



Agenda Date: 2/5/2020
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: Karl Ono, Associate Engineer - (707) 258-6013

SUBJECT: Concur with CEQA Determination, Set Bond Amount, and Authorize Execution of Agreement for SoCo Apartments

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2016-8, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$452,000; and authorize Chair to sign the Improvement Agreement for SoCo Napa Apartments (previously known as Pietro Place).

EXECUTIVE SUMMARY

This development by, SoCo Napa LLC (developer), is for a 171-unit apartment project located at 725 and 737 Central Avenue and 2269 and 2263 Soscol Avenue (APN's 044-140-003, 044-140-004, 044-140-010, and 044-140-011) in Napa. In order to provide sanitary sewer service to this project, the developer will install approximately 1,030 linear feet of 8-inch diameter public sewer main. Each apartment building will have a separate lateral connected to the public main. The new sewer main and public laterals will be installed within a sanitary sewer easement that will be dedicated to NapaSan on the final map. 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 for 171 residential units 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, adopted a mitigated negative declaration in accordance with CEQA guidelines on January 19, 2016 by City of Napa Resolution R2016-8 for SoCo Napa Apartments (previously known as Pietro Place).

BACKGROUND AND DISCUSSION

The owner is proposing to install private water and storm drainage utilities, concrete flatwork, curb, gutter, sidewalk, and decorative colored/stamped asphalt pavement within the proposed sanitary sewer easement for the benefit of the owner. The proposed private site improvements are typically not allowed to be constructed within NapaSan easements. The owner has requested that NapaSan allow these improvements and has agreed to execute an Indemnification Agreement that relieves NapaSan of the responsibility of replacing or repairing the site improvements if it is necessary for NapaSan to repair or reconstruct the sewer mains. The Indemnification Agreement will be brought to the Board for execution at a future meeting after recordation of the Final Map.

SUPPORTING DOCUMENTS

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

Napa Sanitation District: Approve

Reviewed By: Timothy Healy