



Agenda Date: 11/16/2016
Agenda Placement: 7D

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors
FROM: Timothy Healy - General Manager
NS-Technical Services/Engineer
REPORT BY: Kyle Broughton, Associate Engineer - 258-6000 x530
SUBJECT: Annexation of County of Napa Jail Property - District Annexation 000023

RECOMMENDATION

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - Napa County Jail Project - 2300 Napa Vallejo Highway (APN 046-370-021) - District Annexation 000023.

EXECUTIVE SUMMARY

This annexation proposal from the County of Napa is for 27.11 acres of land located at 2300 Napa Vallejo Highway (APN 046-370-021) for a proposed jail and ancillary facilities. The subject parcel is within the District's Sphere of Influence.

Plans showing the proposed sanitary sewer improvements to connect to the public sewer system will be submitted to the District for review and approval.

The attached resolution includes the District's "Terms and Conditions" for annexation. The District will require that the County of Napa implement, or contribute toward, an inflow/infiltration reduction project prior to connection to offset flow contributions into the public sewer system.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	The property owner (County of Napa) will be required to pay capacity charges

to connect to existing sanitary sewer facilities as a condition of annexation.

Is it Mandatory or Discretionary? Discretionary

Discretionary Justification: The subject parcel is within the District's Sphere of Influence.

Is the general fund affected? Yes

Future fiscal impact: Unspecified operation and maintenance costs of the District-owned facilities are expected to be fully offset by sewer service charges. The operation and maintenance of the proposed private onsite sewer mains will be the responsibility of the property owner (County of Napa).

Consequences if not approved: County of Napa would not be allowed to annex the property into the District and receive public sewer service.

Additional Information:

ENVIRONMENTAL IMPACT

The County of Napa Planning, Building and Environmental Services Department is the lead CEQA agency and has prepared a Final Environmental Impact Report (dated January 30, 2014) for the proposed jail site and ancillary facilities. Proposing "Terms and Conditions" is not a "project" under CEQA.

BACKGROUND AND DISCUSSION

The District provided County of Napa a conditional Will Serve Letter for sanitary sewer service to the proposed jail site in 2014.

In order to obtain sanitary sewer service for the proposed jail property, the County of Napa proposes to construct:

- Approximately 2,000 linear feet of new District-owned 8-inch sewer main in Streblov Drive west of the Napa Vallejo Highway,
- County-owned highway and creek crossings,
- Approximately 2,200 linear feet of County-owned sewer mains east of the highway.

The District would own and operate the sewer main in Streblov Drive west of the highway and the County of Napa would own and operate the highway crossing, creek crossing and sewer mains east of the highway. Similar delineation lines of ownership are proposed for City of Napa potable water and fire water services to the jail site. All new sewer mains would be constructed in conformance to District standards for publicly-owned sewer mains.

All proposed sewer mains would connect to existing privately-owned 16-inch and 8-inch sewer mains (approximately 1,000 linear feet) on Streblov Drive which are owned by others and serve the Kennedy Golf Course and the Pelusi Building. These sewer mains are located on City of Napa property (Kennedy Park) and connect to the District's 66-inch trunk sewer main.

The existing private sewer mains on Streblov Drive would be dedicated to the District as part of the jail project, along with appropriate public sanitary sewer easements from the City of Napa. The County of Napa, at the District's request, has performed video inspections of the existing private mains to ensure the mains are in an acceptable condition for the District to assume ownership. District staff has reviewed the inspection records and has determined that the existing private mains are in acceptable condition, provided approximately 20 feet of

existing 16-inch AC main adjacent to the District's 66-inch trunk sewer is rehabilitated or replaced.

The proposed jail facility proposes to connect to an existing public sewer main (66-inch trunk) that has insufficient capacity during wet weather flow conditions. On December 21, 2011 the District's Board of Directors adopted Resolution No. 11-025; the Resolution allows development projects not included in the 2007 Collection System Master Plan to contribute money to a District capital project or independently fund an upstream I&I reduction project to offset the development's projected peak wet weather flow contribution. The District's proposed Terms and Conditions of Annexation require the project to comply with Resolution No. 11-025 prior to connecting to the public sewer system to offset the property's flow contribution.

In addition to the above sanitary sewer improvements, the County of Napa would construct sleeves underneath the highway and creek east of the highway for a future recycled water service connection to the jail site.

SUPPORTING DOCUMENTS

- A . County Jail - Annexation Map
- B . County Jail - Annexation Terms and Conditions
- C . County Jail - Annexation Resolution

Napa Sanitation District: Approve

Reviewed By: Timothy Healy