



Report to the City Council
Council Meeting of September 13, 2016

Agenda Section: Consent

Subject: Consideration and proposed approval of a resolution setting a hearing to approve the annexation of territory into the St. Helena Municipal Sewer District No. 1, MSD Annexation No. 129 (1357 El Bonita Avenue, St Helena, CA. APN. 009-431-003)

CEQA Status: Categorically Exempt, CEQA Guidelines Section 15319, Annexations of Existing Facilities and Lots for Exempt Facilities, and Section 15061, No Possibility of Significant Effect on the Environment

Prepared By: Christina Cook, Public Works Administrative Assistant
Steven Palmer, PE, Director of Public Works/City Engineer

Approved By: Jennifer Phillips, City Manager

BACKGROUND

Laurie B. Daw, owner of 1357 El Bonita Avenue, St Helena, CA, Napa County Assessor Parcel Number (APN) 009-431-003, has applied to be annexed into the St. Helena Municipal Sewer District No. 1 (District). A location map & description for the property is shown in Attachment 1. City Council approval of the connection is the formal administrative process to change the property's tax rate area code from septic to sanitary sewer for tax purposes.

DISCUSSION

The property is currently on a septic system. The Magnolia Oaks Subdivision recently completed construction of a public sewer main in El Bonita Avenue, which now provides this property with access to the City sewer system. The Property owner is responsible for: (1) constructing a sewer lateral from their residence to the City sewer, and (2) paying fees for annexation, connection, and sewer impact. The sewer impact fee will be paid prior to the physical hook-up and is calculated on the livable area currently on file with the Napa County Assessor's office. At the time of connection to the City sewer, the existing septic system will be destroyed in accordance with Napa County Department of Environmental Management guidelines.

This resolution is the first step of the process to annex the property into the District. The resolution requires a vote of at least two-thirds of all the members of the City Council (at

least four affirmative votes) to incorporate the property into the District. (Health & Saf. Code § 4643.)

The next step will be to notice and hold a public hearing for objections, if any, from persons interested in the proposed annexation during a regularly scheduled City Council meeting (September 27, 2016), the final step in the annexation process is to consider a second resolution for property annexation (which will also require at least four affirmative votes). (Health & Safety Code § 4645-47.)

If the City Council approves the second resolution, City staff will then process the annexation with Napa County and the State Board of Equalization to change the tax rate area code for the property. Staff will work with the applicant to obtain required encroachment and sewer connection permits.

FISCAL IMPACT

The Applicant is responsible to construct a sewer lateral from their residence to the sewer lateral in the street and connect to the City sewer; and pay annexation, connection, and impact fees.

RECOMMENDED ACTION

Staff recommends the City Council adopt Resolution Setting a Hearing to Approve the Annexation of Territory to the St. Helena Municipal Sewer District No. 1, MSD Annexation No. 129 (1357 El Bonita Avenue, St Helena, CA. APN. 009-431-003).

ATTACHMENTS

1. Location Map & Description
2. Resolution

Written Description
for the
Annexation of the Lands of Laurie B. Daw
to the
St. Helena Municipal Sewer District

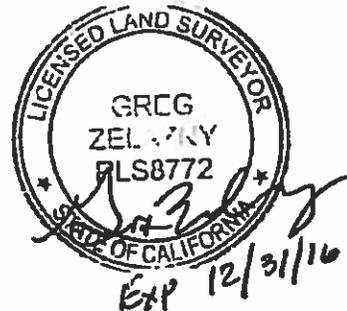
Napa County APN 009-431-003
1357 El Bonita Avenue, St. Helena CA 94574

The real property located in the City of St. Helena, Rancho Carne Humana, County of Napa, State of California, described as follows:

Beginning at the centerline of El Bonita Avenue at a point that bears South 47°44'00" West 275.00 feet from the centerline intersection of El Bonita Avenue with Rosebud Lane; thence South 42°16'00" East for 107.00 feet to the center of a cul-de-sac as shown on the Map entitled "El Bonita Park Unit No. 1" filed September 7, 1956 in Book 6 of Maps at pages 52 and 53 in the Office of the Napa County Recorder; thence continuing South 42°16'00" East for 57.00 feet to the northeasterly corner of Lot 1 in Block 1 as shown on said map, said corner being the TRUE POINT OF BEGINNING; thence along the perimeter of said Lot 1 the following courses:

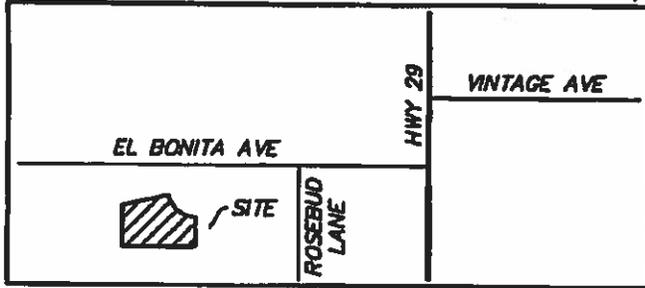
1. South 42°16'00" East for 59.00 feet;
2. thence South 47°44'00" West for 150.00 feet;
3. thence North 42°16'00" West for 82.75 feet;
4. thence North 35°14'00" East for 96.64 feet to a point of cusp with a curve concave to the north to which a radial line bears South 35° 14' 15" East;
5. thence easterly along said curve having a radius of 57.00 feet and a central angle of 77°30'15" an arc length of 77.10 feet to the True Point of Beginning;

Containing 0.3 acres of land.



