



Agenda Date: 10/2/2019
Agenda Placement: 7C

Napa Sanitation District Board Agenda Letter

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 Devlin Road No.4 - NapaSan Annexation 000033

RECOMMENDATION

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - APNs 057-170-008 and 057-170-019 - Devlin Road No. 4 - NapaSan Annexation 000033.

EXECUTIVE SUMMARY

This annexation proposal from the property owners is for approximately 45 acres of land located at APNs 057-170-008 and 057-170-019 to facilitate the Nova Wine Warehouse project. The subject parcels are 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 & STRATEGIC PLAN 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 system 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.
County Strategic Plan pillar addressed:	
Additional Information:	None.

ENVIRONMENTAL IMPACT

The County 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 . Area Map
- B . Resolution
- C . Terms and Conditions

Napa Sanitation District: Approve
Reviewed By: Timothy Healy