



Agenda Date: 7/15/2020

Agenda Placement: 7F

## 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:** Adopt Resolution Authorizing Execution of a Quitclaim Deed - Pear Tree Lane Townhomes

---

### **RECOMMENDATION**

Adopt a resolution authorizing execution of quitclaim deed for a portion of land identified in the Final Map of Pear Tree Lane Townhomes, a resolution granting said interest in and over said real property to Taylor Morrison of California, LLC.

### **EXECUTIVE SUMMARY**

Taylor Morrison of California, LLC is the owner and developer of a 71-unit townhome project located on Pear Tree Lane. Prior to the development project, an existing 8-inch sewer main (installed in 1979) bisected the property. To facilitate the desired building layout within the project the developer constructed a new sewer main within the project in a slightly different location and abandoned the existing sewer main that was located within an existing easement. The new sewer main is located within a 20-foot wide easement which was dedicated to and accepted by NapaSan on the Final Map for the project. The new sewer main was installed per NapaSan standards, inspected, and is now in service. At this time, it is appropriate to quitclaim the existing easement because the new sewer main is in service and the existing easement is no longer needed by NapaSan for operation of the collection system.

Staff will bring the acceptance of the new sanitary sewer improvements to the Board at a future meeting once all sanitary sewer improvements have been installed per the requirements of the approved project plans.

### **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact? No

**ENVIRONMENTAL IMPACT**

None.

**BACKGROUND AND DISCUSSION**

None.

**SUPPORTING DOCUMENTS**

- A . Pear Tree Resolution
- B . Pear Tree Quitclaim Deed
- C . Pear Tree Map

Napa Sanitation District: Approve

Reviewed By: Timothy Healy