



Agenda Date: 11/1/2017

Agenda Placement: 7E

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

FROM: Timothy Healy - General Manager
NS-Technical Services/Engineer

REPORT BY: Robin D. Gamble, Asset Manager - (707) 258-6031

SUBJECT: Concur with CEQA determination, Set Bond Amount and Authorize Execution of Agreements for Register Square

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2016-115, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$238,000; and authorize Chair to sign the Improvement Agreement and Private Main Agreement for the Register Square.

EXECUTIVE SUMMARY

This development, by Third Street Napa Development, LLC, is for a 51-lot residential condominium project and two commercial buildings located on Seminary Street in Napa. In order to provide sanitary sewer service to this project, the owner will install approximately 140 linear feet of 6-inch public sanitary sewer main in Seminary Street, rehabilitate approximately 20 linear feet of 8-inch public sanitary sewer main in Third Street due to project impacts, and install other miscellaneous sewer facilities to serve the proposed development. NapaSan requires the owner to enter into an Improvement Agreement for the construction of sewer facilities.

Additionally, the owner will install approximately 374 linear feet of private 6-inch sanitary sewer main to serve lots 33 to 51. These lots will have a separate 4-inch lateral connected to the 6-inch private main. The owner is required to enter into a Private Sanitary Sewer Main Agreement which outlines the owner's responsibilities for maintenance of the private sewer system and will be recorded upon execution by all the parties.

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?	NapaSan will receive capacity charges for fifty-one single family dwelling units and two commercial buildings as required by Code. The capacity charge revenue will be deposited in NapaSan's Expansion Fund.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Project has been designed in conformance with NapaSan's standards. Conditions of approval established by NapaSan for the development have been satisfied.
Is the general fund affected?	Yes
Future fiscal impact:	NapaSan will receive annual sewer service charges from the development. After construction of the public improvements, NapaSan will assume ownership of the public sanitary sewer facilities 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, determined the project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines on August 16, 2016 by City of Napa Resolution R2016-115 for the Napa Register Site (Register Square).

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Area Map - Register Square
- B . CEQA Resolution - Register Square
- C . Improvement Agreement - Register Square
- D . Private Main Agreement - Register Square

Napa Sanitation District: Approve

Reviewed By: Timothy Healy