



Agenda Date: 7/15/2020

Agenda Placement: 7D

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 Los Robles Drive No. 2 - NapaSan Annexation 000035

RECOMMENDATION

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - APNs 046-180-017 (21 Los Robles Drive), 046-180-008 (33 Los Robles Drive), 046-180-009 (45 Los Robles Drive) and 046-180-016 (no situs address) - Los Robles Drive No. 2 - NapaSan Annexation 000035.

EXECUTIVE SUMMARY

This annexation proposal from the property owners is for approximately 15.4 acres of land located at APNs 046-180-017, 046-180-008, 046-180-009 and 046-180-016. The developer of 046-180-017 and 046-180-016 initiated the request for annexation as part of a condition of approval for a five-lot subdivision planned for the site. The owners of 046-180-008 and 046-180-009 intend to develop their parcels in concert with the aforementioned subdivision and have elected to be included in this annexation as well. It is anticipated the parcels associated with the subdivision (046-180-017 and 046-180-016) will connect to sanitary sewer as part of the development project. Connection of 046-180-008 and 046-180-009 will be deferred to a future date as specified in the terms and conditions of annexation. 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 properties into NapaSan's service boundary.
Additional Information:	None.

ENVIRONMENTAL IMPACT

The City of Napa is the lead CEQA agency and has filed a Notice of 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 . Project Location
- B . Resolution
- C . Terms and Conditions

Napa Sanitation District: Approve

Reviewed By: Timothy Healy