



Local Agency Formation Commission of Napa County
Subdivision of the State of California

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

Agenda Item 6e (Consent/Information)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer *BF*
Stephanie Pratt, Staff Analyst *SP*

MEETING DATE: August 3, 2026

SUBJECT: Legislative Report

BACKGROUND AND 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 Commission previously established an ad hoc Legislative Committee to advise staff with respect to legislative items related to LAFCO. Commissioners Kahn and Oro were appointed to the Legislative Committee.

As of the 2025–2026 legislative session, the California Association of Local Agency Formation Commissions (CALAFCO) actively tracks approximately 18 to 21 bills that impact LAFCOs. Their tracking centers primarily on local government structure, transparency laws, and land use boundaries. CALAFCO's positions generally fall into four categories: Support, Oppose, Watch, and Neutral.

Given that Napa LAFCO is not a member of CALAFCO, the Commission's access to daily legislative tracking reports is limited. The most current available CALAFCO legislative tracking report is dated May 13, 2026 and included as Attachment 1.

A summary of key bills tracked and core positions taken by CALAFCO follows.

1. Open Meetings & Brown Act Transparency (Positions: Neutral to Watch)

- **AB 259 (Rubio):** Teleconference options for local agencies. CALAFCO is tracking this bill as it navigates modern rules for hybrid public engagement and structural modifications following the implementation of major Brown Act overhauls.
- **SB 707 Compliance:** Following the sweeping Brown Act teleconference rules that took effect earlier this year, CALAFCO is heavily monitoring follow-up structural trailer bills ensuring LAFCOs stay compliant with new uniform public access laws.

Beth Painter, Chair
Councilmember, City of Napa

Paul Dohring, Commissioner
Councilmember, City of St. Helena

David Oro, Alternate Commissioner
Councilmember, City of American Canyon

Belia Ramos, Vice Chair
County of Napa Supervisor, 5th District

Anne Cottrell, Commissioner
County of Napa Supervisor, 3rd District

Joelle Gallagher, Alternate Commissioner
County of Napa Supervisor, 1st District

Jeffrey Crosswhite, Commissioner
Representative of the General Public

Eve Kahn, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

2. Special District Governance (Position: Oppose)

- **Childcare and Regional Special Districts:** CALAFCO maintains strict opposition to bills that attempt to bypass the traditional LAFCO process to independently establish or expand governing boundaries, such as creating separate regional child care taxing districts without local commission input.

3. Boundary Changes & Water Protection (Position: Watch to Support)

- **AB 399 / Special District Detachments:** Legislation altering detachment rules for water-receiving special districts. CALAFCO monitors these bills closely to protect a LAFCO's authority over regional infrastructure, ensuring that entire service districts are factored into voter or governance adjustments rather than isolated pockets.

ATTACHMENT

- 1) CALAFCO Legislative Tracking Report dated May 13, 2026

CALAFCO List of Current Bills

5/13/2026

[AB 259](#) ([Rubio, Blanca](#) D) Open meetings: local agencies: teleconferences.Current Text: Amended: 4/21/2025 [html](#) [pdf](#)

Introduced: 1/16/2025

Last Amend: 4/21/2025

Status: 7/17/2025-Failed Deadline pursuant to Rule 61(a)(10). (Last location was JUD. on 5/14/2025)(May be acted upon Jan 2026)

Location: 7/17/2025-S. 2 YEAR

Desk	Policy	Fiscal	Floor	Desk	2 year	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conf.			
								Conc.			

Summary: The Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. Current law, until January 1, 2026, authorizes the legislative body of a local agency to use alternative teleconferencing if, during the teleconference meeting, at least a quorum of the members of the legislative body participates in person from a singular physical location clearly identified on the agenda that is open to the public and situated within the boundaries of the territory over which the local agency exercises jurisdiction, and the legislative body complies with prescribed requirements. Current law requires a member to satisfy specified requirements to participate in a meeting remotely pursuant to these alternative teleconferencing provisions, including that specified circumstances apply. Current law establishes limits on the number of meetings a member may participate in solely by teleconference from a remote location pursuant to these alternative teleconferencing provisions, including prohibiting such participation for more than 2 meetings per year if the legislative body regularly meets once per month or less. This bill would extend the alternative teleconferencing procedures until January 1, 2030.

