



Agenda Date: 8/5/2020

Agenda Placement: 7G

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 Saratoga Vineyard Subdivision

RECOMMENDATION

Concur with CEQA determination in City of Napa Resolution R2020-011, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amount at \$258,640; and authorize Chair to sign the Improvement Agreement and Indemnification Agreement for Saratoga Vineyard Subdivision.

EXECUTIVE SUMMARY

This development, by Saratoga Vineyard Edenbridge Limited Partnership (developer), is for a 20-lot residential subdivision project located on the north side of Saratoga Drive between Capitola Drive and Silverado Trail (APN's 046-061-039 and 046-061-033) in Napa. In order to provide sanitary sewer service to this project, the developer will install approximately 675 feet of 8-inch diameter public sanitary sewer main and other miscellaneous sewer facilities. The new sewer main will be installed within the proposed right-of-way and 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.

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 signed and 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 twenty 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 categorically exempt pursuant to CEQA guidelines Section 15332, on January 21, 2020 by City of Napa Resolution R2020-011 for the Saratoga Vineyard Subdivision.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

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

Napa Sanitation District: Approve

Reviewed By: Timothy Healy