



Agenda Date: 6/17/2020  
Agenda Placement: 7C

## 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:** Karl Ono, Associate Engineer - (707) 258-6013

**SUBJECT:** Concur with CEQA determination, Set Bond Amount, and Authorize Execution of Agreement for Stanly Ranch Phase II Sewer Improvements

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### **RECOMMENDATION**

Concur with CEQA determination in City of Napa Resolution R2010-48, prepared and adopted by the City of Napa, Lead Agency under CEQA for the development project; set bond amounts at \$2,022,000, and authorize Chair to sign the Improvement Agreement for the Stanly Ranch Resort Project - Phase II Sewer Improvements.

### **EXECUTIVE SUMMARY**

This development by, SRGA LP (developer), is for 70 whole ownership and 40 fractional ownership residential units located in Stanly Ranch on Stanly Crossroad (APNs 047-230-059 and 047-230-060). In order to provide sanitary sewer service for this project, the developer will install approximately 6,950 feet of 6-inch and 8-inch private gravity sewer main, one private sewer pump station, and 300 feet of 2-inch private sewer force main within the property.

NapaSan requires the developer to enter into an Improvement Agreement for the installation of private sewer facilities serving multiple parcels.

Improvement plans for the private sanitary sewer 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 resort/hotel and 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:	The private sewer improvements for this project will be owned, operated, and maintained by the developer, property owners, and hotel operator.
	NapaSan will receive annual sewer service charges from the development.
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, adopted an environmental impact report in accordance with CEQA guidelines on April 20, 2010 by City of Napa Resolution R2010-48 for Stanly Ranch Resort (formerly St. Regis Napa Resort Project).

### **BACKGROUND AND DISCUSSION**

The owner is proposing to install private sanitary sewer mains and private recycled water mains to serve an existing parcel (APN 047-230-060) and ten future parcels that will be created with a proposed subdivision of an existing parcel (APN 047-230-059).

The proposed private recycled water mains have not yet been designed. The owner has requested that NapaSan approve the future recycled water improvements under a separate Improvement Agreement, which will be brought to the Board for execution at a future meeting after the recycled water improvement plans have been prepared.

NapaSan requires the developer to enter into a Private Main Agreement which outlines the property owner responsibilities regarding the operation and maintenance of private mains. A Private Main Agreement covering the private improvements within the existing parcel (APN 047-230-059) that is proposed to be subdivided will be brought to the Board for execution at a future meeting after recordation of the Final Map.

### **SUPPORTING DOCUMENTS**

A . CEQA Resolution

B . Improvement Agreement - Private Sewer

C . Area Map

Napa Sanitation District: Approve

Reviewed By: Timothy Healy