



**LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
REGULAR MEETING MINUTES OF MONDAY, APRIL 7, 2025**

1. WELCOME AND CALL TO ORDER; ROLL CALL

Chair called the regular meeting of April 7, 2025 to order at 2:00 PM.

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

Regular Commissioners	Alternate Commissioners	Staff
Kenneth Leary, Chair	Joelle Gallagher (<i>voting</i>)	Brendon Freeman, Executive Officer
Beth Painter, Vice Chair (<i>Absent</i>)	Eve Kahn	Dawn Mittleman Longoria, Assistant Executive Officer
Anne Cottrell (<i>Absent</i>)	David Oro (<i>voting</i>)	(<i>Absent</i>)
Margie Mohler		Gary Bell, Commission Counsel
Belia Ramos		Stephanie Pratt, Clerk/Jr. Analyst

2. PLEDGE OF ALLEGIANCE

Chair Leary led the Pledge of Allegiance.

3. DISCLOSURES UNDER POLITICAL REFORM ACT/LEVINE ACT

4. APPROVAL OF AGENDA

The Chair considered approving the Agenda as prepared by the Executive Officer with any requests to remove or rearrange items by members of the Commission or staff.

Upon motion by Commissioner Mohler and second by Commissioner Oro, the Commission unanimously adopted the agenda by the following vote:

VOTE:

AYES: LEARY, MOHLER, RAMOS, GALLAGER, ORO

NOES: NONE

ABSENT: PAINTER, COTTRELL

ABSTAIN: NONE

5. PUBLIC COMMENTS

Chair Leary invited members of the audience to provide public comment. No comments were received.

6. CONSENT ITEMS

Action Items:

a) **Approval of Meeting Minutes: April 7, 2025 Regular Meeting**

Receive Report for Information Only:

b) **Current and Future Proposals**

c) **CALAFCO Board Retreat Summary**

d) **Update on Countywide Fire and Emergency Medical Services Municipal Service Review**

Chair Leary invited members of the audience to provide public comment. No comments were received.

Upon motion by Commissioner Oro and second by Commissioner Mohler, the Commission unanimously approved the consent items by the following vote:

VOTE:

AYES: **LEARY, MOHLER, RAMOS, GALLAGER, ORO**
NOES: **NONE**
ABSENT: **PAINTER, COTTRELL**
ABSTAIN: **NONE**

7. PUBLIC HEARING ITEMS

a) Consider Proposed Budget for Fiscal Year 2025-26 and Draft Work Program

The Commission considered adopting a resolution to approve a proposed budget for the 2025-26 fiscal year. The recommended actions were for the Commission to do the following: (1) adopt the proposed budget by resolution; (2) direct staff to circulate the proposed budget for public review and comment; and (3) direct the Budget Committee to return with recommendations for a final budget for adoption at a noticed public hearing on June 2, 2025. The Commission received a draft work program for fiscal year 2025-26 and provided direction to staff with respect to any desired changes.

Chair Leary opened the public hearing and reviewed the rules for orderly comments. No comments were received. Chair Leary closed the public hearing.

Upon motion by Commissioner Ramos and second by Commissioner Gallagher, the Commission unanimously approved the item by the following vote:

VOTE:

AYES: **LEARY, MOHLER, RAMOS, GALLAGER, ORO**
NOES: **NONE**
ABSENT: **PAINTER, COTTRELL**
ABSTAIN: **NONE**

b) Consider Sphere of Influence Amendment Request Involving the City of American Canyon and 1661 Green Island Road

The Commission considered a landowner request to amend the City of American Canyon's sphere of influence to include one entire parcel located at 1661 Green Island Road and identified as Assessor Parcel Number 058-030-041. The Commission's action on the sphere amendment request is exempt from further review under CEQA pursuant to CEQA Guidelines section 15061(b)(3).

Chair Leary opened the public hearing and reviewed the rules for orderly comments.

- Nick Cheranich (Sierra Club): Opposes; property too small for ag per County GP, violates 2008 ULL agreement, Measure J failed, risks permanent land character change.
- Peter Rumble (Napa Farm Bureau): Opposes; dangerous precedent, infill possible but not appropriate here.
- Yvonne Baginski: Opposes; rich wildlife habitat, suggests conservation easement consistent with Prop 4.
- Anonymous (Wetlands Edge resident): Opposes; overturning Measure J vote is disheartening, decision risks being irreversible.
- Jeanette Goyich: Opposes; Measure J failed, wetlands provide biodiversity and flood protection, owners may disregard public will.
- Zoe Siegel (Greenbelt Alliance): Opposes; flood risk, no public process, urges conservation easement, notes cost burden to County.

