



Agenda Date: 2/28/2018

Agenda Placement: 8A

## Napa Sanitation District Board Agenda Letter

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**TO:** Honorable Board of Directors

**FROM:** Andrew Damron for Timothy Healy - General Manager  
NS-Technical Services/Engineer

**REPORT BY:** Matthew Lemmon, Senior Civil Engineer - 707-258-6004

**SUBJECT:** Appeal of NapaSan Requirements Regarding Outside Service Agreement for 410 Stonecrest Drive (APN 052-080-026) and Provide Direction to Staff

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### **RECOMMENDATION**

Receive presentation from Staff, appeal from property owner, and provide direction regarding Outside Service Agreement for property located at 410 Stonecrest Drive, Napa (APN 052-080-026).

### **EXECUTIVE SUMMARY**

This Outside Service Agreement (OSA) is for a single-family dwelling located at 410 Stonecrest Drive in Napa (APN 052-080-026). The Napa County Department of Environmental Management has determined that the septic system serving the parcel has failed and creates a threat to public health. The NapaSan Board directed Staff to submit an application for outside service with LAFCO at the November 1, 2017 NapaSan Board meeting. Outside service was authorized by LAFCO at its December 4, 2017 meeting.

The OSA contains requirements that the property owner must fulfill prior to obtaining a permit to connect to the public sanitary sewer system. One of the requirements is to extend the public sewer main across the full property frontage, which is consistent with other development projects and is required by NapaSan's Standard Specification Section 10.27. Since 410 Stonecrest Drive is located outside of NapaSan's Sphere of Influence, NapaSan has provided an option for the owner to enter into a Deferred Improvement Agreement which would allow the owner to install the improvements at a later date. The property owner is appealing NapaSan's standard requirement to extend the sewer main across the full property frontage. The owner has accepted all other requirements in the OSA.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

LAFCO is the lead agency under CEQA.

### **BACKGROUND AND DISCUSSION**

410 Stonecrest Drive (Assessor Parcel Number 052-080-026) is a 2.8 acre parcel located to the east of Napa and 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 that is served by City water and a septic system. The parcel is currently for sale and the home is 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.

### **SUPPORTING DOCUMENTS**

- A . Appeal Procedures
- B . Appeal Letter
- C . Draft Outside Service Agreement

Napa Sanitation District: Approve

Reviewed By: Andrew Damron