



Agenda Date: 9/6/2017
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: Matthew Lemmon, Associate Engineer - 707-258-6004

SUBJECT: Concur with CEQA Determination, Set Bond Amount and Authorize Execution of Agreement for Andersen Ranch Subdivision

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolutions R2016-136 and R2016-137, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$867,128; and authorize Chair to execute the Improvement Agreement for Andersen Ranch.

EXECUTIVE SUMMARY

This residential development project, by Davidon Homes, is for a 36 lot subdivision located near Wyatt Avenue and Peppergrass Street in Napa. In order to provide sanitary sewer service to the subdivision, the developer will install 12 sanitary sewer manholes, approximately 1,830 linear feet of 8-inch public sanitary sewer main, and other miscellaneous sewer facilities to serve the proposed development. The sewer improvements are required in order to meet NapaSan sewer standards. NapaSan requires the developer to enter into an Improvement Agreement for the installation of the required sewer facilities.

Improvement plans for the required sanitary sewer facilities have been prepared in conformance with NapaSan's standards. A copy of the plans is 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 conformance with NapaSan 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 completion of the public improvements, NapaSan 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 part of the development.
Additional Information:	

ENVIRONMENTAL IMPACT

The City of Napa adopted Resolution No. R2016-136 and R2016-037. The resolutions state that the City prepared and adopted a Mitigated Negative Declaration for the project according to CEQA guidelines.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Improvement Agreement
- B . City Resolution R2016-136
- C . City Resolution R2016-137
- D . Project Location Map

Napa Sanitation District: Approve

Reviewed By: Timothy Healy