



**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  
[www.napa.lafco.ca.gov](http://www.napa.lafco.ca.gov)

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

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January 26, 2021

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 1118 Wine Country Avenue (APN 035-511-014)**

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 1118 Wine Country Avenue (APN 035-511-014); an approximate 1.23-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 is not functioning and poses a threat to public health (confirmation attached). 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 1118 Wine Country Avenue for purposes of abating the referenced threat to public health. This approval is effective immediately and expires on January 26, 2022. LAFCO's authorization is conditioned upon the receipt of written consent from the landowner agreeing to submit a complete application to annex 1118 Wine Country 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](mailto:bfreeman@napa.lafco.ca.gov).

Sincerely,

Brendon Freeman  
Executive Officer

cc: LAFCO Commissioners  
Simon Kobayashi, Napa Sanitation District  
Jeff Richied, Landowner

Attachments: as stated

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Margie Mohler, Chair  
Councilmember, Town of Yountville

Mariam Aboudamous, Commissioner  
Councilmember, City of American Canyon

Beth Painter, Alternate Commissioner  
Councilmember, City of Napa

Diane Dillon, Vice Chair  
County of Napa Supervisor, 3rd District

Brad Wagenknecht, Commissioner  
County of Napa Supervisor, 1st District

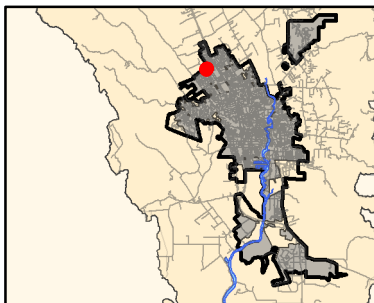
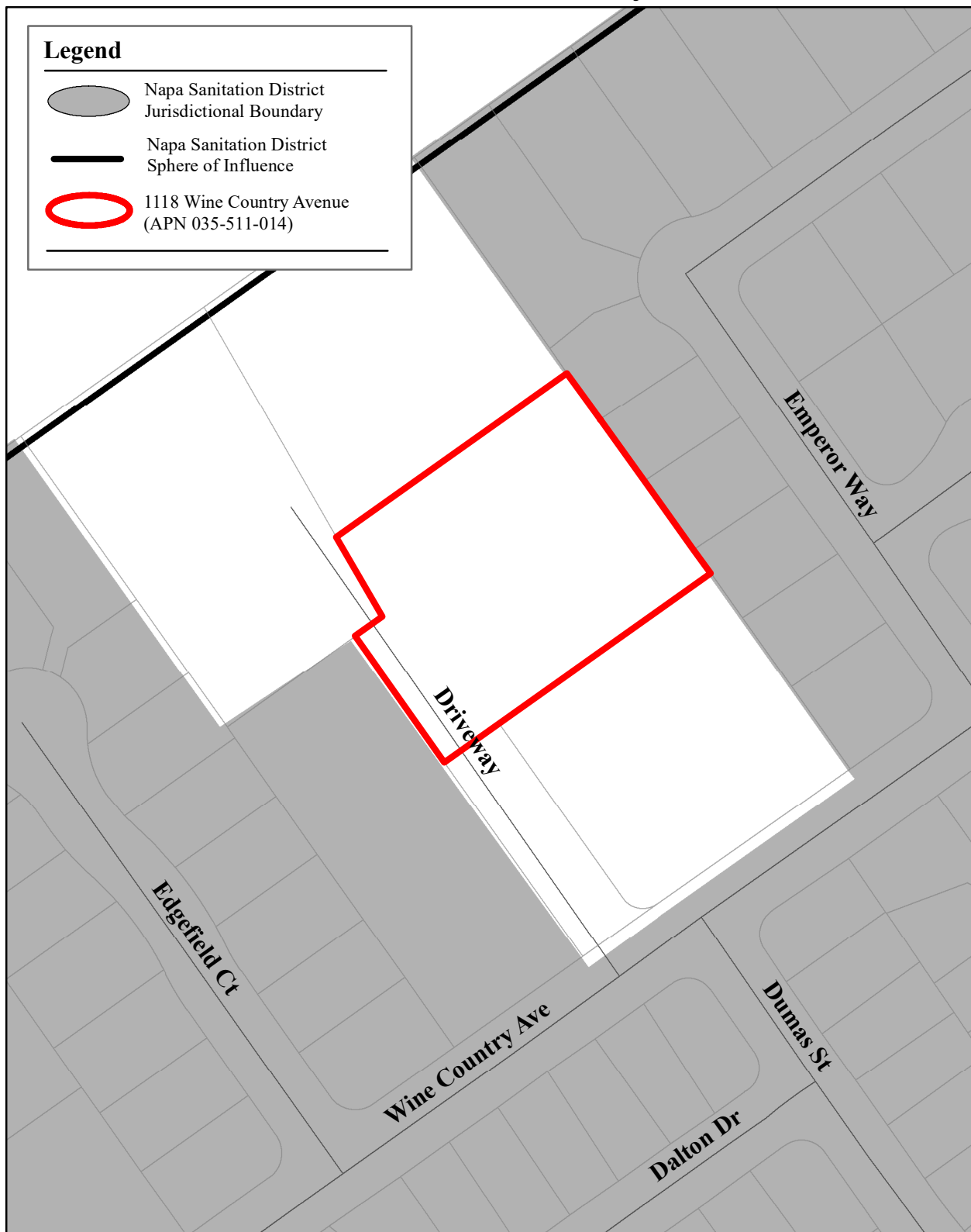
Ryan Gregory, Alternate Commissioner  
County of Napa Supervisor, 2nd District

