



Agenda Date: 1/16/2019

Agenda Placement: 7F

## Napa Sanitation District Board Agenda Letter

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**TO:** Honorable Board of Directors

**FROM:** Andrew Damron for Timothy Healy - General Manager  
NS-Technical Services/Engineer

**REPORT BY:** Karl Ono, Associate Engineer - (707) 258-6013

**SUBJECT:** Annexation of Linda Vista Avenue/Wine Country Avenue No. 6 - NapaSan Annexation 000029

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### **RECOMMENDATION**

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - APN 007-045-041 - Linda Vista Avenue/Wine Country Avenue No. 6 - NapaSan Annexation 000029.

### **EXECUTIVE SUMMARY**

This annexation proposal from the property owner is for 4.9 acres of land located near the intersection of Linda Vista Avenue and Wine Country Avenue (APN 007-045-041) to facilitate subdivision of the parcel into 27 single-family residential lots. 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 attached resolution includes NapaSan's "Terms and Conditions" for annexation.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	The applicants will be required to pay capacity charges in order to connect to sanitary sewer as a condition of annexation.
Is it Mandatory or Discretionary?	Discretionary

Discretionary Justification:	The parcels are 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 applicants would not be allowed to annex the property into NapaSan's service boundary.
Additional Information:	None.

### **ENVIRONMENTAL IMPACT**

The City of Napa is the lead CEQA agency and will ultimately make a determination regarding the proposed subdivision and development of the subject property. Proposing Terms and Conditions is not a "project" under CEQA.

### **BACKGROUND AND DISCUSSION**

None.

### **SUPPORTING DOCUMENTS**

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

Napa Sanitation District: Approve

Reviewed By: Andrew Damron