

**RESOLUTION NO. 2024-01**

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

**GREEN ISLAND ROAD NO. 3 ANNEXATION TO THE  
AMERICAN CANYON FIRE PROTECTION DISTRICT**

**WHEREAS**, an application for a proposed reorganization has been filed 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 proposal seeks Commission approval to annex approximately 157 acres of unincorporated land to the American Canyon Fire Protection District and represents one entire parcel located at 1661 Green Island Road and identified by the County of Napa Assessor’s Office as 058-030-041; 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 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 February 5, 2024; and

**WHEREAS**, the Commission considered all the factors required by law under Government Code sections 56668 and 56668.3 as well as adopted local policies and procedures; and

**WHEREAS**, the Commission finds the proposal consistent with the sphere of influence established for the American Canyon Fire Protection District; and

**WHEREAS**, the Commission finds that all owners of land included in said proposal consent to the subject annexation; and

**WHEREAS**, in accordance with applicable provisions of the California Environmental Quality Act (hereinafter “CEQA”), the Commission considered available exemptions under CEQA, in accordance with Title 14 of the California Code of Regulations (hereinafter “CEQA Guidelines”); and

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

1. The Factors for Commission Determinations provided in the Executive Officer’s written report are hereby incorporated herein by this reference and are adequate.

2. The Commission serves as Responsible Agency for the proposal pursuant to CEQA Guidelines Section 15051(c). ACFPD, as lead agency, has determined that the underlying activity, annexation of the affected territory, is statutorily exempt from further review pursuant to CEQA Guidelines section 15320: Special district annexations where changes in organization of local governmental agencies do not change the geographical area in which the previously existing powers are exercised. 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.

3. The proposal is APPROVED subject to completion of item number 10 below.

4. This proposal is assigned the following distinctive short-term designation:

**GREEN ISLAND ROAD NO. 3 ANNEXATION TO THE  
AMERICAN CANYON FIRE PROTECTION DISTRICT**

5. The affected territory is shown on the map in the attached Exhibit "A".

6. The affected territory so described is uninhabited as defined in California Government Code section 56046.

7. The American Canyon Fire Protection District utilizes the regular assessment roll of the County of Napa.

8. The affected territory will be taxed for existing general bonded indebtedness of the American Canyon Fire Protection District.

9. The Commission waives conducting authority proceedings in accordance with California Government Code section 56662(a).

10. Recordation is contingent upon receipt by the Executive Officer a final map and geographic description of the affected territory determined by the County Surveyor to conform to the requirements of the State Board of Equalization.

11. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be recorded within one calendar year unless an extension is requested and approved by the Commission.

12. The Commission hereby directs staff to file a Notice of Exemption in compliance with CEQA.

The foregoing resolution was duly and regularly adopted by the Commission at a public meeting held on February 5, 2024, after a motion by Commissioner Mohler, seconded by Commissioner Ramos, by the following vote:

AYES:	Commissioners	<u>COTTRELL, LEARY, MOHLER, PAINTER, RAMOS</u>
NOES:	Commissioners	<u>None</u>
ABSENT:	Commissioners	<u>None</u>
ABSTAIN:	Commissioners	<u>None</u>

Anne Cottrell  
Anne Cottrell (Feb 21, 2024 09:24 PST)

Anne Cottrell  
Commission Chair

ATTEST: Brendon Freeman  
Brendon Freeman  
Executive Officer

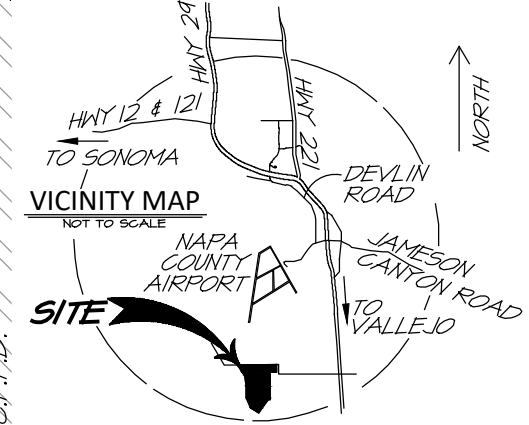
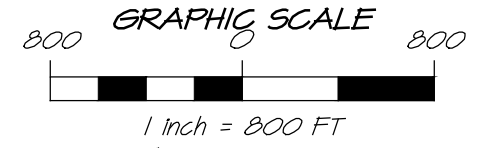
Recorded by: Stephanie Pratt  
Clerk/Jr. Analyst

