



Agenda Date: 4/17/2019
Agenda Placement: 7C

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors
FROM: Andrew Damron - Technical Services Director
NS-Technical Services/Engineer
REPORT BY: Karl Ono, Associate Engineer - (707) 258-6013
SUBJECT: Approve Outside Service Agreement for Property Located at 1027 McCormick Lane (APN 050-292-002)

RECOMMENDATION

Adopt Resolution and Approve Outside Service Agreement for Property Located at 1027 McCormick Lane, Napa (APN 050-292-002).

EXECUTIVE SUMMARY

The Outside Service Agreement (OSA) is for a single-family dwelling, owned by Stephen Tyler Cokeley and Rebecca Cokeley. The property is located at 1027 McCormick Lane in Napa (APN 050-292-002). 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 April 4, 2019, and is scheduled to be formally ratified at a LAFCO Board meeting scheduled for June 3, 2019.

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 McCormick Lane that extends along the entire property frontage. The parcel would connect to the existing sewer main by constructing a sanitary sewer lateral.

Approval of this OSA would allow the owner to immediately connect to public sewer and abandon the failed septic system. The OSA shall terminate after the annexation is completed. The annexation request will come before the Board at a future meeting.

FISCAL 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 the District 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: Andrew Damron