



Agenda Date: 9/16/2020

Agenda Placement: 7F

## 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:** Simon Kobayashi, Associate Engineer - 707-258-6030

**SUBJECT:** Concur with CEQA determination, Set Bond Amount and Authorize Execution of Agreements for Los Robles Subdivision

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### **RECOMMENDATION**

Concur with CEQA determination in City of Napa Resolution R2006-184, prepared and adopted by the City of Napa, lead agency under CEQA for the development project; set bond amount at \$122,000; and authorize Chair to sign the Improvement Agreement and Indemnification Agreement for Los Robles Subdivision.

### **EXECUTIVE SUMMARY**

This residential development, by R&H Development, is for a 5-lot subdivision located at 21 Los Robles Drive (APN's 046-180-016, 046-180-017 and 046-180-018) in Napa. In order to provide sanitary sewer service to this project, the developer will install approximately 360 feet of 8-inch public sanitary sewer main and other miscellaneous sewer facilities. The new sewer main 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.

The development proposes to install private storm drains, a retaining wall, and other improvements over a portion of the new public sewer main which requires the developer to enter into an Indemnification Agreement with NapaSan. 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 is 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 five 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 exempt pursuant to CEQA guidelines Section 15332, on November 14, 2006 by City of Napa Resolution R2006-184 for the Los Robles Subdivision.

**BACKGROUND AND DISCUSSION**

None.

**SUPPORTING DOCUMENTS**

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

Napa Sanitation District: Approve

Reviewed By: Timothy Healy