**No. BEARING & DISTANCE**

- 1 N88°58'55"W 175.97'
- 2 S35°31'00"W 710.53'
- 3 S22°26'00"W 175.72'
- 4 S35°27'40"W 339.11'
- 5 S20°08'40"W 132.35'
- 6 N22°31'00"W 323.00'
- 7 N1°22'00"E 367.65'
- 8 N90°00'00"W 651.23'
- 9 N44°45'00"W 792.00'
- 10 N10°00'00"E 396.00'
- 11 N34°30'00"E 858.00'
- 12 N8°15'00"E 594.00'
- 13 N64°15'00"W 330.00'
- 14 N30°30'00"W 660.00'
- 15 N68°08'30"W 117.50'
- 16 N0°02'09"E 403.39'
- 17 S89°35'00"E 2393.99'
- 18 S0°44'05"W 2869.22'

**Exhibit A**

**MAP DELINEATING THE BOUNDARY OF GREEN ISLAND ROAD NO. 3 REORGANIZATION ANNEXATION TO AMERICAN CANYON FIRE PROTECTION DISTRICT**



BASIS OF BEARING BEING THE WEST LINE OF PARCEL 1 AS SHOWN ON SHOWN ON BOOK 15 OF PARCEL MAPS AT PAGE 20, NAPA COUNTY RECORDS, BEING NORTH 0° 44' 05" EAST

No.	APN	OWNERSHIP
1	058-070-013	NAPA COUNTY
2	058-070-014	NAPA COUNTY
3	058-070-015	NAPA COUNTY
4	058-070-026	NAPA COUNTY
5	058-070-027	HACKER
6	058-070-005	FRAZIER
7	058-070-006	COPART INC
8	058-070-019	COPART INC
9	058-070-020	COPART INC
10	058-070-021	SCHMITZ
11	058-070-022	PFISTER
12	058-070-023	1386 GREEN ISLAND RD LLC
13	058-070-024	KOLKKA
14	058-330-018	PW FUND B LP
15	058-030-053	PURPLE WINERY LLC
16	058-030-049	MEZZETTA COURT VENTURES LLC
17	058-030-050	MEZZETTA 125 LP
18	058-030-055	CITY OF AMERICAN CANYON
19	058-020-003	STATE OF CALIFORNIA
20	058-020-001	STATE OF CALIFORNIA
21	058-020-002	STATE OF CALIFORNIA
22	058-030-030	GIS AB SERVICES LLC

LANDS OF GREEN ISLAND PROPERTY LLC  
APN 058-030-041

157.14± ACRES

BASIS OF BEARING  
N0°44'04"E

P.O.B.

**Preliminary**

04/28/2023 10:22:44 AM

**DRAFT**



BEING A PORTION OF SECTIONS 14, 15, 22, 23, TOWNSHIP 4 NORTH, RANGE 4 WEST, M.D.B. & M.,

**RSA+** 1515 FOURTH STREET  
NAPA, CALIF. 94559  
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Exhibit A

5522  
Annex-A  
04-21-2023

GREEN ISLAND ROAD NO. 3  
ANNEXATION TO AMERICAN CANYON FIRE PROTECTION DISTRICT  
GEOGRAPHICAL DESCRIPTION

All that certain property, situated in a portion of Sections 14, 15, 22, 23, Township 4 North, Range 4 West, M.D.B.&M., in the County of Napa, State of California, described as follows:

**Beginning** at the southwest corner of Green Island Road - State Highway Distinct Annexation as described in a Certificate of Completion recorded November 3, 1988 Book 1618 at Page 603, Official Records of Napa County, State of California

