



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 5b (Consent/Information)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer *BF*

MEETING DATE: October 4, 2021

SUBJECT: CALAFCO Annual Conference Cancellation and Update on Achievement Awards and Board Elections

SUMMARY

This is a consent item for information purposes only. Accordingly, if interested, the Commission is invited to pull this item for additional discussion with the concurrence of the Chair. No formal action will be taken as part of this item.

The 2021 CALAFCO Annual Conference scheduled for October 6th through October 8th in Newport Beach has been canceled. The Board of Directors elections will occur by e-ballot. Election results will be reported out and achievement awards will be presented during the annual business meeting scheduled for October 7th as a virtual meeting. The business meeting agenda is included as Attachment One. All Commissioners and staff are encouraged to attend.

A brief summary of local considerations related to the Board elections and achievement awards follows.

Board Nominations

Board elections are conducted by regions (Central, Coastal, Northern, and Southern). Napa County is in the Coastal Region. The Coastal Region seats up for election this year are the City Member and Public Member.

Board members serve two-year terms with no term limits. A listing of current CALAFCO Board members is included as Attachment Two. Vice Chair Mohler is currently serving a second term as the Coastal Region's City Member with a term expiring in October 2021, and currently serves as Treasurer of the Board.

The Commission formally nominated Vice Chair Mohler for City Member (see Attachment Three) and Commissioner Leary for Public Member (see Attachment Four).

Margie Mohler, Vice Chair
Councilmember, Town of Yountville

Mariam Aboudamous, Commissioner
Councilmember, City of American Canyon

Beth Painter, Alternate Commissioner
Councilmember, City of Napa

Diane Dillon, Chair
County of Napa Supervisor, 3rd District

Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st District

Ryan Gregory, Alternate Commissioner
County of Napa Supervisor, 2nd District

Kenneth Leary, Commissioner
Representative of the General Public

Eve Kahn, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

Achievement Awards

Each year, CALAFCO recognizes outstanding achievements by dedicated and committed individuals and/or organizations from throughout the state. The awards were established in 1997 and currently include eight categories ranging from “Outstanding Commissioner” to “Lifetime Achievement Award”. The Commission’s most recent award was in 2018 when Vice Chair Mohler received the “Outstanding Commissioner” award.

This year the Commission formally nominated the Napa Pipe project for the *Mike Gotch Excellence in Public Service – Protection of Agricultural and Open Space Lands and Prevention of Sprawl* award (see Attachment Five).

ATTACHMENTS

- 1) CALAFCO Annual Business Meeting Agenda (October 7, 2021)
- 2) CALAFCO Board of Directors Current Roster
- 3) CALAFCO Board of Directors Nomination Packet: Mohler for City Member
- 4) CALAFCO Board of Directors Nomination Packet: Leary for Public Member
- 5) CALAFCO Achievement Awards Nomination Packet: Napa Pipe Project for Mike Gotch Excellence in Public Service – Protection of Agricultural and Open Space Lands and Prevention of Sprawl



CALAFCO 2021 Annual Meeting

Thursday, October 7, 2021

ANNUAL MEETING

9:00 a.m. to 11:00 a.m.

Virtual via Zoom Webinar

<https://us02web.zoom.us/j/86955254717?pwd=N2xyWXNKZStVenBpbER0emJuczJ6Zz09>

Passcode: 449731

Phone: 669-900-6833

ANNUAL MEETING AGENDA

1. Call to Order/Roll Call of Member LAFCos Michael Kelley, Chair
2. Approve Minutes from the October 31, 2019 CALAFCO Business Meeting at the Hyatt Regency, Sacramento, CA.
3. Introduction of Board Members elected by e-ballot Gay Jones
Elections Committee Chair
4. Election for any at-large seats to the Board of Directors Gay Jones
Elections Committee Chair
 - 4.1. Nominations from the Floor
 - 4.2. Candidates Forum
 - 4.3. Voting Process
5. Acknowledgement of Associate Members Pamela Miller, Executive Director
6. Report from the Board of Directors on significant Association activities for 2020-21 Executive Board Members
7. New Business
8. Presentation of Annual Achievement Awards Anita Paque & Josh Susman
Awards Committee Chair & Member
9. Comments from CALAFCO Members
10. Announcements

Adjourn to the 2022 Annual Business Meeting, Thursday, October 20, 2022, at 9:00 a.m. at the Hyatt Regency Newport Beach John Wayne Airport, CA.