[AB 356](#) ([Patel](#) D) Health care districts: County of San Diego.Current Text: Amended: 6/26/2025 [html](#) [pdf](#)

Introduced: 1/30/2025

Last Amend: 6/26/2025

Status: 7/17/2025-Failed Deadline pursuant to Rule 61(a)(10). (Last location was L. GOV. on 7/9/2025)(May be acted upon Jan 2026)

Location: 7/17/2025-S. 2 YEAR

Desk	Policy	Fiscal	Floor	Desk	2 year	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conf.			
								Conc.			

Summary: The Local Health Care District Law authorizes the organization, incorporation, and management of local health care districts. Current law establishes the Department of

Health Care Access and Information to oversee and administer various health programs related to health care infrastructure, such as health policy and planning, health professions development, and facilities design review and construction, among others. This bill would require the department to convene a working group to study and make recommendations regarding the provision of health care services in the northern San Diego region. The bill would require that the working group include representatives of certain health care districts, among other entities, and that it issues a report to the Legislature, on or before June 1, 2026, with its findings and recommendations. The bill would repeal these provisions on June 1, 2030.

[AB](#) ([Wicks](#) D) Solar-use easements: suspension of Williamson Act contracts: terms of [1156](#) easement: termination.

Current Text: Amended: 9/9/2025 [html](#) [pdf](#)

Introduced: 2/20/2025

Last Amend: 9/9/2025

Status: 9/13/2025-Failed Deadline pursuant to Rule 61(a)(14). (Last location was INACTIVE FILE on 9/13/2025)(May be acted upon Jan 2026)

Location: 9/13/2025-A. 2 YEAR

Desk	Policy	Fiscal	2 year	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The California Land Conservation Act of 1965, otherwise known as the Williamson Act, authorizes a city or county to contract with a landowner to limit the use of agricultural land to agricultural use if the land is located in an agricultural preserve designated by the city or county, as specified. The act authorizes the parties to mutually agree to rescind the contract in order to simultaneously enter into a solar-use easement if approved by the Department of Conservation, as specified. Current law defines the term “solar-use easement” for these purposes to mean any right or interest acquired by a county, or city in a parcel or parcels determined to be eligible, as provided, where the deed or other instrument granting the right or interest imposes certain restrictions that effectively restrict the use of the land to photovoltaic solar facilities for the purpose of providing for the collection and distribution of solar energy and certain other incidental or subordinate uses or other alternative renewable energy facilities. This bill would revise the definition of the term “solar-use easement” to, among other changes, expand the authorized uses of the land under the easement to include solar energy storage and appurtenant renewable energy facilities.

[AB](#) ([Jackson](#) D) Moreno Valley-Perris Childcare Special District.
[2083](#)

Current Text: Amended: 4/27/2026 [html](#) [pdf](#)

Introduced: 2/18/2026

Last Amend: 4/27/2026

Status: 4/28/2026-Re-referred to Com. on APPR.

Location: 4/23/2026-A. APPR.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conf. Conc.			

Calendar: 5/13/2026 9 a.m. - 1021 O Street, Room

1100 ASSEMBLY APPROPRIATIONS, WICKS, BUFFY, Chair

Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides the sole and exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and spheres of influence for cities and special districts, including incorporation of cities and formation of districts. The act establishes a local agency formation commission in each county with various powers and duties, including to make certain determinations regarding, and to review and approve or disapprove, proposals for changes or organization or reorganization, as specified. This bill, the Moreno Valley-Perris Childcare Special District Act, would establish the Moreno Valley-Perris Childcare Special District for a period of 5 years for the purpose of, among other things, expanding childcare capacity and access through the development, coordination, and operation of universal childcare programs. The bill would establish the district boundaries as the incorporated area of the City of Moreno Valley, the incorporated area of the City of Perris, and the officially adopted spheres of influence for each city as determined and updated by the County of Riverside local agency formation commission (LAFCO). The bill would establish a 5-member board to govern the district and specify that certain entities, including the City of Moreno Valley and the City of Perris, are charged with each appointing a member to the board. The bill would specify the duties of the board, including, among others, the duty to develop and submit a plan of services to LAFCO that details the scope of childcare services, the hours of operation, the governance and management structure, and funding sources and sustainability.

