



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 6a (Action)

TO: Local Agency Formation Commission
PREPARED BY: Dawn Mittleman Longoria, Assistant Executive Officer
Stephanie Pratt, Clerk/Jr. Analyst
MEETING DATE: February 5, 2024
SUBJECT: Proposed Green Island Road No. 3 Annexation to the American Canyon Fire Protection District and Associated CEQA Findings

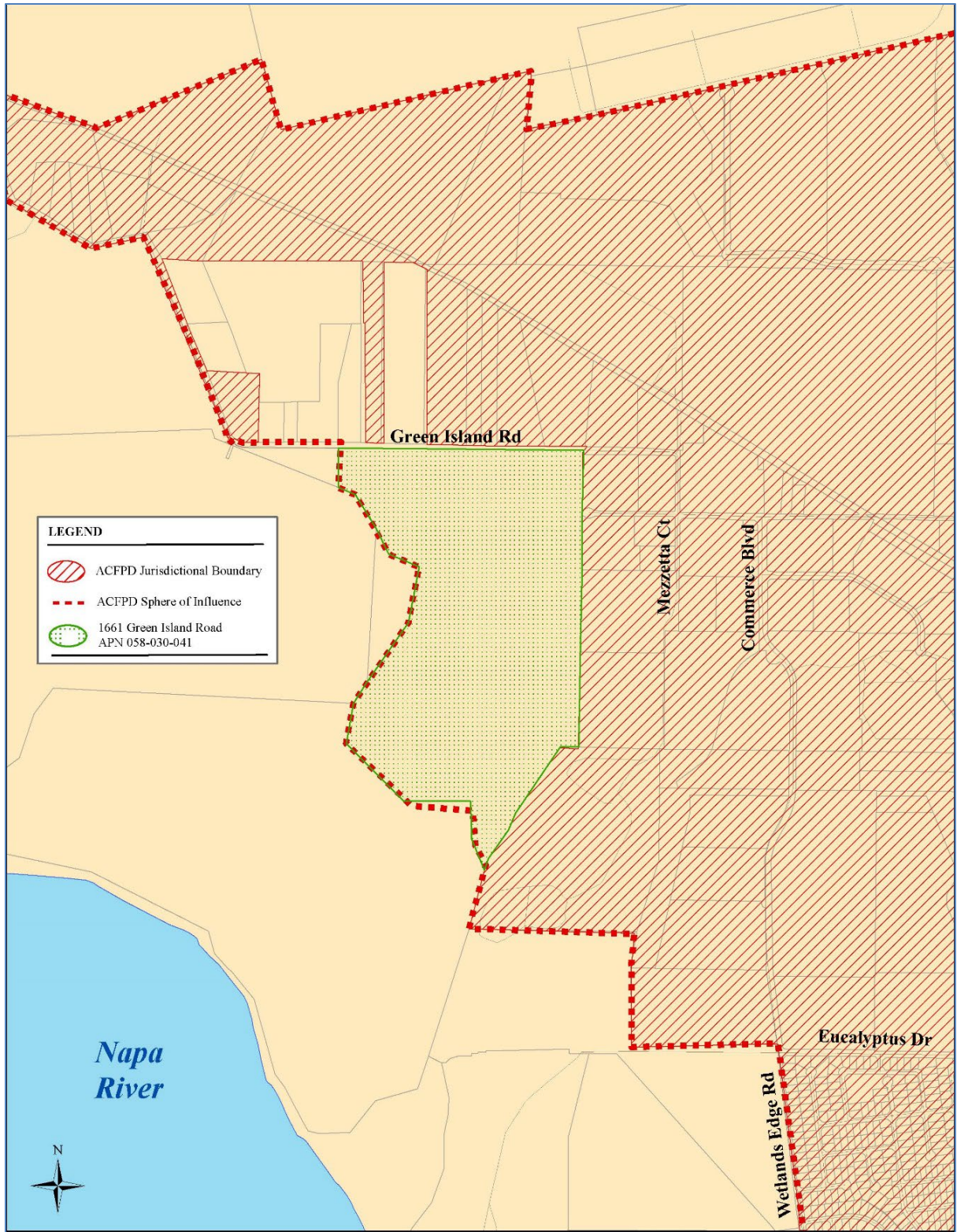
