



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

1030 Seminary Street, Suite B
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September 23, 2019

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

SUBJECT: Emergency Approval of New Outside Sewer Service Involving the Napa Sanitation District and 3660 Linda Vista Avenue (APN 007-231-002)

Mr. Healy:

The Local Agency Formation Commission (LAFCO) of Napa County received the Napa Sanitation District's (NSD) request to approve an emergency outside sewer service agreement between NSD and the landowner of 3660 Linda Vista Avenue (APN 007-231-002); an approximate 0.8-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. County Environmental Health recommends connection to NSD as soon as possible.

The LAFCO Executive Officer has reviewed the request from NSD and, as authorized under LAFCO policies, I hereby conditionally authorize NSD to enter into an outside service agreement with the landowner of 3660 Linda Vista Avenue for purposes of abating the referenced threat to public health. This approval is effective immediately and expires on September 23, 2020. LAFCO's authorization is conditioned upon the receipt of written consent from the landowner agreeing to submit a complete application to annex 3660 Linda Vista Avenue to NSD to allow for permanent public sewer service provision.

If you have any questions, please do not hesitate to contact me at (707) 259-8645 or by email at bfreeman@napa.lafco.ca.gov.

Sincerely,

Brendon Freeman
Executive Officer

cc: LAFCO Commissioners
Karl Ono, Napa Sanitation District
Erin Morris, City of Napa
Elvia Martinez, Landowner

Attachments: as stated

Kenneth Leary, Vice Chair
Councilmember, City of American Canyon

Margie Mohler, Commissioner
Councilmember, Town of Yountville

Scott Sedgley, Alternate Commissioner
Councilmember, City of Napa

Brad Wagenknecht, Commissioner
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, Chair
Representative of the General Public

Eve Kahn, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer



September 23, 2019

Mr. Brendon Freeman
Executive Officer
Local Agency Formation Commission of Napa County
1030 Seminary Street, Suite B
Napa, CA 94559

SUBJECT: Outside Service Agreement Application
3660 Linda Vista Avenue (APN 007-231-002)

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 3660 Linda Vista Avenue (APN 007-231-002) 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.napasandist.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: 007-231-002 (3660 Linda Vista Ave.)
Size: 0.80 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 8-inch sanitary sewer main extending along
Linda Vista Avenue and an existing public (street) lateral extending
from the main to the parcel that may be used to connect the parcel.

- 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: SFI-8

Zoning: RI 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.



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1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

September 20, 2019

Andrew Damron
Napa Sanitation District
1515 Soscol Ferry Road
Napa, CA 94558

Subject: Failing Septic System at 3660 Linda Vista Ave, Napa, APN 007-231-002

Dear Andrew,

Staff from this office has conducted a site visit, interviewed property owners and has confirmed the septic system serving this parcel is not functioning. 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, I can be reached at (707) 253-4471 or by email at kim.withrow@countyofnapa.org.

Regards,

A handwritten signature in cursive script that reads "Kim Withrow".

Kim Withrow
Supervising Environmental Health Specialist

CC: Brendon Freeman, LAFCO, 1030 Seminary Street, Suite B, Napa, CA 94559
Timothy Smyth, 3660 Linda Vista Avenue, Napa, CA 94558