ANNEXATION
OF THE LANDS OF LAURIE B. DAW
TO THE ST. HELENA MUNICIPAL SEWER DISTRICT

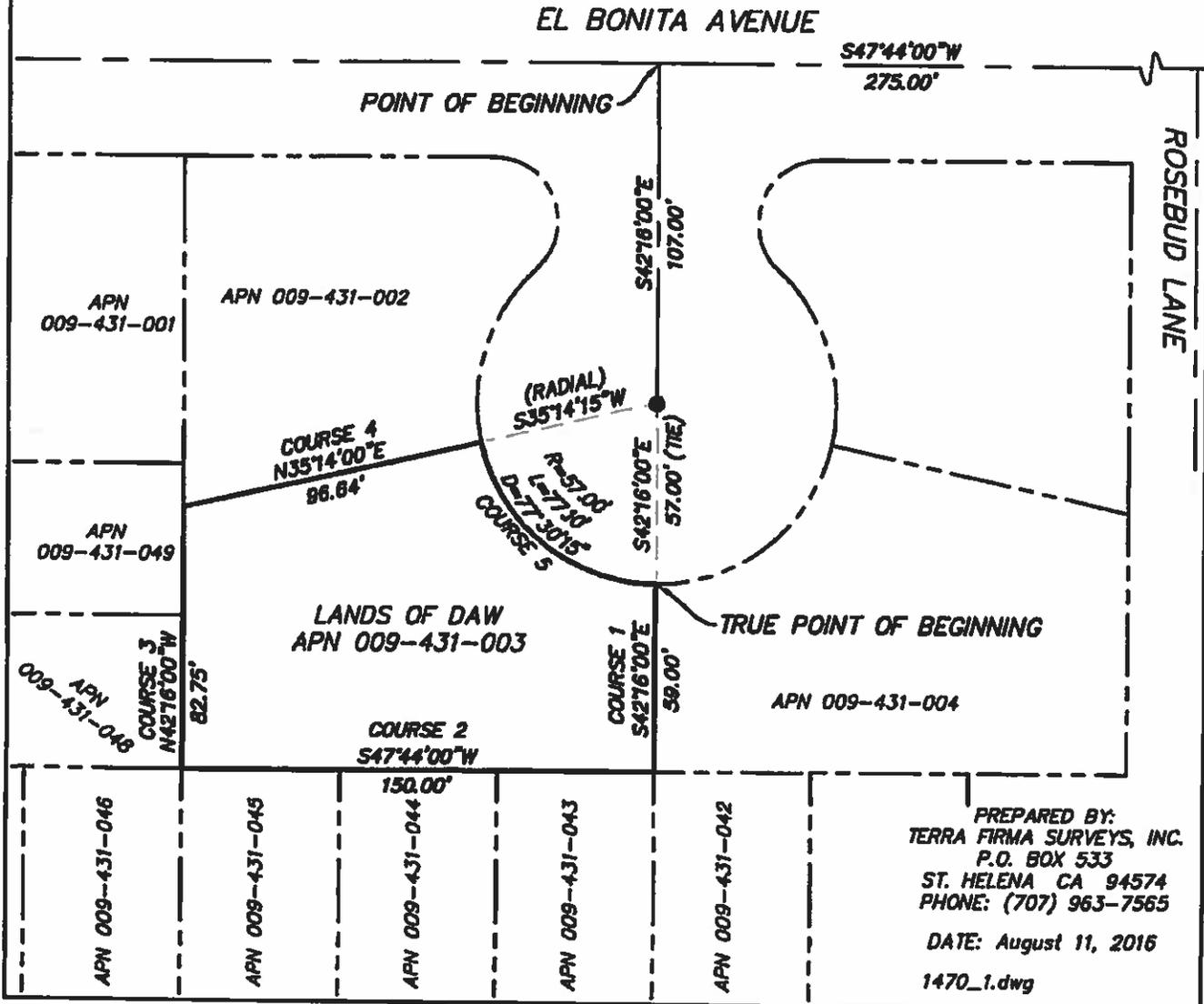
APN 009-431-003
 1357 EL BONITA AVE
 ST HELENA, CALIFORNIA
 RANCHO CARNE HUMANA
 NAPA COUNTY, CALIFORNIA



