



Agenda Date: 9/21/2016
Agenda Placement: 7D

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 MANAGEMENT ANALYST I - 258-6000 x-531

SUBJECT: Concur with CEQA Determination, Set Bond Amount and Authorize Execution of Agreement for Meritage Commons

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution PC2015-20, prepared and adopted by the City of Napa, lead agency under CEQA for the development project; set bond amount at \$249,157; and authorize Chair to execute the Improvement Agreement for the Meritage Commons.

EXECUTIVE SUMMARY

This development, by Meritage Commons, LLC, is for a single lot commercial development located on the corner of Napa Valley Corporate Drive and Bordeaux Way in Napa. The development includes a 145 room hotel and approximately 52,000 square feet of commercial space. In order to meet the requirements of the Districts Code, the developer will install approximately 943 lineal feet of 8-inch public recycled water main in Bordeaux Way and rehabilitate approximately 410 lineal feet of 8-inch public sewer main. The District requires the developer to enter into an Improvement Agreement for the installation and rehabilitation of recycled water and sewer facilities.

Improvement plans for the required improvements have been prepared in conformance with District's standards. A copy of the plans are 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 will be deposited in the District's Expansion Fund.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Project has been designed in conformance with District standards. Conditions of approval established by the District for the development have been satisfied.
Is the general fund affected?	Yes
Future fiscal impact:	The District will receive annual sewer service charges from the development and recycled water fees for recycled water use. After construction of the public improvements, the District will assume ownership of the public 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 that the potential environmental effects of the project were adequately examined by the Final Mitigated Negative Declaration that was adopted by the Planning Commission, pursuant to CEQA Guidelines Section 15162, and that this determination reflects the independent judgment and analysis of the Planning Commission December 3, 2015 by Resolution PC2015-20.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Improvement Agreement - Meritage Commons
- B . CEQA - Meritage Commons
- C . Area Map - Meritage Commons

Napa Sanitation District: Approve

Reviewed By: Timothy Healy