



Agenda Date: 12/4/2019

Agenda Placement: 7F

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

FROM: Timothy Healy - General Manager
NS-Technical Services/Engineer

REPORT BY: Matthew Lemmon, Senior Civil Engineer - 707-258-6004

SUBJECT: Concur with CEQA determination, Set Bond Amount, and Authorize Execution of Agreements for 410 Stonecrest Drive

RECOMMENDATION

Concur with CEQA determination in LAFCO Notice of Exemption 2017-146, prepared LAFCO, Lead Agency under CEQA; set bond amount at \$65,200; and authorize Chair to sign the Improvement Agreement and Deferred Improvement Agreement for 410 Stonecrest Drive.

EXECUTIVE SUMMARY

This development, by Allison 410 LLC (owner), is for the extension of public sewer facilities to serve the existing residence located at 410 Stonecrest Drive (APN 052-080-026) in Napa County. In order to provide sanitary sewer service to this parcel, the owner will construct approximately 106 feet of 6-inch diameter public sewer main in Stonecrest Drive. The new sewer main will be installed within a sanitary sewer easement through the privately-owned portion of Stonecrest Drive. NapaSan requires the owner to enter into an Improvement Agreement for the installation of public sewer facilities.

410 Stonecrest Drive is located outside NapaSan's sphere of influence but holds an agreement for outside service dated March 12, 2018. Conditions of outside service require the owner to install a sanitary sewer main in Stonecrest Drive to the current District Sphere of Influence line in Stonecrest Drive. The conditions also require the owner to enter into a deferred improvement agreement that requires the owner to further extend the sewer main in Stonecrest Drive to the east property line of the subject parcel in the future. All other conditions of the outside service agreement that are required to be performed prior to connection to public sewer have been met.

Improvement plans for the required sanitary sewer facilities have been prepared in conformance with NapaSan standards. A copy of the plans are available for review at NapaSan's office.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	NapaSan will receive capacity charges for one residential unit as required by Code. The capacity charge revenue will be deposited in NapaSan's Expansion Fund.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Project has been designed in conformance with NapaSan's standards. Conditions of approval established by NapaSan for the development have been satisfied.
Is the general fund affected?	Yes
Future fiscal impact:	NapaSan will receive annual sewer service charges from 410 Stonecrest Drive. After construction of the public improvements, NapaSan will assume ownership of the public sanitary sewer facilities and will be responsible for maintenance and operation.
Consequences if not approved:	Sewer service will not be provided to 410 Stonecrest Drive.
Additional Information:	None.

ENVIRONMENTAL IMPACT

LAFCO, lead agency under CEQA, adopted a categorical exemption under Public Resources Code Section 21080 (b)(4) in accordance with CEQA guidelines on December 4, 2017 by LAFCO Resolution No. 2017-07 for 410 Stonecrest Drive.

BACKGROUND AND DISCUSSION

410 Stonecrest Drive is a 2.8 acre parcel located to the east of Napa and outside the Napa City Limits. The parcel has an existing 5-bedroom home constructed in the 1930s that is served by City water and a septic system. A septic system inspection conducted by RSA+ in September 2017 identified that the septic system has failed and a replacement system can only support a 4-bedroom home. The County of Napa reviewed the report by RSA+ and sent a letter to LAFCO concurring with the findings of the RSA+ report. The letter stated that the failed septic system is a threat to public health and recommended connection to the public sewer system.

On December 4, 2017, LAFCO authorized outside sewer service for 410 Stonecrest Drive. The Agreement for Outside Service was executed on March 12, 2018. The Agreement for Outside Service only allows the existing single family home to connect to public sanitary sewer.

NapaSan legal counsel approved and signed the Improvement Agreement and the Deferred Improvement Agreement. Legal counsel and the property owner signed the deferred improvement agreement separately so legal counsel will re-sign the agreement at the Board meeting.

SUPPORTING DOCUMENTS

- A . LAFCO Resolution No. 2017-07
- B . 410 Stonecrest Drive Location Map
- C . Improvement Agreement
- D . Deferred Improvement Agreement

Napa Sanitation District: Approve

Reviewed By: Timothy Healy