, 057-120-041, 057-120-045, 057-120-047, 057-120-048, 057-120-049, 057-120-050, 057-120-051, 057-180-014, and 057-180-015 (hereinafter referred to as the “Paoli Loop/Watson Lane Reorganization Proposal” or “Proposal”); and

WHEREAS, the Commission’s Executive Officer has reviewed the Proposal and prepared a report with recommendations; and

WHEREAS, the Executive Officer’s report and recommendations on the Proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public meeting held on the Proposal on June 1, 2026; and

WHEREAS, the Commission considered all the factors required by law under Government Code section 56668 and all other applicable law and adopted local policies and procedures; and

WHEREAS, in accordance with applicable provisions of the California Environmental Quality Act (hereinafter “CEQA”), the Commission serves as responsible agency for the Paoli Loop/Watson Lane Reorganization Proposal.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER as follows:

1. The foregoing recitals are adopted as true and correct and incorporated herein by reference.
2. By City Resolution 2023-85, adopted on November 7, 2023, the City of American Canyon, as lead agency, certified the Paoli/Watson Lane Annexation Project Final EIR, Adopted CEQA Findings and Fact, and Adopted a Mitigation Monitoring and Report Program.
3. Pursuant to CEQA Guideline 15231, a final EIR prepared by a lead agency shall be conclusively presumed to comply with CEQA for purposes of use by a responsible agency, such as the Commission, unless one of the following conditions occurs:
 - a. The EIR is finally adjudged in a legal proceeding not to comply with the requirements of the CEQA; or
 - b. A subsequent EIR is made necessary by CEQA Guideline 15162.
4. The Commission confirms that the Paoli/Watson Lane Annexation Project Final EIR has not been finally adjudged in a legal proceeding to be out of compliance with the requirements of CEQA and no such legal proceeding has been filed or pending.
5. The Commission further finds that there have been no substantial changes in the project or in the environment since the preparation of the Paoli/Watson Lane Annexation Project Final EIR, and that none of the conditions described in CEQA Guideline 15162 calling for the preparation of a subsequent or supplemental EIR are present.
6. The Commission finds that, pursuant to CEQA Guideline 15231, the Paoli/Watson Lane Annexation Project Final EIR is conclusively presumed to comply with CEQA for purposes of use by the Commission, and the Commission can rely on the Paoli/Watson Lane Annexation Project Final EIR to support the Commission's actions.
7. The Commission, as responsible agency, certifies that it has reviewed and considered the environmental effects and information set forth in the City's Certified Paoli/Watson Lane Annexation Project Final EIR, certified by the City on November 7, 2023 (City Resolution 2023-85), prior to making its determinations on the Paoli Loop/Watson Lane Reorganization Proposal. The Commission has determined that the City's Certified Paoli/Watson Lane Annexation Project Final EIR was completed in compliance with CEQA and is adequate for its use in approving the Proposal.
8. The Commission approves and adopts the City's Findings of Fact and Mitigation Monitoring and Reporting Program, as set forth in City Resolution 2023-85, which resolution is incorporated herein by this reference.

9. The Commission hereby adopts the applicable mitigation measures contained within the City's "Mitigation Monitoring and Reporting Program" (MMRP), and the MMRP itself, incorporated herein by this reference as though wholly set forth herein. The City shall be responsible for implementing all mitigation identified in the MMRP and for overall administration of the MMRP. Consistent with CEQA, the Commission shall only have responsibility for mitigating or avoiding the direct or indirect environmental effects of those parts of the project which it approves. The City will report to LAFCO on the implementation of the MMRP and all monitoring reports prepared by the City shall be provided to the Commission.
10. The Factors for Commission Determinations provided in the Executive Officer's written report are hereby incorporated herein by this reference and are adequate.
11. The Commission finds the Paoli Loop/Watson Lane Reorganization Proposal to be consistent with the sphere of influence established for the City of American Canyon.
12. The records upon which these findings are made are located at the Commission's administrative office located at 1754 Second Street, Suite C, Napa, California 94559.
13. The proposal is APPROVED subject to completion of item number 20 below.
14. The proposal is assigned the following distinctive short-term designation:

PAOLI LOOP/WATSON LANE REORGANIZATION
15. The affected territory is depicted and described in the attached vicinity map and geographic description included as "Exhibit "A".
16. The affected territory is inhabited as defined in Government Code section 56046.
17. The City of American Canyon utilizes the regular assessment roll of the County of Napa.
18. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the City of American Canyon. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the City of American Canyon.
19. The Commission is designated as the Conducting Authority for further proceedings and the Executive Officer is directed to initiate proceedings. The Commission delegates to the Executive Officer the authority to perform all responsibilities and functions of the Commission to carry out these conducting authority proceedings in accordance with this resolution, the Commission's Policy for Conducting Authority Proceedings, and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 57000 et seq.).

- 20. Recordation of a Certificate of Completion is contingent upon the satisfaction of the following conditions as determined by the Executive Officer:
 - (a) A final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization.
 - (b) Payment of any outstanding fees owed to other agencies involved in the processing of this proposal.
 - (c) Successful completion of Conducting Authority Proceedings.
- 21. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.
- 22. The Commission hereby directs staff to file a Notice of Determination in compliance with CEQA.

The foregoing resolution was duly and regularly adopted by the Commission at a public meeting held on June 1, 2026, after a motion by Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSENT: Commissioners _____

ABSTAIN: Commissioners _____

 Beth Painter
 Commission Chair

ATTEST: _____
 Brendon Freeman
 Executive Officer

Recorded by: Charlie Livingston
 Commission Clerk

EXHIBIT 'A'
PAOLI LOOP/WATSON LANE REORGANIZATION
ANNEXATION TO THE CITY OF AMERICAN CANYON AND
DETACHMENT FROM COUNTY SERVICE AREA NO. 4
GEOGRAPHIC DESCRIPTION

All that certain real property, situate in the County of Napa, State of California, being a portion of Section 13, Township 4 North, Range 4 West, Mount Diablo Base & Meridian, more particularly described as follows:

BEGINNING at the intersection of the northerly line of the parcel of land described in the grant deed to Albert Paoli recorded February 17, 1969 in Volume 802 at Page 536, Official Records of Napa County with the northeasterly line of the parcel of land described as Parcel 1 in the Grant Deed to the State of California recorded November 2, 1978 in Volume 1102 at Page 402, Official Records of Napa County, said point of intersection being on the general easterly line of the American Canyon Incorporation Boundary per Local Agency Formation Commission of Napa County Resolution No. 91-18 dated May 15, 1991;

Thence (1) leaving said general easterly line of said American Canyon Incorporation Boundary and along said northerly line of said Lands of Paoli, East 2534.75 feet, more or less, to the most northeasterly corner thereof, said corner also being the northeasterly corner of the parcel of land described in the grant deed to Joseph A. Gonsalves and Denise Gonsalves recorded October 16, 2020 under Document Number 2020-0026881, Official Records of Napa County;

Thence (2) along the easterly line of said Lands of Gonsalves, South 466.22 feet, more or less, to an angle point in the general westerly boundary of the Town Center Reorganization Annexation to the City of American Canyon per Local Agency Formation Commission of Napa County Resolution No. 10-21 dated December 6, 2010; thence along said general westerly boundary the following eight courses and distances:

(3) South $0^{\circ}06'57''$ West 325.78 feet;

(4) North $89^{\circ}09'37''$ West 456.02 feet to a non-tangent curve concave southeasterly, the radius point of which bears South $64^{\circ}57'55''$ East 5629.58 feet,

(5) southwesterly along said non-tangent curve, through a central angle of $8^{\circ}55'45''$ an arc distance of 877.33 feet,

(6) North $89^{\circ}09'37''$ West 23.61 feet,

(7) South $12^{\circ}35'23''$ West 612.48 feet,

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 Tel: (707) 690-9025 Fax: (707) 542-2106
 www.cinquinipassarino.com
 CPI No.: 10997-25

(8) South $9^{\circ}35'23''$ West 132.00 feet,

(9) South $8^{\circ}20'23''$ West 132.00 feet, and

(10) South $6^{\circ}05'23''$ West 264 feet, more or less, to said general easterly line of the American Canyon Incorporation Boundary; thence along said American Canyon Incorporation Boundary the following eleven courses and distances:

(11) North $28^{\circ}57'$ West 640 feet, more or less, to the southeasterly corner of the parcel of land described in the Grant Deed to Thomas Conatser and Marsha D. Conatser recorded August 30, 1990 in Volume 1764 at Page 343, Official Records of Napa County, said southeasterly corner being on a non-tangent curve concave northerly,

(12) along the southerly line of said Lands of Conatser and said non-tangent curve, westerly 828 feet to the southwesterly corner thereof,

(13) along the westerly line of said Lands of Conatser, northerly and northeasterly 151 feet to the northwesterly corner thereof, said northwesterly corner being on the easterly line of Paoli Loop Road,

(14) along said easterly line of Paoli Loop Road, northeasterly and northerly 492 feet to the southerly line of Watson Lane,

(15) along said southerly line of Watson Lane, northeasterly and easterly 640 feet to the southeasterly extension of the westerly line of the parcel of land described in the Trust Transfer Deed to Florence Louise Clerici, Trustee of the Florence Louise Clerici Living Trust recorded October 12, 1990 in Volume 1773 at Page 639, Official Records of Napa County,

(16) along said southeasterly extension and the westerly line of said Lands of Clerici, northwesterly 363 feet to the southwesterly corner of the parcel of land described in the Individual Grant Deed to Thomas J. Dunlap and Hannah R. Dunlap recorded August 15, 1979 in Volume 1136 at Page 50, Official Records of Napa County,

(17) along the westerly line of said Lands of Dunlap, northwesterly 590 feet to the southeasterly corner of the parcel of land described in the Director's Deed to Albert Paoli recorded May 10, 1979 in Volume 1124 at Page 523, Official Records of Napa County,

(18) along the northeasterly line of said Director's Deed to Paoli, North $28^{\circ}54'24''$ West 377.16 feet to the easterly line of Relinquishment Parcel 3 as described in the Relinquishment of Highway Right of Way in the County of Napa, Road 04-NAP-29-2.1/2.8, Request No. 40359 recorded October 5, 1979 in Volume 1142 at Page 53, Official Records of Napa County,

(19) leaving said easterly line of said Relinquishment Parcel 3, North 28°54'24" West 91.53 feet to the most easterly corner of the parcel of land described in the Director's Deed to Albert Paoli recorded May 10, 1979 in Volume 1124 at Page 526, Official Records of Napa County, said most easterly corner being on the westerly line of said Relinquishment Parcel 3,

(20) along the northeasterly line of said last mentioned Director's Deed to Paoli, North 28°54'24" West 363.26 feet to the most northerly corner thereof, said corner also being on the easterly line said parcel of land described as Parcel 1 in the Grant Deed to the State of California recorded November 2, 1978 in Volume 1102 at Page 402, Official Records of Napa County, and

(21) along the northeasterly line of said Parcel 1, North 28°54'24" West 78.35 feet to the POINT OF BEGINNING.

Containing 89 acres of land, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by Cinquini & Passarino, Inc.



