



Agenda Date: 1/12/2022
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: Karl Ono, Associate Engineer - (707) 258-6013
SUBJECT: Annexation of Orchard Avenue No. 5 - NapaSan Annexation 000045

RECOMMENDATION

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - APN 035-042-022 (1065 Orchard Avenue) - Orchard Avenue No. 5 - NapaSan Annexation 000045.

EXECUTIVE SUMMARY

This annexation proposal from the property owner is for approximately 1 acre of land located at 1065 Orchard Avenue (APN 035-042-022) to eliminate the existing private septic system serving the single-family residence and facilitate connection to NapaSan's public sewer infrastructure. The subject parcel is within NapaSan's Sphere of Influence.

Plans showing the proposed sanitary sewer improvements to connect to the public sewer system will be submitted to NapaSan for review and approval. The annexation proposal states that the parcel could be subdivided in the future, however there are no current plans to develop the parcel. If the parcel is subdivided in the future, then it will be subject to additional requirements from NapaSan.

The attached resolution includes NapaSan's "Terms and Conditions" for annexation.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No

What is the revenue source?	The applicant will be required to pay capacity charges in order to connect to the sanitary sewer system as a condition of annexation.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The parcel is within NapaSan's Sphere of Influence.
Is the general fund affected?	Yes
Future fiscal impact:	Unspecified operation and maintenance costs are expected to be fully offset by sewer service charges.
Consequences if not approved:	The applicant would not be allowed to annex the property into NapaSan's service boundary.
Additional Information:	None.

ENVIRONMENTAL IMPACT

LAFCO is the lead agency under CEQA and will ultimately make a determination regarding the annexation of the property into NapaSan's service boundary. Proposing Terms and Conditions is not a "project" under CEQA.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Resolution
- B . Terms and Conditions
- C . Area Map

Napa Sanitation District: Approve
Reviewed By: Timothy Healy