

**From:** [Kathleen McCarthy](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** SUPPORT EXPANDED STUDY FOR ANNEXATION INTO ST. HELENA - FEB 2ND LAFCO BOARD  
**Date:** Wednesday, January 28, 2026 9:15:03 PM

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[External Email - Use Caution]

I wish to show community support for including Meadowood and Madrone Knoll in the Sphere of Influence report. Let's ask the County to annex into the City, and negotiate TOT or property tax benefit for those properties to St. Helena. Since the City already provides water, Fire and Police services to those areas with NO revenue benefit and the unincorporated County citizens go to our schools, shop in our stores and participate in City events it only makes sense they should be annexed into our Community and taxes and hotel TOT for the resort goes to St. Helena and not to the County.

Please help make this first step in our annexation effort!!

Kathleen McCarthy



Sent from my iPad

**From:** [Julia Bolander](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** Meadowood  
**Date:** Thursday, January 29, 2026 10:43:43 AM

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Good Morning,

I urge you to allow Meadowood and Madrone Knoll to become part of the City of Saint Helens. They have received city services for many years and it is long past time for the city to receive what is due for these services. The City of Saint Helena is financially strapped and this inclusion would help the City to balance the budget.

Thank You  
Julia M Bolander

**From:** [Tim Hall](#)  
**To:** [Pratt, Stephanie](#)  
**Cc:** [Tim](#); [Freeman, Brendon](#)  
**Subject:** Request for Board Approval of Agenda Item 9C – February 2 Meeting  
**Date:** Thursday, January 29, 2026 3:14:27 PM

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Dear Chair and Members of the LAFCO Board,

I am writing to respectfully request your approval of Agenda Item 9C on the February 2nd agenda, which would authorize an amendment to LAFCO's consultant contract to expand the St. Helena Municipal Services Review and Sphere of Influence study to include the following areas:

- Meadowood Resort and surrounding parcels
- Madrone Knoll / Deerpark Estates
- As well as the other areas identified by the City during its November 5th meeting with your Executive Director and staff.

I recognize that the City of St. Helena did not request inclusion of these areas during the consultant's preparation of the September draft study. However, I respectfully ask that this misstep not prevent you from voting in favor of this agenda item. There is strong citizen support for including these areas, as well as a clear and compelling public benefit in allowing the study to be amended at this time.

St. Helena already provides drinking water to these areas under agreement and also provides public safety services, including fire and police. Residents and businesses in these areas are functionally part of the St. Helena community—many work here, shop here, dine here, and rely on City services. Including these areas in the study would allow for a more accurate and complete evaluation of existing service relationships and long-term planning needs.

While I understand this request involves an added budget expense, I would note that the last published Municipal Services Review and Sphere of Influence update was completed in 2008. As such, funds were not expended on the customary five-year update cycle for this work, making this amendment a reasonable and timely investment.

Finally, citizen engagement around this issue has increased significantly. Many residents are now actively involved and are advocating for stronger City oversight and accountability in how annexation and service planning efforts are managed. I believe Mayor Dohring, who represents the upper valley cities on your Board, can attest to this increased level of public involvement.

Thank you for your consideration of this request and for your continued service to Napa County and its communities.

Sincerely,  
Timothy Hall  
St. Helena resident

**From:** [Streamline](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** New form submission received: Contact Us  
**Date:** Friday, January 30, 2026 8:42:55 AM

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Logo used for headers



## Contact Us

<b>Contact Us:</b>	
<b>Name:</b>	Cheryl Lessman
<b>Email:</b>	Cheryllessman@icloud.com
<b>Subject:</b>	Agenda Item 9c Feb 2nd Annexation Study
	Dear Chair and Members of the LAFCO Board, I am writing to respectfully request your approval of Agenda Item 9C on the February 2nd agenda, which would authorize an amendment to LAFCO's consultant contract to expand the St. Helena Municipal Services Review and Sphere of Influence study to include the following areas: • Meadowood Resort and