Mark P. Andrilla, PLS 8985

12.31.'25

Date

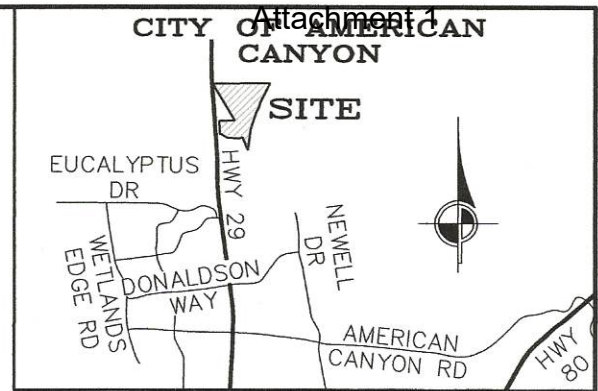


EXHIBIT 'A'
PAOLI LOOP/WATSON LANE
REORGANIZATION ANNEXATION
CITY OF AMERICAN CANYON

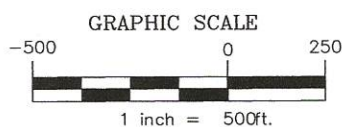
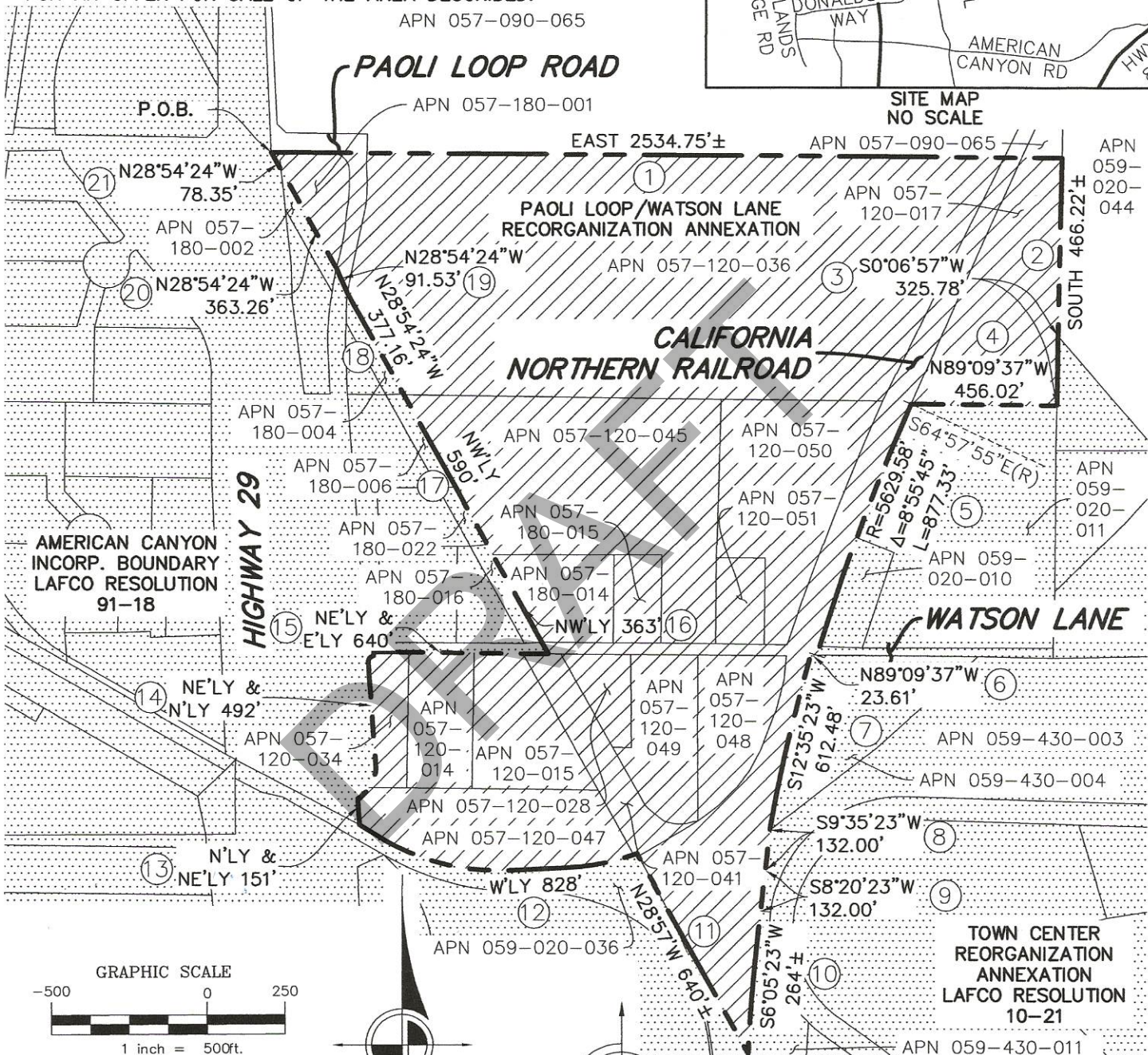
DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE AREA DESCRIBED."





APN 057-090-065



SITE MAP
NO SCALE



LEGEND

-  PROPOSED AREA TO BE ANNEXED (89 AC±)
-  EXISTING CITY OF AMERICAN CANYON BOUNDARY & ANNEXATIONS
- P.O.B.** POINT OF BEGINNING
-  COURSE NUMBER
-  RADIAL BEARING

CINQUINI & PASSARINO, INC.
LAND SURVEYING

1804 Soscol Avenue, STE 202
 Napa, CA. 94559
 Phone: (707) 690-9025
 Fax: (707) 542-2106
 WWW.CINQUINIPASSARINO.COM

THE AFFECTED AREA IS SHOWN ON THIS MAP AND DESCRIBED IN THE ATTACHED GEOGRAPHIC DESCRIPTION.

DRAWN BY: CBS	CHECKED BY: MPA
SCALE: 1" = 500'	DATE: 12/31/25
JOB #: 10997-25	PAGE: 4 OF 4
Page 8 of 8	

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 Dec 31, 2025 - 12:19pm



August 15, 2025

Brendon Freeman
Napa County LAFCO
1754 Second Street, Suite C
Napa, California 94559

Subject: Paoli/Watson Annexation

Dear Brendon,

We are pleased to submit an application to annex the Paoli/Watson property into the City of American Canyon. The property, located northeast of American Canyon in the City's Sphere of Influence and Urban Limit Line (County RUL), has been under study since 2017, with ongoing stakeholder engagement.

A key component of this annexation is to entitle a 35-acre industrial park on the northern portion of the project area. This development will enable the City to construct a final segment of the Newell Drive "Eastside Connector," a parallel roadway to Highway 29. This long-anticipated infrastructure will help relieve traffic congestion on Highway 29 and generate economic benefits to the broader Napa County Region.

To comply with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the annexation includes the unincorporated Watson Lane properties to avoid creating an isolated "Island" of County territory fully surrounded by the City.

On November 7, 2023, the City Council certified the Final Environmental Impact Report. In February 2024, the Napa County Airport Land Use Commission staff determined that the Paoli/Watson General Plan Amendment and Pre-Zoning are in conformance with the Napa County Airport Land Use Compatibility Plan.

The following attachments are included in this application:

1. Form C - Notice of Intention to adopt a Resolution of Application
2. Form D - Proposal Application
3. Form E - Political Contributions Disclosure
4. Standard Indemnification Agreement
5. List of Landowners, APNs, and Addresses subject to the Annexation (sent under separate cover for privacy considerations)

Paoli/Watson Annexation
August 15, 2025
Page 2

We look forward to working with you on this important initiative. If you have any questions, I may be contacted at (707) 647-4336 or at bcooper@americancanyon.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent Cooper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brent Cooper, AICP
Community Development Director

cc: Jason B. Holley, City Manager

ATTACHMENT 1

FORM C

For Staff Use

Attachment 2

Date Filed: _____

Proposal Name: _____

NOTICE OF INTENTION TO ADOPT RESOLUTION OF APPLICATION

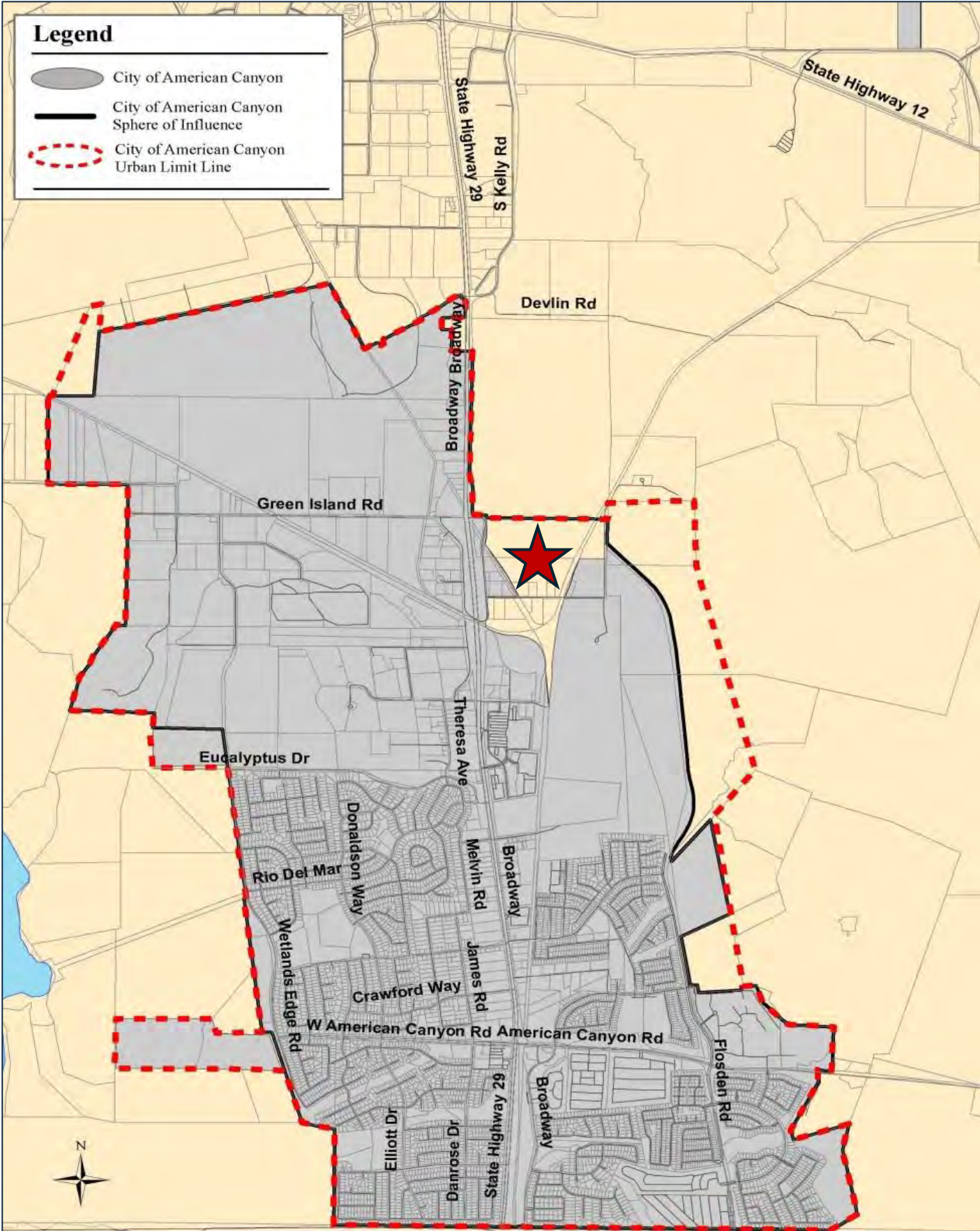
For Filing with the Local Agency Formation Commission of Napa County

A proposal for a change of organization made by a local agency shall be initiated by an adopted resolution of application in accordance with Government Code Section 56654. Mailed notice of a local agency's intention to adopt a resolution of application must be provided no less than 21 days in advance to the Commission and all affected agencies. The notice shall describe the proposal and the affected territory. Applicants are encouraged to use this form.

Nature of Proposal and All Associated Changes of Organization:

Description of Boundaries of Affected Territory Accompanied by Map:

Reason for Proposal and Any Proposed Conditions:



RESOLUTION NO. 2025-64

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NAPA COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO INITIATE REORGANIZATION PROCEEDINGS FOR THE PAOLI WATSON TERRITORY

WHEREAS, the Paoli, Watson, Gonsalves, and Union Pacific Property (“Paoli Watson territory”) is located in the City of American Sphere of Influence; and

WHEREAS, on September 5, 2017, the City Council gave staff direction to prepare a Napa County Local Agency Formation Commission (LAFCO) annexation application for nearly 87 acres off Paoli Loop Road within the City’s “Sphere of Influence”; and

WHEREAS, The Paoli Loop/Watson Lane area (hereafter the “Affected Territory”) is comprised of approximately 86.9 acres currently in the unincorporated County of Napa (“County”), located East of SR-29 and Paoli Loop Road, and is comprised of the following APNs and parcels:

- a. 059-020-036
- b. 057-120-014
- c. 057-120-015
- d. 057-120-017
- e. 057-120-028
- f. 057-120-034
- g. 057-120-036
- h. 057-120-041
- i. 057-120-045
- j. 057-120-047
- k. 057-120-048
- l. 057-120-049
- m. 057-120-050
- n. 057-120-051
- o. 057-180-001
- p. 057-180-002
- q. 057-180-003
- r. 057-180-004
- s. 057-180-005
- t. 057-180-014
- u. 057-180-015
- v. A portion of the Union Pacific Railroad right-of-way running approximately North East by South West at the eastern boundary of the Affected Territory; and

WHEREAS, the Affected Territory is already located in the City’s Fire Protection District, Sewer and Water Service Area and the proposed annexation is consistent with the voter-initiated “Urban Limit Line” and 2008 Urban Limit Line Memorandum of Understanding with Napa County. Furthermore, in December 2018, the Napa County LAFCO approved a Municipal Services Review that affirmed the City’s SOI boundary; and

WHEREAS, on March 19, 2019, the City approved a Preannexation Agreement to serve as the basis for formulating land use planning designations and necessary entitlement, transaction, and environmental documents (“Project Documents”) for the Paoli Property and the other properties included in the annexation application (Resolution No. 2019-22 and Agreement No. 2019-28); and

WHEREAS, on June 18, 2019, the City approved an amendment to the Preannexation Agreement to address a previously-undisclosed property ownership transfer to the Cecil Augusto Paoli Revocable Family Trust (the “Trust”) that had occurred on November 14, 2017 (Resolution 2019-44 and Agreement 2019-A105); and

WHEREAS, on November 7, 2023, the City Council certified an Environmental Impact Report (Resolution 2023-85), General Plan Amendment (Resolution 2023-86) and Prezoning first reading for Affected Territory; and

WHEREAS, on February 2, 2024, Napa County Airport Land Use Commission deemed the Paoli/Watson AX GPA/Pre-Zoning consistent with Napa County Airport Land Use Compatibility Plan Policy 1.4.4 (ALUC File #P23-00331); and

WHEREAS, on February 20, 2024, the City Council approved the Prezoning final reading for Affected Territory (Ordinance 2024-01); and

WHEREAS, on June 20, 2025, city staff submitted a Notice of Intention to Adopt a Resolution for the Paoli/Watson Lane area annexation to the Napa County Local Agency Formation Commission; and

