



Agenda Date: 1/6/2021
Agenda Placement: 7D

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

FROM: 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 Agreement for Vista Grove Subdivision

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2018-142, prepared and adopted by the City of Napa, lead agency under CEQA for the development project; set bond amount at \$342,220; and authorize Chair to sign the Improvement Agreement for the Vista Grove subdivision.

EXECUTIVE SUMMARY

This development by Vista Grove Napa, LLC (developer), is for a 27-lot residential subdivision project located at APN's 007-045-041 and 007-045-042 in Napa. In order to provide sanitary sewer service to this project, the developer will install approximately 896 feet of 8-inch diameter and 239 feet of 6-inch diameter public sewer main. NapaSan requires the developer to enter into an Improvement Agreement for the installation of public sewer facilities.

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

FISCAL & STRATEGIC PLAN 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:	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:	None.

ENVIRONMENTAL IMPACT

The City of Napa, lead agency under CEQA, determined that the project is categorically exempt pursuant to CEQA Guidelines Section 15332 on December 4, 2018 by City of Napa Resolution R2018-142 for the Vista Grove Subdivision.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

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

Napa Sanitation District: Approve

Reviewed By: Timothy Healy