



Agenda Date: 9/6/2017
Agenda Placement: 7H

Napa Sanitation District Board Agenda Letter

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 Agreement for Byway East Apartments

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution PC2016-22, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$29,600; and authorize Chair to execute the Improvement Agreement for Byway East Apartments.

EXECUTIVE SUMMARY

This residential development project, by Joseph Rossi and Patricia L. Rossi, is for a 10-unit apartment project on Byway East. In order to provide sanitary sewer service to the project, the developer will install a sanitary sewer manhole, approximately 42 linear feet of 8-inch public sanitary sewer main, and a 6-inch sewer lateral to serve the proposed development. 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 lateral 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. PC2016-22. The resolution determined the project is exempt from CEQA pursuant to Section 15332, which exempts in-fill development projects.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

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

Napa Sanitation District: Approve

Reviewed By: Timothy Healy