



Agenda Date: 6/6/2018
Agenda Placement: 71

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 Agreement for Foothill Estates

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2006-180, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$152,500; and authorize Chair to sign the Improvement Agreement for Foothill Estates.

EXECUTIVE SUMMARY

This residential development, by Rabbit's Court, LLC, is for a 10-lot subdivision with a remainder parcel located at the corner of Old Sonoma Road and Foothill Boulevard. In order to provide sanitary sewer service to this project, the owner will install approximately 470 linear feet of 6-inch public sanitary sewer main in a new street serving the subdivision, install sewer laterals, 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.

Improvement plans for the required sanitary sewer facilities have been prepared in conformance with District's 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?	NapaSan will receive capacity charges for ten single family dwelling units 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 October 17, 2006 by City of Napa Resolution R2006-180 for Foothill Estates.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Improvement Agreement - Foothill Estates
- B . City CEQA Resolution - Foothill Estates
- C . Area Map - Foothill Estates

Napa Sanitation District: Approve

Reviewed By: Timothy Healy