



Agenda Date: 10/19/2016  
Agenda Placement: 7G

## 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, ASSET MANAGEMENT ANALYST I - 258-6000 x-531

**SUBJECT:** Concur with CEQA Determination, Set Bond Amount, and Authorize Execution of Agreement for Laurel Park Subdivision

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### **RECOMMENDATION**

Concur with CEQA determination in City of Napa Resolutions R2010-59 and R2015-56, prepared and adopted by the City of Napa, lead agency under CEQA for the development project; set bond amount at \$221,020; and authorize Chair to execute the Improvement Agreement for Laurel Park Subdivision.

### **EXECUTIVE SUMMARY**

This development, by Napa Laurel, LLC, is for two 11-lot subdivisions prepared under one set of Improvement Plans located at 3075 Laurel Street and 3095 Laurel Street (APNs 043-010-010 and 043-010-009) in Napa. In order to provide sanitary sewer service to this project, the developer will install 521 lineal feet of 6-inch diameter public sewer main and public laterals in the new City streets. The District requires the owner to enter into an Improvement Agreement for the installation of public sewer facilities.

Improvement plans for the required sanitary sewer facilities have been prepared in conformance with District's standards. A copy of the plans are available for review at the District office.

### **FISCAL IMPACT**

|                           |  |
|---------------------------|--|
| Is there a Fiscal Impact? | Yes  |
| Is it currently budgeted? | Yes  |
| Where is it budgeted?     | The District will receive capacity charges as required by District Code. The |

capacity charge revenue has been budgeted in the District's Expansion Fund.

Is it Mandatory or Discretionary? Discretionary

Discretionary Justification: The project has been designed in accordance with District standards.

Is the general fund affected? No

Future fiscal impact: The District will receive annual sewer service charges from the development. After completion of the public improvements, the District will assume ownership of the public sewer mains and laterals and will be responsible for maintenance and operation.

Consequences if not approved: Sewer service will not be provided to the development.

Additional Information:

### **ENVIRONMENTAL IMPACT**

The City of Napa, lead agency under CEQA, has adopted a Mitigated Negative Declaration for each subdivision by City of Napa Resolution R2010-59 and City of Napa Resolution R2015-56.

### **BACKGROUND AND DISCUSSION**

None.

### **SUPPORTING DOCUMENTS**

- A . Area Map - Laurel Park
- B . CEQA - Laurel Park
- C . Agreement - Laurel Park

Napa Sanitation District: Approve  
Reviewed By: Timothy Healy