VICINITY MAP
 NO SCALE



SCALE 1"=50'



PREPARED BY:
 TERRA FIRMA SURVEYS, INC.
 P.O. BOX 533
 ST. HELENA CA 94574
 PHONE: (707) 963-7565

DATE: August 11, 2016
 1470_1.dwg

CITY OF ST. HELENA

RESOLUTION No. 2016-

**APPROVE THE ANNEXATION OF TERRITORY INTO THE
ST. HELENA MUNICIPAL SEWER DISTRICT NO. 1 MSD
ANNEXATION NO. 129
1357 EL BONITA AVENUE, ST. HELENA, CA.
APN. 009-431-003**

RECITALS

- A. The property located at 1357 El Bonita Avenue, St Helena, California, APN. 009-431-003 will benefit from annexation into the St. Helena Municipal Sewer District No. 1; and
- B. The owner of 1357 El Bonita Avenue, St Helena, California, APN. 009-431-003 has requested annexation into the St. Helena Municipal Sewer District No. 1; and
- C. The legal description and boundary for the territory to be annexed is described in the attached Exhibit A-Annexation Map & Description; and
- E. All annexation fees have been paid.

RESOLUTION

The City Council of the City of St. Helena hereby resolves as follows:

- 1. The territory described in the attached Exhibit A-Annexation Map & Description, commonly known as 1357 El Bonita Avenue, St. Helena, CA, APN. 009-431-003, is hereby ordered annexed; and
- 2. A hearing for objections, if any, by any person interested in the proposed annexation shall be held during the regular meeting of the City Council at 6:00 pm on September 27, 2016.

Approved at a Regular Meeting of the St. Helena City Council on September 13, 2016, by the following vote:

Mayor Galbraith: _____
 Vice Mayor White: _____
 Councilmember Crull: _____
 Councilmember Dohring: _____
 Councilmember Pitts: _____

APPROVED:

Alan Galbraith, Mayor

ATTEST:

Cindy Black, City Clerk

Written Description
for the
Annexation of the Lands of Laurie B. Daw
to the
St. Helena Municipal Sewer District

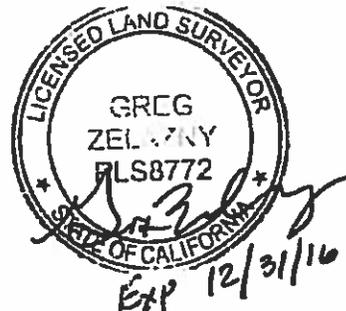
Napa County APN 009-431-003
1357 El Bonita Avenue, St. Helena CA 94574

The real property located in the City of St. Helena, Rancho Carne Humana, County of Napa, State of California, described as follows:

Beginning at the centerline of El Bonita Avenue at a point that bears South 47°44'00" West 275.00 feet from the centerline intersection of El Bonita Avenue with Rosebud Lane; thence South 42°16'00" East for 107.00 feet to the center of a cul-de-sac as shown on the Map entitled "El Bonita Park Unit No. 1" filed September 7, 1956 in Book 6 of Maps at pages 52 and 53 in the Office of the Napa County Recorder; thence continuing South 42°16'00" East for 57.00 feet to the northeasterly corner of Lot 1 in Block 1 as shown on said map, said corner being the TRUE POINT OF BEGINNING; thence along the perimeter of said Lot 1 the following courses:

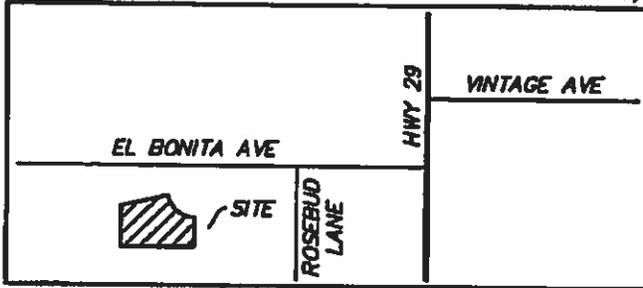
1. South 42°16'00" East for 59.00 feet;
2. thence South 47°44'00" West for 150.00 feet;
3. thence North 42°16'00" West for 82.75 feet;
4. thence North 35°14'00" East for 96.64 feet to a point of cusp with a curve concave to the north to which a radial line bears South 35° 14' 15" East;
5. thence easterly along said curve having a radius of 57.00 feet and a central angle of 77°30' 15" an arc length of 77.10 feet to the True Point of Beginning;

Containing 0.3 acres of land.

