



**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*

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**Agenda Item 5a**

**TO:** Local Agency Formation Commission

**PREPARED BY:** Kathy Mabry, Commission Secretary

**MEETING DATE:** October 5, 2015

**SUBJECT:** Approval of Special Meeting Minutes: September 22, 2015

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**DISCUSSION AND RECOMMENDATION**

The Commission will consider approving the attached summary minutes prepared by staff for the September 22, 2015 special meeting.

Staff recommends approval.

**ATTACHMENT:**

- 1) Special meeting minutes: September 22, 2015

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Juliana Inman, Chair  
Councilmember, City of Napa

Greg Pitts, Commissioner  
Councilmember, City of St. Helena

Joan Bennett, Alternate Commissioner  
Councilmember, City of American Canyon

Diane Dillon, Vice Chair  
County of Napa Supervisor, 3<sup>rd</sup> District

Brad Wagenknecht, Commissioner  
County of Napa Supervisor, 1<sup>st</sup> District

Keith Caldwell, Alternate Commissioner  
County of Napa Supervisor, 5<sup>th</sup> District

Brian Kelly, Commissioner  
Representative of the General Public

Gregory Rodeno, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
*Executive Officer*



**LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY  
SPECIAL MEETING MINUTES OF SEPTEMBER 22, 2015**

**1. WELCOME AND CALL TO ORDER; ROLL CALL**

Chair Inman called the special meeting of Tuesday, September 22, 2015 to order at 4:00 PM. At the time of roll call, the following Commissioners and staff were present:

Regular Commissioners	Alternate Commissioners	Staff
Juliana Inman, Chair	Joan Bennett	Brendon Freeman, Executive Officer
Diane Dillon, Vice-Chair	Keith Caldwell	Jennifer Gore, Commission Counsel
Brian Kelly	Gregory Rodeno	Kathy Mabry, Secretary
Greg Pitts		
Brad Wagenknecht		

**2. PLEDGE OF ALLEGIANCE**

California State Assembly Member and former LAFCO Commissioner, Bill Dodd, led the Pledge of Allegiance.

**3. APPROVAL OF AGENDA**

Chair Inman asked if there were any requests to rearrange the agenda. There were no requests. Upon motion by Commissioner Dillon and second by Commissioner Kelly, the Commission adopted the agenda as submitted:

**VOTE:**

**AYES: DILLON, KELLY, INMAN, PITTS AND WAGENKNECHT**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**4. PUBLIC COMMENTS**

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

**5. CONSENT ITEM**

**a) Approval of August 3, 2015 Meeting Minutes**

Upon motion by Commissioner Wagenknecht and second by Commissioner Kelly, the consent item was approved:

**VOTE:**

**AYES: WAGENKNECHT, KELLY, DILLON, INMAN AND PITTS**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**6. PUBLIC HEARING ITEM**

**a) Napa Pipe Sphere of Influence Amendment, Annexation, and Outside Service Agreement**

The Commission considered a proposal from Napa Redevelopment Partners on behalf of the City of Napa (“City”) requesting three concurrent actions with respect to the Napa Pipe development project. The three proposed concurrent actions involve: (1) sphere of influence amendment for the City to include all of Napa Pipe; (2) annexation of approximately 111 acres of Napa Pipe to the City; and (3) authorize the City to provide municipal services to the remaining unincorporated portion of Napa Pipe. Staff modified the proposal to concurrently detach from County Service Area No. 4 the portion of Napa Pipe that is being proposed for annexation at this time.

These actions were projects pursuant to the California Environmental Quality Act. Therefore, prior to taking any action on the proposal, the Commission considered making all necessary Findings, adopting a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program.

Staff presented the proposal to the Commission along with a PowerPoint presentation which included a history of the Napa Pipe property. Staff recommended Alternative One of the staff report which comprises all three above-mentioned actions.

Chair Inman opened the public hearing. Only one public comment was received.

Joshua Steinhauer, Attorney for Napa Redevelopment Partners, addressed the Commission and suggested a language amendment to the *Supplemental Attachment* of the Staff Report (*resolution*) identified as: “**NAPA PIPE REORGANIZATION**” *noting Paragraph 11 on Page 4 should be changed to read:*

- 11. Upon effective date of the proposal, the affected territory will be subject to the provisions of the Napa Pipe Development Agreement.**

Staff concurred and will make the suggested modification to the resolution, as identified.

Chair Inman stated that there was no written public correspondence received on this proposal.

Chair Inman closed the public hearing.

Commissioner Dillon commented that there has been much discussion on this proposal for a long time, but after extensive negotiations with the City of Napa, along with the County of Napa and the Developer, the specified services would be provided and the project can move ahead.

Chair Inman noted that today’s lack of Commission discussion is a testimony to how much work we have all done prior to this day.

Commissioner Kelly agreed with Commissioner Dillon, and commended staff, the City and County of Napa and the developer on the amount the work that has been done on this proposal.

Upon motion by Commissioner Dillon and second by Commissioner Wagenknecht, the Commission unanimously approved the proposal along with three resolutions, including a modification to the resolution as specified above:

- 1) Resolution Making CEQA Findings, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program (Resolution No. 2015-10);**
- 2) Resolution Approving the Proposed Sphere of Influence Amendment and Outside Service Agreement (Resolution No. 2015-11); and**
- 3) Resolution Approving the Proposed Annexation (Resolution No. 2015-12).**

**VOTE:**

**AYES:** **DILLON, WAGENKNECHT, INMAN, KELLY AND PITTS**  
**NOES:** **NONE**  
**ABSENT:** **NONE**  
**ABSTAIN:** **NONE**

Following the Commission's vote, the Chair realized they had to somehow mark such a momentous occasion, and suggested everyone involved deserved applause.

**7. EXECUTIVE OFFICER REPORT**

The Executive Officer noted the CALAFCO Quarterly Report which was provided to the Commission today.

**8. COMMISSIONER COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS**

There was no discussion of this item.

**9. ADJOURNMENT TO NEXT REGULAR SCHEDULED MEETING**

The meeting was adjourned at 4:29 PM. The next regular LAFCO meeting is scheduled for **Monday, October 5, 2015 at 4:00 PM** at the Napa County Board of Supervisors Chambers, located at 1195 Third Street, 3<sup>rd</sup> Floor, Napa, CA 94559.

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Juliana Inman, Chair

ATTEST:

Brendon Freeman, Executive Officer

Prepared by:

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Kathy Mabry  
Commission Secretary