CALAFCO Board Members 2020-21 <i>(as of June 1, 2021)</i>		
Board Member Name	LAFCo - Region	Type (Term Expires)
Bill Connelly - Secretary	Butte - <i>Northern</i>	County (2021)
David Couch	Humboldt - <i>Northern</i>	District (2021)
Blake Inscore	Del Norte - <i>Northern</i>	City (2022)
Gay Jones	Sacramento - <i>Central</i>	District (2022)
Michael Kelley – Chair	Imperial - <i>Southern</i>	County (2021)
Christopher Lopez	Monterey – <i>Coastal</i>	County (2022)
Daron McDaniel	Merced – <i>Central</i>	County (2022)
Michael McGill – Immediate Past Chair	Contra Costa - <i>Coastal</i>	District (2022)
Jo MacKenzie	San Diego - <i>Southern</i>	District (2021)
Margie Mohler - Treasurer	Napa - <i>Coastal</i>	City (2021)
Tom Murray	San Luis Obispo - <i>Coastal</i>	Public (2021)
Anita Paque – Vice Chair	Calaveras - <i>Central</i>	Public (2021)
Daniel Parra	Fresno - <i>Central</i>	City (2021)
Josh Susman	Nevada - <i>Northern</i>	Public (2022)
Acquanetta Warren	San Bernardino – <i>Southern</i>	City (2022)
David West	Imperial - <i>Southern</i>	Public (2022)

CALIFORNIA ASSOCIATION OF
LOCAL AGENCY FORMATION
COMMISSIONS



Board of Directors 2021/2022 Nominations Form

Nomination to the CALAFCO Board of Directors

In accordance with the Nominations and Election Procedures of CALAFCO,

Napa LAFCo of the Coastal Region

Nominates Margie Mohler

for the (check one) City County Special District Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual Membership Meeting of the Association.

Diane Dillon

Diane Dillon (Jul 19, 2021 18:02 PDT)

LAFCo Chair

Jul 19, 2021

Date

NOTICE OF DEADLINE

Nominations must be received by **September 7, 2021** at 5:00 p.m. to be considered by the Election Committee. Send completed nominations to:
CALAFCO Election Committee
CALAFCO
1020 12th Street, Suite 222
Sacramento, CA 95814

Or email to: info@calafco.org

CALIFORNIA ASSOCIATION OF
LOCAL AGENCY FORMATION
COMMISSIONS



Date Received

**Board of Directors
2021/2022 Candidate Resume Form
(Complete both pages)**

Nominated By: Napa LAFCo Date: Jul 19, 2021

Region (please check one): Northern Coastal Central Southern

Category (please check one): City County Special District Public

Candidate Name Margie Mohler

Address [REDACTED]

Phone Office [REDACTED] Mobile [REDACTED]

e-mail MMohler@yville.com

Personal and Professional Background:

See attached

LAFCo Experience:

See attached

CALAFCO or State-level Experience:

See attached

Availability:

See attached

Other Related Activities and Comments:

See attached

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Margie Mohler

Napa County LAFCO Commissioner
CALAFCO Board Member (Treasurer)



Candidate Statement:

“My first two terms as a CALAFCO Board Member have been a rich learning experience and a very rewarding opportunity. CALAFCO serves its members by providing education, legislative engagement, and information for orderly growth. During my current term, the Board has prepared strategic and financial plans, white papers, and legislation to support LAFCO grant funding. I ask for your vote for a third term to further advance CALAFCO’s mission that benefits all 58 LAFCOs.”

Personal and Professional Background:

Margie was first elected to the Yountville Town Council in 2008. The Town Council appointed Margie as Vice Mayor in 2016. Margie received a B.A in Microbiology at the University of Kansas followed by graduate work at the University of Kansas Medical Center. Following positions at major pharmaceutical companies, Margie founded a drug consulting firm in 2001. She has authored over 70 publications, book chapters, and technical books in her field. She served as an officer on the American Association of Pharmaceutical Scientists Executive Council for 7 years.

