



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

## 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:** Andrew Damron, Technical Services Director - 707-258-6000

**SUBJECT:** Concur with CEQA Determination, Set Bond Amount, and Authorize Execution of Agreements for Black Walnut Circle Subdivision

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### **RECOMMENDATION**

Concur with CEQA determination in City of Napa Resolution R2015-58, prepared and adopted by the City of Napa, lead agency under CEQA for the development project; set bond amount at \$111,500; and authorize Chair to execute the Improvement Agreement, Private Sanitary Sewer Main Agreement, and Indemnification Agreement for the Black Walnut Circle Subdivision.

### **EXECUTIVE SUMMARY**

This development, by Black Walnut 7, LLC, is for an 7-lot subdivision located on 2012 Imola Avenue (APN 046-311-013) in Napa. In order to provide sanitary sewer service to this project, the developer will install 183 lineal feet of 6-inch diameter public sewer main in Wine Country Court. The District requires the developer to enter into an Improvement Agreement for the installation of public sewer facilities.

Additionally, the owner will install approximately 132 lineal feet of a private 6-inch sanitary sewer main to serve four parcels. Each parcel will have a separate 4-inch lateral connected to the 6-inch private main. The Private Sanitary Sewer Main Agreement outlines the owner's responsibilities and will be recorded upon execution by all the parties.

The development plans to install porous asphalt pavement in the project entrance over a portion of the new public main. The Indemnification Agreement outlines the owner's responsibilities for removal and replacement of the porous pavement, if required by the District for access to maintain or repair the sewer main. The Indemnification Agreement will be recorded upon execution by all the parties.

Improvement plans for the required sanitary sewer facilities 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 has been budgeted in the District's Expansion Fund.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The project has been designed in accordance with District standards.
Is the general fund affected?	No
Future fiscal impact:	The District will receive annual sewer service charges from the development. After completion of the public improvements, the District will assume ownership of the public sewer mains and laterals 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, has adopted a Mitigated Negative Declaration by City of Napa Resolution R2015-58.

**BACKGROUND AND DISCUSSION**

None.

**SUPPORTING DOCUMENTS**

- A . Improvement Agreement
- B . Private Main Agreement
- C . Indemnification Agreement
- D . Project Map
- E . CEQA Mitigated Negative Declaration

Napa Sanitation District: Approve

Reviewed By: Timothy Healy