



410 Stonecrest Drive

Napa Sanitation District
Board of Directors Meeting
November 1, 2017



Outline

- Background
 - NapaSan service area
 - Outside Service Agreements
 - 410 Stonecrest Drive
- Options for providing sewer service to 410 Stonecrest Drive
- Discussion and Board direction

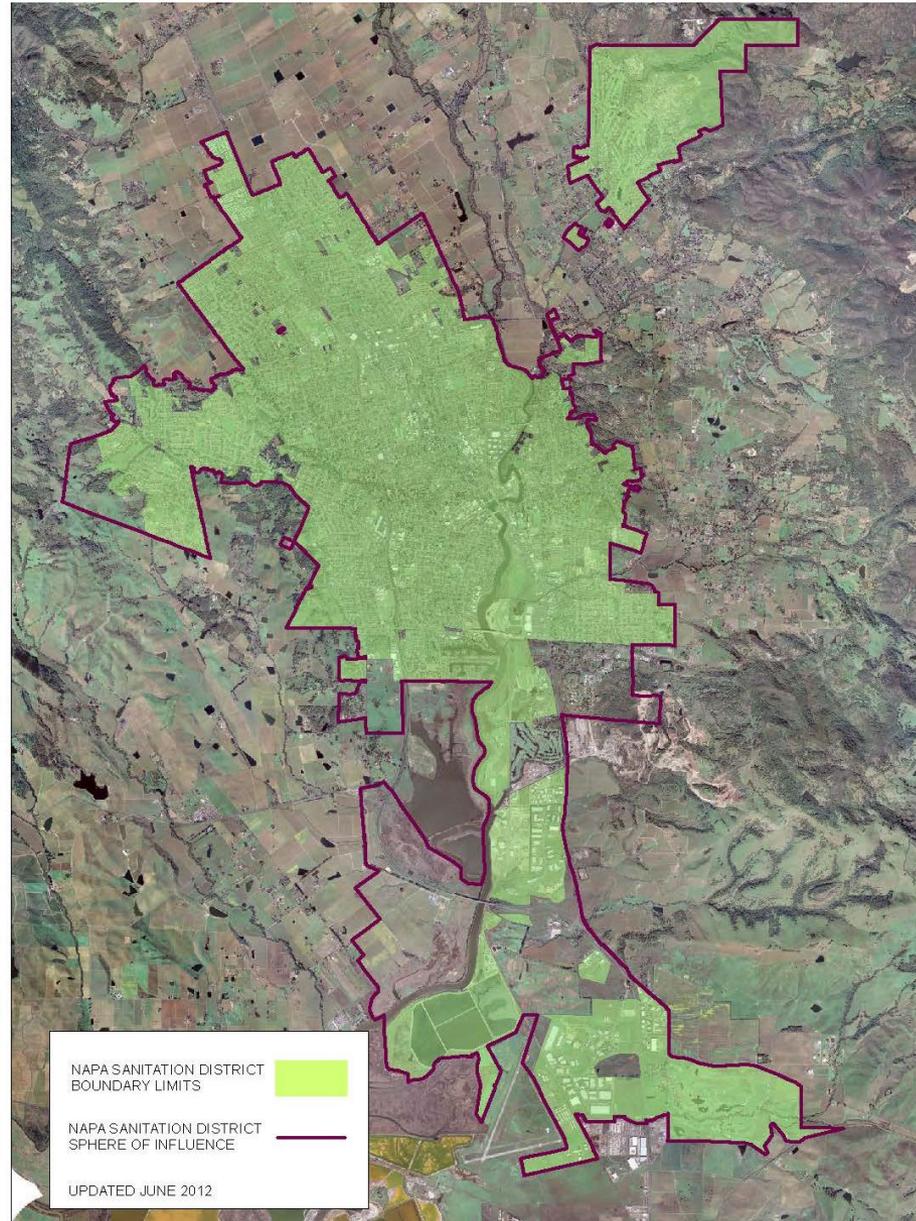


NapaSan Service Area

- NapaSan Sphere of Influence (SOI) first established in 1975 by LAFCO
 - SOI sets the ultimate service area
- SOI is generally consistent with the Rural Urban Limit (RUL)