RECOMMENDATION

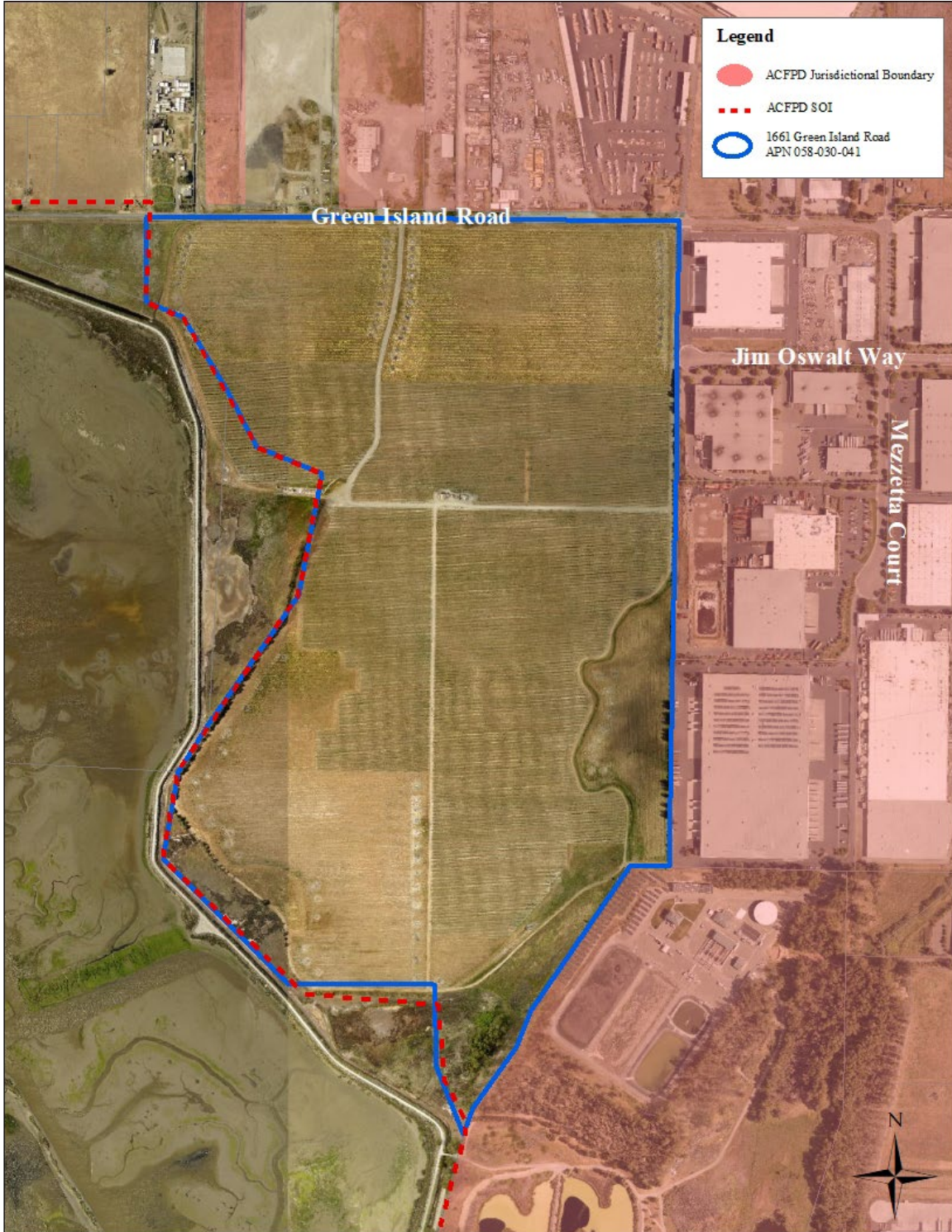
Adopt the Resolution of the Local Agency Formation Commission of Napa County Making Determinations – Green Island Road No. 3 Annexation to the American Canyon Fire Protection District (ACFPD) making California Environmental Quality Act (CEQA) findings and approving the proposed annexation (Attachment One). Standard conditions are also recommended.

