



**LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
SPECIAL MEETING MINUTES (PUBLIC WORKSHOP)**

MARCH 11, 2019

Town of Yountville Council Chambers

6550 Yount Street

Yountville, California 94599

1. WELCOME AND CALL TO ORDER; ROLL CALL

Chair Mohler called the special meeting of March 11, 2019, to order at 9:00 AM.

At the time of roll call, the following Commissioners and staff were present:

Regular Commissioners	Alternate Commissioners	Staff
Margie Mohler, Chair	Kenneth Leary	Brendon Freeman, Executive Officer
Brad Wagenknecht, Vice Chair	Ryan Gregory	DeeAnne Gillick, Commission Counsel
Diane Dillon	Erik Lawrence- <i>Excused</i>	Kathy Mabry, Secretary
Scott Sedgley		Dawn Mittleman Longoria, Analyst
Gregory Rodeno		

2. PLEDGE OF ALLEGIANCE

Chair Mohler led the Pledge of Allegiance.

3. COMMISSION WORKSHOP

The Commission held a public workshop. Scheduled topics were as follows:

Welcome and Introduction to Workshop – Chair Mohler welcomed everyone to the meeting, provided an overview, and discussed the format for the workshop.

LAFCO 101 – Executive Officer, Brendon Freeman provided an outline of the agenda which explores the structure and functions of LAFCO (and later, the policies). He then introduced Analyst, Dawn Mittleman Longoria who discussed the following topics accompanied by a Power Point presentation:

➤ **Background on Cortese-Knox-Hertzberg Act (C-K-H Act)**

Discussed the type of agency LAFCO is (not a County or City agency, but an independent agency). LAFCO's are mandated by the C-K-H Act, as well as guided by the policies of the County's Agricultural Preserve, Measure P, and City Urban Limit Lines.

A review of the various types of agencies LAFCO reviews, and what exactly LAFCO studies (boundaries, services and existing land uses) was also provided.

➤ **Spheres of Influence**

Discussed the basis for logical growth. LAFCO has the authority to recommend changes, and the fact that spheres establish the future boundary of an agency for annexations and service extensions.

LAFCO 101 continued:

Comments and questions from the audience included:

- *Eve Kahn* – Where is the State (and the new Governor) going with LAFCO's in regards to the current housing crisis, open space and urban sprawl?
- *Kort van Bronkhorst* – Are LAFCO recommendations/suggestions binding? Per Counsel DeeAnne Gillick, all LAFCO decisions are final. The Executive Officer further clarified MSR recommendations are NOT binding, but LAFCO can initiate certain actions based on MSR recommendations.
- *Donald Williams* – Requested an Upvalley decision by LAFCO, and/or example of LAFCO activity in recent years; Staff noted the 2017 SOI for the Town of Yountville, and County-wide Water & Wastewater MSR which is currently underway.
- *Zackery Thayer* – Would like LAFCO to consider the disadvantaged communities/fair housing. For clarification, staff defined DUC's (Disadvantaged Unincorporated Communities), and explained that LAFCO's powers are limited for housing.
- *Hugh Marquez* – Regarding SOI's, how does LAFCO work with the cities? Staff replied, that in order for a city boundary to expand, the first step would be to expand the SOI, and these decisions usually involve impacts on multiple other service providers (fire, sanitation, etc.).

- **Draft Sphere of Influence (SOI) Policy** – Handouts of Napa LAFCO's current draft policy were provided to the Commission and public. Executive Officer, Brendon Freeman, provided an outline of the sphere of influence process, and the Policy Committee review of this policy (the policy is currently within the General Determinations policy, however, the goal is to break out this section into a stand-alone document/Policy on Spheres of Influence). The first draft of the proposed policy was presented to the Commission in August 2018, and distributed to the public for comments for a 90-day period. The Policy Committee received those comments and decided to have a workshop, which would include the general public and public agencies. Staff recently sent out a Notice of Review and Comment for this policy, and April 19, 2019, is the deadline for final comments. The Policy Committee will review those comments and the draft policy, then return possibly in June 2019 for final adoption.

Key changes to the policy were reviewed and discussed:

- Definitions of agricultural land will defer to C-K-H for specific meaning.
- The concept of Zero SOI was explained.
- The definition of a Study Area was explained.
- The timing of SOI requests with MSR reviews were discussed, and the exceptions therein.
- Environmental review will now refer to the Commission's CEQA policy; and
- The addition of the statement SOI is the sole authority of LAFCO was added to the policy.

Comments and questions on the Draft Policy from the audience included:

- *Eve Kahn* – LAFCO's definition of Agricultural Land varies from the State's definition.
- *Dylan Feik* – Comments about spheres of influence being the first step, as it relates to growth.
- *Jason Holley* – Is this a State mandated policy or local only? Is there a map of Open space or Ag lands to be covered? Is there a definition of limited exceptions? Some Ag lands already in the City SOI, and will those be removed with this policy? County land use policies vs. LAFCO's. Is there a weighted system for vacant lands standards and will they be considered? Also, age of MSR – just because it's old doesn't make it invalid, if not done within the 5 years.
- *Steve Rogers* – Having gone through a recent SOI, he wanted to share that this type of process is very helpful and engaging. Supports the Commission's revised version of this policy.

Comments and questions on the Draft Policy – continued:

- *Mark Joseph* – Appreciates the policy update, noting the criteria Section 5.A.9, has minimum considerations. Will there be any weighting of these considerations? Also, to what extent does the policy identify a housing/land use and job/housing imbalance?

Staff addressed as many specific questions as possible following these comments.

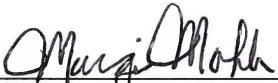
In addition, the Commission and Counsel addressed other topics such as the purposes of SOI's, as well as the State's definition of SOI's, boundaries vs. growth, identifying OSA's for housing developments, FEMA/Block Grants, housing deadlines for 2022, greenbelt buffers, and the increase in tourism and how Ag lands have an effect on distribution of services.

4. COMMISSIONER COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

There was no discussion of this item.

5. ADJOURNMENT TO NEXT REGULAR SCHEDULED MEETING

The meeting was adjourned at 11:34 AM. The next regular LAFCO meeting is scheduled for Thursday, April 4, 2019, at 2:00 PM at the Town of Yountville Council Chambers, located at 6550 Yount Street, Yountville, CA 94599.



Margie Mohler, LAFCO Chair

ATTEST: Brendon Freeman, Executive Officer

Prepared by:



Kathy Mabry
Commission Secretary