



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

Napa Sanitation District Board Agenda Letter

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 Agreement for Pheasant Lane

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2018-018, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$131,215; and authorize Chair to sign the Improvement Agreement for Pheasant Lane.

EXECUTIVE SUMMARY

This residential development, by North San Ramon Development 1, LLC, is for a 8-lot subdivision located at 5 Pheasant Lane. In order to provide sanitary sewer service to this project, the owner will install approximately 339 linear feet of 6-inch public sanitary sewer main in a new street serving the subdivision, install sewer laterals, and install other miscellaneous sewer facilities to serve the proposed development. NapaSan requires the owner to enter into an Improvement Agreement for the construction of sewer facilities.

Improvement plans for the required sanitary sewer facilities have been prepared in conformance with NapaSan's standards. A copy of the plans is 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 eight single family dwelling 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 from CEQA pursuant to Section 15332 of the CEQA Guidelines on February 20, 2018 by City of Napa Resolution R2018-018 for Pheasant Lane.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

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

Napa Sanitation District: Approve

Reviewed By: Timothy Healy