



Local Agency Formation Commission of Napa County
Subdivision of the State of California

1030 Seminary Street, Suite B
Napa, California 94559
Phone: (707) 259-8645
Fax: (707) 251-1053
www.napa.lafco.ca.gov

We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

October 23, 2017

DELIVERED BY E-MAIL

Mr. Andrew Damron
Napa Sanitation District
1515 Soscol Ferry Road
Napa, California 94558
ADamron@napasan.com

SUBJECT: Consideration of Public Sewer Service for 410 Stonecrest Drive

Mr. Damron:

The Local Agency Formation Commission (LAFCO) of Napa County is in receipt of a letter submitted by the County of Napa's Environmental Services Division dated October 16, 2017 that confirms the private onsite septic system currently serving existing residential uses at 410 Stonecrest Drive is failing and represents a threat to public health. A site evaluation determined there is insufficient area to install a code compliant system for the existing residential uses and the County recommends connection to the Napa Sanitation District (NSD) to resolve the issue. LAFCO has also received a letter submitted by Mr. Randy Gularte, representative for the landowner of 410 Stonecrest Drive, which includes a request for NSD to allow the existing residential dwellings on the property to connect to NSD's public sewer system.

Public utility services provided by cities and special districts are typically extended by way of annexation. However, 410 Stonecrest Drive is located outside NSD's sphere of influence (SOI) and therefore ineligible for annexation. LAFCO's adopted policies discourage individual SOI amendment requests in favor of comprehensive SOI updates that are initiated by LAFCO. LAFCO most recently completed a comprehensive SOI update for NSD in October 2015. LAFCO's next comprehensive SOI update for NSD is expected to occur in 2020. Additionally, LAFCO's policies discourage expansions of special district SOIs into lands designated by the County of Napa for agriculture or open-space uses. The latter policies would be applicable to 410 Stonecrest Drive, which is designated and zoned by the County for agricultural land uses.

California Government Code Section 56133 allows cities and special districts to request authorization from LAFCO to extend public services outside their jurisdictional boundaries and SOIs to prevent or mitigate documented threats to public health and safety. With the County's confirmation of a threat to public health in mind, LAFCO recommends the Board of Directors of NSD adopt a resolution requesting authorization from LAFCO for an outside service agreement (OSA) involving 410 Stonecrest Drive.

Juliana Inman, Commissioner
Councilmember, City of Napa

Margie Mohler, Commissioner
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Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

LAFCO's consideration of the OSA request would likely include a condition that requires the current and future landowners of 410 Stonecrest Drive to initiate annexation proceedings within a specified time period if and when the parcel is included in NSD's SOI in the future. LAFCO also recommends the OSA request be limited to only serving the existing residential uses that rely on the failing septic system. Any planned expansions of existing land uses that would result in an intensification of service demands in the future would require a separate request for a new OSA to be authorized by LAFCO.

If you have any questions, please contact me at your earliest convenience by telephone at (707) 259-8645 or by e-mail at bfreeman@napa.lafco.ca.gov.

Respectfully,



Brendon Freeman
Executive Officer

cc: Brad Wagenknecht, LAFCO Chair
Tim Healy, NSD General Manager
Randy Gularte, Landowner Representative