

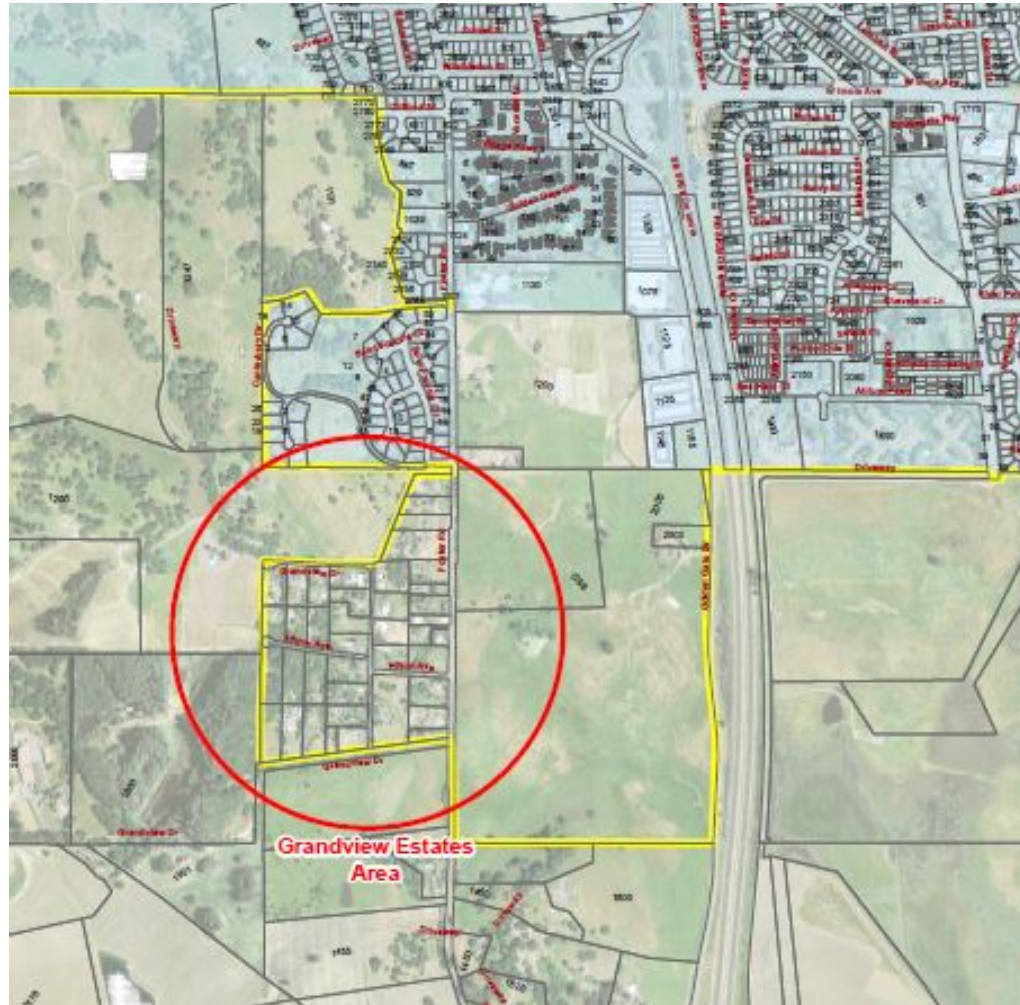


# Grand View Estates Sewer Expansion

Napa Sanitation District  
Board of Directors Meeting  
June 1, 2016



# Grand View Estates





# Grand View Estates Background

- 40 total properties
- 30 within City limits
- All within NSD Sphere of Influence
- All outside of NSD Boundary
- Properties may connect to NSD
  - Requires annexation
  - Requires extension of existing public mains



# Grand View Estates Background (cont'd)

- Periodic inquiries to Staff regarding connection to public sewer
- Property owners typically choose not to annex due to costs associated with extensions of public mains
- May 2016 – Board approached by property owner and requested that Staff study connection and provide a report



# Staff Feasibility Study

1. Can the area be served by gravity mains?
  2. What potential sewer alignments exist?
  3. What is the anticipated cost for connection to NSD?
- Two Alternatives were studied



# Alternative A Foster Road Extension





# Alternative A - Details

- Gravity sewer option exists
- ~6,000 feet of (N) public sewer mains
- Project Cost: \$2,665,000
- Additional Connection Cost per Property: \$20,000
- Total Cost per Property:
  - All (40) properties in Sphere: \$87,000
  - (30) within City limits: \$109,000



# Alternative A

## Potential Issues

- Existing Utility Conflicts
  - Staff identified potential storm drain conflict in 1990 associated with 1,000 LF mainline extension on Foster Road
  - Other utilities that require relocation?





# Alternative B - Details

- Gravity sewer option exists
- ~8,500 feet of (N) public sewer mains
- Project Cost: \$3,731,000
- Additional Connection Cost per Property: \$20,000
- Total Cost per Property:
  - All (40) properties in Sphere: \$113,000
  - (30) within City limits: \$144,000



# Alternative B

## Potential Issues

- Alignment not in public right-of-way
- Alignment through undeveloped private property (Ghisletta)
- Easements required – added costs
- Environmental studies and mitigation – added costs



# Questions?



# Discussion/Direction

- Discuss Options
  - Assessment District formation
  - Interested property owners construct
    - Payback Agreement initiated
  - NSD constructs mains
- Direction
  - Further study?
    - Survey
    - Environmental
    - Assessment District consultant