WHEREAS, on June 23, 2025, Napa County Local Agency Formation Commission staff submitted the Notice of Intention to Adopt a Resolution for the Paoli Watson Lane area annexation to Napa County; and

WHEREAS, the City of American Canyon desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code, for a reorganization which would annex the Paoli Watson territory to the City of American Canyon; and

WHEREAS, the following agencies would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of American Canyon	Annex territory into the City of American Canyon
Napa County	Detach territory from unincorporated Napa County

WHEREAS, a map of the boundaries of the territory proposed to be annexed into the City of American Canyon is attached as Exhibit A and incorporated by this reference herein; and

WHEREAS, the principal reasons for the proposed reorganization are as follows:

- a) The Affected Territory is a logical extension to the City of American Canyon. The territory is located in the City's Sphere of Influence, which serves as a benchmark for future annexation decisions.
- b) The Affected Territory is already located in the City's Fire Protection District, Sewer and Water Service Area.
- c) Reorganization of the territory is consistent with a voter-approved Urban Limit Line consistent with a 2008 Urban Limit Line and Water Service Agreement between the City and the County. This agreement identifies properties that the City and County agree may be annexed into the City before the year 2030. The City and County will further meet to discuss a property tax sharing agreement before the LAFCO Board takes action on this application.
- d) The Affected Territory was recently updated with a certified Environmental Impact Report, General Plan Amendment, and Rezoning Regulations specifically designed to ensure a high-quality industrial district on approximately 35-acres and maintain the rural residential character that residents on and near Watson Lane have enjoyed for generations.
- e) As described in the certified Environmental Impact Report (SCH#2022090097), the Reorganized territory Impact AG-1: The project would not convert Farmland, as shown on maps prepared pursuant to the California Department of Conservation Farmland Mapping and Monitoring Program, to non-agricultural use. No impact would occur (See Impact AG-1). Furthermore, there are no Williamson Act contracts currently in place on any portion of the project site.
- f) Approval of the Reorganization would facilitate the Newell Drive "Eastside Connector" roadway parallel to Highway 29 by entitling a 35-acre industrial park which will provide economic and traffic congestion relief benefits to the Napa County Region; and

WHEREAS, to the best of our knowledge, the City of American Canyon reorganization application complies with the applicable Napa County LAFCO policies; and

NOW, THEREFORE, the City Council of the City of American Canyon does hereby adopt and approve this Resolution of Application, and the Napa Local Agency Formation Commission is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

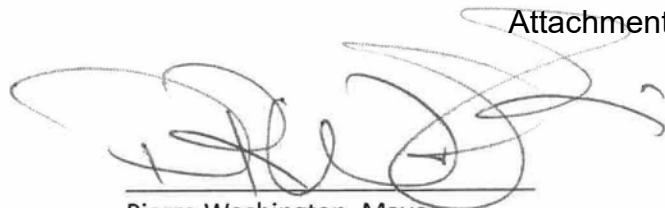
PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 15th day of July 2025, by the following vote:

AYES: Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington

NOES: None

ABSTAIN: None


ABSENT: Councilmember Brando Cruz



Pierre Washington, Mayor

ATTEST:

APPROVED AS TO FORM:



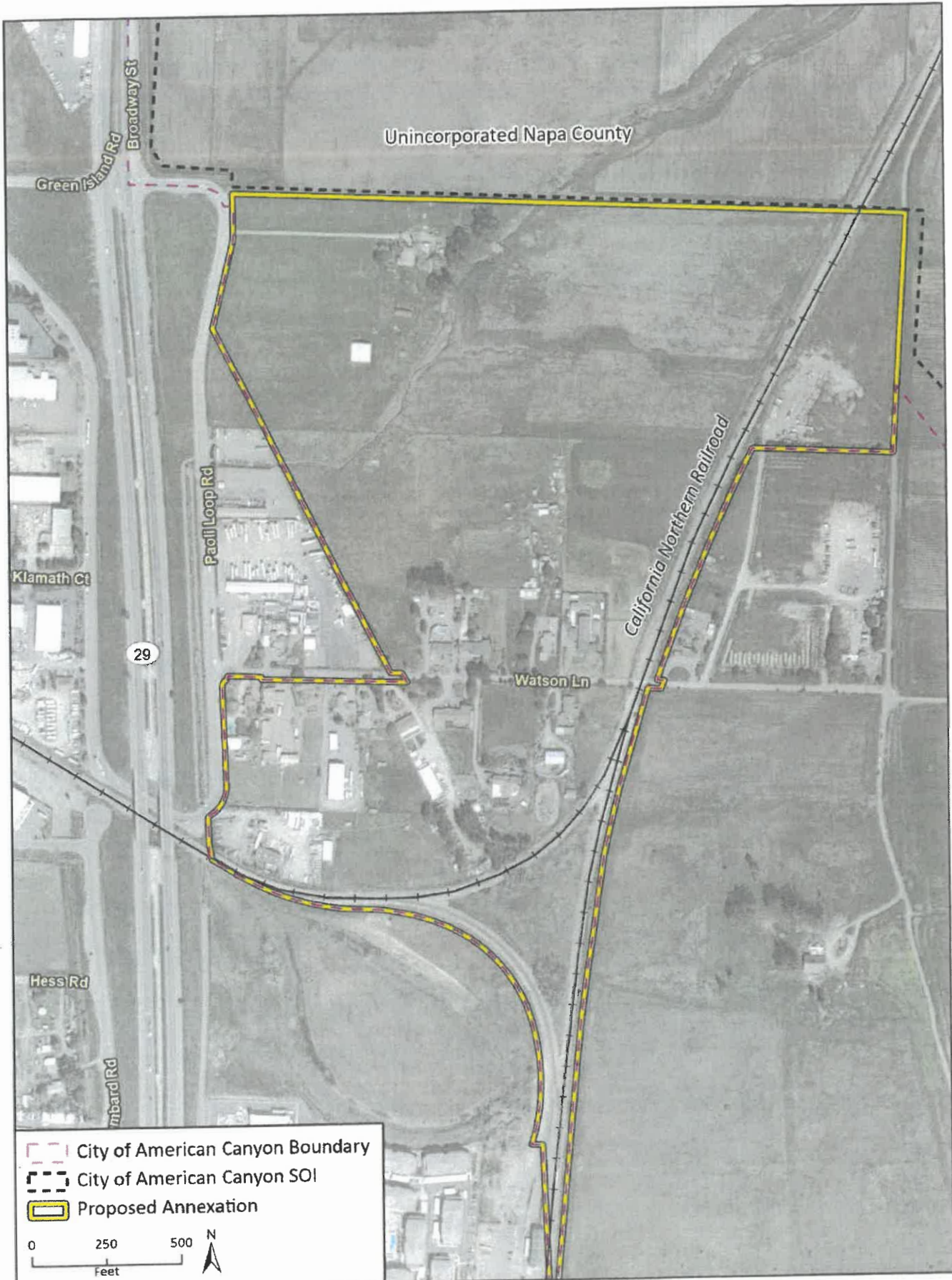
Taresa Geilfuss, CMC, City Clerk



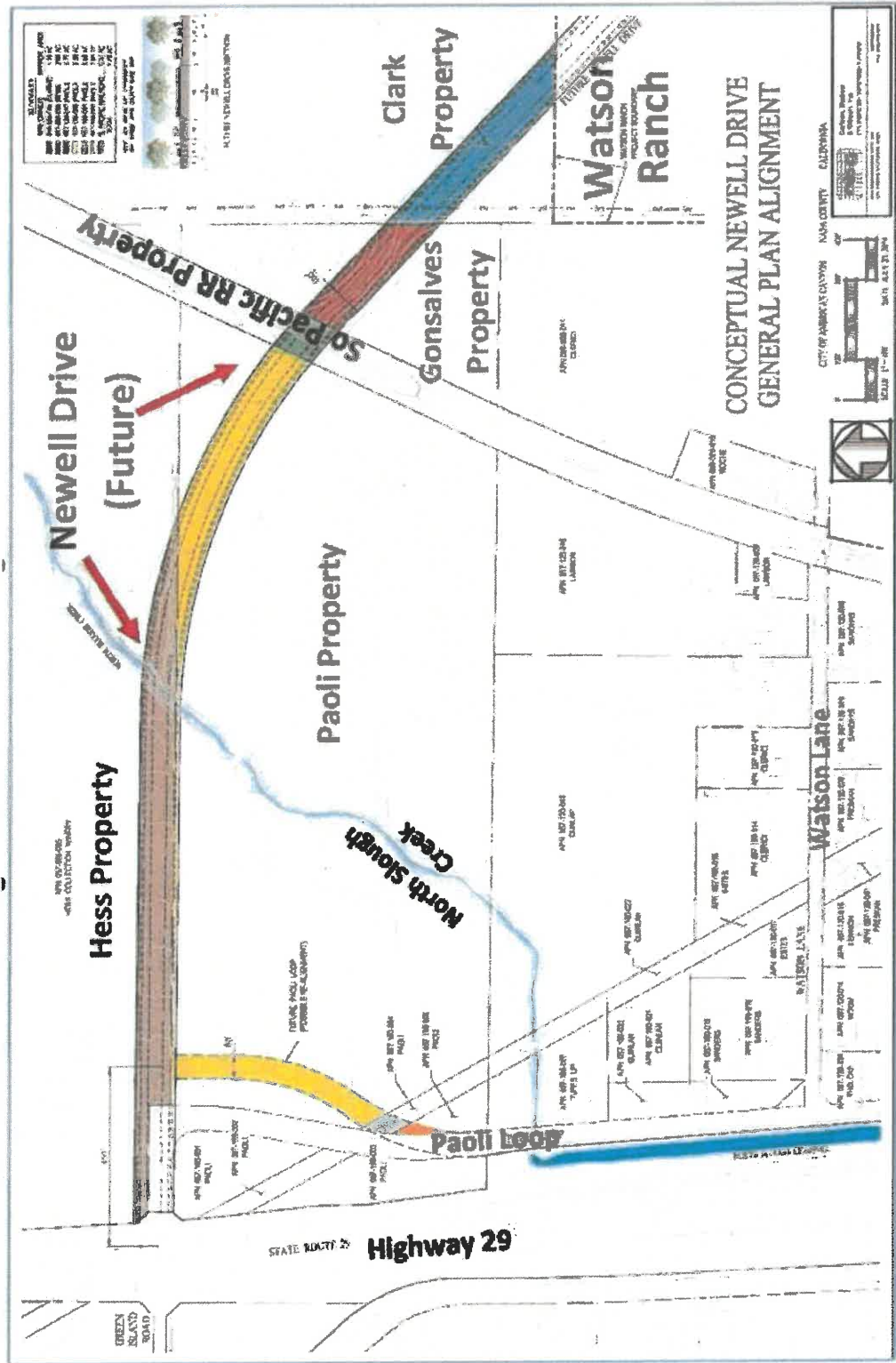
William D. Ross, City Attorney

EXHIBIT A – Territorial Boundary Map

LOCATION MAP



Conceptual Newell Drive Alignment



ATTACHMENT 2

For Staff Use

Attachment 2

Date Filed: _____

Proposal Name: _____

FORM D

PROPOSAL APPLICATION Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: _____
Contact Person Agency/Business (If Applicable)

Address: _____
Street Number Street Name City Zip Code

Contact: _____
Phone Number Facsimile Number E-Mail Address

B. Applicant Type: (Check One) Local Agency Registered Voter Landowner

II. PROPOSAL DESCRIPTION

A. Affected Agencies: _____
Name Address

Name Address

Name Address

Use Additional Sheets as Needed

B. Proposal Type: (Check as Needed) Annexation Detachment City Incorporation District Formation
 City/District Dissolution City/District Merger Service Activation (District Only) Service Divestiture (District Only)

C. Purpose Statement: (Specific) _____

Also proposing concurrent detachment from County Service Area No. 4.

III. GENERAL INFORMATION

A. Location:

Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres
Total Location Size (Including Right-of-Ways)		_____

B. Landowners:

(1) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

(2) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

(3) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

(4) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

Use Additional Sheets As Needed

C. Population:

(1) Total Number of Residents: _____

(2) Total Number of Registered Voters: In Process

D. Land Use Factors:

(1a) County General Plan Designation: _____

(1b) County Zoning Standard: _____

(2a) Applicable City General Plan Designation: _____

(2b) Applicable City Pre-zoning Standard:
(Required for City Annexations) _____

E. Existing Land Uses:

(Specific) _____

F. Development Plans:

(1a) Territory Subject to a Development Project? Yes No

(1b) If Yes, Describe Project: _____

(1c) If No, When Is Development Anticipated? _____

G. Physical Characteristics:

(1) Describe Topography: _____

(2) Describe Any Natural Boundaries: _____

(3) Describe Soil Composition and Any Drainage Basins: _____

(4) Describe Vegetation: _____

H. Williamson Act Contracts
(Check One)

Yes

No

IV. GOVERNMENTAL SERVICES AND CONTROLS

A. Plan For Providing Services:

(1) Enumerate and Describe Services to Be Provided to the Affected Territory:

(2) Level and Range of Services to Be Provided to the Affected Territory:

(3) Indication of When Services Can Feasibly Be Extended to the Affected Territory:

(4) Indication of Any Infrastructure Improvements Necessary to Extend Services to the Affected Territory:

(5) Information On How Services to the Affected Territory Will Be Financed:

V. ENVIRONMENTAL INFORMATION

A. Environmental Analysis (City annexations require pre-zoning.)

(1) **Lead Agency for Proposal:** _____
Name

(2) **Type of Environmental Document Previously Prepared for Proposal:**

- Environmental Impact Report
- Negative Declaration/Mitigated Negative Declaration
- Categorical/Statutory Exemption: _____
Type
- None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

Use Additional Sheets As Needed

B. Identify Up to Three Agencies or Persons to Receive Proposal Correspondence:

(Does not include affected landowners or residents)

- (1) Recipient Name: _____
Mailing Address: _____
E-Mail: _____
- (2) Recipient Name: _____
Mailing Address: _____
E-Mail: _____
- (3) Recipient Name: _____
Mailing Address: _____
E-Mail: _____

VII. CERTIFICATION

I certify the information contained in this application is correct. I acknowledge and agree the Local Agency Formation Commission of Napa County is relying on the accuracy of the information provided in my representations in order to process this application proposal.

