



Agenda Date: 11/1/2017

Agenda Placement: 8A

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

FROM: Timothy Healy - General Manager
NS-Technical Services/Engineer

REPORT BY: Matthew Lemmon, SENIOR CIVIL ENGINEER - 707-258-6004

SUBJECT: Receive Presentation from Staff and Provide Direction on Sanitary Sewer Service for 410 Stonecrest Drive

RECOMMENDATION

Receive presentation from staff and provide direction on sanitary sewer service for 410 Stonecrest Drive.

EXECUTIVE SUMMARY

410 Stonecrest Drive (Assessor Parcel Number 052-080-026) is a 2.8 acre parcel located on the east side of Napa and just outside the Napa City Limits. The parcel is zoned for agricultural watershed land use. It has an existing 5-bedroom home constructed in the 1930s and a 2-bedroom guest house. Both structures are served by City water and a shared septic system. The parcel is currently for sale and both structures are unoccupied. A septic system inspection conducted by RSA+ in September 2017 identified that the septic system has failed and a replacement system can only support a 4-bedroom home. The County of Napa reviewed the report by RSA+ and sent a letter to LAFCO concurring with the findings of the RSA+ report. The letter stated that the failed septic system is a threat to public health and recommended connection to the public sewer system.

410 Stonecrest Drive is located outside NapaSan's Sphere of Influence (SOI) and outside the Rural Urban Limit; however, a public sewer main is located in Stonecrest Drive approximately 100 feet from the property line. The existing sewer main is a 6-inch vitrified clay pipe that was constructed in 1956. The property owner's representative (Randy Gularte) has engaged both LAFCO and NapaSan with a request to connect to the public sanitary sewer system through an Outside Service Agreement (OSA). NapaSan responded to the request with a letter stating that NapaSan is willing to provide service but believes that the appropriate method is through a study and an amendment to NapaSan's SOI. NapaSan staff believes there are neighboring parcels that are similarly situated with septic systems that may have surpassed their useful lives. Staff is concerned that if sewer service is extended to one parcel at a time then the infrastructure will not be designed and constructed properly to serve the other similarly situated parcels. A study would evaluate how to serve these parcels and whether or not the existing

downstream sewer infrastructure is suitable to convey the additional flow.

LAFCO provided a letter to NapaSan on October 23, 2017 stating that LAFCO typically discourages the expansion of special district service areas into lands designated for agriculture or open space uses, but given the threat to public health, LAFCO believes it is appropriate for NapaSan to file a request for outside service with LAFCO. LAFCO recommends that the OSA request be limited to only the existing residential uses that rely on the existing septic system.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	If an Outside Service Agreement is granted for this parcel, NapaSan will receive capacity charges as required by NapaSan Code. The capacity charge revenue has not been budgeted in NapaSan's Expansion Fund because the parcel is located outside NapaSan's service area.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	A sewer system study and improvements necessary to serve the parcel(s) would be paid for by the owner and would be designed in conformance with NapaSan standards. Conditions of outside service will be established by NapaSan as part of the Outside Service Agreement.
Is the general fund affected?	Yes
Future fiscal impact:	If an Outside Service Agreement is granted, NapaSan will receive annual sewer service charges from the parcel. After completion of the improvements necessary to serve the parcel, NapaSan will assume ownership of the public sewer mains and laterals and will be responsible for maintenance and operation.
Consequences if not approved:	NapaSan will not apply to LAFCO for an Outside Service Agreement.
Additional Information:	

ENVIRONMENTAL IMPACT

LAFCO is the lead agency under CEQA and will ultimately make a determination.

BACKGROUND AND DISCUSSION

NapaSan's Sphere of Influence (SOI) was first established in 1975 by LAFCO. The SOI sets the ultimate service area for NapaSan. The SOI is generally consistent with the Napa Rural Urban Limit (RUL). An Outside Service Agreement allows NapaSan to provide service to a parcel outside the SOI, and typically occurs when a septic system fails and the County of Napa deems there is an imminent threat to public health.

SUPPORTING DOCUMENTS

- A . Letter from Napa County
- B . Letter from Owner
- C . Letter from NapaSan
- D . Letter from LAFCO
- E . RSA Site Evaluation Report
- F . Presentation Slides

Napa Sanitation District: Approve

Reviewed By: Timothy Healy