[AB](#) ([Gallagher](#) R) Housing Crisis Act of 2019.

[2676](#)

Current Text: Amended: 4/9/2026 [html](#) [pdf](#)

Introduced: 2/20/2026

Last Amend: 4/9/2026

Status: 5/7/2026-Read second time. Ordered to third reading.

Location: 5/7/2026-A. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conf. Conc.			

Calendar: 5/14/2026 #68 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS

Summary: Existing law, known as the Housing Crisis Act of 2019, with respect to land where housing is an allowable use and except as specified, prohibits a county or city, including the electorate exercising its local initiative or referendum power, in which

specified conditions exist, determined as provided by the Department of Housing and Community Development, from enacting a development policy, standard, or condition, as defined, that would have certain effects. Under existing law, these proscribed policies, standards, or conditions include, among others, (A) changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018, and (B) imposing or enforcing a moratorium on housing development within all or a portion of the jurisdiction of the county or city, except as provided. Existing law states that these prohibitions apply to any zoning ordinance adopted or amended on or after the effective date of these provisions, and that any development policy, standard, or condition on or after that date that does not comply is deemed void. Existing law prohibits a county or city subject to these provisions from enforcing a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the Department of Housing and Community Development. Existing law requires the department to approve a zoning ordinance submitted to it only if the department determines that the zoning ordinance satisfies these requirements. If the department denies approval of the zoning ordinance, as specified, existing law states that the ordinance is deemed void. This bill would expand the prohibition against enacting a development policy, standard, or condition that has the effect of imposing or enforcing a moratorium on housing development within all or a portion of the jurisdiction of the county or city to also prohibit these policies, standards, or conditions within the sphere of influence of a city, as defined.

[SB 802](#) (Ashby D) Housing finance and development: Sacramento Area Housing and Homelessness Agency: Multifamily Housing Program: Homekey: Homeless Housing, Assistance, and Prevention program.

Current Text: Amended: 4/30/2026 [html](#) [pdf](#)

Introduced: 2/21/2025

Last Amend: 4/30/2026

Status: 4/30/2026-From committee with author's amendments. Read second time and amended. Re-referred to Com. on H. & C.D. (Amended text released 5/1/2026)

Location: 1/26/2026-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conf.			

Summary: The Joint Exercise of Powers Act authorizes 2 or more public agencies, by agreement, to form a joint powers authority to exercise any power common to the contracting parties, as specified. Existing law authorizes the agreement to set forth the manner by which the joint powers authority will be exercised. This bill would require that the joint powers authority currently operating as the Sacramento Housing and Redevelopment Agency be restructured, expanded, amended, and renamed as the Sacramento Area

Housing and Homelessness Agency, as provided. The bill would require the agency to include the County of Sacramento and qualified local agencies, as specified and defined, and would make the agency the regional authority for prescribed activities, including developing and preserving affordable housing and coordinating and administering homelessness prevention and response services. The bill would require the updated joint powers agreement to provide for a governing board and an executive director, as provided. The bill would require the agency to adopt a comprehensive strategic plan to address housing and homelessness no later than 3 years from the date the restructured joint powers agreement takes effect. The bill would also require the agency to establish and maintain a standing advisory board, as provided.

SB 910 (Seyarto R) Municipal water districts: water service: Indian lands.

Current Text: Introduced: 1/26/2026 [html](#) [pdf](#)

Introduced: 1/26/2026

Status: 4/23/2026-Failed Deadline pursuant to Rule 61(b)(5). (Last location was L. GOV. on 2/11/2026)

Location: 4/23/2026-S. DEAD

Desk	Dead	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conf. Conc.			