Signature: Brent Cooper

Printed Name: _____

Title: _____

Date: 8/15/25

FACTORS FOR COMMISSION CONSIDERATION

Government Code §56668 requires a review of the following factors:

FACTOR TO CONSIDER	COMMENT
1. Population and density [§56668(a)]	Population approximately 30 (legally inhabited)
2. Land area and land use [§56668(a)]	Approximately 89 acres, northern 31-acre portion largely undeveloped, central and southern portions include 12 residential lots, southwest corner parcel used for storage. Located in the Napa County Airport Planning Area.
3. Assessed valuation [§56668(a)]	Total: \$10,567,947
4. Topography, natural boundaries and drainage basins [§56668(a)]	0 to 9 percent slopes Clear Lake clay, Haire clay loam, and Haire loam soils present Drainage basin: <i>North Slough</i>
5. Proximity to other populated areas [§56668(a)]	Surrounded by City of American Canyon's existing boundary
6. Likelihood of significant growth in the area, adjacent areas during next 10 years [§56668(a)]	The affected territory is expected to be developed with industrial uses and serve as a corridor for the extension of Newell Drive, thereby limiting the likelihood of significant growth in the area in the next 10 years. Adjacent areas are either already in the City and built out or outside the City's SOI and therefore unlikely to experience significant growth.
7. Need for government services [§56668(b)]	The affected territory is already within the American Canyon Fire Protection District and receives fire service from the District. Law enforcement is provided by the County Sheriff. Water and sewer service are provided by the City of American Canyon given the affected territory is located within the City's extraterritorial service areas.
8. Government services present cost, adequacy and controls in area [§56668(b)]	The City provides a full range of government services at an adequate level with cost controls. Analysis: South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018
9. Government services probable future needs and controls in area [§56668(b)]	The City has established adequate service capacities and controls to serve the planned uses within the affected territory. Analysis: South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018

<p>10. Government services effect of proposal on cost, adequacy and controls in area and adjacent areas [§56668(b)]</p>	<p>Proposal approval and future development as planned would not have any measurable effect on cost, adequacy and controls in the area or adjacent areas.</p>
<p>11. Effects on adjacent areas, on mutual social and economic interests, and on local governmental structure in the County [§56668(c)]</p>	<p>Extension of Newell Drive would benefit adjacent areas by improving traffic circulation, which has an outsized impact on industry service workers throughout Napa County who rely on commuting through American Canyon.</p>
<p>12. Effects on planned efficient patterns of urban development [§56668(d)]</p>	<p>Annexation would facilitate the City's planned extension of Newell Drive as well as an industrial warehouse project.</p>
<p>13. Effects on maintaining physical and economic integrity of agricultural lands [§56668(e)]</p>	<p>No effect</p>
<p>14. Boundaries: logical, contiguous, not difficult to serve, definite and certain [§56668(f)]</p>	<p>Affected territory represents one entire contiguous area within the City's SOI and surrounded by the City's existing boundary.</p>
<p>15. Conformance to lines of assessment, ownership [§56668(f)]</p>	<p>APNs 057-120-014, 057-120-015, 057-120-017, 057-120-028, 057-120-034, 057-120-036, 057-120-041, 057-120-045, 057-120-047, 057-120-048, 057-120-049, 057-120-050, 057-120-051, 057-180-014, and 057-180-015</p>
<p>16. Creation of islands, corridors, irregular boundaries [§56668(f)]</p>	<p>No effect</p>
<p>17. Consistency with regional transportation plan [§56668(g)]</p>	<p>No specific projects in regional transportation plan (RTP), <i>Plan Bay Area 2050</i></p>
<p>18. Consistency with city or county general and specific plans [§56668(h)]</p>	<p>County General Plan: <i>Industrial and Agriculture, Watershed and Open Space</i> County Zoning: <i>AW:AC (Agricultural Watershed : Airport Compatibility) 160-acre minimum parcel size</i> City Prezoning: <i>Paoli Light Industrial with a Paoli Commercial Overlay District, Residential Estate</i></p>
<p>19. Consistency with spheres of influence [§56668(i)]</p>	<p>Entire affected territory is within the City's SOI</p>

<p>20. Comments from affected agencies and other public agencies [§56668(j)]</p>	<p>No comments received</p>
<p>21. Ability of agency to provide service including sufficiency of revenues [§56668(k)]</p>	<p>City has established adequate ability to provide a full range of services and generate sufficient revenues to accommodate the proposed annexation and planned development of the affected territory. Analysis: South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018</p>
<p>22. Timely availability of adequate water supply [§56668(l)]</p>	<p>Overall water demand projections for the affected territory are minimal given the planned industrial land uses for much of the area. The City can reasonably accommodate projected demands within the foreseeable future. Analysis: South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018 and Napa Countywide Water Wastewater MSR Updated 10-4-21</p>
<p>23. Fair share of regional housing needs [§56668(m)]</p>	<p>Minimal positive impact when estate housing is developed in the future.</p>
<p>24. Information or comments from landowners, voters, or residents in proposal area [§56668(n)]</p>	<p>No information provided</p>
<p>25. Existing land use designations [§56668(o)]</p>	<p>County General Plan: <i>Industrial and Agriculture, Watershed and Open Space</i> County Zoning: <i>AW:AC (Agricultural Watershed : Airport Compatibility) 160-acre minimum parcel size</i> City Prezoning: <i>Paoli Light Industrial with a Paoli Commercial Overlay District, Residential Estate</i></p>
<p>26. Effect on environmental justice [§56668(p)]</p>	<p>No documentation or evidence suggesting the proposal will have any implication</p>
<p>27. Safety Element of GP concerns; identified as very high fire hazard zone [§56668(q)]</p>	<p>Not located in a high fire hazard zone</p>



LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY

Policy on Proposals

(Adopted: August 9, 1972; Last Amended: December 5, 2022)

I. Background

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) specifies the Local Agency Formation Commission (LAFCO) of Napa County's principal objectives are discouraging urban sprawl, preserving open space and agricultural resources, and encouraging the orderly formation and development of cities, towns, and special districts and their municipal services based on local conditions.¹ Regulatory duties include approving or disapproving proposals involving the formation, reorganization, expansion, and dissolution of cities, towns, and special districts. The Commission's regulatory actions must be consistent with its adopted written policies and procedures. The Commission must also inform its regulatory duties through a series of planning activities, which includes establishing and updating spheres of influence (SOIs).²

II. Purpose

The purpose of this policy is to guide the Commission in considering proposals for changes of organization as defined under [California Government Code \(G.C.\) §56021](#) and reorganizations as defined under [G.C. §56073](#).

III. Objective

It is the objective of the Commission to acknowledge and incorporate the policies of the Legislature regarding the promotion of orderly, well-planned development patterns that avoid the premature conversion of agricultural and open space lands and ensure effective, efficient, and economic provision of essential public services. The Commission reserves discretion in administering these policies to address special conditions and circumstances as needed.

IV. Commission Declarations

The Commission declares its intent not to permit the premature conversion of agricultural or open space lands to urban uses. The Commission shall adhere to the following policies in the pursuit of this intent, and all proposals shall be reviewed with these policies as guidelines.

A) Use of Municipal Service Reviews:

In evaluating a proposal, the Commission will use information contained within the most recently completed Municipal Service Review (MSR) for any affected agencies. The Commission retains discretion to determine if the most recent MSR is adequate for making decisions related to proposals.

¹ CKH is codified under [G.C. §56000](#) et seq.

² The Commission's *Policy on Spheres of Influence* is available online at: <https://www.napa.lafco.ca.gov>.

- B) Use of County General Plan Designations:
In evaluating a proposal, the Commission will give great weight to the Napa County General Plan to determine designated agricultural and open space lands. The Commission recognizes that inconsistencies may occur between the County General Plan and city or town general plans with respect to agricultural and open space designations. Notwithstanding these potential inconsistencies, the Commission will give great weight to the County General Plan in recognition of the public support expressed in both the incorporated and unincorporated areas of Napa County for the County's designated agricultural and open space lands through enactment of Measure P in 2008.³
- C) Recognition of the Napa County Agricultural Preserve:
The first Agricultural Preserve in the United States was created in 1968 by the Napa County Board of Supervisors. The Agricultural Preserve protects lands in the fertile valley and foothill areas of Napa County in which agriculture is, and should continue to be, the predominant land use. The Commission will consider the Agricultural Preserve in the processing of proposals.
- D) Location of Urban Development:
The Commission will give great weight to urban growth boundaries and guide urban development away from agricultural or open space lands until such times as urban development becomes an overriding consideration as determined by the Commission. The Commission encourages urban development be located within areas designated for urban use in the County General Plan and in close proximity to a city, town, or special district that can provide any needed public services. Urban development should be discouraged if it is apparent that any needed public services necessary for the proposed development cannot readily be provided by a city, town, or special district.
- E) Timing of Urban Development:
The Commission discourages proposals involving the premature annexation of undeveloped or underdeveloped lands to cities, towns, and special districts that provide potable water, sewer, fire protection and emergency response, or police protection services. This policy does not apply to proposals in which the affected lands are subject to a specific development plan or agreement under consideration by a land use authority. This policy does not apply to city or town annexation proposals in which the affected lands are part of an unincorporated island.⁴
- F) Encouragement of Reorganizations:
The Commission encourages reorganization proposals when appropriate and feasible to facilitate boundary changes involving two or more local governmental agencies. The Commission recognizes the efficiency of reorganizations to simplify and expedite logical and orderly concurrent boundary changes.

³ Measure P is an extension of Measure J, which was enacted in 1990 and requires voter approval for any changes that would re-designate unincorporated agricultural and open space lands.

⁴ The Commission's *Policy on Unincorporated Islands* is available online at: <https://www.napa.lafco.ca.gov>.

- G) Factors for Evaluating Proposals Involving Agricultural or Open Space Lands:
The Commission recognizes there are distinct and varying attributes and classifications associated with agricultural and open space designated lands. A proposal which includes agricultural or open space land shall be evaluated considering the following factors:
- (1) "Agricultural land", as defined by [G.C. §56016](#).
 - (2) "Prime agricultural land", as defined by [G.C. §56064](#).
 - (3) "Open space", as defined by [G.C. §56059](#).
 - (4) Land that is under contract to remain in agricultural or open space use, such as a Williamson Act Contract or Open Space Easement.
 - (5) Land with a County General Plan agricultural or open space designation (*Agricultural Resource* or *Agriculture, Watershed and Open Space*).
 - (6) The adopted general plan policies of the County and any affected city or town.
- H) Activating Latent Services and Deactivating Existing Services:
Commission approval is required for a special district to establish new services (i.e., activate latent service powers that were not previously authorized) or divestiture of existing services (i.e., deactivate service powers that were previously authorized) within all or parts of its jurisdictional boundary. Requests by a special district shall be made by adoption of a resolution of application and include all the information required and referenced under [G.C. §56824.12](#).

V. Policies Concerning Annexations

- A) General Policies Concerning All Annexations:
- (1) Inclusion in SOI:
The affected territory shall be included, or the applicant has concurrently requested the affected territory be included, within the affected agency's SOI prior to issuance of the Executive Officer's certificate of filing for the subject annexation proposal. The Executive Officer may amend both an SOI amendment and annexation application for Commission consideration and action at the same meeting.
 - (2) Property Tax Exchange Agreement:
A property tax exchange agreement between all affected agencies should be in place prior to submittal of an annexation proposal.

