



Agenda Date: 4/7/2021
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: Simon Kobayashi, Associate Engineer - 707-258-6030
SUBJECT: Annexation of Devlin Road No.5 - NapaSan Annexation 000039

RECOMMENDATION

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - APN 057-020-025 - Devlin Road No. 5 - NapaSan Annexation 000039.

EXECUTIVE SUMMARY

This annexation proposal from the property owner is for one parcel totaling approximately 24 acres of land located at APN 057-020-025. The property owner intends to subdivide and develop the parcel for the Nova Business Park project. The subject parcel is within NapaSan's Sphere of Influence.

Plans showing the proposed sanitary sewer and recycled water 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 the sanitary sewer system 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 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

The Local Agency Formation Commission of Napa County approved the annexation on February 1, 2021. The annexation is subject to the terms and conditions of NapaSan.

SUPPORTING DOCUMENTS

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

Napa Sanitation District: Approve

Reviewed By: Timothy Healy