



Agenda Date: 9/27/2017
Agenda Placement: 7F

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 Cambria Hotel (formerly Soscol Hotel)

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2006-0117-CQ prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$126,250; and authorize Chair to sign the Improvement Agreement for the Cambria Hotel (formerly Soscol Hotel).

EXECUTIVE SUMMARY

This development, by Pacific Hospitality Napa, LLC, is for a 90-room hotel located at 320 Soscol Avenue in Napa. Due to impacts of the project improvements on access to the existing sewer system for future operation and maintenance, the owner will rehabilitate approximately 349 lineal feet of 15-inch public sanitary sewer main along the property frontage and across Soscol Avenue and install other miscellaneous sewer facilities to serve the proposed development. NapaSan requires the owner to enter into an Improvement Agreement for the rehabilitation of sewer facilities.

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

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes

Where is it budgeted?	NapaSan will receive capacity charges for the development 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, adopted a negative declaration under CEQA on October 21, 2010 by City of Napa Resolution R2006-0117-CQ for the Cambria Hotel (formerly Soscol Hotel).

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Area Map - Cambria Hotel
- B . City CEQA Resolution
- C . Improvement Agreement - Cambria Hotel

Napa Sanitation District: Approve

Reviewed By: Timothy Healy