- (3) Inclusion of Public Rights-of-Way:
When a proposal for annexation involves territory located adjacent to a public right-of-way, the proposal should also include the adjacent portion of right-of-way to facilitate logical and orderly boundaries for any affected agencies.
 - (4) Boundary Modifications:
The Commission encourages modifications to proposed annexation boundaries when appropriate and feasible in order to facilitate logical and orderly boundaries for any affected local agencies. During the preliminary consultation phase, staff will encourage applicants to contact landowners of nearby properties to solicit interest in joining the annexation.
- B) Policies Concerning Annexations to a City or Town:
- (1) General Plan Designation and Rezoning:
The territory proposed for annexation shall be included in the city or town general plan and rezoned prior to submittal of an annexation proposal.
 - (2) Urban Growth Boundaries:
To the extent that a city or town maintains an urban growth boundary, the affected territory proposed for annexation should be included in the urban growth boundary prior to submittal of an annexation proposal. This does not apply to proposals consistent with [G.C. §56742](#).
 - (3) Proposals Within Unincorporated Islands:
When a proposal for annexation involves territory within an unincorporated island, staff will encourage the affected city or town to apply for the annexation of the entire island.
- C) Policies Concerning Annexation of Municipally-Owned Land:
- (1) Land Owned and Used by a City or Town Located Outside Their SOI:
Land that is owned by a city or town, used by the city or town for a municipal purpose, and located outside their SOI may be annexed pursuant to [G.C. §56742](#).
 - (2) Restricted Use Lands Owned by Public Agencies:
The Commission discourages annexation of municipally-owned land designated agricultural or open space in the County General Plan or subject to a Williamson Act contract unless the land will be used for a municipal purpose and no suitable alternative site reasonably exists within the affected agency's SOI.
 - (3) Municipal Purpose Defined:
Municipal purpose means a public service facility, but does not include agricultural or open space land.

D) Concurrent Annexation Policies:

The Commission encourages concurrent annexations to cities, towns, and special districts whenever appropriate and feasible.

(1) City of Napa and Napa Sanitation District (NSD):

a) Annexations to NSD:

All annexation proposals to NSD involving territory located outside of the City should include annexation to the City if the affected territory is located within the City's SOI, is located within the City's Rural Urban Limit, and annexation is legally possible.

b) Annexations to the City:

All annexation proposals to the City involving territory located outside of NSD should annex to NSD if the affected territory is located within NSD's SOI and if service is available.

(2) City of American Canyon and American Canyon Fire Protection District (ACFPD):

a) Annexations to ACFPD:

All annexation proposals to ACFPD involving territory located outside of the City should annex to the City if the affected territory is located within the City's SOI, is located within the City's Urban Limit Line, and annexation is legally possible.

b) Annexations to the City:

All annexation proposals to the City involving territory located outside of ACFPD should annex to ACFPD if the affected territory is located within ACFPD's SOI and if service is available.

(3) County Service Area (CSA) No. 4:

a) Annexations to Cities or Towns:

All annexations to a city or town should include concurrent detachment from CSA No. 4 unless the affected territory has been, or is expected to be, developed to include planted vineyards totaling one acre or more.

VI. Policies Concerning City or Town Incorporations

A) The Commission discourages proposals to incorporate communities unless substantial evidence suggests the County and any affected special districts are not effectively meeting the needs of the community.

B) The Commission discourages proposals to incorporate communities involving land that is not already receiving essential public services from special districts.

RESOLUTION NO. ____

**RESOLUTION OF
THE LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
MAKING DETERMINATIONS**

PAOLI LOOP/WATSON LANE REORGANIZATION

WHEREAS, the City of American Canyon, hereafter referred to as “City”, has filed a proposal by resolution of application (City Resolution 2025-04) with the Local Agency Formation Commission of Napa County, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the City Resolution 2025-04 seeks Commission approval to annex approximately 89 acres of unincorporated land to the City of American Canyon along with concurrent detachment from County Service Area No. 4 and represents 15 parcels located at East of SR-29 and Paoli Loop Road and identified by the County Assessor’s Office as 057-120-014, 057-120-015, 057-120-017, 057-120-028, 057-120-034, 057-120-036, 057-120-041, 057-120-045, 057-120-047, 057-120-048, 057-120-049, 057-120-050, 057-120-051, 057-180-014, and 057-180-015 (hereinafter referred to as the “Paoli Loop/Watson Lane Reorganization Proposal” or “Proposal”); and

WHEREAS, the Commission’s Executive Officer has reviewed the Proposal and prepared a report with recommendations; and

WHEREAS, the Executive Officer’s report and recommendations on the Proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public meeting held on the Proposal on June 1, 2026; and

WHEREAS, the Commission considered all the factors required by law under Government Code section 56668 and all other applicable law and adopted local policies and procedures; and

WHEREAS, in accordance with applicable provisions of the California Environmental Quality Act (hereinafter “CEQA”), the Commission serves as responsible agency for the Paoli Loop/Watson Lane Reorganization Proposal.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER as follows:

1. The foregoing recitals are adopted as true and correct and incorporated herein by reference.
2. By City Resolution 2023-85, adopted on November 7, 2023, the City of American Canyon, as lead agency, certified the Paoli/Watson Lane Annexation Project Final EIR, Adopted CEQA Findings and Fact, and Adopted a Mitigation Monitoring and Report Program.
3. Pursuant to CEQA Guideline 15231, a final EIR prepared by a lead agency shall be conclusively presumed to comply with CEQA for purposes of use by a responsible agency, such as the Commission, unless one of the following conditions occurs:
 - a. The EIR is finally adjudged in a legal proceeding not to comply with the requirements of the CEQA; or
 - b. A subsequent EIR is made necessary by CEQA Guideline 15162.
4. The Commission confirms that the Paoli/Watson Lane Annexation Project Final EIR has not been finally adjudged in a legal proceeding to be out of compliance with the requirements of CEQA and no such legal proceeding has been filed or pending.
5. The Commission further finds that there have been no substantial changes in the project or in the environment since the preparation of the Paoli/Watson Lane Annexation Project Final EIR, and that none of the conditions described in CEQA Guideline 15162 calling for the preparation of a subsequent or supplemental EIR are present.
6. The Commission finds that, pursuant to CEQA Guideline 15231, the Paoli/Watson Lane Annexation Project Final EIR is conclusively presumed to comply with CEQA for purposes of use by the Commission, and the Commission can rely on the Paoli/Watson Lane Annexation Project Final EIR to support the Commission's actions.
7. The Commission, as responsible agency, certifies that it has reviewed and considered the environmental effects and information set forth in the City's Certified Paoli/Watson Lane Annexation Project Final EIR, certified by the City on November 7, 2023 (City Resolution 2023-85), prior to making its determinations on the Paoli Loop/Watson Lane Reorganization Proposal. The Commission has determined that the City's Certified Paoli/Watson Lane Annexation Project Final EIR was completed in compliance with CEQA and is adequate for its use in approving the Proposal.
8. The Commission approves and adopts the City's Findings of Fact and Mitigation Monitoring and Reporting Program, as set forth in City Resolution 2023-85, which resolution is incorporated herein by this reference.

9. The Commission hereby adopts the applicable mitigation measures contained within the City's "Mitigation Monitoring and Reporting Program" (MMRP), and the MMRP itself, incorporated herein by this reference as though wholly set forth herein. The City shall be responsible for implementing all mitigation identified in the MMRP and for overall administration of the MMRP. Consistent with CEQA, the Commission shall only have responsibility for mitigating or avoiding the direct or indirect environmental effects of those parts of the project which it approves. The City will report to LAFCO on the implementation of the MMRP and all monitoring reports prepared by the City shall be provided to the Commission.
10. The Factors for Commission Determinations provided in the Executive Officer's written report are hereby incorporated herein by this reference and are adequate.
11. The Commission finds the Paoli Loop/Watson Lane Reorganization Proposal to be consistent with the sphere of influence established for the City of American Canyon.
12. The records upon which these findings are made are located at the Commission's administrative office located at 1754 Second Street, Suite C, Napa, California 94559.
13. The proposal is APPROVED subject to completion of item number 20 below.
14. The proposal is assigned the following distinctive short-term designation:

PAOLI LOOP/WATSON LANE REORGANIZATION
15. The affected territory is depicted and described in the attached vicinity map and geographic description included as "Exhibit "A".
16. The affected territory is inhabited as defined in Government Code section 56046.
17. The City of American Canyon utilizes the regular assessment roll of the County of Napa.
18. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the City of American Canyon. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the City of American Canyon.
19. The Commission is designated as the Conducting Authority for further proceedings and the Executive Officer is directed to initiate proceedings. The Commission delegates to the Executive Officer the authority to perform all responsibilities and functions of the Commission to carry out these conducting authority proceedings in accordance with this resolution, the Commission's Policy for Conducting Authority Proceedings, and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 57000 et seq.).

- 20. Recordation of a Certificate of Completion is contingent upon the satisfaction of the following conditions as determined by the Executive Officer:
 - (a) A final map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization.
 - (b) Payment of any outstanding fees owed to other agencies involved in the processing of this proposal.
 - (c) Successful completion of Conducting Authority Proceedings.
- 21. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.
- 22. The Commission hereby directs staff to file a Notice of Determination in compliance with CEQA.

The foregoing resolution was duly and regularly adopted by the Commission at a public meeting held on June 1, 2026, after a motion by Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSENT: Commissioners _____

ABSTAIN: Commissioners _____

Beth Painter
Commission Chair

ATTEST: _____
Brendon Freeman
Executive Officer

Recorded by: Charlie Livingston
Commission Clerk

EXHIBIT 'A'
PAOLI LOOP/WATSON LANE REORGANIZATION
ANNEXATION TO THE CITY OF AMERICAN CANYON AND
DETACHMENT FROM COUNTY SERVICE AREA NO. 4
GEOGRAPHIC DESCRIPTION

All that certain real property, situate in the County of Napa, State of California, being a portion of Section 13, Township 4 North, Range 4 West, Mount Diablo Base & Meridian, more particularly described as follows:

BEGINNING at the intersection of the northerly line of the parcel of land described in the grant deed to Albert Paoli recorded February 17, 1969 in Volume 802 at Page 536, Official Records of Napa County with the northeasterly line of the parcel of land described as Parcel 1 in the Grant Deed to the State of California recorded November 2, 1978 in Volume 1102 at Page 402, Official Records of Napa County, said point of intersection being on the general easterly line of the American Canyon Incorporation Boundary per Local Agency Formation Commission of Napa County Resolution No. 91-18 dated May 15, 1991;

Thence (1) leaving said general easterly line of said American Canyon Incorporation Boundary and along said northerly line of said Lands of Paoli, East 2534.75 feet, more or less, to the most northeasterly corner thereof, said corner also being the northeasterly corner of the parcel of land described in the grant deed to Joseph A. Gonsalves and Denise Gonsalves recorded October 16, 2020 under Document Number 2020-0026881, Official Records of Napa County;

Thence (2) along the easterly line of said Lands of Gonsalves, South 466.22 feet, more or less, to an angle point in the general westerly boundary of the Town Center Reorganization Annexation to the City of American Canyon per Local Agency Formation Commission of Napa County Resolution No. 10-21 dated December 6, 2010; thence along said general westerly boundary the following eight courses and distances:

(3) South $0^{\circ}06'57''$ West 325.78 feet;

(4) North $89^{\circ}09'37''$ West 456.02 feet to a non-tangent curve concave southeasterly, the radius point of which bears South $64^{\circ}57'55''$ East 5629.58 feet,

(5) southwesterly along said non-tangent curve, through a central angle of $8^{\circ}55'45''$ an arc distance of 877.33 feet,

(6) North $89^{\circ}09'37''$ West 23.61 feet,

(7) South $12^{\circ}35'23''$ West 612.48 feet,

1804 Soscol Avenue, Suite 202, Napa, CA 94559
 Tel: (707) 690-9025 Fax: (707) 542-2106
 www.cinquinipassarino.com
 CPI No.: 10997-25

(8) South $9^{\circ}35'23''$ West 132.00 feet,

(9) South $8^{\circ}20'23''$ West 132.00 feet, and

(10) South $6^{\circ}05'23''$ West 264 feet, more or less, to said general easterly line of the American Canyon Incorporation Boundary; thence along said American Canyon Incorporation Boundary the following eleven courses and distances:

(11) North $28^{\circ}57'$ West 640 feet, more or less, to the southeasterly corner of the parcel of land described in the Grant Deed to Thomas Conatser and Marsha D. Conatser recorded August 30, 1990 in Volume 1764 at Page 343, Official Records of Napa County, said southeasterly corner being on a non-tangent curve concave northerly,

(12) along the southerly line of said Lands of Conatser and said non-tangent curve, westerly 828 feet to the southwesterly corner thereof,

(13) along the westerly line of said Lands of Conatser, northerly and northeasterly 151 feet to the northwesterly corner thereof, said northwesterly corner being on the easterly line of Paoli Loop Road,

(14) along said easterly line of Paoli Loop Road, northeasterly and northerly 492 feet to the southerly line of Watson Lane,

(15) along said southerly line of Watson Lane, northeasterly and easterly 640 feet to the southeasterly extension of the westerly line of the parcel of land described in the Trust Transfer Deed to Florence Louise Clerici, Trustee of the Florence Louise Clerici Living Trust recorded October 12, 1990 in Volume 1773 at Page 639, Official Records of Napa County,

(16) along said southeasterly extension and the westerly line of said Lands of Clerici, northwesterly 363 feet to the southwesterly corner of the parcel of land described in the Individual Grant Deed to Thomas J. Dunlap and Hannah R. Dunlap recorded August 15, 1979 in Volume 1136 at Page 50, Official Records of Napa County,

(17) along the westerly line of said Lands of Dunlap, northwesterly 590 feet to the southeasterly corner of the parcel of land described in the Director's Deed to Albert Paoli recorded May 10, 1979 in Volume 1124 at Page 523, Official Records of Napa County,

(18) along the northeasterly line of said Director's Deed to Paoli, North $28^{\circ}54'24''$ West 377.16 feet to the easterly line of Relinquishment Parcel 3 as described in the Relinquishment of Highway Right of Way in the County of Napa, Road 04-NAP-29-2.1/2.8, Request No. 40359 recorded October 5, 1979 in Volume 1142 at Page 53, Official Records of Napa County,

(19) leaving said easterly line of said Relinquishment Parcel 3, North 28°54'24" West 91.53 feet to the most easterly corner of the parcel of land described in the Director's Deed to Albert Paoli recorded May 10, 1979 in Volume 1124 at Page 526, Official Records of Napa County, said most easterly corner being on the westerly line of said Relinquishment Parcel 3,

(20) along the northeasterly line of said last mentioned Director's Deed to Paoli, North 28°54'24" West 363.26 feet to the most northerly corner thereof, said corner also being on the easterly line said parcel of land described as Parcel 1 in the Grant Deed to the State of California recorded November 2, 1978 in Volume 1102 at Page 402, Official Records of Napa County, and

(21) along the northeasterly line of said Parcel 1, North 28°54'24" West 78.35 feet to the POINT OF BEGINNING.