NapaSan SOI and Boundary



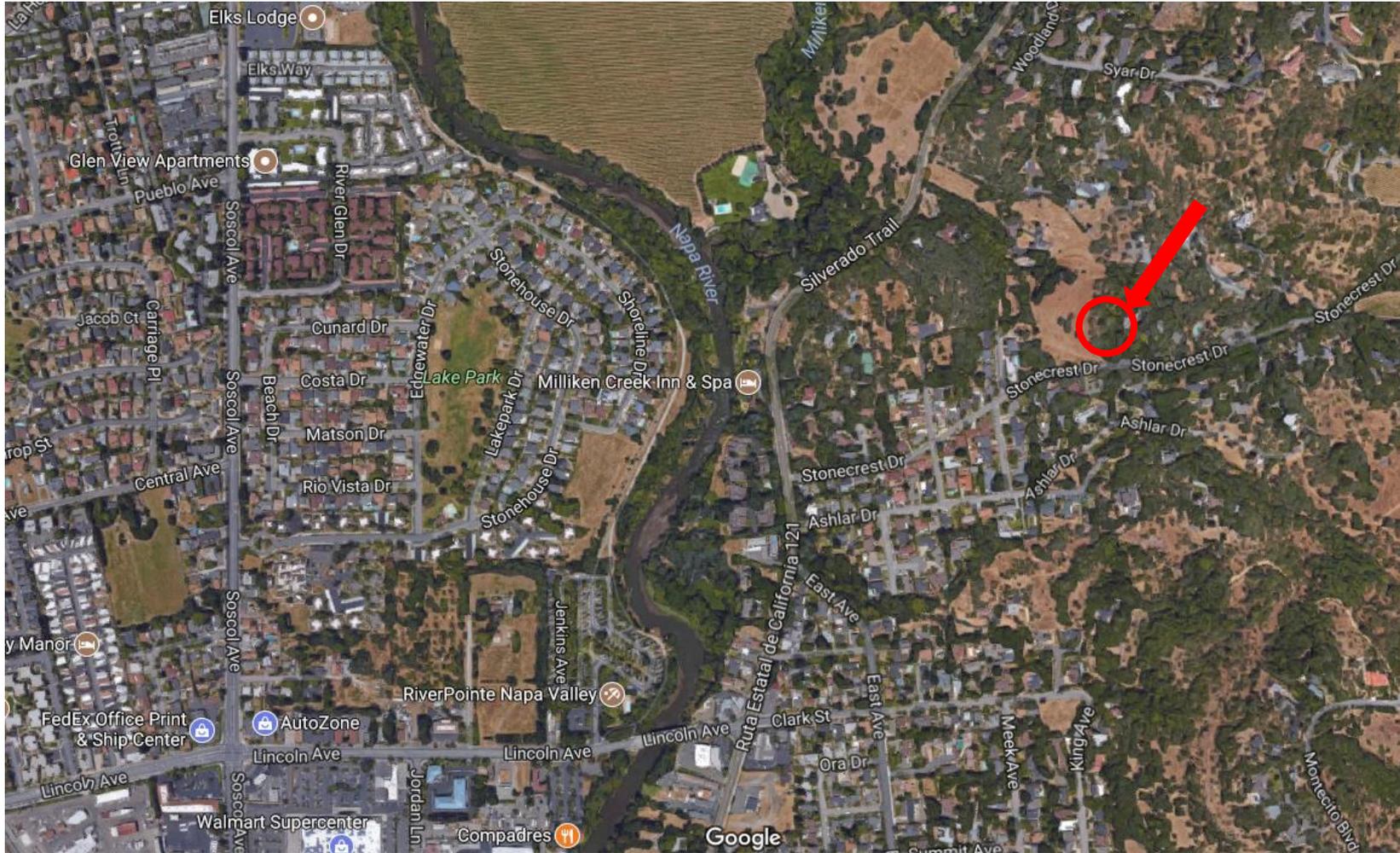


Outside Service Agreements

- Outside Service Agreements (OSA's) allow NapaSan to provide service to a parcel outside the service area
 - NapaSan would apply for an OSA through LAFCO
 - OSA's typically occur when a septic system fails and there is an imminent threat to public health



