



Local Agency Formation Commission of Napa County

Subdivision of the State of California

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

Brian J. Kelly, Chair ■ Joan Bennett, Vice Chair ■ Bill Dodd ■ Greg Pitts ■ Brad Wagenknecht
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REGULAR MEETING AGENDA

Monday, August 4, 2014

County of Napa Administration Building
1195 Third Street, Board Chambers, 3rd Floor
Napa, California 94559

1. **CALL TO ORDER BY CHAIR; ROLL CALL: 4:00 P.M.**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

The Chair will consider a motion to approve the agenda as prepared by the Executive Officer with any requests to remove or rearrange items by members or staff.

4. **PUBLIC COMMENTS**

In this time period anyone may comment to the Commission regarding any subject over which the agency has jurisdiction. No comments will be allowed involving any subject matter scheduled for hearing, action, or discussion as part of the current agenda other than to request discussion on a specific consent item. Individuals will be limited to three minutes. No action will be taken by the Commission as a result of any item presented at this time.

5. **CONSENT ITEMS**

All items calendared as consent are considered ministerial or non-substantive and subject to single motion approval. With the concurrence of the Chair, a Commissioner or member of the public may request discussion of an item on the consent calendar.

a) **Approval of June 2 Meeting Minutes (Action)**

b) **Current and Future Proposals (Information)**

c) **Appoint Voting Delegate and Alternate for Annual CALAFCO Board Elections (Action)**

d) **Adopt Resolution Amending the Conflict of Interest Code (Action)**

e) **Adopt Two Resolutions Approving the Executive Officer's Participation in and Budget for Retirement Savings and Napa Valley Leadership Training (Action)**

6. **PUBLIC HEARING ITEMS**

Any member of the public may address the Commission with respect to a scheduled public hearing item. Comments should be limited to no more than five minutes unless additional time is permitted by the Chair.

a) **West Pueblo Avenue No. 1 Annexation to the City of Napa**

The Commission will consider a proposal filed by landowner petition to annex approximately 3.3 acres of territory to the City of Napa. The territory proposed to be annexed comprises five entire parcels located within an unincorporated island near West Pueblo Avenue. The City of Napa serves as lead agency under CEQA and has prepared an initial study addressing any environmental impacts associated with the proposed annexation. The recommended action is for the Commission to adopt a resolution approving the proposal subject to separate protest proceedings absent consent from all landowners.

7. **ACTION ITEMS**

Items calendared for action do not require a public hearing before consideration by the Commission. Any member of the public may receive permission to provide comments on an item at the discretion of the Chair.

a) **Borrette Lane No. 9 Annexation to the Napa Sanitation District**

The Commission will consider a landowner petition to annex a 0.4 acre incorporated parcel to the Napa Sanitation District. The subject parcel is located at 1018 Borrette Lane in the City of Napa. The purpose of the proposed annexation is to allow the existing single-family residence to connect to the District's public sewer system. The proposal is exempt from CEQA under Public Resources Code Section 15319(a). The recommended action is for the Commission to adopt a resolution approving the proposal with standard terms and conditions.

b) **Garfield Lane No. 3 Annexation to the Napa Sanitation District**

The Commission will consider a landowner petition to annex a 1.42 acre incorporated parcel to the Napa Sanitation District. The subject parcel is located at 47 Garfield Lane in the City of Napa. The purpose of the proposal is to

facilitate the subdivision of the subject parcel as contemplated in the applicant's tentatively approved development project. The proposal qualifies for a Class 32 categorical exemption from CEQA. The recommended action is for the Commission to adopt a resolution approving the proposal with standard terms and conditions.

c) Silver Trail No. 9 Annexation to the Napa Sanitation District

The Commission will consider a landowner petition to annex six unincorporated parcels totaling 3.75 acres to the Napa Sanitation District. The subject parcels are located at 1510, 1511, 1514, 1519, 1522, and 1570 Silver Trail in the Silverado community. The purpose of the proposal is to allow the existing single-family residences to connect to the District's public sewer infrastructure. The proposal is exempt from CEQA under Public Resources Code Section 15319(a). The recommended action is for the Commission to adopt a resolution approving the proposal with standard terms and conditions.

8. DISCUSSION ITEMS

A member of the public may receive permission to provide comments on any item calendared for discussion at the discretion of the Chair. General direction to staff for future action may be provided by Commissioners.

9. EXECUTIVE OFFICER REPORT

- a) **Memo on Potential Water Accounts**
- b) **5091 Solano Avenue – Update on Application Received by Napa County for a New Hotel & Restaurant**
- c) **Executive Officer Initial Six-Month Review**
- d) **CALAFCO Annual Training Registration**

10. COMMISSIONER COMMENTS; REQUEST FOR FUTURE AGENDA ITEMS

11. ADJOURNMENT TO NEXT REGULAR SCHEDULED MEETING: October 6, 2014

Materials relating to an item on this agenda that have been submitted to the Commission after distribution of the agenda packet are available for public inspection at the LAFCO office during normal business hours. Commissioners are disqualified from voting on any proposals involving entitlements of use if they have received campaign contributions from an interested party. The law prohibits a Commissioner from voting on any entitlement when he/she has received a campaign contribution(s) of more than \$250 within 12 months of the decision, or during the proceedings for the decision, from any interested party involved in the entitlement. An interested party includes an applicant and any person with a financial interest actively supporting or opposing a proposal.