BACKGROUND AND SUMMARY

Applicant: ACFPD (resolution)
Proposed Action: Annexation to ACFPD
Assessor Parcel Numbers: 058-030-041
Location: 1661 Green Island Road
Area Size: 157 acres
Jurisdiction: County of Napa ("County")
Sphere of Influence Consistency: Yes
Policy Consistency: Yes
Tax Sharing Agreement: Yes
Landowner Consent: 100%
Protest Proceedings: Waived
CEQA: Exempt
Current Land Uses: commercial vineyard operations

Purpose: Annexation would confirm the historic practice of ACFPD providing service to the affected territory since at least 1992.
Development Plans: None
Development Potential: County General Plan would not allow subdivision (minimum lot size 160 acres).
Application: Attachment Two
Maps of Affected Territory: Following pages





DISCUSSION

Factors for Commission Determinations

Mandated Factors: Attachment Three¹

Property Tax Agreement

Property Tax Agreement: Property Tax exchange agreement is in place between County and ACFPD

Protest Proceedings

Waived: Legally uninhabited (fewer than 12 registered voters) and 100% consent of property owners²

ENVIRONMENTAL REVIEW³

Lead Agency: ACFPD (CEQA Guidelines section 15051(c))

Exemption: *Changes in organization of local agencies* (CEQA Guidelines section 15320)

This CEQA exemptions applies to special district annexations involving the continuation of existing conditions, and no new land use or municipal service authority is granted.

ATTACHMENTS

- 1) Draft Resolution Approving the Proposal and Making CEQA Findings
- 2) Application Materials
- 3) Factors for Commission Determinations

¹ California Government Code sections 56668 & 56668.3

² California Government Code section 56662(a): fewer than 12 registered voters

³ Reviewed by Napa LAFCO Legal Counsel

RESOLUTION NO. ____

**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 _____, seconded by Commissioner _____, by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSENT: Commissioners _____

