



Agenda Date: 8/1/2018
Agenda Placement: 7E

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors
FROM: Andrew Damron for Timothy Healy - General Manager
NS-Technical Services/Engineer
REPORT BY: Karl Ono, Associate Engineer - (707) 258-6013
SUBJECT: Annexation of Silverado Trail No. 3 - NapaSan Annexation 000026

RECOMMENDATION

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory located on the west side of Silverado Trail approximately 500 feet south of Hagen Road (APN 052-010-011) - Silverado Trail No. 3 - NapaSan Annexation 000026.

EXECUTIVE SUMMARY

This annexation proposal from the property owner is for 11.6 acres of land located on the west side of Silverado Trail approximately 500 feet south of Hagen Road (APN 052-010-11) to facilitate subdivision of the parcel into four single-family residential lots. The subject parcel is 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. NapaSan will require that the property owner implement an inflow/infiltration reduction project prior to connection to offset flow contributions into the public sewer system.

FISCAL IMPACT

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|---------------------------|-----|
| Is there a Fiscal Impact? | Yes |
| Is it currently budgeted? | No |

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| What is the revenue source? | The applicants will be required to pay capacity charges to connect to existing sanitary sewer as a condition of annexation. |
| Is it Mandatory or Discretionary? | Discretionary |
| Discretionary Justification: | The subject 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, or be the responsibility of the property owner. |
| Consequences if not approved: | The property owner would not be allowed to annex the property 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

The property subject to annexation proposes to connect to an existing public sewer main that has insufficient capacity during wet weather flow conditions.

On December 21, 2011 the NapaSan Board of Directors adopted Resolution No. 11-025; the Resolution allows development projects not included in the 2007 Collection System Master Plan to contribute money to a NapaSan capital project or independently fund an upstream I&I reduction project to offset the development's projected peak wet weather flow contribution. NapaSan's proposed Terms and Conditions of Annexation require the property subject to annexation to implement an I&I reduction project consistent with Resolution No. 11-025 prior to connecting to the public sewer to offset the property's flow contribution.

SUPPORTING DOCUMENTS

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

Napa Sanitation District: Approve

Reviewed By: Andrew Damron