



Agenda Date: 6/2/2021
Agenda Placement: 7D

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: Authorize Execution of Agreement for the SoCo Napa Apartments Development

RECOMMENDATION

Authorize Chair to execute the Indemnification Agreement for the SoCo Napa Apartments development.

EXECUTIVE SUMMARY

This development project was previously considered by the Board at the regular meeting on February 5, 2020, where action was taken to concur with the CEQA determination by the City of Napa and authorize execution of an Improvement Agreement.

The owner is proposing to install private water and storm drainage utilities, concrete flatwork, curb, gutter, sidewalk, and decorative colored/stamped asphalt pavement within a 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 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 public sewer mains.

At the time of execution of the Improvement Agreement, the project's Final Map had not been recorded, and the sanitary sewer easement did not yet exist. The Final Map was recorded on December 17, 2020. The attached Indemnification Agreement includes a reference to the project's recorded Final Map.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

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

This development by, SoCo Napa LLC (developer), is for a 171-unit apartment project located at 725 Central Avenue (APN 044-140-027) 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 sewer lateral connected to the public main. The new sewer main and public laterals will be installed within a sanitary sewer easement that was dedicated to NapaSan on the project's Final Map.

SUPPORTING DOCUMENTS

- A . Indemnification Agreement
- B . Area Map

Napa Sanitation District: Approve

Reviewed By: Timothy Healy