



Agenda Date: 11/4/2020  
Agenda Placement: 7E

## 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:** Andrew Damron, Technical Services Director - 707-258-6000  
**SUBJECT:** Annexation of Montalcino Resort - NapaSan Annexation 000038

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### **RECOMMENDATION**

Adopt Resolution establishing Terms and Conditions for annexation of territory - APNs 057-020-006, 057-020-017, and 057-020-018 - Montalcino Resort - NapaSan Annexation 000038.

### **EXECUTIVE SUMMARY**

This annexation is for three parcels totaling approximately 36 acres on Devlin Road (APNs 057-020-006, 057-020-017, and 057-020-018) which are within NapaSan's Sphere of Influence. The annexation is for parcels owned by Napa LH II, LLC proposed for future development of the Montalcino Resort.

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 a capacity charge 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 properties into NapaSan's service boundary.

Additional Information: None.

**ENVIRONMENTAL IMPACT**

Napa County is the lead CEQA agency for the development project. Proposing Terms and Conditions is not a "project" under CEQA.

**BACKGROUND AND DISCUSSION**

None.

**SUPPORTING DOCUMENTS**

A . Resolution of Annexation

Napa Sanitation District: Approve

Reviewed By: Timothy Healy