



Agenda Date: 8/4/2021
Agenda Placement: 7G

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors
FROM: Timothy Healy - General Manager
NS-Technical Services/Engineer
REPORT BY: Karl Ono, Associate Engineer - (707) 258-6013
SUBJECT: Authorize Execution of Agreement for the Stanly Ranch Phase II Development

RECOMMENDATION

Authorize Chair to execute the Private Main Agreement for the Stanly Ranch Phase II development.

EXECUTIVE SUMMARY

This development project was previously considered by the Board at the regular meeting on June 17, 2020, where action was taken to concur with the CEQA determination by the City of Napa and authorize execution of an Improvement Agreement for the installation of private sewer facilities serving multiple parcels. At the time of execution of the Improvement Agreement, the project's Final Map had not been recorded, and parcels to be served by the private sanitary sewer and recycled mains did not yet exist. The Final Map was recorded on December 17, 2020. The attached Private Main Agreement includes a reference to the project's recorded Final Map. The Private Main Agreement outlines the property owner's responsibilities for ownership and maintenance of onsite private sanitary sewer and recycled water systems and will be recorded upon execution by all parties.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

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

This development, by SRGA LP (developer), is for 70 whole ownership and 40 fractional ownership residential units located on Stanly Crossroad. In order to provide sanitary sewer service for this project, the developer is installing 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.

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.

SUPPORTING DOCUMENTS

A . Private Main Agreement

Napa Sanitation District: Approve

Reviewed By: Timothy Healy