



Agenda Date: 1/20/2021  
Agenda Placement: 7C

## Napa Sanitation District Board Agenda Letter

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**TO:** Honorable Board of Directors  
**FROM:** Timothy Healy - General Manager  
NS-Technical Services/Engineer  
**REPORT BY:** Matthew Lemmon, Senior Civil Engineer - 707-258-6004  
**SUBJECT:** Annexation of Magnolia Drive / State Highway 221 - NapaSan Annexation 000037

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### **RECOMMENDATION**

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - APN 046-450-054 (Napa Valley College Student Housing Project) - Magnolia Drive / State Highway 221 - NapaSan Annexation 000037.

### **EXECUTIVE SUMMARY**

This annexation is for one parcel totaling approximately 8.5 acres near the intersection of Magnolia Drive and State Highway 221 (APN 046-450-054) which is within NapaSan's Sphere of Influence. The property owner (Napa Valley College) intends to develop the parcel into a student housing complex and connect to public sanitary sewer.

Plans showing the proposed sanitary sewer improvements will be submitted to NapaSan for review and approval.

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 sanitary sewer 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**

The Napa Valley College is the lead CEQA agency and has filed a Notice of Determination regarding the proposed 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 Location Map

Napa Sanitation District: Approve  
Reviewed By: Timothy Healy