Vacant  
Representative of the General Public

Eve Kahn, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
Executive Officer

# 1118 Wine Country Avenue



0 0.0075 0.015 0.03 Miles

OSA Approved January 26, 2021  
Prepared by LAFCO Staff



**LAFCO of Napa County**  
1030 Seminary Street, Suite B  
Napa, California 94559  
[www.napa.lafco.ca.gov](http://www.napa.lafco.ca.gov)



January 25, 2021

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

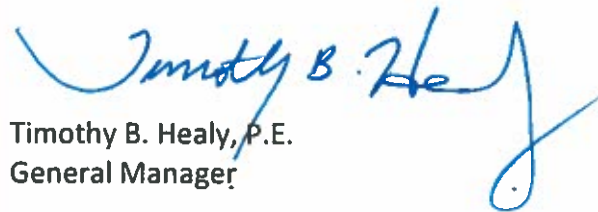
SUBJECT: Outside Service Agreement Application  
1118 Wine Country Ave (APN 035-511-014)

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 1118 Wine Country Ave (APN 035-511-014) 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: Simon Kobayashi, P.E., Associate Engineer
- 3) Contact Information: 707-258-6030 skobayashi@napasan.com  
Telephone E-Mail
- 4) Mailing Address: 1515 Soscol Ferry Rd, 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: 035-511-014  
Size: 1.23 acres 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 along Wine Country Ave. The owner will be required to install a new public (street) lateral and cleanout as well as private sewer improvements in accordance with NapaSan Standards 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: SFI-3

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Zoning: RI 5

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- 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.

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- 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](http://www.countyofnapa.org)

**David Morrison**  
Director

January 25, 2021

Simon Kobayashi  
Napa Sanitation District  
1515 Soscol Ferry Road  
Napa, CA 94558

**Subject: Failing Septic System at 1118 Wine Country Ave, APN035-511-014.**

Dear Simon,

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) 253-4339 or by email at [avi.soma@countyofnapa.org](mailto:avi.soma@countyofnapa.org)

Regards,

A handwritten signature in black ink, appearing to read "Avi Soma", written over a circular stamp.

Avi Soma  
Environmental Health Specialist