**Comment:**

surrounding parcels<sup>[SEP]</sup> • Madrone Knoll / Deerpark Estates • As well as the other areas identified by the City during its November 5th meeting with your Executive Director and staff. I recognize that the City of St. Helena did not request inclusion of these areas during the consultant's preparation of the September draft study. However, I respectfully ask that this misstep not prevent you from voting in favor of this agenda item. There is strong citizen support for including these areas, as well as a clear and compelling public benefit in allowing the study to be amended at this time. St. Helena already provides drinking water to these areas under agreement and also provides public safety services, including fire and police. Residents and businesses in these areas are functionally part of the St. Helena community—many work here, shop here, dine here, and rely on City services. Including these areas in the study would allow for a more accurate and complete evaluation of existing service relationships and long-term planning needs. While I understand this request involves an added budget expense, I would note that the last published Municipal Services Review and Sphere of Influence update was completed in 2008. As such, funds were not expended on the customary five-year update cycle for this work, making this amendment a reasonable and timely investment. Finally, citizen engagement around this issue has increased significantly. Many residents are now actively involved and are advocating for stronger City oversight and accountability in how annexation and service planning efforts are managed. I believe Mayor Dohring, who represents the upper valley cities on your Board, can attest to this increased level of public involvement. Thank you for your consideration of this request and for your continued service to Napa County and its communities. Sincerely, Cheryl Lessman [REDACTED]

[Reply / Manage](#)

**From:** [lana ivanoff](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** Meeting Feb 2, 2026 LAFCO  
**Date:** Friday, January 30, 2026 1:17:58 PM

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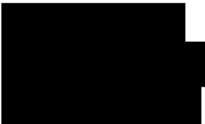
I am writing to respectfully request your approval of Agenda Item 9C on the February 2nd agenda, which would authorize an amendment to LAFCO's consultant contract to expand the St. Helena Municipal Services Review and Sphere of Influence study to include the following areas: • Meadowood Resort and surrounding parcels<sup>SEP</sup> • Madrone Knoll / Deerpark Estates • As well as the other areas identified by the City during its November 5th meeting with your Executive Director and staff.

St. Helena already provides drinking water to these areas under agreement and also provides public safety services, including fire and police. Residents and businesses in these areas are functionally part of the St. Helena community—many work here, shop here, dine here, and rely on City services. Including these areas in the study would allow for a more accurate and complete evaluation of existing service relationships, and long-term planning needs.

As a 54 year resident of St Helena, I have watched the opportunity to annex these properties come and go over the years. It is time for St Helena to gain some benefit from the services we have provided these areas for year

Thank you for your consideration

Lana Ivanoff



**From:** [Courtney Andrain](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** Request for Board Approval of Agenda Item 9C - February 2nd Meeting  
**Date:** Friday, January 30, 2026 11:40:59 AM

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Dear Chair and Members of the LAFCO Board,

We are writing to respectfully request your approval of Agenda Item 9C on the February 2nd agenda, which would authorize an amendment to LAFCO's consultant contract to expand the St. Helena Municipal Services Review and Sphere of Influence study to include the following areas:

- Meadowood Resort and surrounding parcels

- Madrone Knoll / Deerpark Estates

- As well as the other areas identified by the City during its November 5th meeting with your Executive Director and staff

We have been informed that the City of St. Helena did not request inclusion of these areas during the consultant's preparation of the September draft study. While the oversight is unfortunate, **we ask that you vote in favor of this agenda item. There is strong citizen support for including these areas, as well as a clear and compelling public benefit in allowing the study to be amended at this time.**

St. Helena already provides drinking water to these areas under agreement and also provides public safety services, including fire and police. Residents and businesses in these areas are functionally part of the St. Helena community—many work here, utilize public schools, shop here, dine here, and rely on City services. Including these areas in the study would allow for a more accurate and complete evaluation of existing service relationships and long-term planning needs. We understand this request involves an added budget expense, please note that the last published Municipal Services Review and Sphere of Influence update was completed in 2008. As such, funds were not expended on the customary five-year update cycle for this work, making this amendment a reasonable and timely investment. Citizen engagement around this issue has increased significantly and many residents are now actively involved and are advocating for stronger City oversight and accountability in how annexation and service planning efforts are managed. Mayor Dohring, who represents the upper valley cities on your Board, can attest to this increased level of public involvement.

Thank you for your consideration of this request and for your continued service to Napa County and its communities.

