



Agenda Date: 11/1/2017
Agenda Placement: 8B

Napa Sanitation District Board Agenda Letter

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: Second Reading of Ordinance Amending District Code 5.01 and 5.02 to Add and Modify Commercial Categories

RECOMMENDATION

Adopt Ordinance 107 Amending District Code Section 5.01 Sewer Service Charges and Section 5.02 Capacity Charges to add and modify commercial categories, by taking the following actions:

1. Conduct second reading of ordinance, by title only, and waive full reading.
2. Hold public hearing pursuant to rules for adopting ordinances.
3. Close public hearing.
4. Adopt Ordinance No. 107 to revise Section 5.01 Sewer Service Charges and Section 5.02 Capacity Charges

EXECUTIVE SUMMARY

NapaSan code lists commercial categories for sewer service charges and capacity charges. Sewer service charges for commercial users are determined by annual water use and an assigned strength factor (5.01.030) based on the estimated average loadings for the business category. Capacity charges for commercial users are determined by type of use (5.02.030), an assigned EDU factor based on the estimated average loadings for the business category, and the size of the commercial space.

Some recent commercial projects do not clearly fit within existing categories listed in the District Code. Additionally, since it is infeasible to have unlimited commercial use types, the proposed code change will authorize the General Manager to assign a factor based on his/her best professional judgement. The purpose of this Code change is to update the Code to reflect current practices for categorizing commercial businesses for calculation of capacity and sewer service charges.

Section 2 of the proposed code change clarifies the payment of capacity charges over time for restaurants.

The proposed code change in Section 3 clarifies that capacity charges are required for the entire unit including outside space. This is consistent with the existing capacity charge requirements for restaurants and is consistent with current practice for all commercial capacity categories. The basis for assessing capacity charges for outside spaces is that the peak flow from the facility will occur when indoor and outdoor spaces are concurrently occupied.

NapaSan evaluated water use and commercial space sizes of comparable existing businesses in the proposed new categories, and based on this evaluation determined equitable sewer service charge business category factors and capacity charge factors that are proportional to their impact on the sewer system.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

This item is specifically exempt from the voting requirements of Article XIIC of the California Constitution because it is a charge imposed as a condition of property development.

SUPPORTING DOCUMENTS

- A . Ordinance 107 - Redline Version
- B . Ordinance 107 - Clean Version

Napa Sanitation District: Approve

Reviewed By: Timothy Healy