ABSTAIN: Commissioners _____

Anne Cottrell
Commission Chair

ATTEST: _____
Brendon Freeman
Executive Officer

Recorded by: Stephanie Pratt
Clerk/Jr. Analyst

DRAFT

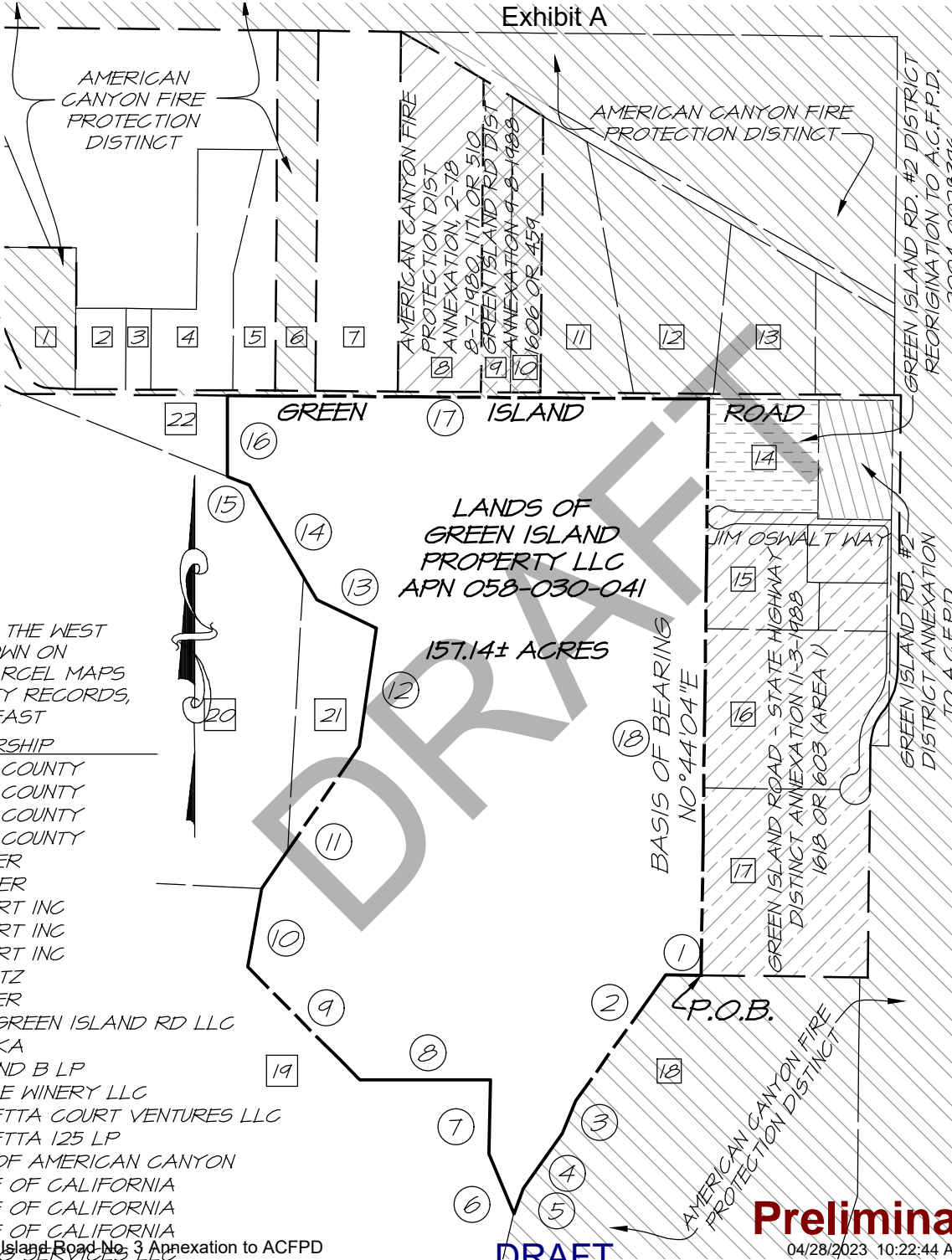
No. BEARINGS & DISTANCE

- 1 N88°58'55"W 175.97'
- 2 S35°31'00"W 110.53'
- 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'

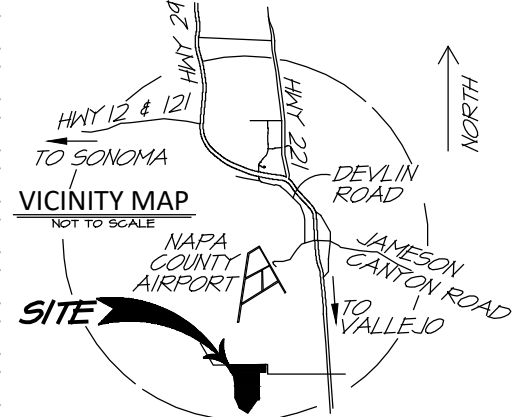
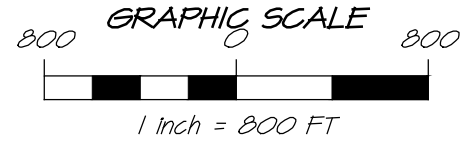
BASIS OF BEARING BEING THE WEST LINE OF PARCEL 1 AS SHOWN ON SHOWN ON BOOK 15 OF PARCEL MAPS AT PAGE 20, NAPA COUNTY RECORDS, BEING NORTH 0° 44' 05" EAST

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

Exhibit A



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



LICENSED LAND SURVEYOR
 Christopher M. Tibbitts
 LS8585
 STATE OF CALIFORNIA
Christopher M. Tibbitts
 4/28/23

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
 OFFICE | 707 | 252.3301
 + www.RSAcivil.com +

Preliminary
 04/28/2023 10:22:44 AM

DRAFT

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

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

FORM D

**PROPOSAL APPLICATION
Change of Organization/Reorganization**

I. APPLICANT INFORMATION

A. Name: Geoff Belyea American Canyon Fire Protection District
Contact Person Agency/Business (If Applicable)

Address: 911 Donaldson Way East American Canyon, CA 94503
Street Number Street Name City Zip Code

Contact: (707) 551-5650 707.638.3511 gbelyea@amcanfire.com
Phone Number Facsimile Number E-Mail Address

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

II. PROPOSAL DESCRIPTION

A. Affected Agencies: City of American Canyon 4381 Broadway St. Suite 201, American Canyon CA 94503

Name	Address
County of Napa	1195 Third St., 2nd Floor, Napa CA 94559

Use Additional Sheets as Needed

B. Proposal Type: (Check as Needed)

<input checked="" type="checkbox"/> Annexation	<input type="checkbox"/> Detachment	<input type="checkbox"/> City Incorporation	<input type="checkbox"/> District Formation
<input type="checkbox"/> City/District Dissolution	<input type="checkbox"/> City/District Merger	<input type="checkbox"/> Service Activation (District Only)	<input type="checkbox"/> Service Divestiture (District Only)

C. Purpose Statement: (Specific)

Annexation would confirm the historic practice of the District of providing service to the affected area since on or before 1992, the date on which the District became a Subsidiary Special District of the newly incorporated City of American Canyon.

