



Agenda Date: 5/15/2019

Agenda Placement: 7E

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

FROM: Andrew Damron - Technical Services Director
NS-Technical Services/Engineer

REPORT BY: Karl Ono, Associate Engineer - (707) 258-6013

SUBJECT: Annexation of McCormick Lane No. 4 - NapaSan Annexation 000031

RECOMMENDATION

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - 1027 McCormick Lane (APN 050-292-002) - McCormick Lane No. 4 - NapaSan Annexation 000031.

EXECUTIVE SUMMARY

This annexation application from Stephen Tyler Cokeley and Rebecca Cokeley is for a single parcel of land located at 1027 McCormick Lane in Napa. The subject parcel is within the NapaSan's Sphere of Influence. The Napa County Department of Environmental Management determined that the existing septic system on the parcel failed. As a result, the owner entered into an outside service agreement with NapaSan and is in the process of obtaining permits to make an emergency connection of the single family dwelling on the parcel. NapaSan has collected the capacity charge, inspection fee, and NapaSan annexation fee. There is an existing sanitary sewer main in McCormick Lane that extends along the property frontage. The parcel will connect to the existing sewer main by constructing a sanitary sewer lateral. The existing septic system will be abandoned as a condition for connection to NapaSan. The annexation will add the property into the NapaSan's boundary and void the outside service agreement. The attached resolution includes the 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 was required to pay a capacity charge to connect

	to sanitary sewer as a condition of the Outside Service Agreement which has been received by NapaSan.
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 which would require an extension of the outside service agreement.
Additional Information:	None.

ENVIRONMENTAL IMPACT

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

Napa Sanitation District: Approve

Reviewed By: Andrew Damron