



Agenda Date: 11/6/2019
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: Robin D. Gamble Holley, Asset Management Analyst - (707) 258-6031
SUBJECT: Indemnification Agreement - The Watermark at Napa Valley

RECOMMENDATION

Authorize Chair to sign an Indemnification Agreement for The Watermark at Napa Valley.

EXECUTIVE SUMMARY

The Watermark at Napa Valley, by Justin Sienna High School Corporation located at 4055 Solano Avenue, is under construction to build a 173-unit senior housing facility. The project developer desires to increase surface improvements within NapaSan's sewer easement. The owner initially proposed to install minor fencing, hardscape, and other decorative features within the sanitary sewer easement and an Indemnification Agreement was approved by the Board on February 28, 2018. Recently, the owner proposed to install additional improvements including metal fences, pickleball and bocce courts, a natural or synthetic turf putting green with sand trap, and movable raised box planters within the sanitary sewer easement.

The new proposed improvements are typically not allowed to be constructed within NapaSan easements. The owner requested NapaSan allow these hardscape and landscape improvements and has agreed to sign the attached Indemnification Agreement that relieves NapaSan of the responsibility of replacing or repairing the site improvements if it is necessary for NapaSan to repair, reconstruct, or install new sewer infrastructure. The revised Indemnification Agreement will be recorded with the Napa County Recorder after execution by the Board Chair.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

None.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Watermark Indemnification Agreement
- B . Watermark Area Map

Napa Sanitation District: Approve

Reviewed By: Timothy Healy