See enclosed form for further statement.

III. GENERAL INFORMATION

A. Location:	1661 Green Island Road American Canyon	058-030-041	157
	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) 157

B. Landowners:

- (1) Assessor Parcel Number : 058-030-041 Name: Green Island Property, LLC
Mailing Address: 1661 Green Island Road American Canyon, CA
Phone Number: 707-337-6412 E-mail: davidgnapa@icloud.com
- (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: N/A
- (2) Total Number of Registered Voters: N/A

D. Land Use Factors:

- (1a) County General Plan Designation: Agriculture, Watershed, and Open Space
- (1b) County Zoning Standard: Agriculture, Watershed, and Open Space
- (2a) Applicable City General Plan Designation: _____
- (2b) Applicable City Pre-zoning Standard: _____
(Required for City Annexations)

E. Existing Land Uses:
(Specific)

Actual land uses within the affected territory are currently limited to a commercial vineyard. Discontinuation of existing vineyard operations is planned.

F. Development Plans:

- (1a) Territory Subject to a Development Project? Yes No
- (1b) If Yes, Describe Project: _____

- (1c) If No, When Is Development Anticipated? There are currently no other planned land uses for the affected territory.

G. Physical Characteristics:

- (1) Describe Topography: fallow land and partially failing vineyard land owner has removed several acres of vineyard
- (2) Describe Any Natural Boundaries: Napa River on west side of property
- (3) Describe Soil Composition and Any Drainage Basins: A soil analysis was completed showing the subject property soil is experiencing increased salinity that is toxic to agricultural use.
- (4) Describe Vegetation: 65 acres of vineyard has been removed, other acres of vineyard remain

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:

All Fire District services as set forth in the Fire Protection District Law of 1987 Health and Safety Code section 13800 et seq., See, Section 13862, as have provided services since before 1992; see also LAFCO SOI

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

The affected territory receives fire protection and emergency medical services through an automatic aid agreement between ACFPD and the County. Based on the Commission's South County Region Municipal Service Review and SOI Updates adopted in 2018, ACFPD have established adequate capacity to provide a full range of fire services to the affected territory

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

Services have been historically provided to the Property since on and before 1992

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

N/A

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

References made to the Commission's action of June 22, 2022 wherein the the affected territory was included within the District SOI of the new sources to provide service to the area are those that are used for the balance of the District, with the exception that a property tax allocation agreement with the County of Napa, must be negotiated.

V. ENVIRONMENTAL INFORMATION

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

(1) **Lead Agency for Proposal:** American Canyon Fire Protection District
Name

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

Environmental Impact Report

Negative Declaration/Mitigated Negative Declaration

Categorical/Statutory Exemption: CEQA Guideline Section 15320
Type

None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

Property tax allocation agreement with the County of Napa

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: Geoff Belyea
Mailing Address: 911 Donaldson Way East American Canyon, CA 94503
E-Mail: gbelyea@amcanfire.com

(2) Recipient Name: William Ross
Mailing Address: 400 Lambert Ave. Palo Alto, CA 94306
E-Mail: wross@lawross.com

(3) Recipient Name: David Gilbreth
Mailing Address: 1661 Green Island Road American Canyon, CA 94503
E-Mail: davidgnapa@icloud.com or dbgilbreth@gmail.com

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:  _____
DocuSigned by:
9D0340870770553

Printed Name: Geoff Belyea

Title: Fire District Chief

Date: 8/28/2023

FACTORS FOR COMMISSION CONSIDERATION

Government Code §56668 & §56668.3 require the review of a proposal to include the following factors:

