



Agenda Date: 11/18/2020

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: Simon Kobayashi, Associate Engineer - 707-258-6030

SUBJECT: Concur with CEQA determination, Set Bond Amount and Authorize Execution of Agreements for Foster Road Townhomes

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2019-092, prepared and adopted by the City of Napa, lead agency under CEQA for the development project; set bond amount at \$156,050; and authorize Chair to sign the Improvement Agreement and Private Main Agreement for Foster Road Townhomes.

EXECUTIVE SUMMARY

This residential development, by Foster Road Ventures, LLC, is for a 14-units townhome project located at 1124 Foster Road (APN 043-430-040) in Napa. In order to provide sanitary sewer service to this project, the developer will install a 6-inch public sanitary sewer lateral, 260 feet of 6-inch private sanitary sewer main, and other miscellaneous sewer facilities serving multiple units. The new sewer main will be installed within a private sanitary sewer easement that will be dedicated to all unit owners on the Final Map. NapaSan requires the developer to enter into an Improvement Agreement for the installation of public and private sewer facilities 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 recordation of the Final Map.

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 for 14 residential units as required by Code. The capacity charge revenue will be deposited 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 the project is exempt pursuant to CEQA guidelines Section 15332, on August 6, 2019 by City of Napa Resolution R2019-092 for the Foster Road Townhomes.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . CEQA Resolution
- B . Improvement Agreement
- C . Private Main Agreement

Napa Sanitation District: Approve

Reviewed By: Timothy Healy