410 Stonecrest Drive



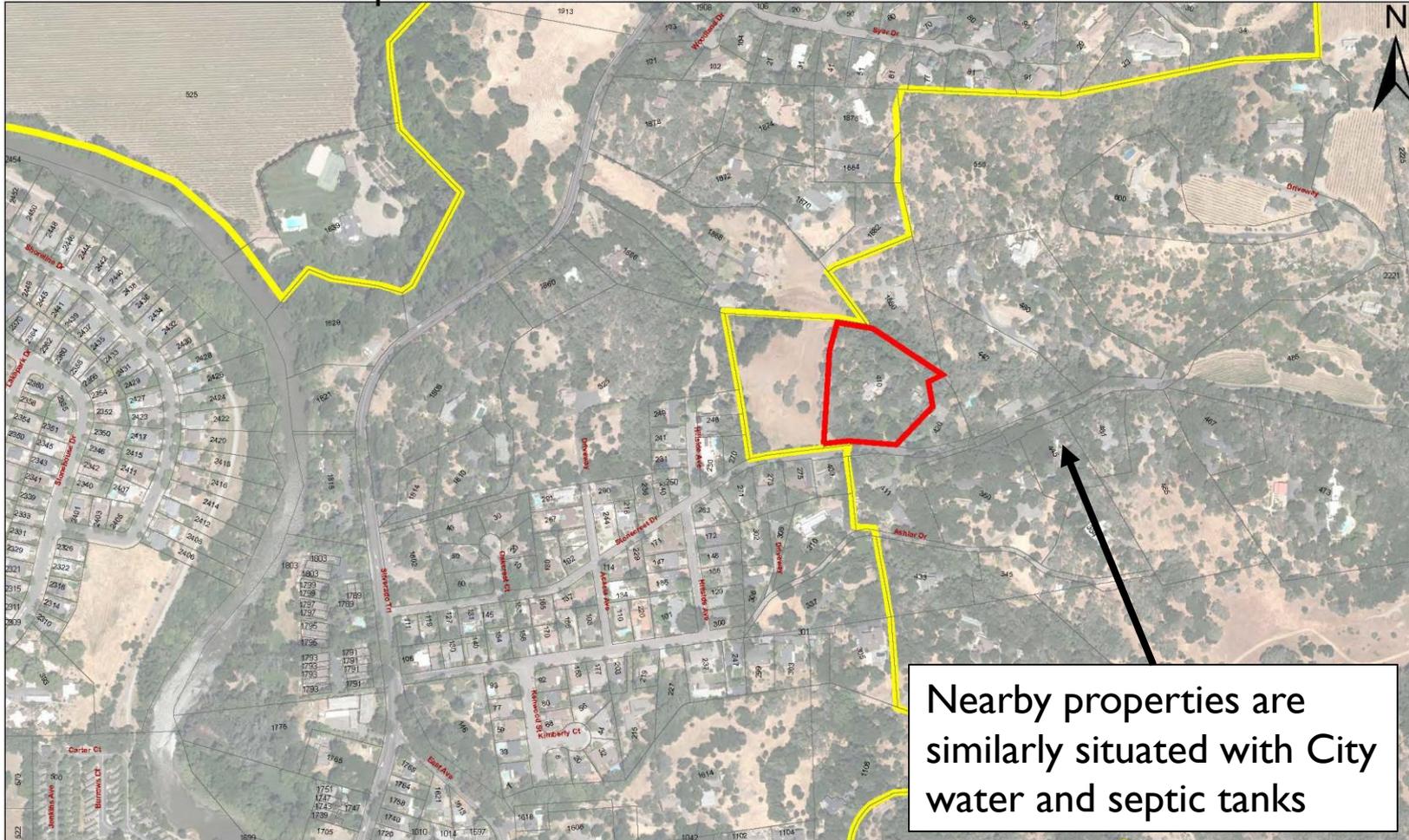


410 Stonecrest Drive

- 5-bedroom residence with 2-bedroom guest house
 - Both structures served by City water and a septic system
 - Both residences are currently vacant
- House was built in the 1930s
- Parcel is outside RUL & NapaSan SOI
- Parcel is zoned for agricultural watershed land use