Containing 89 acres of land, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Prepared by Cinquini & Passarino, Inc.



Mark P. Andrilla, PLS 8985

12.31.'25

Date





August 15, 2025

Brendon Freeman
Napa County LAFCO
1754 Second Street, Suite C
Napa, California 94559

Subject: Paoli/Watson Annexation

Dear Brendon,

We are pleased to submit an application to annex the Paoli/Watson property into the City of American Canyon. The property, located northeast of American Canyon in the City's Sphere of Influence and Urban Limit Line (County RUL), has been under study since 2017, with ongoing stakeholder engagement.

A key component of this annexation is to entitle a 35-acre industrial park on the northern portion of the project area. This development will enable the City to construct a final segment of the Newell Drive "Eastside Connector," a parallel roadway to Highway 29. This long-anticipated infrastructure will help relieve traffic congestion on Highway 29 and generate economic benefits to the broader Napa County Region.

To comply with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the annexation includes the unincorporated Watson Lane properties to avoid creating an isolated "Island" of County territory fully surrounded by the City.

On November 7, 2023, the City Council certified the Final Environmental Impact Report. In February 2024, the Napa County Airport Land Use Commission staff determined that the Paoli/Watson General Plan Amendment and Pre-Zoning are in conformance with the Napa County Airport Land Use Compatibility Plan.

The following attachments are included in this application:

1. Form C - Notice of Intention to adopt a Resolution of Application
2. Form D - Proposal Application
3. Form E - Political Contributions Disclosure
4. Standard Indemnification Agreement
5. List of Landowners, APNs, and Addresses subject to the Annexation (sent under separate cover for privacy considerations)

Paoli/Watson Annexation
August 15, 2025
Page 2

We look forward to working with you on this important initiative. If you have any questions, I may be contacted at (707) 647-4336 or at bcooper@americancanyon.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent Cooper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brent Cooper, AICP
Community Development Director

cc: Jason B. Holley, City Manager

ATTACHMENT 1

FORM C

For Staff Use

Attachment 2

Date Filed: _____

Proposal Name: _____

NOTICE OF INTENTION TO ADOPT RESOLUTION OF APPLICATION

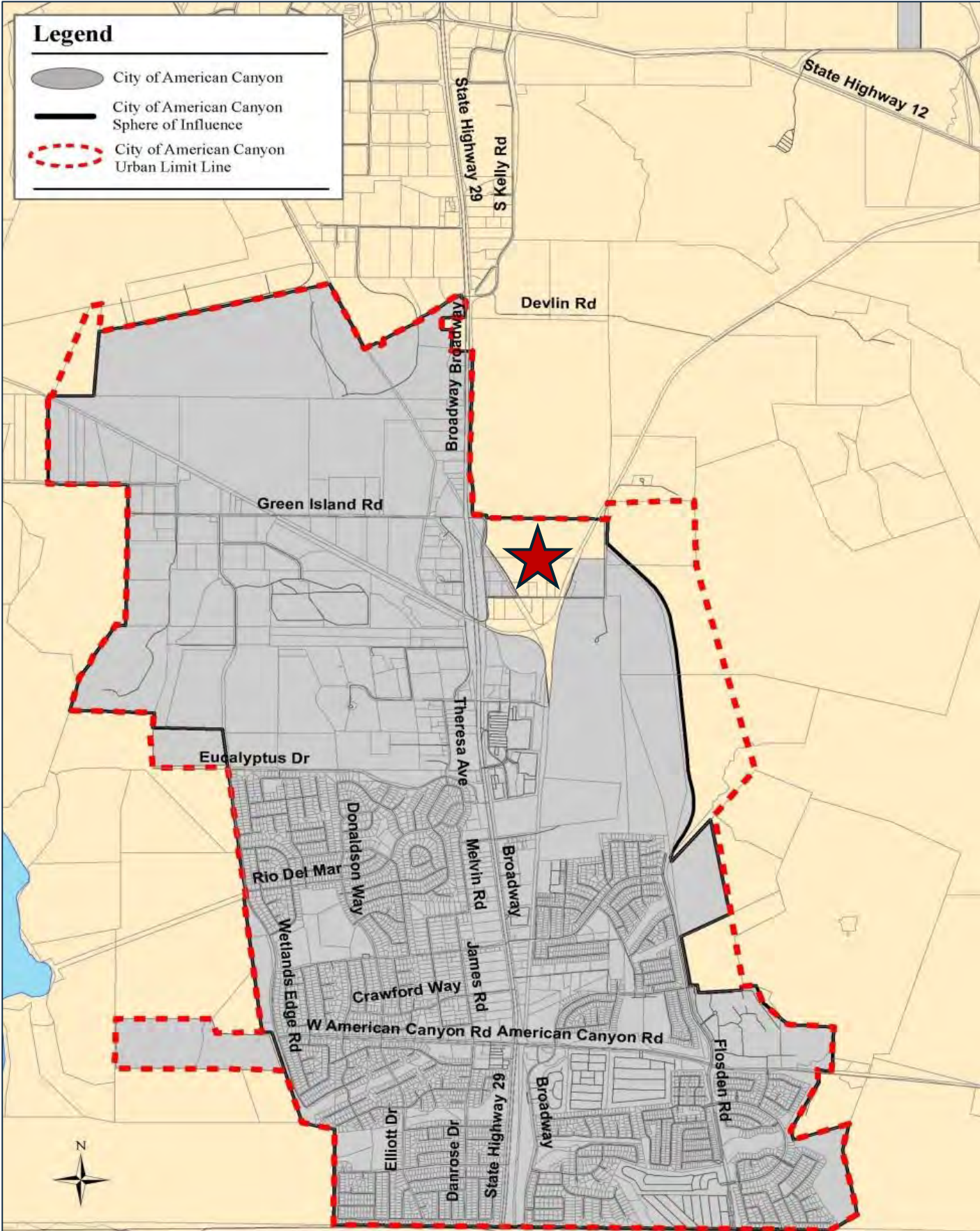
For Filing with the Local Agency Formation Commission of Napa County

A proposal for a change of organization made by a local agency shall be initiated by an adopted resolution of application in accordance with Government Code Section 56654. Mailed notice of a local agency's intention to adopt a resolution of application must be provided no less than 21 days in advance to the Commission and all affected agencies. The notice shall describe the proposal and the affected territory. Applicants are encouraged to use this form.

Nature of Proposal and All Associated Changes of Organization:

Description of Boundaries of Affected Territory Accompanied by Map:

Reason for Proposal and Any Proposed Conditions:



RESOLUTION NO. 2025-64

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NAPA COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO INITIATE REORGANIZATION PROCEEDINGS FOR THE PAOLI WATSON TERRITORY

WHEREAS, the Paoli, Watson, Gonsalves, and Union Pacific Property (“Paoli Watson territory”) is located in the City of American Sphere of Influence; and

WHEREAS, on September 5, 2017, the City Council gave staff direction to prepare a Napa County Local Agency Formation Commission (LAFCO) annexation application for nearly 87 acres off Paoli Loop Road within the City’s “Sphere of Influence”; and

WHEREAS, The Paoli Loop/Watson Lane area (hereafter the “Affected Territory”) is comprised of approximately 86.9 acres currently in the unincorporated County of Napa (“County”), located East of SR-29 and Paoli Loop Road, and is comprised of the following APNs and parcels:

- a. 059-020-036
- b. 057-120-014
- c. 057-120-015
- d. 057-120-017
- e. 057-120-028
- f. 057-120-034
- g. 057-120-036
- h. 057-120-041
- i. 057-120-045
- j. 057-120-047
- k. 057-120-048
- l. 057-120-049
- m. 057-120-050
- n. 057-120-051
- o. 057-180-001
- p. 057-180-002
- q. 057-180-003
- r. 057-180-004
- s. 057-180-005
- t. 057-180-014
- u. 057-180-015
- v. A portion of the Union Pacific Railroad right-of-way running approximately North East by South West at the eastern boundary of the Affected Territory; and

WHEREAS, the Affected Territory is already located in the City’s Fire Protection District, Sewer and Water Service Area and the proposed annexation is consistent with the voter-initiated “Urban Limit Line” and 2008 Urban Limit Line Memorandum of Understanding with Napa County. Furthermore, in December 2018, the Napa County LAFCO approved a Municipal Services Review that affirmed the City’s SOI boundary; and

WHEREAS, on March 19, 2019, the City approved a Preannexation Agreement to serve as the basis for formulating land use planning designations and necessary entitlement, transaction, and environmental documents (“Project Documents”) for the Paoli Property and the other properties included in the annexation application (Resolution No. 2019-22 and Agreement No. 2019-28); and

WHEREAS, on June 18, 2019, the City approved an amendment to the Preannexation Agreement to address a previously-undisclosed property ownership transfer to the Cecil Augusto Paoli Revocable Family Trust (the “Trust”) that had occurred on November 14, 2017 (Resolution 2019-44 and Agreement 2019-A105); and

WHEREAS, on November 7, 2023, the City Council certified an Environmental Impact Report (Resolution 2023-85), General Plan Amendment (Resolution 2023-86) and Prezoning first reading for Affected Territory; and

WHEREAS, on February 2, 2024, Napa County Airport Land Use Commission deemed the Paoli/Watson AX GPA/Pre-Zoning consistent with Napa County Airport Land Use Compatibility Plan Policy 1.4.4 (ALUC File #P23-00331); and

WHEREAS, on February 20, 2024, the City Council approved the Prezoning final reading for Affected Territory (Ordinance 2024-01); and

WHEREAS, on June 20, 2025, city staff submitted a Notice of Intention to Adopt a Resolution for the Paoli/Watson Lane area annexation to the Napa County Local Agency Formation Commission; and

WHEREAS, on June 23, 2025, Napa County Local Agency Formation Commission staff submitted the Notice of Intention to Adopt a Resolution for the Paoli Watson Lane area annexation to Napa County; and

WHEREAS, the City of American Canyon desires to initiate proceedings pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code, for a reorganization which would annex the Paoli Watson territory to the City of American Canyon; and

WHEREAS, the following agencies would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of American Canyon	Annex territory into the City of American Canyon
Napa County	Detach territory from unincorporated Napa County

WHEREAS, a map of the boundaries of the territory proposed to be annexed into the City of American Canyon is attached as Exhibit A and incorporated by this reference herein; and

WHEREAS, the principal reasons for the proposed reorganization are as follows:

- a) The Affected Territory is a logical extension to the City of American Canyon. The territory is located in the City's Sphere of Influence, which serves as a benchmark for future annexation decisions.
- b) The Affected Territory is already located in the City's Fire Protection District, Sewer and Water Service Area.
- c) Reorganization of the territory is consistent with a voter-approved Urban Limit Line consistent with a 2008 Urban Limit Line and Water Service Agreement between the City and the County. This agreement identifies properties that the City and County agree may be annexed into the City before the year 2030. The City and County will further meet to discuss a property tax sharing agreement before the LAFCO Board takes action on this application.
- d) The Affected Territory was recently updated with a certified Environmental Impact Report, General Plan Amendment, and Rezoning Regulations specifically designed to ensure a high-quality industrial district on approximately 35-acres and maintain the rural residential character that residents on and near Watson Lane have enjoyed for generations.
- e) As described in the certified Environmental Impact Report (SCH#2022090097), the Reorganized territory Impact AG-1: The project would not convert Farmland, as shown on maps prepared pursuant to the California Department of Conservation Farmland Mapping and Monitoring Program, to non-agricultural use. No impact would occur (See Impact AG-1). Furthermore, there are no Williamson Act contracts currently in place on any portion of the project site.
- f) Approval of the Reorganization would facilitate the Newell Drive "Eastside Connector" roadway parallel to Highway 29 by entitling a 35-acre industrial park which will provide economic and traffic congestion relief benefits to the Napa County Region; and

WHEREAS, to the best of our knowledge, the City of American Canyon reorganization application complies with the applicable Napa County LAFCO policies; and

NOW, THEREFORE, the City Council of the City of American Canyon does hereby adopt and approve this Resolution of Application, and the Napa Local Agency Formation Commission is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000.

