



Agenda Date: 8/4/2021

Agenda Placement: 71

## Napa Sanitation District Board Agenda Letter

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**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:** Establish Special Capacity Charges for the Napa Valley College Student Dormitory Project

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### **RECOMMENDATION**

Concur with staff's determination that the student dormitories proposed by Napa Valley College are an unusual condition which necessitate the establishment of special capacity charges; and authorize the General Manager to assess capacity charges in the amount of 0.4 EDU for each single-occupancy dormitory room and 0.8 EDU for each double-occupancy dormitory room.

### **EXECUTIVE SUMMARY**

NapaSan Code Section 5.02.090 describes the conditions for establishing special capacity charges and is attached to this staff report for reference.

Napa Valley College (NVC) student housing project consists of two apartment buildings and one dormitory building. NapaSan's Code does not have a capacity charge category for college dormitories so the NVC team approached NapaSan with information suggesting that college dormitories should qualify for a lower capacity charge than apartments. Dormitories use less water than apartments because they have communal restrooms/showers, lack kitchens, and lack plumbing within each unit. These characteristics are supported by published studies which state that typical dormitory flowrates range from between 20-50 gallons per day per person (depending on seasonal variations in flow).

In NapaSan's service area, an equivalent dwelling unit (EDU) is based on a flowrate of 117 gpd. Since capacity charges are determined based on maximum flows, it is appropriate to select a flowrate that falls within the higher end of the published range. If a flowrate of 47 gpd/person is used to represent the peak dormitory flow, the sewer capacity charge would be 0.4 EDU/person. Therefore, single-occupancy dorm rooms would require 0.4 EDU and double-occupancy dorm rooms would require 0.8 EDU of sewer capacity charges.

If the special capacity charge is authorized then NapaSan will establish an agreement with NVC to require the payment of additional capacity charges if any of the dorm rooms are converted to increased occupancy. The agreement will also establish the basis for determining sewer service charges.

NapaSan staff and the NVC project team support the proposed special capacity charge.

### **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 the student housing project as required by Code. The capacity charge revenue will be deposited in NapaSan's Expansion Fund.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Studies indicate that college dormitories use less water than apartments.
Is the general fund affected?	Yes
Future fiscal impact:	NapaSan will receive annual sewer service charges from the development.
Consequences if not approved:	NapaSan will apply an existing capacity charge category for the dormitory, such as the apartment category (1 EDU per unit).
Additional Information:	None.

### **ENVIRONMENTAL IMPACT**

None.

### **BACKGROUND AND DISCUSSION**

The NVC student housing project consists of two apartment buildings with 144 total apartment units and one dormitory building with 60 single-occupancy units and 76 double-occupancy units. All of the apartment units will contain in-unit kitchens and bathrooms; however, none of the dormitory rooms will contain in-unit kitchens or bathrooms.

### **SUPPORTING DOCUMENTS**

- A . NapaSan Code 5.02.030 - Residential Capacity Categories
- B . NapaSan Code 5.02.090
- C . Memo from NVC

Napa Sanitation District: Approve

Reviewed By: Timothy Healy