



Agenda Date: 9/19/2018

Agenda Placement: 7D

## 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:** Robin D. Gamble Holley, Asset Management Analyst - (707) 258-6031

**SUBJECT:** Annexation of Pheasant Lane/Garfield Lane - NapaSan Annexation 000028

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### **RECOMMENDATION**

Adopt Resolution establishing Terms and Conditions and ordering annexation of territory - 5 Pheasant Lane, 20 Garfield Lane, and 30 Garfield Lane (APNs 038-160-020, 038-160-010 and 038-160-019) - Pheasant Lane/Garfield Lane - NapaSan Annexation 000028.

### **EXECUTIVE SUMMARY**

This annexation for properties owned by North San Ramon Development 1, LLC, David Rugg, and Scott and Tara Blakely, is for three parcels totaling 5.79 acres at 5 Pheasant Lane, 20 Garfield Lane, and 30 Garfield Lane (APNs 038-160-020, 038-160-010 and 038-160-019) which are within NapaSan's Sphere of Influence. The developers of 5 Pheasant Lane initiated the request for annexation as part of a condition of approval for an eight-lot subdivision planned for the site. LAFCO requested 20 Garfield Lane and 30 Garfield Lane be included in this annexation as well. The future subdivision at 5 Pheasant Lane will be required to connect to sanitary sewer to serve the proposed development within 18 months of approval of the subdivision (future meeting) however connection of 20 Garfield Lane and 30 Garfield Lane will be deferred to a future date as specified in the terms and conditions of annexation.

Plans showing proposed sanitary sewer improvements to connect to the public sewer system have been submitted to NapaSan for review for the future development at 5 Pheasant Lane. Plans were not required at this time for 20 Garfield Lane and 30 Garfield Lane. Agreements for the project development will be on a future Board agenda for approval.

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 applicants will be required to pay a capacity charge in order to connect to sanitary sewer 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 property into NapaSan.
Additional Information:	None.

**ENVIRONMENTAL IMPACT**

LAFCO is the lead CEQA agency for the annexation and will ultimately make a determination regarding the annexation of the of this parcel into NapaSan. 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: Timothy Healy