



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

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

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April 4, 2019

Mr. Tim Healy, General Manager  
Napa Sanitation District  
1515 Soscol Ferry Road  
Napa, California 94558

**SUBJECT: Emergency Approval of an Outside Sewer Service Extension Involving  
1027 McCormick Lane (APN 050-292-002)**

Mr. Healy:

The Local Agency Formation Commission (LAFCO) of Napa County is in receipt of Napa Sanitation District's (NSD) request to approve an emergency outside sewer service extension between NSD and the landowner of 1027 McCormick Lane (APN 050-292-002); an approximate 0.5-acre incorporated property located in the City of Napa and within NSD's sphere of influence. As noted in the attached application materials, the subject territory includes a single-family residence currently dependent on a private, onsite septic system for wastewater treatment and disposal. The County of Napa's Environmental Health Division determined the septic system has failed (confirmation attached). Failure of a septic system poses a threat to public health and safety. County Environmental Health recommends connection to NSD as soon as possible.

Consistent with adopted policies, the LAFCO Executive Officer has reviewed the request relative to the following factors and attests to the succeeding statements:

- **The ability of the applicant to extend the subject service to the affected land.**

NSD's application materials provide reasonable assurances it has sufficient capacities and controls to effectively extend public sewer service to 1027 McCormick Lane without adversely impacting current customers.

- **The application's consistency with the policies and general plans of all affected local agencies.**

The extension of public sewer service to 1027 McCormick Lane is consistent with NSD's sphere of influence and the residential land use assignments applied to 1027 McCormick Lane by the City of Napa.

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Margie Mohler, Chair  
Councilmember, Town of Yountville

Scott Sedgley, Commissioner  
Councilmember, City of Napa

Kenneth Leary, Alternate Commissioner  
Councilmember, City of American Canyon

Brad Wagenknecht, Vice Chair  
County of Napa Supervisor, 1st District

Diane Dillon, Commissioner  
County of Napa Supervisor, 3rd District

Ryan Gregory, Alternate Commissioner  
County of Napa Supervisor, 2nd District

Gregory Rodeno, Commissioner  
Representative of the General Public

Erik Lawrence, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
Executive Officer

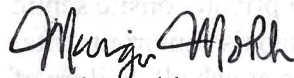
- **The application's effect on growth and development within and adjacent to the affected territory.**

1027 McCormick Lane is located on one incorporated parcel currently developed with a four-bedroom, two-bathroom, single-family residence. Connection to NSD could facilitate a parcel split resulting in the creation of one additional residential lot. Adjacent territory to the north, west, and south is developed with single-family residences. Adjacent territory to the east is developed with a parking lot and commercial uses. All adjacent territory is already connected to NSD and therefore approval would have no effect on growth and development for adjacent areas. Approval of the outside service agreement should be conditioned to require the landowner to submit a complete application to annex the property to NSD.

Upon consideration of the preceding factors, and as authorized under LAFCO policies, I hereby conditionally authorize NSD to enter into an outside service agreement with the landowner of 1027 McCormick Lane for purposes of abating the referenced threat to public health and safety. This approval is conditioned upon the receipt of a complete application from the landowner to annex 1027 McCormick Lane to NSD.

LAFCO Executive Officer Brendon Freeman will contact you once all referenced conditions have been satisfied. In the interim, if you have any questions, please contact Mr. Freeman at (707) 259-8645 or by e-mail at [bfreeman@napa.lafco.ca.gov](mailto:bfreeman@napa.lafco.ca.gov).

Sincerely,



Margie Mohler  
Commission Chair

Attachments: as stated

cc: LAFCO Commissioners  
Andrew Damron, Napa Sanitation District  
Karl Ono, Napa Sanitation District  
Erin Morris, City of Napa  
Tyler Cokeley, Landowner



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

March 28, 2019

Andrew Damron  
Napa Sanitation District  
1599 Soscol Ferry Road  
Napa, CA 94558

**Subject: Failing Septic System at 1027 McCormick Ln. APN 050-292-002**

Dear Andrew,

This office has received information from a licensed sewage contractor that the sewage disposal system located at the subject parcel has failed. It is our understanding that the property owner is initiating the process to connect to the Napa Sanitation District. As the failure of an onsite sewage disposal system creates a threat to public health, we would recommend that this parcel be connected to the Napa Sanitation District as soon as possible.

If you have any questions or concerns, I can be reached at (707) 253-4471 or by email at [cindy.worthington@countyofnapa.org](mailto:cindy.worthington@countyofnapa.org).

Regards,

A handwritten signature in cursive script that reads "Cindy Worthington".

