



Agenda Date: 3/21/2018
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: Robin D. Gamble, Asset Manager - (707) 258-6031
SUBJECT: Authorize Execution of Quitclaim for The Watermark at Napa Valley

RECOMMENDATION

Adopt a resolution authorizing execution of quitclaim deed over a portion of PTN 007-120-006 and PTN 007-120-012 (New Adjusted Parcel 1), a resolution granting said interest in and over said real property to the Justin Siena High School Corporation.

EXECUTIVE SUMMARY

To facilitate the development of the Watermark at Napa Valley developed by KTJ 223, LLC and owned by Justin Siena High School Corporation, NapaSan staff requested the existing 15-foot wide easement be quitclaimed and a new 30-foot wide easement centered on the existing 8-inch sewer main that bisects the property be granted to NapaSan as a condition of approval for the project. The reason for the request is that due to the proximity of the new building and some planned hardscape improvements the existing 15-foot easement would be too narrow for NapaSan to perform maintenance on the sewer system. Staff believes a 30-foot easement is reasonable due to the site restrictions.

If the Board authorizes quitclaiming the existing easement, NapaSan and Justin Sienna High School Corporation, will quitclaim the existing easement and record a new 30-foot wide easement centered on the existing 8-inch sanitary sewer main in the same location which will be provided at a later date. Staff will not record the quitclaim deed until the paperwork for the new easements has been received.

Also at a later date, Justin Siena High School Corporation will also grant an access easement through the site so NapaSan staff can easily access sewer assets and will grant a 20-foot wide easement over a 14-inch sewer pipe that was replaced outside of the right-of-way.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

None for this action.

BACKGROUND AND DISCUSSION

Due to the recent recordation of the lot line adjustment (LLA), new assessor parcel numbers (APN's) have not been assigned to the new parcels. Per the developers title company, an acceptable way to reference the newly created parcel is by a Portion (PTN) of the previous APN's. Therefore, the new parcel is referenced as PTN 007-120-006 and PTN 007-120-012 (New Adjusted Parcel 1).

SUPPORTING DOCUMENTS

- A . Quitclaim Resolution
- B . Quitclaim Deed
- C . Area Map

Napa Sanitation District: Approve

Reviewed By: Timothy Healy