



Local Agency Formation Commission of Napa County

Subdivision of the State of California

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

■ Brad Wagenknecht, Chair ■ Brian J. Kelly, Vice Chair ■ Diane Dillon ■ Juliana Inman ■ Margie Mohler
■ Ryan Gregory, Alternate ■ Kenneth Leary, Alternate ■ Gregory Rodeno, Alternate

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REGULAR MEETING AGENDA

Monday, August 7, 2017, 2:00 PM

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

1. CALL TO ORDER BY CHAIR; ROLL CALL

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 may request discussion of an item on the consent calendar.

- a) [Approval of Meeting Minutes: June 5, 2017 and June 19, 2017 Special Meetings](#)
- b) [Current and Future Proposals](#)
- c) [Fourth Quarter Budget Report for 2016-2017](#)
- d) [Budget Adjustment for 2017-2018](#)
- e) [Proposed Amendment to Legal Services Contract](#)

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) [Final Municipal Service Review and Sphere of Influence Update for the Congress Valley Water District \(10 Minutes\)](#)

The Commission will review a final Municipal Service Review and Sphere of Influence Update for the Congress Valley Water District (CVWD). The final report includes written determinations making statements on the level and range of services provided by CVWD. The recommended action is for the Commission to continue the item to the October 2, 2017 meeting.

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) Island Annexation Program (15 Minutes)

The Commission will receive a report summarizing the costs and process associated with annexing unincorporated islands surrounded by the City of Napa. The recommended action is for the Commission to authorize the Executive Officer to submit a formal letter requesting the City of Napa commit to a partnership with the Commission with respect to annexing some or all of the islands.

b) Proposed Penny Lane No. 4 Reorganization (5 Minutes)

The Commission will consider a landowner petition to annex approximately 0.9 acres of unincorporated territory to the City of Napa. The affected territory is located at 2159 Penny Lane and within the City's sphere of influence. Staff has modified the proposal to (1) expand the affected territory to include 2137 Penny Lane and 2139 Penny Lane, (2) expand the affected territory to include the adjacent portions of public right-of-way on Penny Lane, and (3) concurrently detach the affected territory from County Service Area No. 4. The purpose of the modified annexation is to allow the existing single-family residences and future second dwelling units to connect to the City's public water infrastructure. The City of Napa serves as lead agency under CEQA and has accordingly prepared an environmental impact report for the City of Napa General Plan addressing all potential environmental impacts associated with the proposed annexation as well as the referenced modifications. The recommended action is for the Commission to adopt a resolution approving the modified proposal with standard terms and conditions.

c) Policy Update and Committee Appointment (5 Minutes)

The Commission will receive a report from the Policy Committee. It is recommended the Commission discuss the adopted policy definition of "substantially surrounded" with respect to unincorporated islands and provide direction with respect to any changes before the Policy Committee returns with recommendations for formal action at a future meeting. It is also recommended the Commission appoint a new member to the Policy Committee to replace Commissioner Kelly who has indicated a need to resign from the Committee.

d) Legislative Report (5 Minutes)

The Commission will receive a report on the first year of the 2017-2018 session of the California Legislature as it relates to items directly or indirectly affecting Local Agency Formation Commissions. The recommended action is for the Commission to authorize the Executive Officer to submit a formal letter of support for Senate Bill 448.

e) CALAFCO Annual Conference Items (5 Minutes)

The Commission will consider appointing voting delegates to represent the agency at CALAFCO's Annual Conference scheduled for October 25th through October 27th at the Bahia Resort in San Diego. The Commission will also consider making Board of Directors nominations.

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.

a) Work Program Progress Report (5 Minutes)

The Commission will receive a progress report on its adopted 2017-2018 Work Program. The Commission may provide direction to staff with respect to desired changes to the Work Program.

9. EXECUTIVE OFFICER REPORT (5 Minutes)

10. COMMISSIONER COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

11. CLOSED SESSION:

Public Employee Performance Evaluation – Executive Officer (Gov. Code § 54957(b)(1))

12. ADJOURNMENT TO NEXT SCHEDULED MEETING

Monday, October 2, 2017, at 2:00 P.M. at the Napa County Board of Supervisors Chambers, located at 1195 Third Street, 3rd Floor, Napa, CA 94559.

MEETING INFORMATION

The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Commission no less than 72 hours prior to the meeting date by contacting (707) 259-8645.

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.