Sincerely,  
Courtney Andrain and Jim Anderson



**From:** [Michael Merriman](#)  
**To:** [Freeman, Brendon](#); [Pratt, Stephanie](#)  
**Subject:** Fw: LAFCO Agenda item 9C  
**Date:** Friday, January 30, 2026 11:39:46 AM  
**Attachments:** [Outlook-k0n4iv5n.png](#)

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**From:** Michael Merriman <bevman52@hotmail.com>  
**Sent:** Friday, January 30, 2026 11:35 AM  
**To:** info@lafco.napa.ca.gov <info@lafco.napa.ca.gov>  
**Cc:** pdohring@cityofsthelena.gov <pdohring@cityofsthelena.gov>;  
bsummers@cityofsthelena.gov <bsummers@cityofsthelena.gov>; abarak@cityofsthelena.gov  
<abarak@cityofsthelena.gov>; mdeasy@cityofsthelena.gov <mdeasy@cityofsthelena.gov>;  
kspadarotto@cityofsthelena.gov <kspadarotto@cityofsthelena.gov>;  
citymanager@cityofsthelena.gov <citymanager@cityofsthelena.gov>  
**Subject:** LAFCO Agenda item 9C

For over a decade I have lobbied for the expansion of Saint Helena's City Limits to include those areas within the city's "sphere of influence".

The Meadowood Hotel and Resort seems to be the key discussion factor, but your study and recommendation should not stop there. Consideration of capturing the current and future hotel properties on Lodi Lane and south to Zinfandel Lane should also be considered. ALL the hotels, in their marketing, use "Saint Helena" as their location identifier.

The argument I've always heard has been "the County won't allow it..." This argument has no legal or economic validity.

Adjustments to the City Limits are LONG overdue.

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**Michael Merriman**  
**Saint Helena Resident**  
Paladin Wine Marketing, Principal/Owner  
[REDACTED]

**From:** [Stephanie Smithers](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** Re: Support for Agenda Item 9C – St. Helena MSR and Sphere of Influence Study  
**Date:** Friday, January 30, 2026 2:14:52 PM

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[External Email - Use Caution]

Dear Chair and Members of the LAFCO Board,

I am writing to respectfully request your approval of Agenda Item 9C on the February 2 agenda, which would authorize an amendment to LAFCO's consultant contract to expand the St. Helena Municipal Services Review and Sphere of Influence study to include the following areas:

- Meadowood Resort and surrounding parcels
- Madrone Knoll / Deerpark Estates
- Other areas identified by the City during its November 5 meeting with your Executive Director and staff

I recognize that the City of St. Helena did not request inclusion of these areas during the consultant's preparation of the September draft study. However, I respectfully ask that this timing issue not preclude approval of the proposed amendment. There is strong community support for including these areas, along with a clear public benefit in allowing the study to reflect current conditions and service relationships.

St. Helena already provides drinking water to these areas under agreement and also provides public safety services, including fire and police. Residents and businesses in these areas are functionally part of the St. Helena community—they work here, shop here, dine here, and rely on City services. Including these areas in the study would allow for a more complete and accurate evaluation of existing service provision and long-term planning needs.

While I understand this request involves an additional budget expense, I would note that the last Municipal Services Review and Sphere of Influence update was completed in 2008. As a result, the customary five-year update cycle was not met, making this amendment both reasonable and timely.

Thank you for your consideration and for your continued service to Napa County and its communities.

Sincerely,

Stephanie Iacobacci Smithers

**From:** [Elaine de Man](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** Item 9C, February 2, 2026 Commission Hearing  
**Date:** Friday, January 30, 2026 3:14:48 PM

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[External Email - Use Caution]

Re: Item 9C, February 2, 2026

Dear Chair Painter and Commissioners Ramos, Cottrell, Dohring, and Leary,

I understand that—through no fault of this commission or the consultant hired by it—key areas surrounding the City of St. Helena were left out of the current Municipal Services Review and Sphere of Influence Study. This is particularly unfortunate as the potential annexation of areas outside our city’s boundaries has been a topic of great interest in the community for at least twenty years. Quite honestly, I was shocked to find out that the city has never requested that these areas—with the exception of the city-owned property where the wastewater treatment plant is—be included in an MSR/SOI review before now. I sincerely hope this commission will agree to remedy that with its decision today.

I was also stunned to learn that the last MSR/Study for St. Helena was conducted in 2017— though it was never finalized—and the last one of record was finalized in 2008, some 18 years ago!

