



Agenda Date: 3/2/2016  
Agenda Placement: 7E

## 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:** Matthew Lemmon, Associate Engineer -

**SUBJECT:** Concur with CEQA Determination, Set Bond Amount, and Authorize Execution of Improvement Agreement for Wine Country Cottages Subdivision

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### **RECOMMENDATION**

Concur with CEQA determination in City of Napa Resolution R2014-142, prepared and adopted by the City of Napa, lead agency under CEQA for the development project; set bond amount at \$126,130; and authorize Chair to execute the Improvement Agreement for the Wine Country Cottages Subdivision.

### **EXECUTIVE SUMMARY**

This development, by Pearl Avenue Partners, L.P., is for an 11-lot subdivision located on 1020 and 1030 Wine Country Avenue (APN 035-110-034 and 035-110-015) in Napa. In order to provide sanitary sewer service to this project, the developer will install 390 lineal feet of 6-inch diameter public sewer main in Wine Country Court. The District requires the developer 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 accordance with District standards. A copy of the plans is 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, determined the in-fill development project was categorically exempt from the requirements of CEQA via City of Napa Resolution R2014-142 on August 4, 2014.

**BACKGROUND AND DISCUSSION**

None.

**SUPPORTING DOCUMENTS**

- A . Resolution R2014-142
- B . Improvement Agreement - Wine Country Cottages
- C . Project Area Map

Napa Sanitation District: Approve

Reviewed By: Timothy Healy