



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

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: Kyle Broughton, Associate Engineer - 258-6000 x530

SUBJECT: Concur with CEQA Determination, Set Bond Amount and Authorize Execution of Agreements for the Warren Street Parcel Map

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution PC2014-13, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$22,750; authorize Chair to sign the Improvement Agreement and the Private Sanitary Sewer Main Agreement for Warren Street Parcel Map.

EXECUTIVE SUMMARY

This development, by Fine Acres, LLC, is for a 3 lot subdivision located on Warren Street in Napa. Three existing residential units on the existing parcel are already connected to public sewer. In order to provide sanitary sewer service to the subdivided parcel, the owner will install a public manhole and lateral, approximately 150 lineal feet of 6-inch private sanitary sewer main, and other miscellaneous sewer facilities to serve the proposed development. The sewer improvements are required in order to meet NapaSan sewer standards. NapaSan requires the developer to enter into an Improvement Agreement and Private Main Agreement for the installation, operation and maintenance of the required sewer facilities.

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

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it currently budgeted? Yes

Where is it budgeted?	The three existing residential units have previously paid sewer capacity charges; the proposed improvements facilitate the subdivision of the three existing homes on one parcel into three separate parcels.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The 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 continue to receive annual sewer service charges from the development.
Consequences if not approved:	The parcels will not be subdivided.
Additional Information:	None.

ENVIRONMENTAL IMPACT

The City of Napa adopted Resolution No. PC2014-13. The resolution determined the project is exempt from CEQA pursuant to Section 15315 which exempts minor land divisions of four or fewer parcels. A copy of the resolution is attached to this report.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Warren Street Parcel Map Map
- B . City of Napa Resolution PC2014-13
- C . Warren Street Parcel Map Improvement Agreement
- D . Warren Street Parcel Map Private Main Agreement

Napa Sanitation District: Approve

Reviewed By: Jeff Tucker