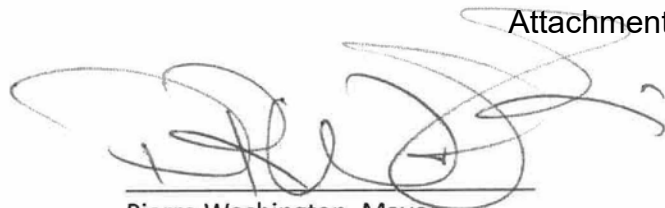
PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 15th day of July 2025, by the following vote:

AYES: Councilmember Melissa Lamattina, Councilmember David Oro, Vice Mayor Mark Joseph, Mayor Pierre Washington

NOES: None

ABSTAIN: None


ABSENT: Councilmember Brando Cruz



Pierre Washington, Mayor

ATTEST:

APPROVED AS TO FORM:



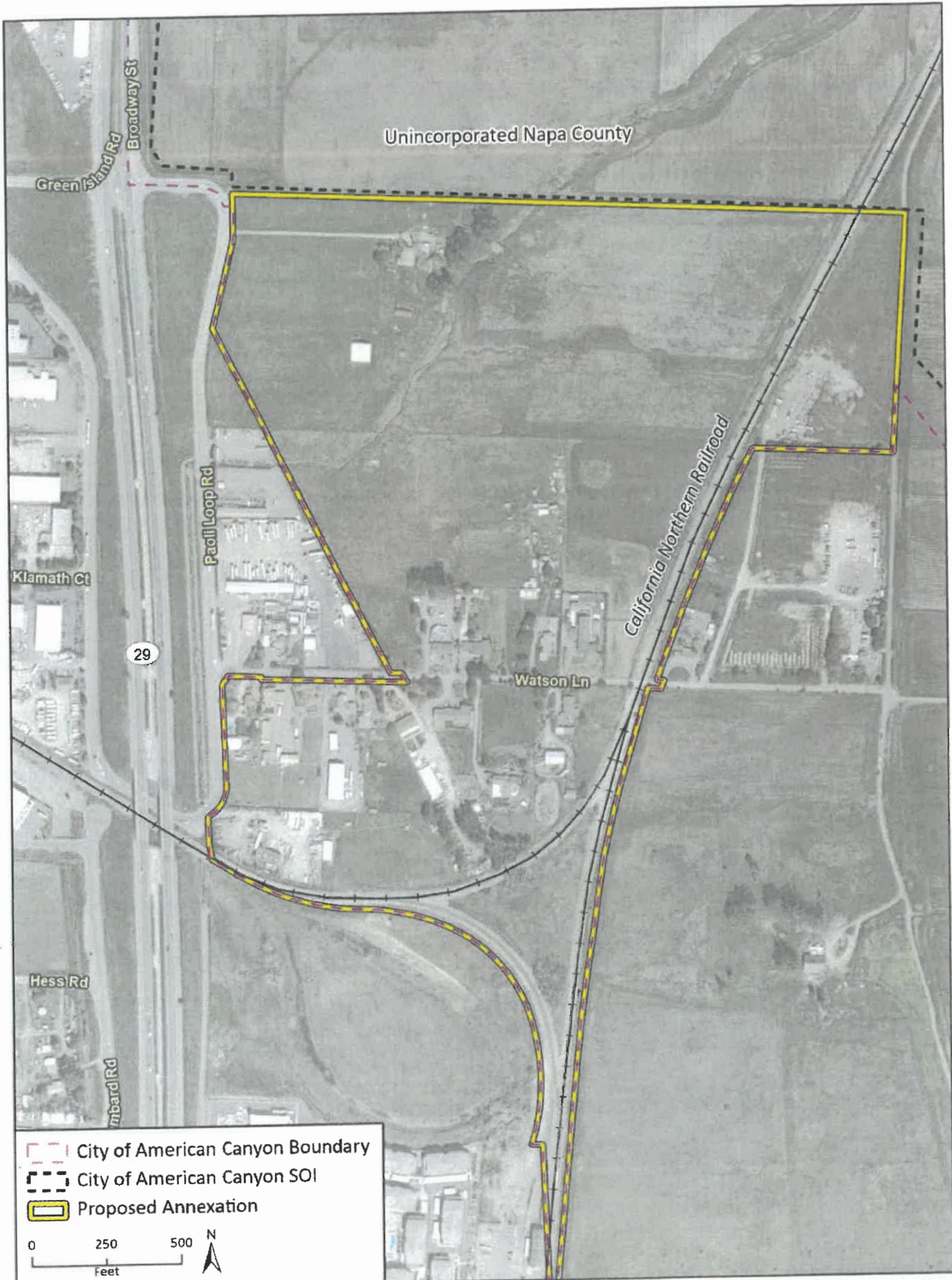
Taresa Geilfuss, CMC, City Clerk



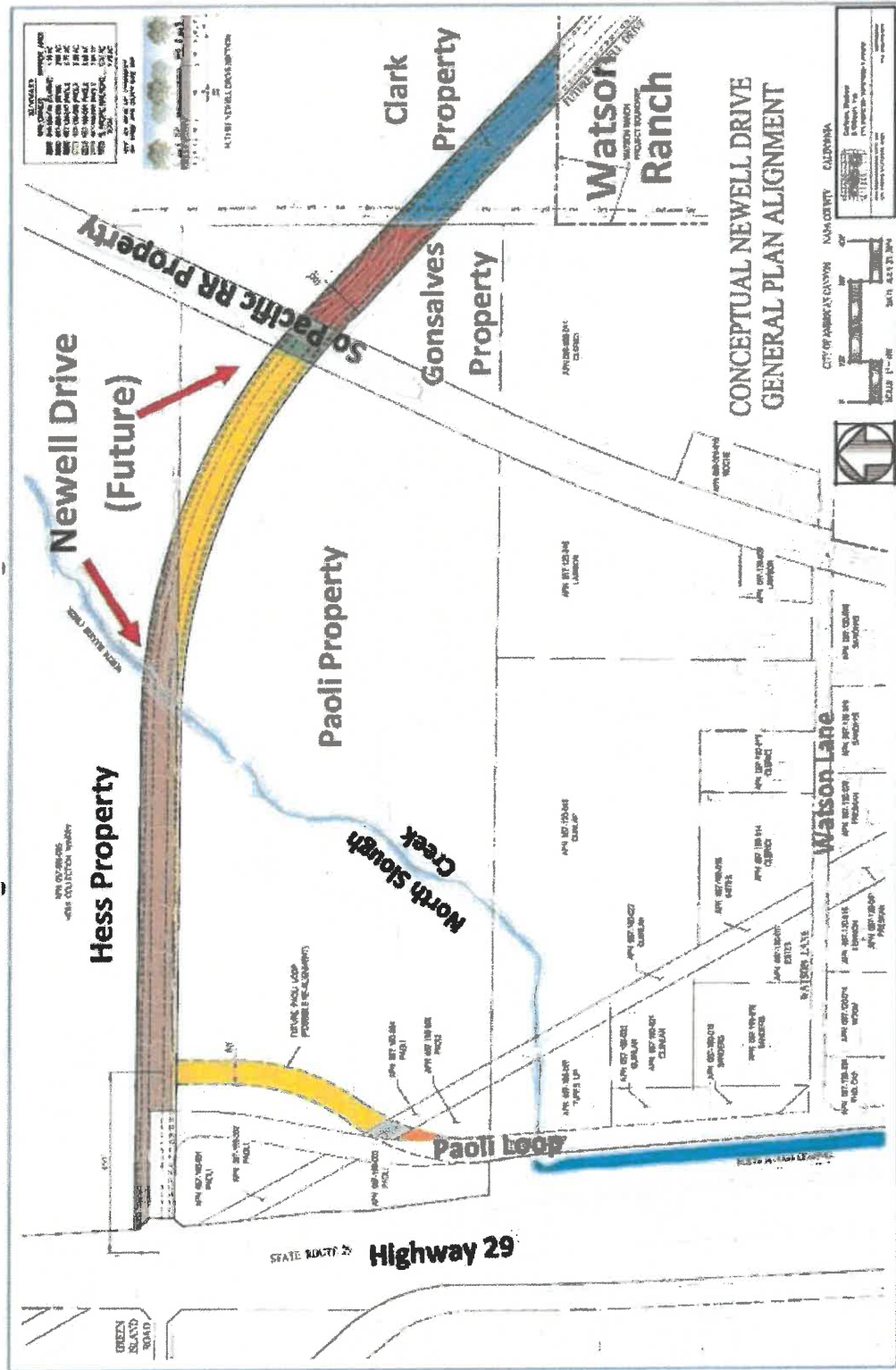
William D. Ross, City Attorney

EXHIBIT A – Territorial Boundary Map

LOCATION MAP



Conceptual Newell Drive Alignment



ATTACHMENT 2

For Staff Use

Attachment 2

Date Filed: _____

Proposal Name: _____

FORM D

PROPOSAL APPLICATION Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: _____
Contact Person Agency/Business (If Applicable)

Address: _____
Street Number Street Name City Zip Code

Contact: _____
Phone Number Facsimile Number E-Mail Address

B. Applicant Type: (Check One) Local Agency Registered Voter Landowner

II. PROPOSAL DESCRIPTION

A. Affected Agencies: _____
Name Address

Name Address

Name Address

Use Additional Sheets as Needed

B. Proposal Type: (Check as Needed) Annexation Detachment City Incorporation District Formation
 City/District Dissolution City/District Merger Service Activation (District Only) Service Divestiture (District Only)

C. Purpose Statement: (Specific) _____

Also proposing concurrent detachment from County Service Area No. 4.

III. GENERAL INFORMATION

A. Location:

Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres
Total Location Size (Including Right-of-Ways) _____		

B. Landowners:

(1) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

(2) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

(3) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

(4) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

Use Additional Sheets As Needed

C. Population:

(1) Total Number of Residents: _____

(2) Total Number of Registered Voters: In Process

D. Land Use Factors:

(1a) County General Plan Designation: _____

(1b) County Zoning Standard: _____

(2a) Applicable City General Plan Designation: _____

(2b) Applicable City Pre-zoning Standard:
(Required for City Annexations) _____

E. Existing Land Uses:

(Specific) _____

F. Development Plans:

(1a) Territory Subject to a Development Project? Yes No

(1b) If Yes, Describe Project: _____

(1c) If No, When Is Development Anticipated? _____

G. Physical Characteristics:

(1) Describe Topography: _____

(2) Describe Any Natural Boundaries: _____

(3) Describe Soil Composition and Any Drainage Basins: _____

(4) Describe Vegetation: _____

H. Williamson Act Contracts
(Check One)

Yes

No

IV. GOVERNMENTAL SERVICES AND CONTROLS

A. Plan For Providing Services:

- (1) Enumerate and Describe Services to Be Provided to the Affected Territory:

- (2) Level and Range of Services to Be Provided to the Affected Territory:

- (3) Indication of When Services Can Feasibly Be Extended to the Affected Territory:

- (4) Indication of Any Infrastructure Improvements Necessary to Extend Services to the Affected Territory:

- (5) Information On How Services to the Affected Territory Will Be Financed:

V. ENVIRONMENTAL INFORMATION

A. Environmental Analysis (City annexations require pre-zoning.)

(1) **Lead Agency for Proposal:** _____
Name

(2) **Type of Environmental Document Previously Prepared for Proposal:**

- Environmental Impact Report
- Negative Declaration/Mitigated Negative Declaration
- Categorical/Statutory Exemption: _____
Type
- None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

Use Additional Sheets As Needed

B. Identify Up to Three Agencies or Persons to Receive Proposal Correspondence:

(Does not include affected landowners or residents)

- (1) Recipient Name: _____
Mailing Address: _____
E-Mail: _____
- (2) Recipient Name: _____
Mailing Address: _____
E-Mail: _____
- (3) Recipient Name: _____
Mailing Address: _____
E-Mail: _____

VII. CERTIFICATION

I certify the information contained in this application is correct. I acknowledge and agree the Local Agency Formation Commission of Napa County is relying on the accuracy of the information provided in my representations in order to process this application proposal.

