



Agenda Date: 11/7/2018  
Agenda Placement: 7G

## 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:** Karl Ono, Associate Engineer - (707) 258-6013  
**SUBJECT:** Annexation of Alston Park - NapaSan Annexation 000025

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### **RECOMMENDATION**

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - Alston Park - 2037 Dry Creek Road (APN's 035-120-032 and 035-120-034) - NapaSan Annexation 000025.

### **EXECUTIVE SUMMARY**

This annexation proposal from the City of Napa is for 158.2 acres of land located at 2037 Dry Creek Road (APN's 035-120-032 and 035-120-034) for a proposed public restroom facility. The subject parcel is not within NapaSan's Sphere of Influence. However, a Sphere of Influence amendment is being processed concurrently with this proposal.

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 property owner (City of Napa) will be required to pay capacity charges to connect to existing sanitary sewer facilities as a condition of annexation.

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The subject parcel is concurrently proposing to amend NapaSan's Sphere of Influence. If the amendment proposal is approved by the Local Agency Formation Commission of Napa County (LAFCO), the subject parcel will be within NapaSan's Sphere of Influence.
Is the general fund affected?	Yes
Future fiscal impact:	Unspecified operation and maintenance costs of the NapaSan-owned facilities are expected to be fully offset by sewer service charges. The operation and maintenance of the proposed private onsite sewer mains will be the responsibility of the property owner (City of Napa).
Consequences if not approved:	City of Napa would not be allowed to annex the property into NapaSan's service boundary and receive public sewer service.
Additional Information:	None.

### **ENVIRONMENTAL IMPACT**

The City of Napa is the lead CEQA agency and has prepared a Notice of Determination regarding the proposed improvements. Proposing "Terms and Conditions" is not a "project" under CEQA.

### **BACKGROUND AND DISCUSSION**

In order to obtain sanitary sewer service for the proposed public restroom facility, the City of Napa proposes to construct:

- Approximately 80 linear feet of new NapaSan-owned 4-inch sewer lateral in Dry Creek Road,
- Approximately 250 linear feet of City-owned sewer lateral west of Dry Creek Road.

NapaSan would own and operate the sewer lateral in Dry Creek Road east of the property boundary and the City of Napa would own and operate the lateral west of Dry Creek Road. All new sewer improvements would be constructed in conformance to NapaSan standards.

The proposed sewer improvements would connect to an existing terminal manhole at the end of an existing public 8-inch sewer main in Trower Avenue.

### **SUPPORTING DOCUMENTS**

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

Napa Sanitation District: Approve

Reviewed By: Timothy Healy