The unincorporated areas that include Meadowood, Deer Park Estates, and the Madrone Knoll neighborhood, along with the area along the Hwy 29 corridor south of the city limits, need to be included in an updated SOI for a number of important reasons. While our population seems to hover somewhere between 4,000 and 5,000 people, we actually provide essential and necessary services that contribute to the safety and quality of life for a far greater number of individuals who live in those surrounding areas.

We are their schools, their places of worship, their public library, and their public parks. We are their grocery stores, their hardware store, their auto parts store, their lumber and landscape materials stores, their post office, and their tire store. We are their accountants, their lawyers, their doctors, and their pharmacy. We are also their senior center, their Little League, their Friday night football, their walking paths, their health centers, their theaters, their hair and nail salons, their service organizations, their local coffee shops, their restaurants, and so much more.

The people who live in the unincorporated communities east and south of the city limits—and the businesses located there as well—rely on the services and opportunities the City of St. Helena offers. When they are in St. Helena to engage in any of these activities, they are using the roads and sidewalks our city maintains. They are protected and administered to by our police

department and emergency services. And our fire department is the first to respond to fire and other emergencies for them and others well beyond our city's boundaries.

The businesses that thrive in these unincorporated areas and the people that live in them are members of *our* community. We are *their* town. Consequently, I think it's crucially important that these areas be included in an updated SOI review and sincerely hope the commission will agree to extend it so that they can be considered for annexation at some later date.

Sincerely,

Elaine de Man  
St. Helena, CA

**From:** [Patti Antonaccio](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** Item 9C, February 2, 2026  
**Date:** Saturday, January 31, 2026 8:56:24 AM

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Dear Chair Painter and Commissioners Ramos, Cottrell, Dohring, and Leary, I understand that—through no fault of this commission or the consultant hired by it—key areas surrounding the City of St. Helena were left out of the current Municipal Services Review and Sphere of Influence Study. This is particularly unfortunate as the potential annexation of areas outside our city’s boundaries has been a topic of great interest in the community for at least twenty years. Quite honestly, I was shocked to find out that the city has never requested that these areas—with the exception of the city-owned property where the wastewater treatment plant is—be included in an MSR/SOI review before now. I sincerely hope this commission will agree to remedy that with its decision today. I was also stunned to learn that the last MSR/Study for St. Helena was conducted in 2017— though it was never finalized— and the last one of record was finalized in 2008, some 18 years ago! The unincorporated areas that include Meadowood, Deer Park Estates, and the Madrone Knoll neighborhood, along with the area along the Hwy 29 corridor south of the city limits, need to be included in an updated SOI for a number of important reasons. While our population seems to hover somewhere between 4,000 and 5,000 people, we actually provide essential and necessary services that contribute to the safety and quality of life for a far greater number of individuals who live in those surrounding areas. We are their schools, their places of worship, their public library, and their public parks. We are their grocery stores, their hardware store, their auto parts store, their lumber and landscape materials stores, their post office, and their tire store. We are their accountants, their lawyers, their doctors, and their pharmacy. We are also their senior center, their Little League, their Friday night football, their walking paths, their health centers, their theaters, their hair and nail salons, their service organizations, their local coffee shops, their restaurants, and so much more. The people who live in the unincorporated communities east and south of the city limits— and the businesses located there as well—rely on the services and opportunities the City of St. Helena offers. When they are in St. Helena to engage in any of these activities, they are using the roads and sidewalks our city maintains. They are protected and administered to by our police department and emergency services. And our fire department is the first to respond to fire and other emergencies for them and others well beyond our city's boundaries. The businesses that thrive in these unincorporated areas and the people that live in them are members of our community. We are their town. Consequently, I think it’s crucially important that these areas be included in an updated SOI review and sincerely hope the commission will agree to extend it so that they can be considered for annexation at some later date.

Thank you,

Patti Antonaccio  
Travel Advisor

**From:** [Rita Hellewell](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** Comments to LAFCO Commission for Feb 2nd Meeting Agenda item 9c - Amending consultant contract SOI  
**Date:** Saturday, January 31, 2026 1:56:39 PM

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RE: Agenda item 9c - Amending consultant contract SOI

Hello,

I am a resident of St. Helena, and I wanted to write to support the proposal to amend the consultant contract so that the study of the St. Helena Sphere of Influence and Municipal services can be expanded to include:

Meadowood Resort & surrounding parcels  
Madrone Knoll/Deerpark Estates

Thank you.