FACTOR TO CONSIDER	COMMENT
1. Population and density [§56668(a)]	Consistent: Population zero (legally uninhabited)
2. Land area and land use [§56668(a)]	Consistent: 157 acres, Vineyard County of Napa, Airport Planning Area
3. Assessed valuation [§56668(a)]	Consistent: Total: \$3,226,509
4. Topography, natural boundaries and drainage basins [§56668(a)]	Consistent: Relatively flat: 0 to 9 percent slopes Drainage basin: <i>Napa River Marshes</i>
5. Proximity to other populated areas [§56668(a)]	Consistent: Surrounded by industrial area on two sides, San Francisco Bay Trail, and Napa River on two sides.
6. Likelihood of significant growth in the area, adjacent areas during next 10 years [§56668(a)]	Consistent: County General Plan designation would not allow further development of parcel. Surrounding area within <i>Airport Industrial Planning Area</i> .
7. Need for government services [§56668(b)]	Consistent: No additional government services required
8. Government services present cost, adequacy and controls in area [§56668(b)]	Consistent: Analysis: <u>South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018</u>
9. Government services probable future needs and controls in area [§56668(b)]	Consistent: Analysis: <u>South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018</u>

<p>10. Government services effect of proposal on cost, adequacy and controls in area and adjacent areas</p> <p>[§56668(b)]</p>	<p>Consistent: Analysis: South County Region Municipal Service Review and Sphere of Influence Updates adopted in 2018</p>
<p>11. Effects on adjacent areas, on mutual social and economic interests, and on local governmental structure in the County</p> <p>[§56668(c)]</p>	<p>Consistent: Area has received fire protection services from ACFPD since at least 1992</p>
<p>12. Effects on planned efficient patterns of urban development</p> <p>[§56668(d)]</p>	<p>Consistent: County General Plan designation: <i>Agriculture, Watershed and Open Space</i> County Zoning: <i>AW-AC (Agricultural Watershed – Airport Compatibility) 160-acre minimum parcel size</i></p>
<p>13. Effects on maintaining physical and economic integrity of agricultural lands</p> <p>[§56668(e)]</p>	<p>Consistent: County General Plan designation: <i>Agriculture, Watershed and Open Space</i> County Zoning: <i>AW-AC (Agricultural Watershed – Airport Compatibility) 160-acre minimum parcel size</i></p>
<p>14. Boundaries: logical, contiguous, not difficult to serve, definite and certain</p> <p>[§56668(f)]</p>	<p>Consistent: One existing parcel, service has been provided by County and ACFPD</p>
<p>15. Conformance to lines of assessment, ownership</p> <p>[§56668(f)]</p>	<p>Consistent: One parcel: APN 058-030-041</p>
<p>16. Creation of islands, corridors, irregular boundaries</p> <p>[§56668(f)]</p>	<p>Consistent: Annexation to ACFPD would recognize District's existing service area</p>
<p>17. Consistency with regional transportation plan</p> <p>[§56668(g)]</p>	<p>Consistent: 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</p> <p>[§56668(h)]</p>	<p>Consistent: County General Plan designation: <i>Agriculture, Watershed and Open Space</i> County Zoning: <i>AW-AC (Agricultural Watershed – Airport Compatibility) 160-acre minimum parcel size</i></p>
<p>19. Consistency with spheres of influence</p> <p>[§56668(i)]</p>	<p>Consistent: Within ACFPD SOI</p>

<p>20. Comments from affected agencies and other public agencies [§56668(j)]</p>	<p>Consistent: No comments received</p>
<p>21. Ability of agency to provide service including sufficiency of revenues [§56668(k)]</p>	<p>Consistent: 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>Consistent: 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>Consistent: No impact on regional housing needs</p>
<p>24. Information or comments from landowners, voters, or residents in proposal area [§56668(n)]</p>	<p>Consistent: 100% consent of landowners</p>
<p>25. Existing land use designations [§56668(o)]</p>	<p>Consistent: County General Plan designation: <i>Agriculture, Watershed and Open Space</i> County Zoning: <i>AW-AC (Agricultural Watershed – Airport Compatibility) 160-acre minimum parcel size</i></p>
<p>26. Effect on environmental justice [§56668(p)]</p>	<p>Consistent: 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>Consistent: Not located in a high fire hazard zone</p>
<p>28. Special district annexations: for the interest of landowners or inhabitants within the district and affected territory [§56668.3(a)(1)]</p>	<p>Consistent: Proposal approval would benefit by recognizing fire protection service provision by ACFPD since at least 1992 and relevant property tax exchange</p>