



Agenda Date: 2/3/2021
Agenda Placement: 7E

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

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

REPORT BY: Simon Kobayashi, Associate Engineer - 707-258-6030

SUBJECT: Approve Outside Service Agreement for Property Located at 1118 Wine Country Ave (APN 035-511-014)

RECOMMENDATION

Adopt Resolution and approve Outside Service Agreement for property located at 1118 Wine Country Ave (APN 035-511-014).

EXECUTIVE SUMMARY

The Outside Service Agreement (OSA) is for a single-family dwelling, owned by Jeff Richied. The property is located at 1118 Wine Country Ave in Napa (APN 035-511-014). The Napa County Department of Environmental Management has determined that the septic system serving the parcel has failed and creates a threat to public health. The outside service agreement authorization was approved by LAFCO's Chair in correspondence dated January 26, 2021, and is scheduled to be formally ratified at a LAFCO Board meeting scheduled for February 1, 2021.

The subject parcel is within NapaSan's Sphere of Influence but is currently outside of NapaSan's Boundary. There is an existing sanitary sewer main in Wine Country Avenue. The subject parcel does not have frontage along Wine Country Avenue so the owner will be required to obtain a private sanitary sewer easement and construct the necessary improvements per NapaSan Standards to connect to the sanitary sewer main.

Approval of this OSA would allow the owner to immediately connect the existing house to public sewer and abandon the failed septic system. New development will not be allowed to connect to the public sewer under this OSA. The OSA shall terminate after the annexation is completed. The annexation request will come before the Board at a future meeting.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Capacity charges and development fees from the single family dwelling will be collected by NapaSan prior to issuance of permit, and said revenue has been budgeted in NapaSan's Expansion Fund.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Napa County Environmental Management has determined that the septic system has failed and creates a threat to public health.
Is the general fund affected?	No
Future fiscal impact:	Unspecified operation and maintenance cost are expected to be fully offset by sewer service charges.
Consequences if not approved:	Owner will not be allowed to connect to public sewer.
Additional Information:	None.

ENVIRONMENTAL IMPACT

LAFCO is the lead agency under CEQA and will ultimately make a determination regarding the service and annexation of this parcel into NapaSan's service boundary.

BACKGROUND AND DISCUSSION

None.

SUPPORTING DOCUMENTS

- A . Resolution
- B . LAFCO OSA Authorization
- C . Outside Service Agreement
- D . Area Map

Napa Sanitation District: Approve

Reviewed By: Timothy Healy