



Agenda Date: 11/17/2021
Agenda Placement: 7C

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

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

REPORT BY: Matthew Lemmon, Senior Civil Engineer - 707-258-6004

SUBJECT: Concur with CEQA Determination, Set Bond Amount, and Authorize Execution of Agreements for Napa Pipe Phase 1 Backbone Infrastructure

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2020-013, adopted by the City of Napa, lead agency under CEQA for the development project; set bond amount at \$2,104,200 and authorize Chair to sign the Improvement Agreement and Indemnification Agreement for the Napa Pipe Phase 1 Backbone Infrastructure.

EXECUTIVE SUMMARY

This development, by Napa Redevelopment Partners, LLC (developer), is for a mixed use subdivision located at the parcels described in the grant deeds recorded as document numbers 2016-0023528, 2016-0023530, and 2021-0016099 in Napa. The Final Map for this project contains ten numbered parcels, five lettered parcels, and one designated remainder parcel. Some of the parcels will be subject to further subdivision. In order to provide sanitary sewer service to this project, the developer will install approximately 2,990 feet of 8-inch diameter public sewer main and two recycled water service connections. NapaSan requires the developer to enter into an Improvement Agreement for the installation of public sewer and recycled water facilities.

The developer plans to install landscaping features, decorative paving, private utilities, and other improvements over portions of the public sewer and recycled water main which requires the developer to enter into an Indemnification Agreement. The Indemnification Agreement outlines the property owner responsibilities for removal and replacement of the private improvements, if required by NapaSan for access to maintain or repair the public sewer and recycled water systems. The Indemnification Agreement will be signed and recorded upon recordation of the Final Map.

Improvement plans for the required sanitary sewer and recycled water facilities have been prepared in conformance with NapaSan standards. A copy of the plans is 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 sewer 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 and recycled water revenue from the development. After construction of the public improvements, NapaSan will assume ownership of the public sanitary sewer and recycled water facilities and will be responsible for maintenance and operation.
Consequences if not approved:	Sewer and recycled water 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 within the scope of the Certified Environmental Impact Report (EIR) and the 2019 addendum to the EIR. This determination was made by the City of Napa pursuant to CEQA Guidelines Sections 15162, 15164, and 15168 on January 21, 2020 by City of Napa Resolution R2020-013.

BACKGROUND AND DISCUSSION

The Napa Pipe Phase 1 Backbone Infrastructure improvements is the initial phase of the Napa Pipe project. Plans sets and agreements for additional sanitary sewer and recycled water infrastructure will follow in the future as the site is developed.

SUPPORTING DOCUMENTS

- A . Improvement Agreement
- B . Area Map
- C . City Resolution R2020-013

Napa Sanitation District: Approve

Reviewed By: Timothy Healy