



Agenda Date: 6/15/2016
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 - 2001 Salvador Avenue (APN 035-110-027) in Napa - Oaktree Vineyard

RECOMMENDATION

Conduct an appeal hearing and make a determination whether to grant request for relief on application by changing the sewer service charge for Oaktree Vineyard located at 2001 Salvador Avenue (APN 035-110-027).

EXECUTIVE SUMMARY

Oaktree Vineyards is a 188-unit residential site located at 2001 Salvador Avenue (southwest corner of Salvador Ave and Solano Ave). The residential units were permitted by the District between 1984 and 1988 ranging in size from 972 SF to 1,948 SF. In 1994 the District issued a memo (attached) describing that the sewer service charges for the development should be 1.0 EDU per unit due to the size of the units and that all of the residents have in-unit clothes washers.

In April 2016, the property manager for the residential site sent a letter (attached) to the District requesting relief on application and reduction of sewer service charges from 1.0 EDU per unit to 0.6 EDU per unit.

District Code Section 5.01.010 establishes sewer service charges for single family homes (R01) at 1.0 EDU per unit and mobile homes (R05) at 0.6 EDU per space.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No

What is the revenue source?	All sewer service charge revenue is budgeted in the operations fund.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	It is at the discretion of the Board to grant the relief on application.
Is the general fund affected?	Yes
Future fiscal impact:	If relief is granted, the District will collect sewer service charges equal to 0.6 EDU per unit resulting in a 40% reduction. The FY16/17 reduced amount for 188 units would be \$41,726.98 (or a reduction of \$221.95 per unit), if relief is granted.
Consequences if not approved:	If relief is not approved, sewer service charges of 1.0 EDU per unit will continue to apply. The revenue will be used to cover cost of service.
Additional Information:	

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

None.

SUPPORTING DOCUMENTS

- A . Appeal Procedure
- B . District Memo - 1994
- C . Property Management - Correspondence
- D . Email Correspondence
- E . Applicable Code Sections
- F . Presentation Slides

Napa Sanitation District: Approve

Reviewed By: Timothy Healy