Summary: The Municipal Water District Law of 1911 provides for the formation of municipal water districts and grants to those districts specified powers. Current law permits a district to acquire, control, distribute, store, spread, sink, treat, purify, recycle, recapture, and salvage any water for the beneficial use of the district, its inhabitants, or the owners of rights to water in the district. Current law, upon the request of certain Indian tribes and the satisfaction of certain conditions, requires a district to provide service of water at substantially the same terms applicable to the customers of the district to the Indian tribe's lands that are not within a district, as prescribed. Current law also authorizes a district, until January 1, 2027, under specified circumstances, to apply to the applicable local agency formation commission to provide this service of water to Indian lands, as defined, that are not within the district and requires the local agency formation commission to approve that application. This bill would extend the above provisions regarding the application to the applicable local agency formation commission to January 1, 2032.

SB 994 (Cabaldon D) Local agencies: nondisclosure agreements.

Current Text: Amended: 4/23/2026 [html](#) [pdf](#)

Introduced: 2/5/2026

Last Amend: 4/23/2026

Status: 5/11/2026-May 11 hearing postponed by committee.

Location: 4/22/2026-S. APPR.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conf. Conc.			

Summary: Existing law, the legislative code of ethics, prohibits Members of the Legislature from entering into, or requesting that another party enter into, a nondisclosure agreement relating to the drafting, negotiation, or discussion of proposed legislation. Existing law also makes any nondisclosure agreement relating to the drafting, negotiation, or discussion of proposed legislation entered into after January 1, 2026, void and unenforceable. Existing law provides an exception for nondisclosure agreements, or portions thereof, that prevent only the disclosure of trade secrets, financial information, or proprietary information, as specified. This bill would prohibit a local agency official, as defined, acting in their official capacity from entering into, or requesting that another individual enter into, a nondisclosure agreement relating to public business that precludes their ability to share information with fellow local agency officials serving on the same council, board, commission, district, or agency. The bill would require a local agency official in violation of that provision to, among other things, disclose the existence of the nondisclosure agreement, as specified, and would provide that these requirements imposed on a local agency official also apply to a local agency official acting in their official capacity who entered into, or requested that another individual enter into, a nondisclosure agreement described above before January 1, 2027.

[SB 1312](#) ([Richardson D](#)) Cemetery and Funeral Bureau: advisory committee.

Current Text: Introduced: 2/20/2026 [html](#) [pdf](#)

Introduced: 2/20/2026

Status: 4/28/2026-Read second time. Ordered to third reading.

Location: 4/28/2026-S. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Calendar: 5/14/2026 #42 SENATE SENATE BILLS -THIRD READING FILE

Summary: Existing law, the Cemetery and Funeral Act, provides for the licensing, regulation, and discipline relating to cemeteries, crematories, funeral establishments, embalming, and the storage of human remains by the Cemetery and Funeral Bureau that is within the Department of Consumer Affairs. The act authorizes the bureau to establish necessary rules and regulations for the administration and enforcement of the act and the laws subject to its jurisdiction and to prescribe the form of statements and reports provided for in the act. This bill would authorize the bureau to establish an advisory committee to assist the bureau in engaging consumers and licensees in its regulatory activities. The bill would require the advisory committee, if established by the bureau, to include at least one member from licensed representatives of the death care industry, members of the public, and representatives of local governments.

[SB 1440](#) (Committee on Local Government) Validations.

Current Text: Introduced: 3/11/2026 [html](#) [pdf](#)

Introduced: 3/11/2026

Status: 5/4/2026-Referred to Com. on L. GOV.

Location: 5/4/2026-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Would enact the First Validating Act of 2026, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities.

[SB](#) (Committee on Local Government) Validations.

[1441](#)

Current Text: Introduced: 3/11/2026 [html](#) [pdf](#)

Introduced: 3/11/2026

Status: 5/4/2026-Referred to Com. on L. GOV.

Location: 5/4/2026-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Would enact the Second Validating Act of 2026, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities. This bill contains other related provisions.

[SB](#) (Committee on Local Government) Validations.

[1442](#)

Current Text: Introduced: 3/11/2026 [html](#) [pdf](#)

Introduced: 3/11/2026

Status: 5/4/2026-Referred to Com. on L. GOV.

Location: 5/4/2026-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Would enact the Third Validating Act of 2026, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities.

Total Measures: 12

Total Tracking Forms: 12

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