



Agenda Date: 9/4/2019  
Agenda Placement: 7E

## 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:** Andrew Damron, Technical Services Director - 707-258-6000

**SUBJECT:** Concur with CEQA determination, Set Bond Amounts, and Authorize Execution of Agreement for Stanly Ranch Resort Sewer and Recycled Water 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 \$2,288,000 (offsite public sewer), \$2,297,415 (onsite private sewer), and \$1,340,000 (onsite private recycled water); and authorize Chair to sign the Improvement Agreements and the Private Main Agreement for the Stanly Ranch Resort Project.

### **EXECUTIVE SUMMARY**

This development by, SRGA, LP (developer), is for a resort development located in Stanly Ranch on Stanly Crossroad (APNs 047-230-059, 047-230,060, 047-230-061, and 047-230-062). In order to provide sanitary sewer and recycled water service for this project, the developer will install approximately:

- | 1,100 feet of 8-inch diameter public gravity sewer main, 75 feet of 6-inch diameter public sewer force main, and a public sewer pump station offsite;
- | 6,600 feet of 4 to 8-inch diameter private gravity sewer main and 3,000 feet of 2 to 3.5-inch private sewer force main within the property;
- | 18,200 feet of private recycled water main within the property.

NapaSan requires the developer to enter into Improvement Agreements for the installation of public sewer, private sewer, and private recycled water facilities serving multiple parcels.

The developer will install private sanitary sewer mains and private recycled water mains to serve the four parcels within the project. 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. The Private Main

Agreement will be recorded.

Improvement plans for the public sanitary sewer, private sanitary sewer, and private recycled water facilities have been prepared in conformance with NapaSan standards. A copy of the plans are available for review at NapaSan's office.

### **FISCAL IMPACT**

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|-----------------------------------|--|
| 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 and recycled water improvements for this project will be owned, operated, and maintained by the developer, property owners, and hotel operator.<br><br>NapaSan will receive annual sewer service charges from the development. After completion of the public improvements, NapaSan will assume ownership of the public sewer mains and pump station and will be responsible for maintenance and operation. Per the terms and conditions of annexation of the Stanly Ranch area, the properties are responsible for reimbursing NapaSan for operation, maintenance, and depreciation costs for the pump station and river crossing. A reimbursement agreement will be scheduled for Board consideration at a future meeting. |
| Consequences if not approved:     | Sewer service and recycled water 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**

None.

**SUPPORTING DOCUMENTS**

- A . CEQA Resolution
- B . Private Main Agreement
- C . Improvement Agreement - Public Sewer
- D . Improvement Agreement - Private Sewer
- E . Improvement Agreement - Private Recycled Water

Napa Sanitation District: Approve

Reviewed By: Timothy Healy