Signature: Brent Cooper

Printed Name: _____

Title: _____

Date: 8/15/25

FACTORS FOR COMMISSION CONSIDERATION

Government Code §56668 requires a review of the following factors:

FACTOR TO CONSIDER	COMMENT
1. Population and density [§56668(a)]	Population approximately 30 (legally inhabited)
2. Land area and land use [§56668(a)]	Approximately 89 acres, northern 31-acre portion largely undeveloped, central and southern portions include 12 residential lots, southwest corner parcel used for storage. Located in the Napa County Airport Planning Area.
3. Assessed valuation [§56668(a)]	Total: \$10,567,947
4. Topography, natural boundaries and drainage basins [§56668(a)]	0 to 9 percent slopes Clear Lake clay, Haire clay loam, and Haire loam soils present Drainage basin: <i>North Slough</i>
5. Proximity to other populated areas [§56668(a)]	Surrounded by City of American Canyon's existing boundary
6. Likelihood of significant growth in the area, adjacent areas during next 10 years [§56668(a)]	The affected territory is expected to be developed with industrial uses and serve as a corridor for the extension of Newell Drive, thereby limiting the likelihood of significant growth in the area in the next 10 years. Adjacent areas are either already in the City and built out or outside the City's SOI and therefore unlikely to experience significant growth.
7. Need for government services [§56668(b)]	The affected territory is already within the American Canyon Fire Protection District and receives fire service from the District. Law enforcement is provided by the County Sheriff. Water and sewer service are provided by the City of American Canyon given the affected territory is located within the City's extraterritorial service areas.
8. Government services present cost, adequacy and controls in area [§56668(b)]	The City provides a full range of government services at an adequate level with cost controls. Analysis: South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018
9. Government services probable future needs and controls in area [§56668(b)]	The City has established adequate service capacities and controls to serve the planned uses within the affected territory. Analysis: South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018

<p>10. Government services effect of proposal on cost, adequacy and controls in area and adjacent areas [§56668(b)]</p>	<p>Proposal approval and future development as planned would not have any measurable effect on cost, adequacy and controls in the area or adjacent areas.</p>
<p>11. Effects on adjacent areas, on mutual social and economic interests, and on local governmental structure in the County [§56668(c)]</p>	<p>Extension of Newell Drive would benefit adjacent areas by improving traffic circulation, which has an outsized impact on industry service workers throughout Napa County who rely on commuting through American Canyon.</p>
<p>12. Effects on planned efficient patterns of urban development [§56668(d)]</p>	<p>Annexation would facilitate the City's planned extension of Newell Drive as well as an industrial warehouse project.</p>
<p>13. Effects on maintaining physical and economic integrity of agricultural lands [§56668(e)]</p>	<p>No effect</p>
<p>14. Boundaries: logical, contiguous, not difficult to serve, definite and certain [§56668(f)]</p>	<p>Affected territory represents one entire contiguous area within the City's SOI and surrounded by the City's existing boundary.</p>
<p>15. Conformance to lines of assessment, ownership [§56668(f)]</p>	<p>APNs 057-120-014, 057-120-015, 057-120-017, 057-120-028, 057-120-034, 057-120-036, 057-120-041, 057-120-045, 057-120-047, 057-120-048, 057-120-049, 057-120-050, 057-120-051, 057-180-014, and 057-180-015</p>
<p>16. Creation of islands, corridors, irregular boundaries [§56668(f)]</p>	<p>No effect</p>
<p>17. Consistency with regional transportation plan [§56668(g)]</p>	<p>No specific projects in regional transportation plan (RTP), <i>Plan Bay Area 2050</i></p>
<p>18. Consistency with city or county general and specific plans [§56668(h)]</p>	<p>County General Plan: <i>Industrial and Agriculture, Watershed and Open Space</i> County Zoning: <i>AW:AC (Agricultural Watershed : Airport Compatibility) 160-acre minimum parcel size</i> City Prezoning: <i>Paoli Light Industrial with a Paoli Commercial Overlay District, Residential Estate</i></p>
<p>19. Consistency with spheres of influence [§56668(i)]</p>	<p>Entire affected territory is within the City's SOI</p>

<p>20. Comments from affected agencies and other public agencies [§56668(j)]</p>	<p>No comments received</p>
<p>21. Ability of agency to provide service including sufficiency of revenues [§56668(k)]</p>	<p>City has established adequate ability to provide a full range of services and generate sufficient revenues to accommodate the proposed annexation and planned development of the affected territory. Analysis: South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018</p>
<p>22. Timely availability of adequate water supply [§56668(l)]</p>	<p>Overall water demand projections for the affected territory are minimal given the planned industrial land uses for much of the area. The City can reasonably accommodate projected demands within the foreseeable future. Analysis: South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018 and Napa Countywide Water Wastewater MSR Updated 10-4-21</p>
<p>23. Fair share of regional housing needs [§56668(m)]</p>	<p>Minimal positive impact when estate housing is developed in the future.</p>
<p>24. Information or comments from landowners, voters, or residents in proposal area [§56668(n)]</p>	<p>No information provided</p>
<p>25. Existing land use designations [§56668(o)]</p>	<p>County General Plan: <i>Industrial and Agriculture, Watershed and Open Space</i> County Zoning: <i>AW:AC (Agricultural Watershed : Airport Compatibility) 160-acre minimum parcel size</i> City Prezoning: <i>Paoli Light Industrial with a Paoli Commercial Overlay District, Residential Estate</i></p>
<p>26. Effect on environmental justice [§56668(p)]</p>	<p>No documentation or evidence suggesting the proposal will have any implication</p>
<p>27. Safety Element of GP concerns; identified as very high fire hazard zone [§56668(q)]</p>	<p>Not located in a high fire hazard zone</p>



LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY

Policy on Proposals

(Adopted: August 9, 1972; Last Amended: December 5, 2022)

I. Background

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) specifies the Local Agency Formation Commission (LAFCO) of Napa County's principal objectives are discouraging urban sprawl, preserving open space and agricultural resources, and encouraging the orderly formation and development of cities, towns, and special districts and their municipal services based on local conditions.¹ Regulatory duties include approving or disapproving proposals involving the formation, reorganization, expansion, and dissolution of cities, towns, and special districts. The Commission's regulatory actions must be consistent with its adopted written policies and procedures. The Commission must also inform its regulatory duties through a series of planning activities, which includes establishing and updating spheres of influence (SOIs).²

II. Purpose

The purpose of this policy is to guide the Commission in considering proposals for changes of organization as defined under [California Government Code \(G.C.\) §56021](#) and reorganizations as defined under [G.C. §56073](#).

III. Objective

It is the objective of the Commission to acknowledge and incorporate the policies of the Legislature regarding the promotion of orderly, well-planned development patterns that avoid the premature conversion of agricultural and open space lands and ensure effective, efficient, and economic provision of essential public services. The Commission reserves discretion in administering these policies to address special conditions and circumstances as needed.

IV. Commission Declarations

The Commission declares its intent not to permit the premature conversion of agricultural or open space lands to urban uses. The Commission shall adhere to the following policies in the pursuit of this intent, and all proposals shall be reviewed with these policies as guidelines.

A) Use of Municipal Service Reviews:

In evaluating a proposal, the Commission will use information contained within the most recently completed Municipal Service Review (MSR) for any affected agencies. The Commission retains discretion to determine if the most recent MSR is adequate for making decisions related to proposals.

¹ CKH is codified under [G.C. §56000](#) et seq.

² The Commission's *Policy on Spheres of Influence* is available online at: <https://www.napa.lafco.ca.gov>.

- B) Use of County General Plan Designations:
In evaluating a proposal, the Commission will give great weight to the Napa County General Plan to determine designated agricultural and open space lands. The Commission recognizes that inconsistencies may occur between the County General Plan and city or town general plans with respect to agricultural and open space designations. Notwithstanding these potential inconsistencies, the Commission will give great weight to the County General Plan in recognition of the public support expressed in both the incorporated and unincorporated areas of Napa County for the County's designated agricultural and open space lands through enactment of Measure P in 2008.³
- C) Recognition of the Napa County Agricultural Preserve:
The first Agricultural Preserve in the United States was created in 1968 by the Napa County Board of Supervisors. The Agricultural Preserve protects lands in the fertile valley and foothill areas of Napa County in which agriculture is, and should continue to be, the predominant land use. The Commission will consider the Agricultural Preserve in the processing of proposals.
- D) Location of Urban Development:
The Commission will give great weight to urban growth boundaries and guide urban development away from agricultural or open space lands until such times as urban development becomes an overriding consideration as determined by the Commission. The Commission encourages urban development be located within areas designated for urban use in the County General Plan and in close proximity to a city, town, or special district that can provide any needed public services. Urban development should be discouraged if it is apparent that any needed public services necessary for the proposed development cannot readily be provided by a city, town, or special district.
- E) Timing of Urban Development:
The Commission discourages proposals involving the premature annexation of undeveloped or underdeveloped lands to cities, towns, and special districts that provide potable water, sewer, fire protection and emergency response, or police protection services. This policy does not apply to proposals in which the affected lands are subject to a specific development plan or agreement under consideration by a land use authority. This policy does not apply to city or town annexation proposals in which the affected lands are part of an unincorporated island.⁴
- F) Encouragement of Reorganizations:
The Commission encourages reorganization proposals when appropriate and feasible to facilitate boundary changes involving two or more local governmental agencies. The Commission recognizes the efficiency of reorganizations to simplify and expedite logical and orderly concurrent boundary changes.

³ Measure P is an extension of Measure J, which was enacted in 1990 and requires voter approval for any changes that would re-designate unincorporated agricultural and open space lands.

⁴ The Commission's *Policy on Unincorporated Islands* is available online at: <https://www.napa.lafco.ca.gov>.

- G) Factors for Evaluating Proposals Involving Agricultural or Open Space Lands:
The Commission recognizes there are distinct and varying attributes and classifications associated with agricultural and open space designated lands. A proposal which includes agricultural or open space land shall be evaluated considering the following factors:
- (1) "Agricultural land", as defined by [G.C. §56016](#).
 - (2) "Prime agricultural land", as defined by [G.C. §56064](#).
 - (3) "Open space", as defined by [G.C. §56059](#).
 - (4) Land that is under contract to remain in agricultural or open space use, such as a Williamson Act Contract or Open Space Easement.
 - (5) Land with a County General Plan agricultural or open space designation (*Agricultural Resource* or *Agriculture, Watershed and Open Space*).
 - (6) The adopted general plan policies of the County and any affected city or town.
- H) Activating Latent Services and Deactivating Existing Services:
Commission approval is required for a special district to establish new services (i.e., activate latent service powers that were not previously authorized) or divestiture of existing services (i.e., deactivate service powers that were previously authorized) within all or parts of its jurisdictional boundary. Requests by a special district shall be made by adoption of a resolution of application and include all the information required and referenced under [G.C. §56824.12](#).

V. Policies Concerning Annexations

- A) General Policies Concerning All Annexations:
- (1) Inclusion in SOI:
The affected territory shall be included, or the applicant has concurrently requested the affected territory be included, within the affected agency's SOI prior to issuance of the Executive Officer's certificate of filing for the subject annexation proposal. The Executive Officer may amend both an SOI amendment and annexation application for Commission consideration and action at the same meeting.
 - (2) Property Tax Exchange Agreement:
A property tax exchange agreement between all affected agencies should be in place prior to submittal of an annexation proposal.

- (3) Inclusion of Public Rights-of-Way:
When a proposal for annexation involves territory located adjacent to a public right-of-way, the proposal should also include the adjacent portion of right-of-way to facilitate logical and orderly boundaries for any affected agencies.
 - (4) Boundary Modifications:
The Commission encourages modifications to proposed annexation boundaries when appropriate and feasible in order to facilitate logical and orderly boundaries for any affected local agencies. During the preliminary consultation phase, staff will encourage applicants to contact landowners of nearby properties to solicit interest in joining the annexation.
- B) Policies Concerning Annexations to a City or Town:
- (1) General Plan Designation and Rezoning:
The territory proposed for annexation shall be included in the city or town general plan and rezoned prior to submittal of an annexation proposal.
 - (2) Urban Growth Boundaries:
To the extent that a city or town maintains an urban growth boundary, the affected territory proposed for annexation should be included in the urban growth boundary prior to submittal of an annexation proposal. This does not apply to proposals consistent with [G.C. §56742](#).
 - (3) Proposals Within Unincorporated Islands:
When a proposal for annexation involves territory within an unincorporated island, staff will encourage the affected city or town to apply for the annexation of the entire island.
- C) Policies Concerning Annexation of Municipally-Owned Land:
- (1) Land Owned and Used by a City or Town Located Outside Their SOI:
Land that is owned by a city or town, used by the city or town for a municipal purpose, and located outside their SOI may be annexed pursuant to [G.C. §56742](#).
 - (2) Restricted Use Lands Owned by Public Agencies:
The Commission discourages annexation of municipally-owned land designated agricultural or open space in the County General Plan or subject to a Williamson Act contract unless the land will be used for a municipal purpose and no suitable alternative site reasonably exists within the affected agency's SOI.
 - (3) Municipal Purpose Defined:
Municipal purpose means a public service facility, but does not include agricultural or open space land.

D) Concurrent Annexation Policies:

The Commission encourages concurrent annexations to cities, towns, and special districts whenever appropriate and feasible.

(1) City of Napa and Napa Sanitation District (NSD):

a) Annexations to NSD:

All annexation proposals to NSD involving territory located outside of the City should include annexation to the City if the affected territory is located within the City's SOI, is located within the City's Rural Urban Limit, and annexation is legally possible.

b) Annexations to the City:

All annexation proposals to the City involving territory located outside of NSD should annex to NSD if the affected territory is located within NSD's SOI and if service is available.

(2) City of American Canyon and American Canyon Fire Protection District (ACFPD):

a) Annexations to ACFPD:

All annexation proposals to ACFPD involving territory located outside of the City should annex to the City if the affected territory is located within the City's SOI, is located within the City's Urban Limit Line, and annexation is legally possible.

b) Annexations to the City:

All annexation proposals to the City involving territory located outside of ACFPD should annex to ACFPD if the affected territory is located within ACFPD's SOI and if service is available.

(3) County Service Area (CSA) No. 4:

a) Annexations to Cities or Towns:

All annexations to a city or town should include concurrent detachment from CSA No. 4 unless the affected territory has been, or is expected to be, developed to include planted vineyards totaling one acre or more.

VI. Policies Concerning City or Town Incorporations

A) The Commission discourages proposals to incorporate communities unless substantial evidence suggests the County and any affected special districts are not effectively meeting the needs of the community.

B) The Commission discourages proposals to incorporate communities involving land that is not already receiving essential public services from special districts.