



Agenda Date: 4/6/2016
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: Andrew Damron, Senior Civil Engineer - 707-258-6000

SUBJECT: Relief on Application - 201 and 251 Riverside Drive (APN's 005-123-006 & 005-123-011) in Napa

RECOMMENDATION

Conduct an appeal hearing and make a determination whether to grant request for relief on application by extending the capacity charge credit period for 201 and 251 Riverside Drive (APN's 005-123-006 & 005-123-011).

EXECUTIVE SUMMARY

Pacific Gas and Electric (PG&E) owns 201 and 251 Riverside Drive (APN's 005-123-006 & 005-123-011) which are comprised of address range 201-267 Riverside Drive and was known as Riverside Apartments (40 units). The site was used as a gas manufacturing plant until the mid-1920's and was found to have soil contaminants. PG&E obtained a demolition permit from the District in April 2011 and completed demolition of the structures and sewer improvements in October 2011.

At the District's Board meeting on April 6, 2011, the Board approved Resolution 11-003 granting an extension of the capacity charge credits for 5 years from the issuance of the demolition permit to provide time to perform environmental remediation. The credits are set to expire on April 15, 2016. Environmental remediation is not complete.

Since Resolution 11-003 was adopted, District Code covering demolition credits has changed. District Code Section 5.02.050 (see attached) provides applicants with two options: 1) capacity charge credits are valid for two years and during that time, no sewer service charges are assessed; or 2) capacity charge credits do not expire provided the applicant agrees to continue to pay sewer service charges.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

None

BACKGROUND AND DISCUSSION

Staff is unable to quantify a fiscal impact, if any, at this time because the future use (and total EDU's) of the parcels is unknown.

SUPPORTING DOCUMENTS

- A . Resolution 11-003
- B . Letter from PG&E
- C . Applicable Code Sections
- D . Presentation Slides

Napa Sanitation District: Approve

Reviewed By: Timothy Healy