RECORDING REQUESTED BY AND
DOCUMENT TO BE RETURNED TO:

2026-157

FILED

OCT 08 2026

JOHN TUTEUR
Napa County Recorder-County Clerk
By: [signature]
DEPUTY RECORDER - CLERK

LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
1754 SECOND STREET, SUITE C
NAPA, CA 94559
(707) 259-8645

NOTICE OF EXEMPTION

Approving Agency	Local Agency Formation Commission (LAFCO) of Napa County
Project Title	*Hess Laird Sphere of Influence Amendment– the City of American Canyon SOI Amendment*
Project Description	Approval of an amendment to the sphere of influence for the City of American Canyon (City) to include approximately 281.67 acres commonly referred to as the Hess-Laird Property (APN 057-090-065 and a substantial portion of APN 057-090-089) and identified on the submitted surveyor's description, with standard approval conditions as stated in the resolution ("City Sphere of Influence Amendment"); and (2) find the City Sphere of Influence Amendment is not subject to or is otherwise exempt from the California Environmental Quality ("CEQA").
Project Location	The affected territory is located in unincorporated Napa County at 5750 S. Kelly Road and identified as Assessor Parcel Numbers 057-090-065 and a substantial portion of APN 057-090-089. See attached map.
LAFCO Action on Project	Approved
Applicant's Name and Address	Timothy Persson,; Owner; (707) 255-1144 4411 Redwood Road, Napa, CA 94558 Kenneth Laird, Owner; Owner; (707) 974-0837 5211 Big Ranch Road, Napa, CA 94558 David B. Gilbreth, Attorney (707) 337-6412 1152 Hardman Avenue; Napa, CA 94558 Andrea A. Matarazzo, Attorney; (916) 241-0533 1215 K Street, Suite 1210 Sacramento, CA 95814 Nick Johnson, Consultant; (818) 606-3560 30141 Agoura Rd., Suite 104; Agoura Hills, CA 91301
Lead Agency's Name	LAFCO of Napa County
Name of Person or Agency Carrying Out Project	LAFCO of Napa County 1754 Second Street, Suite C Napa, California 94559 (707) 259-8645

EXEMPT STATUS: ***(Check All that Apply)***

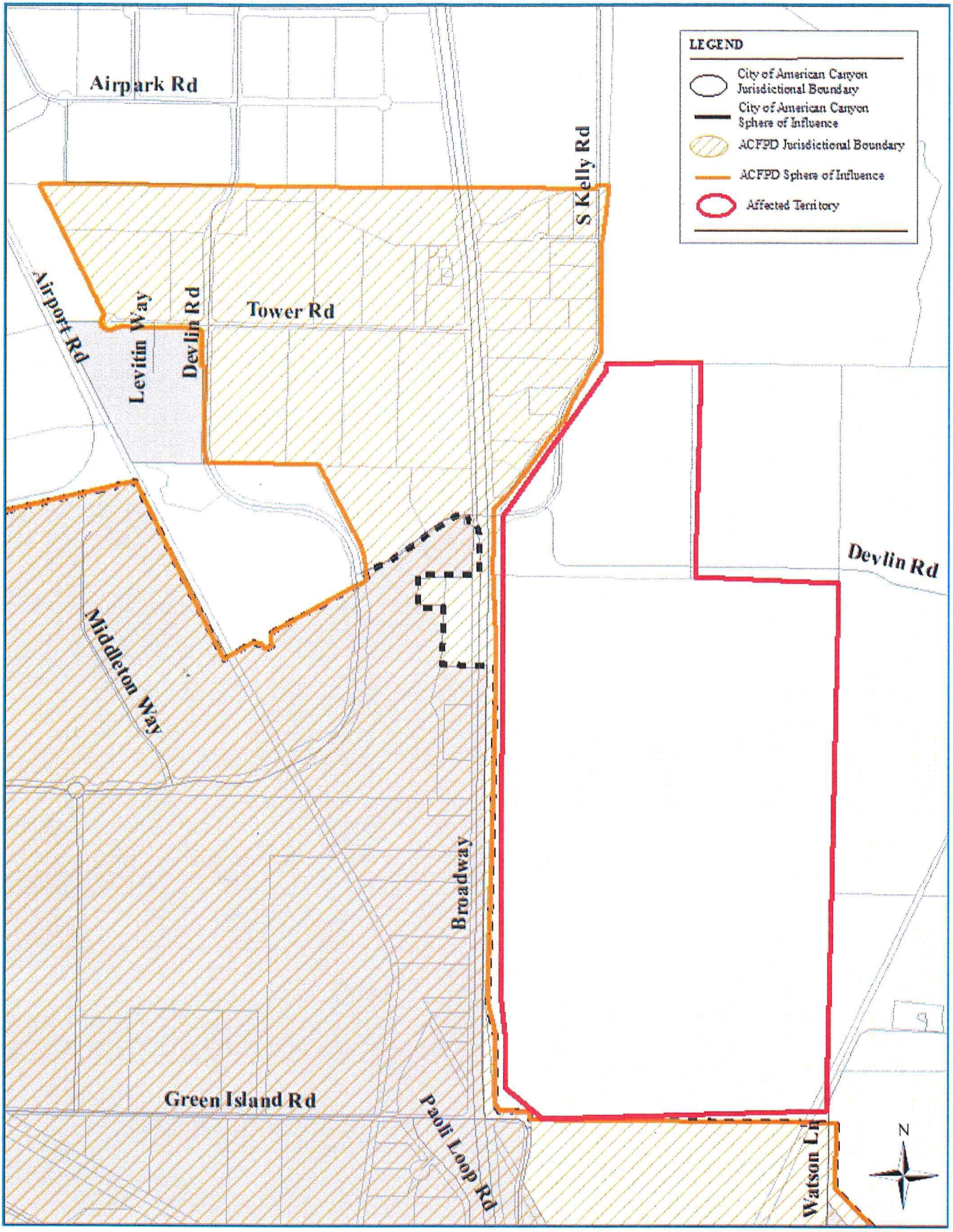
- ☐ Categorical Exemption
- ☐ Statutory Exemption
- ☑ General Rule Exemption
- ☐ Disapproved Project

Reasons why proposal is exempt: In accordance with the California Environmental Quality Act (CEQA), the Local Agency Formation Commission of Napa County determined on October 5, 2026, that the proposed Sphere of Influence Amendment is not subject to CEQA because it is not a "project" under CEQA Guidelines Section 15378. The action merely updates long-range planning spheres, does not authorize any physical development or physical changes to the environment, and does not serve as an entitlement for development. Furthermore, the action is exempt under the Common Sense Exemption (CEQA Guidelines Section 15061(b)(3)) as it can be seen with certainty that there is no possibility that the amendment of planning spheres may have a significant effect on the environment. The Commission's findings are based on its independent judgment and analysis. Records are located at 1754 Second Street, Suite C, Napa, CA 94559.

Date: October 6, 2026

Signature: [signature]

David Key, Interim Executive Officer
david.key@napa.lafco.ca.gov


LEGEND
City of American Canyon Jurisdictional Boundary
City of American Canyon Sphere of Influence
ACFPD Jurisdictional Boundary
ACFPD Sphere of Influence
Affected Territory
Airpark Rd
S Kelly Rd
Airport Rd
Levitin Way
Devlin Rd
Tower Rd
Devlin Rd
Middleton Way
Broadway
Green Island Rd
Paoli Loop Rd
Watson Ln
N