Subject: Supervisor Alfredo Pedroza Hello,

I’m a Napa County Supervisor and would like clarification on a potential conflict of interest. My father-in-law, Esteban Llamas, owns property adjacent to a project before the Board of Supervisors.

Background:

- Project: Walt Ranch is a vineyard development, land use decision approved by the Board of Supervisors (BOS).

- The BOS approved this project December 2016 (Supervisor Pedroza voted to approve).

- Appellants appealed to the courts on 20 grounds (2017). The project was heard by Napa Superior Court and 1st District Court of Appeals which remanded the project back on one issue: greenhouse gas emissions (location of mitigation measures).

- Vinedos AP, LLC, managed and sole member, is Esteban Llamas, purchased adjacent property May 28, 2021. This property is bare land. Esteban Llamas, is a vineyard manager employed by E&J Gallo, no financial or work related ties to Walt Ranch or any owners. He has been working in Napa’s agricultural sector for over 30 years.

- In December 2021, the Board of Supervisors (BOS) took action on the remand from the 1st District Court on the greenhouse gas emission mitigation, as directed by the courts. The project remained approved, courts upheld 19 grounds of appeal. The BOS approved this matter, 3-2, Supervisor Pedroza voted in support of the mitigation measure as recommended by County staff.

- On February 7th 2022, the County was made aware by community members expressing concern over a financial conflict of interest regarding Supervisor Pedroza’s vote on Walt Ranch. They raised issues related to Vinedos AP, LLC and Esteban Llamas, owning property adjacent to Walt Ranch.

- On February 8th 2022, the BOS is suppose to consider a second reading of the approval for the mitigation measures on Walt Ranch. Supervisor Pedroza is voluntarily recusing from the vote until additional clarity is provided by FPPC.

Additional Information:

- The Deed of Trust for the adjacent property is under Vinedos AP, LLC. Esteban Llamas is the signer on all recorded documents. Deed of Trust can be provided if requested.
- LLC Registration- Articles of Organization: filed with SOS and recognizes One Manager, Esteban Llamas, can provide.

- Statement of Information: filed with SOS and recognizes Esteban Llamas as sole Member/Manager, can provide.

Since being in public office, as a Napa City Councilmember and now a County Board of Supervisors, I have been diligent and committed to completing all forms as required by law. My wife and I own our home, bought our first home right out of college and have disclosed all our income, assets, and investments in the Form 700.

Thank-you for your assistance and I look forward to guidance in this matter. Thanks,

-Alfredo

Alfredo Pedroza

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