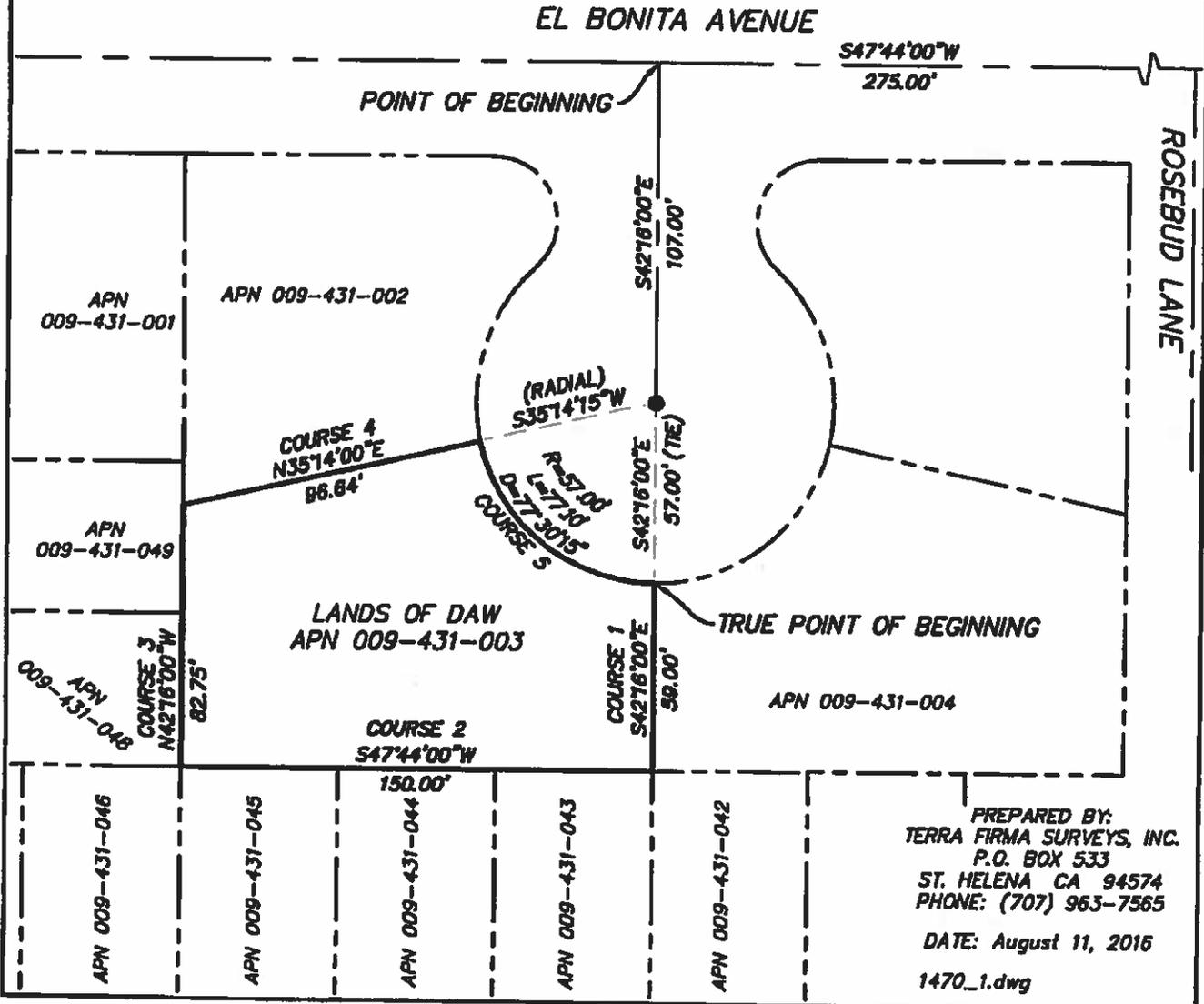
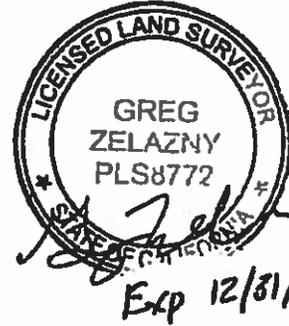
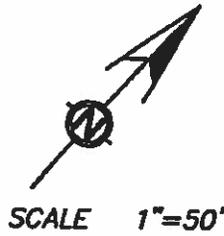


ANNEXATION
OF THE LANDS OF LAURIE B. DAW
TO THE ST. HELENA MUNICIPAL SEWER DISTRICT

APN 009-431-003
 1357 EL BONITA AVE
 ST HELENA, CALIFORNIA
 RANCHO CARNE HUMANA
 NAPA COUNTY, CALIFORNIA



VICINITY MAP
 NO SCALE



PREPARED BY:
 TERRA FIRMA SURVEYS, INC.
 P.O. BOX 533
 ST. HELENA CA 94574
 PHONE: (707) 963-7565

DATE: August 11, 2016

1470_1.dwg