LAFCO Experience:

Margie was honored by CALAFCO as Outstanding Commissioner of the Year 2018. Margie has served as a City member on Napa County LAFCO since 2017 and has served on their policy, budget, and legislative subcommittees. Margie served as Napa LAFCO Chair from 2018-2019.

CALAFCO or State-level Experience:

Margie was first elected as a City member to represent the Coastal Region on the CALAFCO Board of Directors in 2017 and was re-elected in 2019 to a second term. Margie was elected to the CALAFCO Executive Committee in 2020 and currently serves as Treasurer. Margie has been an active member of the League of California Cities. She was appointed to, and has continuously served on, the League’s Environmental Quality Policy Committee since 2009.

Availability:

Margie attended all CALAFCO Board meetings, and is committed to attending all future Board meetings and being an active participant on its subcommittees.

Other Related Activities and Comments:

Margie is active in local history and historic preservation, and has represented the Town of Yountville and community on the following countywide boards and commissions: Upper Valley Waste Management Authority (Chair), Napa County LAFCO (City Member), Napa Valley Transportation Authority, League of California Cities, Water Information and Conservation Council, and Napa County Historical Board (Treasurer).

CALIFORNIA ASSOCIATION OF
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COMMISSIONS



Board of Directors 2021/2022 Nominations Form

Nomination to the CALAFCO Board of Directors

In accordance with the Nominations and Election Procedures of CALAFCO,

Napa LAFCo of the Coastal Region

Nominates Kenneth Leary

for the (check one) City County Special District Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual Membership Meeting of the Association.

Diane Dillon

Diane Dillon (Aug 27, 2021 11:28 PDT)

LAFCo Chair

8/26/21

Date

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Send completed nominations to:

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Or email to: info@calafco.org

Date Received

CALIFORNIA ASSOCIATION OF
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**Board of Directors
2021/2022 Candidate Resume Form
(Complete both pages)**

Nominated By:

Region (please check Napa LAFCo Date: ~~XXXXXX~~ 8/13/21

one): Category (please Northern Coastal Central Southern

check one): Candidate City County Special District Public

Name Kenneth Leary

Address [REDACTED]

Phone [REDACTED] Mobile [REDACTED]

Office e-mail kil@sbcglobal.net

Personal and Professional Background:

See attached

LAFCo Experience:

See attached

CALAFCO or State-level Experience:

See attached

Availability:

See attached

Other Related Activities and Comments:

See attached

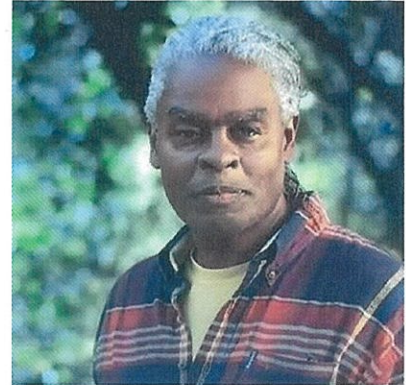
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Kenneth Leary

Napa County LAFCO Public Member



Candidate Statement:

"I must admit I didn't know much about LAFCO when I was first appointed back in 2016. What I did know made me want to learn more, so I registered for the LAFCO 101 workshop "Understanding & Applying the Basics". I could not believe as a second term City Council member the magnitude of LAFCO which was unknown to me and my City Council colleagues. I requested City Council introduction to LAFCO training be arranged as quickly as possible. I attended two additional CALAFCO educational sessions in 2018 and attended every annual conference since."

Personal and Professional Background:

Ken was first elected to the American Canyon City Council in 2012 and reelected in 2016.. Ken received a B.S in Recreation and Leisure Studies at the California State University Hayward and a M.P.A Public Policy also from California State University Hayward. His professional employment include Navel Air Station Alameda, City of Oakland Parks and Recreation, and The Town of Yountville where he served as The Community Services Director.

LAFCO Experience:

In 2016 Ken was appointed to Napa County LAFCO as a City member and has served on their budget and outreach subcommittees. Ken served as Napa LAFCO Chair in 2020. When he chose not to seek a third term on City Council he left the Commission temporarily, and in 2021 he returned when he was appointed as Napa County LAFCO Public Member.

CALAFCO or State-level Experience:

Ken while on Council was an active member of the League of California Cities, Mayors and Council Members Department, North Bay Division. He served on the Community Services Policy Committee and the African American Caucus.

