



# Oaktree Vineyards Sewer Service Charges

Napa Sanitation District  
Board of Directors Meeting  
June 15, 2016



# Background

- 188 residential units
- Single parcel
- Permitted between 1984-1988
- Unit size range 972 SF to 1,948 SF



# Background

- Sewer service charges (SSC)
  - 1.0 EDU per unit x 188 units
- NSD memo from 1994
  - Size
  - Laundry facilities in units
- Letter from property manager dated April 18, 2016
  - Requested SSC rate of 0.6 EDU per unit



# NSD Code

## 5.01 Sewer Service Charges

### 5.01.010 Rates

Residential Unit Category	Annual Sewer Service Units
R01 Single Family Dwelling, Granny Units, each unit	1.0
R02 Duplex, each unit	1.0
R04 Condominiums & Townhouses, each unit	1.0
R03 Triplex Apartment, each unit	0.6
R03 Fourplex Apartment, each unit	0.6
R03 All other Apartment Units, each unit	0.6
R13 Single Room Occupancy, each unit	0.6
R05 Mobile Home, per space	0.6
R06 Overnight Trailer Parking, per space	0.4



# FY 16/17 Estimated Sewer Service Charges

	1.0 EDU	0.6 EDU	Difference
Per unit	\$554.88	\$332.93	\$221.95
188 units	\$104,317.44	\$62,590.46	\$41,726.98



# Oaktree Vineyard







# Oaktree Vineyard





# Oaktree Vineyard







# Oaktree Vineyard





# Newells Mobile City







# Newells Mobile City





# Grandview Mobile Home Park







# Grandview Mobile Home Park







# Considerations

- Oaktree Vineyard units are manufactured homes
- Oaktree units are more-permanent than typical mobile homes/trailers
  - Installed on a permanent foundation system
- Other facilities in the District are mobile homes/trailers



# Options

- Confirm that Oaktree Vineyard units are not mobile homes per Section 5.01.010 and sewer service charges should continue to be charged at 1.0 EDU per unit
- Relief on application – conclude that sewer service charges should be assessed at 0.6 EDU per unit