Rita Hellewell



**From:** [TOM BELT](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** Request for Board Approval of Agenda Item 9C – February 2 Meeting  
**Date:** Sunday, February 1, 2026 10:28:09 AM

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Dear Chair and Members of the LAFCO Board,

I am writing to respectfully request your approval of Agenda Item 9C on the February 2nd agenda, which would authorize an amendment to LAFCO's consultant contract to expand the St. Helena Municipal Services Review and Sphere of Influence study to include the following areas: • Meadowood Resort and surrounding parcels<sup>SEP</sup> • Madrone Knoll / Deer Park Estates • As well as the other areas identified by the City during its November 5th meeting with your Executive Director and staff. I recognize that the City of St. Helena did not request inclusion of these areas during the consultant's preparation of the September draft study. However, I respectfully ask that this misstep not prevent you from voting in favor of this agenda item. There is strong citizen support for including these areas, as well as a clear and compelling public benefit in allowing the study to be amended at this time.

My wife and I have been residents in St. Helena since 1977 and have been witness to the water, police and fire services St. Helena provides to the above geographical areas. St. Helena has been providing potable water to the Meadowood Country Club since 1960 and under the current water agreement St. Helena provides Meadowood with 20.5 million gallons of potable water annually. St. Helena's public works department also monitors and maintains the water pumps, waterlines, and water tanks going up to Meadowood on a daily basis.

I might add that on September 28, 2020 the Glass Fire destroyed the water tanks serving Meadowood and the Madrone Knolls neighborhood both of which extend outside St. Helena's city limits. And it was largely St. Helena's insurance that paid for the replacement to upgrade the water tanks destroyed in the fire.

It seems only fair to us that St. Helena's sphere of influence should be increased to include the above locations described in the first paragraph. Please approve agenda item 9C on February's LAFCO Board meeting.

Respectfully,

Tom and Margot Belt



**From:** [Celeste Neeley](#)  
**To:** [Pratt, Stephanie](#)  
**Subject:** Agenda item 9c, Public Comment in Support of RSG contract amendment-St. Helena MSR/SOI  
**Date:** Sunday, February 1, 2026 3:20:44 PM

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Dear Mr. Freeman,

I am writing as a resident of Napa County and a citizen to express my support for the proposed contract amendment between Napa LAFCO and RSG, Inc. related to the Municipal Service Review (MSR) and Sphere of Influence (SOI) work for the city of St. Helena and the St. Helena Municipal Sewer District.

The MSR has raised additional questions regarding governance, service boundaries, and the legal and historical framework of the Sewer District that warrant a careful and thorough analysis.

The proposed amendment appears reasonable given the expanded analysis and coordination requested during the review process. Completing this additional work now will help ensure that LAFCO's findings and recommendations are well supported and useful to the decision makers and public.

It is of significant importance that the Sphere of Influence and Municipal Services review include areas not included in the earlier study. These additional areas include:

Madrone Knoll  
Deerpark Estates  
Meadowood  
Highway 29 south corridor, Sulphur Springs to Zinfandel  
Other areas identified by the City

The city of St. Helena currently provides the municipal services of water, fire and police.

Sincerely,  
Celeste Neeley

St. Helena / Napa County resident

**From:** [Jose Oday](#)  
**To:** [Pratt, Stephanie](#); [Gray, Charlie](#)  
**Subject:** Public Comment on Proposed Sphere Policy Changes  
**Date:** Monday, February 2, 2026 7:46:13 AM

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[External Email - Use Caution]

I recommend the LAFCO Commission not proceed with the proposed change to its sphere of influence policy under Section V Local Conditions that would add the following text:

"Land that is within the Napa County Airport Land Use Commission (ALUC) Planning Area shall not be approved for inclusion within any local agency's SOI prior to receiving authorization from the ALUC."

This proposed addition is troubling and seems like it is the doing of the County. The Legislature delegates its responsibilities to guide city and district expansions via spheres to LAFCOs - not to the County Board of Supervisors, which is the governing entity that oversees the ALUC. This proposed addition is inconsistent with LAFCO's responsibility to be independent and determine on behalf of the Legislature what is orderly growth and development. Confer makes more sense if anything.

Thank you, Jose.