



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
Juliana Inman, Alternate ■ Mark Luce, Alternate ■ Gregory Rodeno, Alternate

Administrative Office

1030 Seminary Street, B
Napa, California 94559
Telephone: 707-259-8645
www.napa.lafco.ca.gov

SPECIAL MEETING AGENDA

Monday, October 6, 2014

4:00 PM

**Location: Board Room of the Napa County Transportation and Planning Agency (NCTPA)
625 Burnell Street, Napa, CA 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) [Current and Future Proposals \(Information\)](#)
- b) [Approval of Meeting Minutes from August 4, 2014](#)

6. PUBLIC HEARING ITEMS

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

- a) [West Pueblo Avenue No. 1 Annexation to the City of Napa and California Environmental Quality Act \(CEQA\) Findings \(Continuation from August 4, 2014\)](#)

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 the Commission, as responsible agency under CEQA, will review and consider the City's 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) [Wyatt Avenue No. 1 Annexation to the City of Napa and California Environmental Quality Act \(CEQA\) Findings](#)

The Commission will consider a landowner petition to annex two unincorporated parcels totaling 15.15 acres to the City of Napa. The subject parcels are located at 1060 and 1066 Wyatt Avenue. The purpose of the proposed annexation is to allow the landowner to develop the parcels under the City's land use authority. The City serves as

lead agency under CEQA and the Commission, as responsible agency under CEQA, will review and consider the City's 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 with standard terms and conditions.

- b) [Government Code Section 56133: Impact on Trucked Water](#)
- c) [Commission Policies Update: Appointment of Chair and Vice-Chair; Budget Policy; Commission Meetings; Disclosure of Political Expenditures for Change of Organization or Reorganization Proposals; Executive Officer Performance Review; Executive Officer Purchasing Authority; Fees and Deposits; Indemnification](#)
- d) [Request for Proposals for On-Call California Environmental Quality Act Consulting Services](#)

8. EXECUTIVE OFFICER REPORT

9. COMMISSIONER COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

10. ADJOURNMENT TO NEXT REGULAR SCHEDULED MEETING: December 1, 2014 at the City of Napa City Hall Chambers, 955 School Street, 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.