Availability:

Ken understands the time and commitment it takes to be the CALAFCO Public member and is looking forward to serving all of California with the same passion he has for Napa County.

Other Related Activities and Comments:

Ken is active in his local community is an active member of Kiwanis Club of American Canyon and has served as Club President and Board Member. He also serves as Kiwanis Advisor to the American Canyon High School Key Club a youth sponsored Kiwanis Organization. In addition, Ken severed three years as the Community Member on The Touro University of California Bio Safety Committee until he was hired by the University.



Achievement Award Nomination Form

NOMINEE - Person or Agency Being Nominated

Name:

Organization:

Address:

Phone:

E-mail:

NOMINATION CATEGORY (check one - see category criteria on attached sheet)

Outstanding CALAFCO Volunteer

Outstanding CALAFCO Associate Member

Outstanding Commissioner

Outstanding LAFCo Professional

Mike Gotch Excellence in Public Service (choose one category below)
Protection of agricultural and open space lands and prevention of sprawl

Innovation, collaboration, outreach and effective support of the evolution and viability of local agencies, promotion of efficient and effective delivery of municipal services

Legislator of the Year (must be approved by the full CALAFCO Board)

Lifetime Achievement Award

NOMINATION SUBMITTED BY:

Name:

Organization:

Address:

Phone:

E-mail:



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

Achievement Award Nomination: Napa Pipe Project, Napa LAFCO, Commissioners Diane Dillon and Brad Wagenknecht, the County of Napa, the City of Napa, and Senator Bill Dodd

The Napa Pipe Project is an outstanding example of a “smart-growth” community. It is a reuse of a WWII steel foundry site, on 150 acres along the Napa River. It will be a walkable community with a promenade along the river, outdoor entertainment areas, walking and bike trails, parks and open space, 945 housing units (including moderate, low and very low-income housing), senior housing, a school site, retail shops and a hotel.

The Napa Pipe Project is an exemplary example of coordination and collaboration among agencies, including Napa LAFCO, Commissioners Diane Dillon and Brad Wagenknecht, the County of Napa, the City of Napa, and Senator Bill Dodd. Even a vote of City residents was necessary to expand the City’s Rural Urban Limit Line¹. The project is also an example determination, over the past 15 years, to create an innovative approach to provide housing, control urban sprawl and to protect agricultural land and open space.

The project will go a long way in addressing Regional Housing Need Allocation (RHNA) numbers for the County and the City.² Agreements were reached to share the housing allocation numbers. Special legislation was necessary to achieve this goal (SB235).

The developer, Keith Rogal of Napa Redevelopment Partners stated, 'It is a beautiful place, and it is the single best opportunity Napa has had in decades, or ever will have, for truly substantial amounts of well-planned new housing,' Rogal wrote in an email. 'It was agonizing — working and waiting and wondering if it would happen — if that huge obsolete site would be allowed to be recycled in this badly needed way. And it was wonderful to see the community, the County and City and State leadership, pull together in the end to make it possible.'³

The developer originally submitted “overly ambitious” plans to the County for the unincorporated property (2007). The 2018-19 Grand Jury report stated that the City objected to a new “town center” removed from the City’s downtown.⁴ The City Council felt the City should be the lead for the development. Seven years of delays occurred with inconsistent input from the City and County. An ad-hoc committee of City and County electives was formed to reach a realistic solution (2013). Bill Dodd, LAFCO Commissioner and County Supervisor, served on the committee. As a result, the County and City entered into a “Memorandum of Understanding”

¹ Measure A. November 2014

² RHNA is the state-mandated process to identify the total number of housing units by affordability level that each jurisdiction must accommodate in its General Plan Housing Element.

³ Napa Valley Register; March 30, 2021

⁴ Napa County Grand Jury 2018-19, Final Report

“Where’s My Costco? A History of the Napa Pipe Project”

(MOU). The City would serve as lead agency and fulfill 80% of the County's RHNA obligations from 2022-2058. Property taxes, sales taxes and transient occupancy taxes would be split between the agencies. Also, the MOU required the annexation of the entire property by 2022.

