



Agenda Date: 6/7/2017  
Agenda Placement: 7F

## 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:** Kyle Broughton, Associate Engineer - 258-6000 x530  
**SUBJECT:** Concur with CEQA Determination, Set Bond Amount, and Authorize Execution of Improvement Agreement for the Harvest Village Subdivision

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### **RECOMMENDATION**

Concur with CEQA determination in City of Napa Resolution R2016-23, prepared and adopted by the City of Napa, lead agency under CEQA for the development project; set bond amount at \$203,450; and authorize Chair to execute the Improvement Agreement for the Harvest Village Subdivision.

### **EXECUTIVE SUMMARY**

This development, by Harvest Village, LLC, is for a 9-lot subdivision located on 804 Capitola Drive (APN 046-020-018) in Napa. In order to provide sanitary sewer service to this project the developer will install 570 lineal feet of 6-inch diameter public sewer main in Capitola Drive and within a proposed public sanitary sewer easement on the parcel. NapaSan 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 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 as required by NapaSan Code. The

capacity charge revenue has been budgeted in NapaSan's Expansion Fund.

Is it Mandatory or Discretionary? Discretionary

Discretionary Justification: The project has been designed in accordance with NapaSan standards.

Is the general fund affected? No

Future fiscal impact: NapaSan will receive annual sewer service charges from the development. After completion of the public improvements, NapaSan will assume ownership of the public sewer mains and laterals will be responsible for maintenance and operation.

Consequences if not approved: Sewer service will not be provided to the development.

Additional Information: None.

**ENVIRONMENTAL IMPACT**

The City of Napa, lead agency under CEQA, has adopted a Mitigated Negative Declaration by City of Napa Resolution R2016-23

**BACKGROUND AND DISCUSSION**

None.

**SUPPORTING DOCUMENTS**

- A . Harvest Village Map
- B . Harvest Village City of Napa CEQA Resolution
- C . Harvest Village Improvement Agreement

Napa Sanitation District: Approve  
Reviewed By: Timothy Healy