



Agenda Date: 4/19/2017
Agenda Placement: 7C

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

FROM: Jeff Tucker 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 and Authorize Execution of Agreements for Napa Creek Condominiums

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2011-26, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$198,580; authorize Chair to sign the Improvement Agreement and the Private Sanitary Sewer Main Agreement for Napa Creek Condominiums.

EXECUTIVE SUMMARY

This development, by NCCH 103 Napa, LP, is for a 48-lot subdivision located off California Boulevard in Napa. In order to provide sanitary sewer service to this project, the owner will install approximately 573 lineal feet of 6-inch public sanitary sewer main in D Street Alley which will be converted to a public street, public laterals, approximately 374 lineal feet of 6-inch private sanitary sewer main, and other miscellaneous sewer facilities to serve the proposed development. NapaSan requires the developer to enter into an Improvement Agreement and Private Main Agreement for the installation of sewer facilities.

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

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes

Where is it budgeted?	NapaSan will receive capacity charges for forty-eight single family dwelling units as required by NapaSan 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 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, adopted a mitigated negative declaration for the Napa Creek Condominiums pursuant to CEQA Guidelines on February 1, 2011 by City of Napa Resolution R2011-26.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Area Map - Napa Creek Condos
- B . City CEQA Resolution - Napa Creek Condos
- C . Improvement Agreement - Napa Creek Condos
- D . Private Main Agreement - Napa Creek Condos

Napa Sanitation District: Approve

Reviewed By: Jeff Tucker