An important element of the agreement would be annexation to the City, including SOI expansion and expansion of the Rural Urban Limit line (Measure A). City voters approved Measure A. The Commission's adopted policies clearly prioritize the protection of agricultural land and open space, directing urban development to the cities.⁵ LAFCO conducted the Central County Region MSR (2014) to determine that all service providers had the ability and planned capacity to provide the necessary services to the project. The SOI was updated to include the unincorporated project area into the City's SOI (September 22, 2015).

In 2015, LAFCO approved annexation of the Phase One (Eastern Parcel). The Commission authorized the City to provide the full range of municipal services to the balance of the project site that remained unincorporated.⁶ However, since the Western Parcel remained unincorporated, it meant the developer needed to comply with process, regulations and design requirements of both the City and the County. Further delays occurred. Previously approved permits expired.

At this point, it was determined that the agreed upon swapping of house credits was not legal under current state law. Former LAFCO Commissioner, now Senator Bill Dodd, introduced a bill to allow a onetime swap of housing credits.⁷ Of course, the bill had to pass both houses and be signed by the Governor. It became law in 2019. The new law enabled the one-time transfer of RHNA credits. The Code Section states that the Legislature recognized the unique circumstances stating; "Since the county approved the project, the project's intent has been for the county to help fund the construction of affordable units in the project while counting any constructed affordable and moderate-income housing units toward the county's regional housing need allocation before the annexation." The County was allowed to claim the RHNA credit, though the property had already been annexed to the City.

The 2018-19 Grand Jury recommended: *"...the City and County of Napa should move as quickly as possible to annex the balance of the Napa Pipe Property into the City so that the Developer only has to deal with one entity for permitting, zoning, design, and other related building issues. The annexation should take place no later than January 1, 2020."*

In November of 2019, Napa LAFCO held a special meeting to facilitate the final annexation of the remaining Napa Pipe Property. The Commission's action included special conditions, for the purpose of confirming the agreements between the County and City.⁸

All conditions were met and the annexation of Napa Pipe Property became final on December 23, 2019. The project could now proceed with one land use authority.

⁵ Supplemental Information attached

⁶ G. C. Section 56133

⁷ G.C. Section 65584.08 (SB 235)

⁸ Supplemental Information attached

CALAFCO 2021 Awards Nomination: Achievement Award Nomination: Napa Pipe Project, Napa LAFCO, Commissioners Diane Dillon and Brad Wagenknecht, the County of Napa, the City of Napa, and Senator Bill Dodd

Supporting Information

**A. Current Approved Uses and Proposed Modified Land Uses
City of Napa EIR Addendum 5, November 2019**



B. Napa LAFCO's Special Conditions (summary): Napa Pipe 2 Reorganization

A-1 The City of Napa (the City) and the County of Napa (the County) enter into a mutually acceptable agreement.

A-2 The City, County and Developer established a Memorandum of Understanding amending the Development agreement's Affordable Housing Plan.

A-3 The City and County agreed upon future Regional Needs for Future Housing Elements.

C. Napa LAFCO's relevant policies:

Commission Declarations (summary):

The Commission review shall be made in adherence to its policies and Napa County General Plan on proposals, projects, studies and to determine designated agricultural an open-space lands.

D. Letter of Support from Napa Farm Bureau (page 3):

~~Supplemental XXX~~



VIA ELECTRONIC MAIL

July 28, 2021

Brendon Freeman
Executive Officer
LAFCO of Napa County
bfreeman@napa.lafco.ca.gov

Dear Mr. Freeman:

I write to nominate Supervisor Diane Dillon in the CALAFCO award categories for "Lifetime Achievement Award" and "Excellence in Public Service – Protection of agricultural and open space lands and prevention of sprawl".

Throughout her career, Diane has tirelessly worked with the agricultural community to understand and address the complex issues we face. Diane is regarded as a passionate and dedicated elected official and has been recognized for her hard work to protect the scenic resources and beautiful lands of Napa County's agricultural industry. She is both an honorable example of what it means to be a hard-working elected official and a role model to many in leadership and the agricultural sector.

To that end, the Napa County Farm Bureau Board of Directors recently voted to name Diane Napa Valley's 2021 Friend of Agriculture to honor her many achievements on behalf of agriculture in Napa County.

Supervisor Dillon is the consummate choice to receive a CALAFCO award in both of these categories and I highly encourage her selection.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Klobas', written over a horizontal line.

