



Local Agency Formation Commission of Napa County

Subdivision of the State of California

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

■ Juliana Inman, Chair ■ Diane Dillon, Vice Chair ■ Brian J. Kelly ■ Greg Pitts ■ Brad Wagenknecht
■ Keith Caldwell, Alternate ■ Joan Bennett, Alternate ■ Gregory Rodeno, Alternate

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SPECIAL MEETING AGENDA

Tuesday, September 22, 2015, 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: August 3, 2015, Meeting

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

The Commission will consider 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 has modified the proposal to concurrently detach from CSA No. 4 the portion of Napa Pipe that is being proposed for annexation at this time. These actions are considered projects pursuant to the California Environmental Quality Act. Therefore, prior to taking any action on the proposal, the Commission will consider making all necessary Findings, adopting a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program.

7. EXECUTIVE OFFICER REPORT

8. COMMISSIONER COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

9. ADJOURNMENT TO NEXT REGULAR SCHEDULED MEETING: Monday, October 5, 2015 at 4:00 PM 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.
