



Agenda Date: 1/16/2019
Agenda Placement: 7D

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

FROM: Andrew Damron for Timothy Healy - General Manager
NS-Technical Services/Engineer

REPORT BY: Karl Ono, Associate Engineer - (707) 258-6013

SUBJECT: Concur with CEQA Determination, Set Bond Amount, and Authorize Execution of Agreements for the Napa Commerce Center Development

RECOMMENDATION

Concur with CEQA determination by Napa County, lead agency under CEQA for the development project; set bond amount at \$193,750; and authorize Chair to execute the Improvement Agreement and Private Main Agreement for the Napa Commerce Center development.

EXECUTIVE SUMMARY

This development, by NCC Venture I, LLC, is for a 32.7 acre, 9-lot commercial subdivision at the parcel number 057-210-066 located south of Airport Boulevard between Devlin Road and Highway 29 in unincorporated Napa County. In order to provide sanitary sewer and recycled water service to this project, the developer will install private sanitary sewer and recycled water mains within the proposed development. NapaSan requires the developer to enter into an Improvement Agreement for the installation of sanitary sewer and recycled water facilities serving multiple parcels and a Private Main Agreement for the operation and maintenance of the proposed private sanitary sewer mains and laterals. The Private Main Agreement outlines the owner's responsibilities and will be recorded upon execution by all the parties.

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 will be constructed in conformance with NapaSan standards. Conditions of approval established by NapaSan for the development will be satisfied.
Is the general fund affected?	No
Future fiscal impact:	None.
Consequences if not approved:	Sewer service and recycled water service will not be provided to the development, as currently proposed.
Additional Information:	None.

ENVIRONMENTAL IMPACT

County of Napa, lead agency under CEQA, approved the Mitigated Negative Declaration for this project on July 21, 2010.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Mitigated Negative Declaration
- B . Improvement Agreement
- C . Private Main Agreement
- D . Map

Napa Sanitation District: Approve

Reviewed By: Andrew Damron