Ryan Klobas
Chief Executive Officer



2021 Achievement Award Nominations
Due by Friday, August 13, 2021 at 3:00 p.m.

EXECUTIVE SUMMARY

In no more than 250 words, summarize why this recipient is the most deserving of this award.

Benefits of the Napa Pipe Project:

1. Smart-growth community: 945 (including moderate, low and very low-income housing), senior housing, a school site, retail shops, a hotel, walking and bike trails, parks and open space.
2. Reuse of a WWII steel foundry site
3. Location near transportation and full range of municipal services
4. Prevents urban sprawl, protects agricultural land and open space

Originally unincorporated with the County as land use authority, low and very-low income units approved. City desired to be lead agency. An ad-hoc committee was formed, including Bill Dodd, LAFCO Commissioner. An MOU was reached between City and County to share RHNA numbers, property tax, sales tax and transient occupancy tax. Annexation of total area to City required by 2022. This required SOI expansion and City voter approval to expand URL.

LAFCO conducted an MSR to determine ability and planned capacity to provide the necessary services. The SOI was updated to include the project area into the City's SOI. In 2015, LAFCO approved annexation of the Phase One (Eastern Parcel). The Commission authorized the City to provide the full range of municipal services to the balance of the project site that remained unincorporated.

Sharing the RHNA numbers required special legislation: G.C. Section 65584.08 (SB 235 Dodd)

Napa LAFCO held a special meeting to facilitate the final annexation. Commission approval included special conditions. All conditions were met and the annexation of Napa Pipe Property became final on December 23, 2019.



2021 Achievement Award Nominations
Due by Friday, August 13, 2021 at 3:00 p.m.

NOMINATION SUMMARY

Please indicate the reasons why this person or agency deserves to be recognized (this section must be no more than 1,000 words or 2 pages maximum).

attached (cut and paste wouldn't work)

The Napa Pipe Project is an outstanding example of a “smart-growth” community. It is a reuse of a WWII steel foundry site, on 150 acres along the Napa River. It will be a walkable community with a promenade along the river, outdoor entertainment areas, walking and bike trails, parks and open space, 945 housing units (including moderate, low and very low-income housing), senior housing, a school site, retail shops and a hotel.

The Napa Pipe Project is an exemplary example of coordination and collaboration among agencies, including Napa LAFCO, Commissioners Diane Dillon and Brad Wagenknecht, the County of Napa, the City of Napa, and Senator Bill Dodd. Even a vote of City residents was necessary to expand the City’s Rural Urban Limit Line . The project is also an example determination, over the past 15 years, to create an innovative approach to provide housing, control urban sprawl and to protect agricultural land and open space.

The project will go a long way in addressing Regional Housing Need Allocation (RHNA) numbers for the County and the City. Agreements were reached to share the housing allocation numbers. Special legislation was necessary to achieve this goal (SB235). The developer, Keith Rogal of Napa Redevelopment Partners stated, 'It is a beautiful place, and it is the single best opportunity Napa has had in decades, or ever will have, for truly substantial amounts of well-planned new housing,' Rogal wrote in an email. 'It was agonizing — working and waiting and wondering if it would happen — if that huge obsolete site would be allowed to be recycled in this badly needed way. And it was wonderful to see the community, the County and City and State leadership, pull together in the end to make it possible. “

The developer originally submitted “overly ambitious” plans to the County for the unincorporated property (2007). The 2018-19 Grand Jury report stated that the City objected to a new “town center” removed from the City’s downtown. The City Council felt the City should be the lead for the development. Seven years of delays occurred with inconsistent input from the City and County. An ad-hoc committee of City and County electives was formed to reach a realistic solution (2013). Bill Dodd, LAFCO Commissioner and County Supervisor, served on the committee. As a result, the County and City entered into a “Memorandum of Understanding” (MOU). The City would serve as lead agency and fulfill 80% of the County’s RHNA obligations from 2022-2058. Property taxes, sales taxes and transient occupancy taxes would be split between the agencies. Also, the MOU required the annexation of the entire property by 2022.

An important element of the agreement would be annexation to the City, including SOI expansion and expansion of the Rural Urban Limit line (Measure A). City voters approved Measure A. The Commission’s adopted policies clearly prioritize the protection of agricultural land and open space, directing urban development to the