NapaSan SOI near 410 Stonecrest Drive



Nearby properties are similarly situated with City water and septic tanks

0 155 310 620 930 1,240 Feet
1 inch = 300 feet



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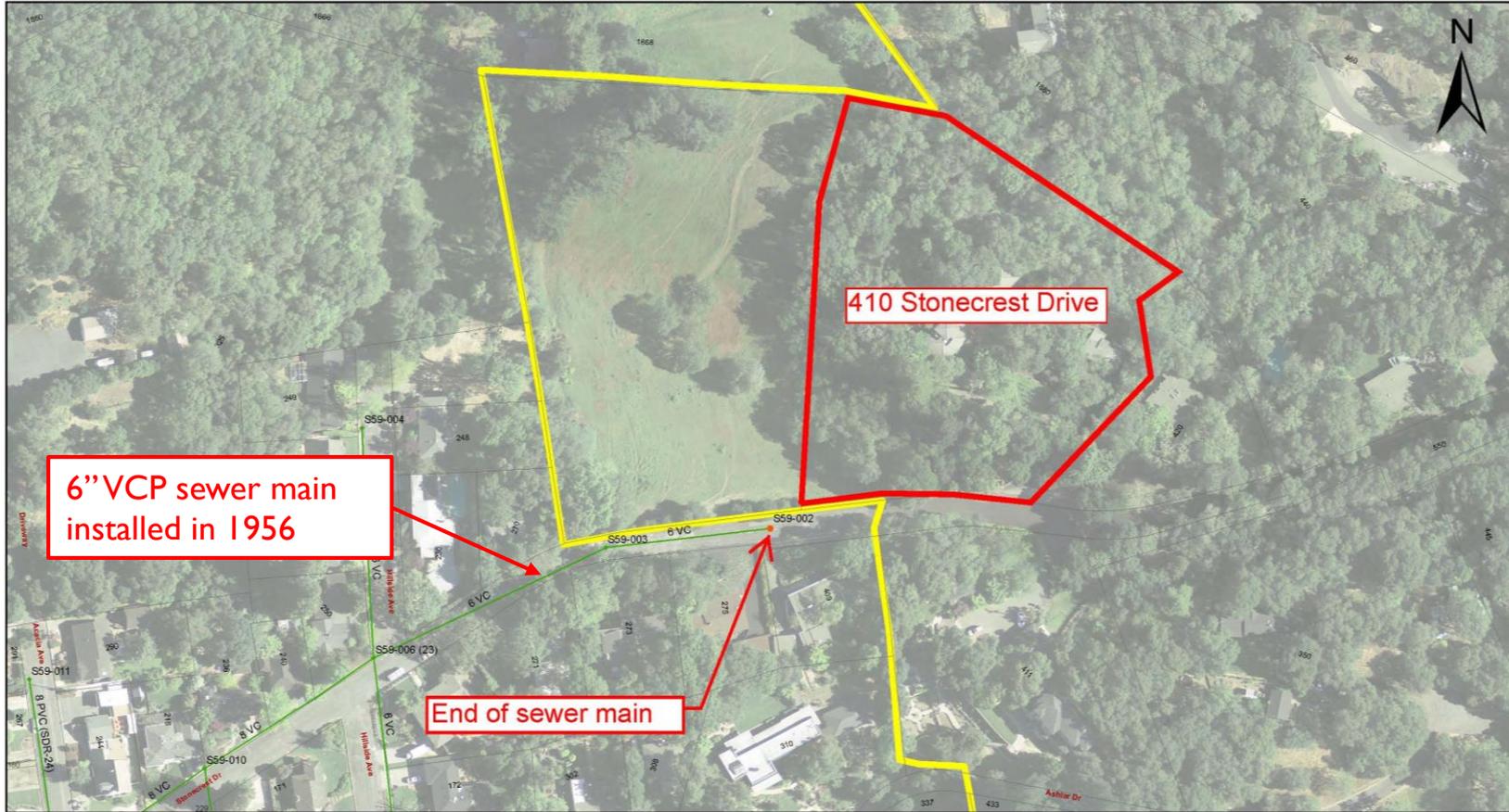
- Site evaluation by RSA+ on 9/14/17
 - septic system needs repair
 - existing site can support up to 4 bedrooms
- Napa County Environmental Health concurred with RSA+ report and recommended connection to NapaSan



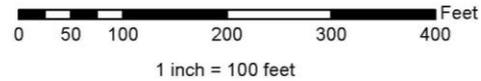
410 Stonecrest Drive

- Homeowner submitted a request for outside service to NapaSan and LAFCO on 10/17/17
- NapaSan responded on 10/19/17
 - A Sphere amendment may be more appropriate than an OSA
 - A study should be conducted and similarly situated parcels should be considered for service

Facility Map near 410 Stonecrest Drive



— NapaSan Sphere of Influence
— Sewer Main



RG 2017-07-31



410 Stonecrest Drive

- Providing sewer service to a parcel outside the SOI is a land use and policy decision
- If the Board decides to apply for outside service, Staff recommends a study (by the applicant) to determine how to serve this parcel and nearby parcels that are similarly situated



Board Alternatives

1. Direct staff to apply for an OSA through LAFCO
2. Request a Sphere amendment through LAFCO prior to providing service
3. No action
4. Other