- Anthony Quicho: Supports; Measure J had misinformation, land not viable for ag, Am Can needs jobs and community amenities.
- JoJo Mangalam: Supports; Am Can resident embracing ag heritage, backs SOI expansion.
- Joe De La Cruz (Fil-Am President): Supports; SOI allows planning for public benefit, land better served by Am Can, not ag viable.
- Abe Mariupol: Supports; Measure J unrelated, SOI is first of three steps, allows discussion, not development.
- Joey Palma: Supports; logical extension, opportunity for local input and planning.
- Peter Nissen (CA Farm Bureau): Opposes; warns against ag precedent, land still viable for pasture/hay.
- Connor Westin: Opposes; biodiversity in decline, opposes "infill" label, protect habitat.
- Sarah Sheray: Opposes; zoning decisions respected, soil salinity argument weak, risks undermining public process.
- Don Clark: Supports; vineyard failed due to salinity, minimal wetland, land surrounded by industrial use, habitat claims overstated.
- Bill Ross: Supports; City favors amendment by supermajority vote.
- Fran Lemos: Supports; lifelong resident, landowners should be allowed to develop under proper standards, area isolated due to lack of development.
- Joan Bennett: Supports; longtime resident, SOI benefits City, Measure J included misinformation, wetlands important but manageable.
- Joseph Mariupol: Supports; property already receives services, job/economic benefits, local support strong.
- Julie Nord: Supports; soil remediation ineffective without clean water, vineyard decline due to salinity, biochar not a solution here.

Chair Leary closed the public hearing.

Commissioners discussed the proposed SOI amendment, with concerns raised regarding inconsistency with LAFCO policies, land use designations (AWOS), and the 2008 City-County agreement prohibiting SOI/ULL expansion through 2030. Commissioners Mohler and Gallagher opposed, citing land protection, precedent risks, and 2022 voter rejection (Measure J). Commissioner Oro expressed openness to further discussion via SOI inclusion. Commissioner Ramos supported the request, referencing state law, logical boundary extension, and policy alignment. Chair Leary noted broader community implications and legal uncertainties. Non-voting Commissioner Kahn emphasized interagency General Plan coordination. Legal Counsel noted CEQA may be triggered. Further study tied to upcoming MSR.

Upon motion by Commissioner Oro and second by Commissioner Ramos, the Commission adopted the request to amend the City of American Canyon's sphere of influence to include one entire parcel located at 1661 Green Island Road and identified as Assessor Parcel Number 058-030-041 by the following roll call vote:

VOTE:

AYES:	<u>LEARY, RAMOS, ORO</u>
NOES:	<u>MOHLER, GALLAGHER</u>
ABSENT:	<u>PAINTER, COTTRELL</u>
ABSTAIN:	<u>NONE</u>

COMFORT RECESS called by Chair Leary at 3:45pm with a 3:53pm return

8. ACTION ITEMS

a) Unincorporated Islands

The Commission received information related to unincorporated islands and considered options to study desired next steps, including but not limited to establishing an ad hoc subcommittee to advise staff or provide other direction to staff.

Chair Leary invited members of the audience to provide public comment.

Former District 5 Supervisor and Registrar of Voters John Tuteur advised that this is a city issue but should not be addressed prior to December 2025 due to districting issues it would create for 2026 elections. Target date should be after the November 2026 election.

Adam Ghisletta whose family owns property along Foster Road, was supportive of LAFCO and its mission to promote orderly, well planned cities and communities.

Chair Leary advised the Commission to table the ad hoc that was discussed as suggested members Commissioner Cottrell and Vice Chair Painter were not in attendance at today's meeting.

b) Consider Authorizing Commission Chair to Execute Consultant Contract for City of St. Helena Municipal Service Review

The Commission considered executing a consultant contract related to the scheduled City of St. Helena Municipal Service Review. The Commission authorized the Executive Officer to negotiate a contract with RSG to prepare the City of St. Helena Municipal Service Review and authorized the Chair to sign the contract.

Upon motion by Commissioner Mohler and second by Commissioner Oro, the Commission approved the Executive Officer to negotiate a contract with RSG and authorized the Chair to sign the contract by the following vote:

VOTE:

AYES: LEARY, MOHLER, RAMOS, GALLAGER, ORO
NOES: NONE
ABSENT: PAINTER, COTTRELL
ABSTAIN: NONE

c) Consider Adopting a Resolution Amending the Policy on Municipal Service Reviews

The Commission considered proposed amendments to its Policy on Municipal Service Reviews as prepared by staff and the ad hoc Policy Committee.

Upon motion by Commissioner Oro and second by Commissioner Mohler, the Commission unanimously approved the policy amendment by the following vote:

VOTE:

AYES: LEARY, MOHLER, RAMOS, GALLAGER, ORO
NOES: NONE
ABSENT: PAINTER, COTTRELL
ABSTAIN: NONE

9. EXECUTIVE OFFICER REPORT

Executive Officer Freeman noted that Commissioner Mohler's 4-year term is expiring and if it is indeed her last meeting, we certainly want to recognize her service and leadership when appropriate.


10. COMMISSIONER COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

11. ADJOURNMENT at 5:10 PM TO NEXT SCHEDULED MEETING

Monday, June 2, 2025, at 2:00 P.M. at the Napa County Board of Supervisors Chambers, located at 1195 Third Street, 3rd floor, Napa, CA 94559.


Kenneth Leary (Jun 10, 2025 05:49 PDT)
Kenneth Leary, LAFCO Chair

ATTEST:


Brendon Freeman, Executive Officer

Prepared by:


Stephanie Pratt, Clerk/Jr. Analyst









6/2/25 Approved 4/7/25 Minutes

Final Audit Report

2025-06-11

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