- (1) thence along the boundary of American Canyon Fire District North 88° 58' 55" West 175.95 feet;
- (2) thence South 35° 31' 00" West 770.53 feet;
- (3) thence South 22° 26' 00" West 175.72 feet;
- (4) thence South 35° 27' 40" West 338.11 feet;
- (5) thence South 20° 08' 40" West 132.35 feet;
- (6) thence leaving said Fire District Boundary North 22° 31' 00" West 323.00 feet;
- (7) thence North 1° 22' 00" East 367.65 feet;
- (8) thence North 90° 00' 00" West 651.23 feet;
- (9) thence North 44° 45' 00" West 792.00 feet;
- (10) thence North 10° 00' 00" East 396.00 feet;
- (11) thence North 34° 30' 00" East 858.00 feet;
- (12) thence North 8° 15' 00" East 594.00 feet;
- (13) thence North 64° 15' 00" West 330.00 feet;
- (14) thence North 30° 30' 00" West 660.00 feet;
- (15) thence North 68° 08' 30" West 117.50 feet;
- (16) thence North 0° 02' 09" East 403.39 feet to the southern boundary of Green Island Road being the boundary of American Canyon Fire District;
- (17) thence along the Fire District Boundary South 89° 35' 00" East 2393.99 feet to the northwest corner of Green Island Road #2 District reorigination recorded July 6, 2004 as Series Number 2004-0028396, Napa County Records, State of California;
- (18) thence along the western line of said Green Island Road #2 District reorigination and Green Island Road - State Highway Distinct Annexation South 0° 44' 05" West 2869.22 feet to the **Point of Beginning**.

Containing 157.14 Acres, more or less.

Basis of Bearing being the West line of Parcel 1 as shown on shown on Book 15 of Parcel Maps at Page 20, Napa County Records, being North 0° 44' 05" East.

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



**Preliminary**

4/28/23

Exhibit A

5522  
Annex clos  
04-25-2023

North: 4996.9316' East: 17647.2494'

Segment #1 : Line  
Course: N88°58'55"W Length: 175.97'  
North: 5000.0581' East: 17471.3072'

Segment #2 : Line  
Course: S35°31'00"W Length: 770.53'  
North: 4372.8879' East: 17023.6757'

Segment #3 : Line  
Course: S22°26'00"W Length: 175.72'  
North: 4210.4656' East: 16956.6195'

Segment #4 : Line  
Course: S35°27'40"W Length: 338.11'  
North: 3935.0718' East: 16760.4649'

Segment #5 : Line  
Course: S20°08'40"W Length: 132.35'  
North: 3810.8180' East: 16714.8851'

Segment #6 : Line  
Course: N22°31'00"W Length: 323.00'  
North: 4109.1951' East: 16591.1916'

Segment #7 : Line  
Course: N1°22'00"E Length: 367.65'  
North: 4476.7405' East: 16599.9602'

Segment #8 : Line  
Course: N90°00'00"W Length: 651.23'  
North: 4476.7405' East: 15948.7302'

Segment #9 : Line  
Course: N44°45'00"W Length: 792.00'  
North: 5039.2074' East: 15391.1506'

Segment #10 : Line  
Course: N10°00'00"E Length: 396.00'  
North: 5429.1912' East: 15459.9153'

Segment #11 : Line  
Course: N34°30'00"E Length: 858.00'  
North: 6136.2915' East: 15945.8918'

Segment #12 : Line  
Course: N8°15'00"E Length: 594.00'  
North: 6724.1444' East: 16031.1264'

Segment #13 : Line  
Course: N64°15'00"W Length: 330.00'  
North: 6867.5114' East: 15733.8960'

Segment #14 : Line  
Course: N30°30'00"W Length: 660.00'  
North: 7436.1866' East: 15398.9207'

Segment #15 : Line  
Course: N68°08'30"W Length: 117.50'  
North: 7479.9334' East: 15289.8681'

Segment #16 : Line  
Course: N0°02'09"E Length: 403.39'  
North: 7883.3233' East: 15290.1204'

Segment #17 : Line  
Course: S89°35'00"E Length: 2393.99'  
North: 7865.9139' East: 17684.0471'

Segment #18 : Line  
Course: S0°44'05"W Length: 2869.22'  
North: 4996.9298' East: 17647.2551'

Perimeter: 12348.66' Area: 6844893.22 Sq. Ft.  
Error Closure: 0.0060 Course: S72°39'28"E  
Error North: -0.00179 East: 0.00574  
Precision 1: 2058110.00









# RESOLUTION NO. 2024\*01

Final Audit Report

2024-02-21

Created:	2024-02-13
By:	Stephanie Pratt (stephanie.pratt@countyofnapa.org)
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