



Local Agency Formation Commission of Napa County

Subdivision of the State of California

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

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REGULAR MEETING AGENDA

Monday, June 2, 2014

4:00 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 (Action)

The Commission will consider approving summary minutes prepared by staff for the April 7th Regular Meeting.

b) Current and Future Proposals (Information)

The Commission will receive a report summarizing current and future proposals.

c) Approval of Meeting Calendar for Second Half of 2014 (Action)

The Commission will consider approving a meeting calendar for the final six months of 2014. It is recommended the Commission schedule three regular meetings for August 4th, October 6th, and December 1st.

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) Authorization for the City of Napa to Provide New Water Service to APN 039-320-008 (Multiple addresses including 1019, 1055 & 1075 Atlas Peak Road) and to Certify Review of the City's Determination that the Project is Categorically Exempt Under the California Environmental Quality Act (CEQA)

Recommendation to direct staff to draft amendments to the Commission's Policy on Outside Service Agreements and adopt a resolution authorizing the City of Napa to provide a new permanent public water service to a parcel outside of the City's boundaries and sphere of influence to respond to an impending threat to the health and safety of the public

b) Authorization for the City of Napa to Provide New Water Service to APN 030-160-020 (Multiple addresses including 1165 Rutherford Road and 8574-8576 Highway 29) and to Certify Review of the City's Determination that the Project is Categorically Exempt Under the California Environmental Quality Act (CEQA)

Adopt a resolution authorizing the City of Napa to provide a new permanent public water service to a parcel outside of the City's boundaries and sphere of influence to respond to an impending threat to the health and safety of the public. The Commission's authorization of outside water service is statutorily exempt from CEQA under Public Resources Code Section 21080(b)(4). The recommended action is for the Commission to approve the City of Napa's outside water service request.

c) Consideration of a Final Budget for Fiscal Year 2014-2015

The Commission will consider adopting a final budget setting operational expenses and revenues for 2014-2015. The recommended final budget is nearly identical to the proposed budget adopted in April and subsequently circulated for public review. Operating expenses total \$456,560 and represents a 3.4% decrease over the current fiscal year. Operating revenues total \$444,205 with the majority coming from local funding agencies; the latter of which would increase by 2.9%. The anticipated shortfall – (\$12,355) – would be covered by agency reserves. Adoption of a final budget is not a project under the California Environmental Quality Act (CEQA). The recommended action is for the Commission to adopt a resolution approving the final budget for 2014-2015.

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) Orchard Avenue No. 4 Annexation to the Napa Sanitation District

The Commission will consider a proposal to annex approximately 7.0 acres of incorporated territory to the Napa Sanitation District. The proposed annexation encompasses one entire parcel with no situs address and one portion of a parcel located at 1121 Orchard Avenue in the City of Napa. The purpose of the proposed annexation is to facilitate the subdivision of the parcels as contemplated in the applicant’s tentatively approved development project. The City of Napa serves as lead agency under CEQA and has prepared an initial study and mitigated negative declaration for the underlying development project. The recommended action is for the Commission to approve the proposal with one amendment to include an adjacent 0.7 acre incorporated parcel located at 4461 Solano Avenue.

b) Big Ranch Road No. 5 Annexation to the Napa Sanitation District

The Commission will consider a proposal to annex approximately 6.0 acres of incorporated territory to the Napa Sanitation District. The proposed annexation encompasses three entire parcels located near Big Ranch Road in the City of Napa. The purpose of the proposed annexation is to facilitate the subdivision of the two larger parcels as contemplated in the applicant’s tentatively approved development project. The City of Napa serves as lead agency under CEQA and has determined the underlying project could not have a significant effect on the environment because all potential significant effects have been adequately analyzed and addressed in the City General Plan as well as the Big Ranch Specific Plan. The recommended action is for the Commission to approve the proposal with one amendment to include an adjacent 0.5 acre incorporated parcel located at 2123 Big Ranch Road.

c) Airport Road No. 1 Annexation to the Napa Sanitation District

The Commission will consider a proposal to annex approximately 19.7 acres of unincorporated territory to the Napa Sanitation District. The affected territory consists of one entire parcel located at 1225 Airport Road in the Napa County Airport area. The purpose of the proposed annexation is to facilitate the development of the subject lot as contemplated in the applicant’s tentatively approved development project. The County of Napa serves as lead agency under CEQA and has accordingly prepared an initial study and mitigated negative declaration for the underlying project. Staff recommends approval of the proposal with standard conditions.

8. EXECUTIVE OFFICER REPORT

9. COMMISSIONER COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

10. ADJOURNMENT TO NEXT REGULAR SCHEDULED MEETING: August 4, 2014

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.