Cindy Worthington  
Environmental Health Permit Technician

CC: Tyler Cokeley



March 27, 2019

Mr. Brendon Freeman  
Executive Officer  
Local Agency Formation Commission of Napa County  
1700 Second Street, Suite 268  
Napa, CA 94559

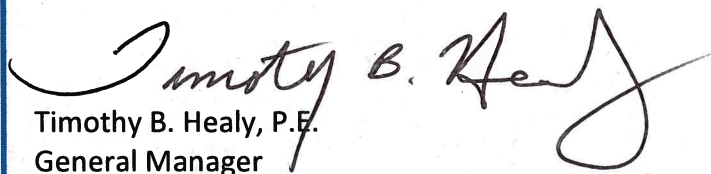
SUBJECT: Outside Service Agreement Application  
1027 McCormick Lane (APN 050-292-002)

Dear Mr. Freeman:

The Napa Sanitation District (NapaSan) requests conditional approval from the Local Agency Formation Commission (LAFCO) of Napa County to enter into an outside service agreement with the landowner at 1027 McCormick Lane (APN050-292-002) in the City of Napa pursuant to Government Code Section 56133. The affected territory currently consists of a single-family residence. The purpose of the outside service agreement is to expedite the connection to NapaSan's public sewer line given the single-family residence's septic system has failed as documented by the County of Napa Environmental Management Department. NapaSan requests LAFCO condition approval of the outside service agreement on the subject landowner first submitting an application to annex the affected territory into NapaSan.

If you have further questions, please contact me.

Sincerely,

  
Timothy B. Healy, P.E.  
General Manager

Attachments: Outside Service Agreement Application

NapaSan  
1515 Soscol Ferry Road  
Napa, CA 94558

Office (707) 258-6000  
Fax (707) 258-6048

[www.napasand.com](http://www.napasand.com)





## LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY

### APPLICATION OUTSIDE SERVICE AGREEMENT

#### A. Applicant Information

- 1) Agency Name: NapaSan
- 2) Contact Person and Title: Karl Ono, P.E., Associate Engineer
- 3) Contact Information: (707) 258-6013 kono@napasan.com  
Telephone E-Mail
- 4) Mailing Address: 1515 Soscol Ferry Road, Napa, CA 94558  
Address City, State, Zip Code

#### B. Type of Outside Service Agreement

- 1) New ☒ Extended ☐
- 2) Water ☐ Sewer ☒ Other: \_\_\_\_\_

#### C. Location of Territory to be Served (attach additional sheets if necessary)

- 1) Assessor Parcel Number: 050-292-002 (1027 McCormick Ln.)  
Size: 0.49 ac Current Use: Residential Dwelling
- 2) Assessor Parcel Number: \_\_\_\_\_  
Size: \_\_\_\_\_ Current Use: \_\_\_\_\_
- 3) Assessor Parcel Number: \_\_\_\_\_  
Size: \_\_\_\_\_ Current Use: \_\_\_\_\_

**D. Service Information**

- 1) Describe how the agency would provide the proposed new or extended service to the subject territory. Please identify any necessary infrastructure or facility improvements and associated funding requirements necessary to provide service to the subject territory.

There is an existing 6-inch sanitary sewer main extending along McCormick  
Lane. A new public (street) lateral and cleanout will need to be constructed to  
connect the parcel to the main.

- 2) If the proposed new or extended service involves water or sewer, identify the anticipated demand in terms of use (i.e., gallons) associated with serving the subject territory.

The existing single family dwelling would generate approximately 210 gallons  
per day of domestic wastewater.

- 3) Does the agency have sufficient capacities to provide the proposed new or extended service to the subject territory without adversely effecting existing service levels?

Yes.

- 4) What services, if any, are currently provided to the subject territory?

None by NapaSan.

**E. Additional Information**

- 1) Identify the subject territory's land use designation and zoning standard along with the minimum parcel density requirements.

General Plan: SFR-42

Zoning: RS-7

- 2) Are there any proposed or approved, but not yet built, development projects involving the subject territory?

Yes ☐ No ☒

If yes, describe the proposed projects or the approved permits/land use entitlements.

None known at this time.

- 3) The Commission's action regarding this request by the agency to provide new or extended services outside its jurisdictional boundary is subject to the requirements of the California Environmental Quality Act (CEQA). Has the agency conducted any CEQA reviews for any projects associated with this application?

Yes ☐ No ☒

If yes, please provide copies of the environmental documentation, including the Notice of Exemption or Notice of Determination as well as proof of payment of applicable California Department of Fish & Game fees.

- 4) Is the subject territory located within the agency's sphere of influence?

Yes ☒ No ☐

If no, please identify whether there is an existing or impending threat to public health and safety or to the residents in support of the application.