



Agenda Date: 2/28/2018

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

SUBJECT: Concur with CEQA determination, Set Bond Amount, Authorize Execution of Agreements for The Watermark at Napa Valley

RECOMMENDATION

Concur with CEQA determination in City of Napa Planning Commission Resolution PC2016-45, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$93,050; and authorize Chair to sign the Improvement Agreement and Indemnification Agreement for The Watermark at Napa Valley.

EXECUTIVE SUMMARY

This development, by Justin Sienna High School Corporation, is for a 173-unit senior housing project located on Solano Avenue in Napa. Due to project impacts on the existing sewer system, the owner will rehabilitate approximately 514 linear feet of 8-inch public sanitary sewer main in an easement crossing through the Justin Sienna High School Campus from Solano Avenue to Maher Street, and install other miscellaneous sewer facilities to serve the proposed development.

The 2007 Collection System Master Plan indicated that sewer capacity improvements downstream from this development were necessary in Solano Avenue. The development is required to install capacity improvements or mitigate flow from within the sewer basin to provide adequate capacity to serve the development. NapaSan's 2018 Collection System Rehabilitation Project will rehabilitate pipes within the same sewer basin and thereby remove flow from the system. The owner has agreed to contribute \$140,268 to NapaSan's project which will cover the costs of the flow mitigation required by the developer. Based on historical reductions in peak wet-weather flow from similar projects, NapaSan expects that the reduction in peak flow from the upstream 2018 project will eliminate the need to upsize the existing sewer main in Solano Avenue. NapaSan requires the owner to enter into an Improvement Agreement and post bonds for the rehabilitation of sewer facilities within the project. The development's contribution to NapaSan's 2018 project is also included in the Improvement Agreement.

An existing 8-inch main crosses the project site. The existing easement over the existing 8-inch main is too narrow given the extent of the new site improvements. The owner will be granting NapaSan a wider easement for sewer facilities and an access easement to maintain sewer facilities from the new driveway. NapaSan will quitclaim the existing narrower easement, then record the necessary wider easement. Due to a recent lot line adjustment on the project site, the easement quitclaim and new easement dedication will be processed at a later date. The quitclaim will be considered by the Board at a future meeting.

The owner is proposing to install fencing, hardscape, and other decorative features within the widened sanitary sewer easement for the benefit of the owner. The proposed decorative landscaping improvements are typically not allowed to be constructed within NapaSan easements. The owner requested NapaSan allow these landscaping improvements and execute the attached Indemnification Agreement that relieves NapaSan of the responsibility of replacing or repairing the site improvements if it is necessary for NapaSan to repair or reconstruct the sewer mains. The Indemnification Agreement will be recorded with the Napa County Recorder after execution by the Board Chair.

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

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	NapaSan will receive capacity charges for a 173-unit senior dwelling unit facility 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:	None.
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, adopted a mitigated negative declaration on October 20, 2016 by City of Napa Resolution PC2016-45 for The Watermark at Napa Valley (previously Napa Senior Care Housing Project).

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . CEQA Resolution
- B . Area Map
- C . Improvement Agreement
- D . Indemnificaiton Agreement

Napa Sanitation District: Approve

Reviewed By: Andrew Damron