



Agenda Date: 12/5/2018  
Agenda Placement: 7J

## Napa Sanitation District Board Agenda Letter

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**TO:** Honorable Board of Directors

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

**REPORT BY:** Robin D. Gamble Holley, Asset Management Analyst - (707) 258-6031

**SUBJECT:** Concur with CEQA determination, Set Bond Amount and Authorize Execution of Agreements for Pear Tree Lane Townhomes

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### **RECOMMENDATION**

Concur with CEQA determination in City of Napa Resolution R2007-0186, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$625,970; and authorize Chair to sign the Improvement Agreement, Private Sanitary Sewer Main Agreement, and Indemnification Agreement for Pear Tree Lane Townhomes (previously known as Pear Tree Terrace).

### **EXECUTIVE SUMMARY**

This development by, Warmington Residential California, Inc. and owned by Development Solutions NPT, LLC. (developer), is for a 71-lot townhome project located at 1151, 1080, 1090 and 1187 Pear Tree Lane (APN's 044-050-004, 044-050-005, 044-050-006 and 044-050-007) in Napa. In order to provide sanitary sewer service to this project, the developer will relocate approximately 431 linear feet of 8-inch diameter public sewer main within the property to facilitate a more desirable site plan. The new sewer main will be installed within a sanitary sewer easement that will be dedicated to NapaSan on the Final Map. Once the new public sewer main has been constructed, staff will return to the Board to quitclaim easements on the site that will no longer be needed. NapaSan requires the developer to enter into an Improvement Agreement for the installation of public sewer facilities.

The developer will install approximately 258 linear feet of private 8-inch sanitary sewer main and 1,037 linear feet of private 6-inch sanitary sewer main to serve the project. Each parcel will have a separate 4-inch lateral connected to the private main. NapaSan requires the developer to enter into a Private Sanitary Sewer Main Agreement which outlines the property owner responsibilities regarding the private sewer main and will be recorded upon recordation of the Final Map.

The development plans to install landscaping features, private storm drain, and other improvements over a portion of the new public 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 system. The Indemnification Agreement 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 IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	NapaSan will receive capacity charges for seventy-one 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, adopted a negative declaration in accordance with CEQA guidelines on November 20, 2007 by City of Napa Resolution R2007-0186 for Pear Tree Lane Townhomes (previously known as Pear Tree Terrace).

### **BACKGROUND AND DISCUSSION**

None.

### **SUPPORTING DOCUMENTS**

A . Improvement Agreement

- B . Indemnification Agreement
- C . Private Main Agreement
- D . City CEQA Resolution
- E . Area Map

Napa Sanitation District: Approve

Reviewed By: Timothy Healy