

February 4, 2019

LAFCO Comments by Gary Magdant
Concerning 410 Stonecrest Drive request
for outside sanitation hookup via an
outside service agreement. on 4 December 2017
county or municipality.

I was very disappointed in the LAFCO decision
process; acceptance of the site sanitation reviews
of P:R septic systems; McCollum General
Engineering. There were woefully inadequate
reviews of the septic systems on site and the
availability of the L.B acre property to support
an engineered septic system that would
provide an excellent and best alternative to the
proposed hookup to Napa Sanitation. — The
decision to approve the Outside Service agreement
was unjustified and disregards those in the county
who are not in close proximity to Napa Sanitation
infrastructure — The owner should have
been required to provide septic disposal on his
own land just as all other unincorporated
property owners —

Gary Magdant

P & R Septic Systems

P.O. BOX 6776 • NAPA, CA 94581
(707) 252-6866 • LIC. #482218

SEPTIC SYSTEM INSPECTION REPORT

May 26, 2017

Re: 410 Stonecrest
Napa, CA 94558

This septic system was pumped by Dependable Septic for this inspection.

This information available from the Napa County Environmental Health Department is sketchy and confusing. There is no plot plan for the original system. The records show that this system is ancient in septic terms. Additional leach lines were installed in 1966. That dates the original system as being over 50 years old. No material used in that era is still acceptable or used today. A permit for a 1500 gallon tank was issued in 1992, but the installation was never completed.

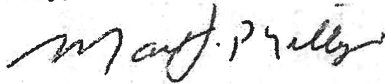
Three concrete, single compartment tanks with less than 600 gallon combined capacity are visible above ground. None are water tight and all are seriously deteriorated and leaking. Lush blackberry vines cover a distribution box down grade of the leaking tanks on the hillside. The effluent from the tanks is not reaching the leach lines due to the condition of the tanks.

Without prior knowledge of the soil depth on this parcel, I suggest a site evaluation with a qualified engineer to evaluate lasting options. I recommend total system replacement due to the system age and the condition of the undersized tanks.

Total system replacement is subject to the results of the site evaluation.
An estimated cost range is \$50,000 - \$65,000.

If you have any questions, please give me a call.

Cordially,



Mark J. Phillips, Owner
P & R Septic Systems

McCollum General Engineering

P.O. BOX 2223

Yountville, CA 94599

(707) 252-6220

MGECONSTRUCTION@YAHOO.COM

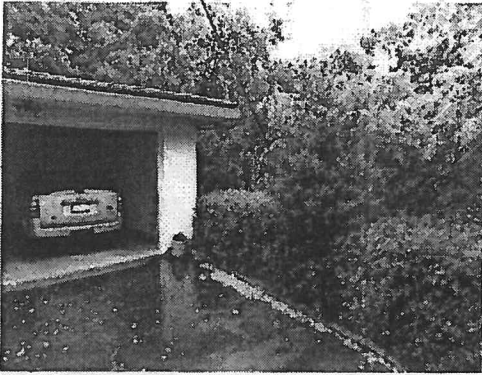
RE: Findings report

As instructed by Denise Navarro, McCollum General Engineering (M.G.E.) conducted an investigation of the existing septic system located at 410 Stone crest, Napa, CA. The following information was collected during a one day investigation (6/8/2017).

1. The septic tanks were located, opened, and visually inspected. The tanks were not pumped by client's request. There were three "Lens" tanks located at the backside of the garage. The concrete lids are damaged and allowing ground water and debris intrusion. There is no soil cover over the tank lids. There is damage at the concrete tank walls allowing sewage to leak out at ground level. The outlet tight line between the tanks have been replaced with ABS pipe. There is no soil cover over the ABS outlet tight line. The outlet at tank number three 90's straight down in to the ground. We are assuming the leach field is in the blackberry bushes on the side of the bank. We could not inspect the leach field due to access at the heavy blackberry bushes.

Note: (County requires a minimum of one foot of soil cover over the top of any tank.)

Septic location.



Tank locations.



ABS tight line.



Damaged lid.



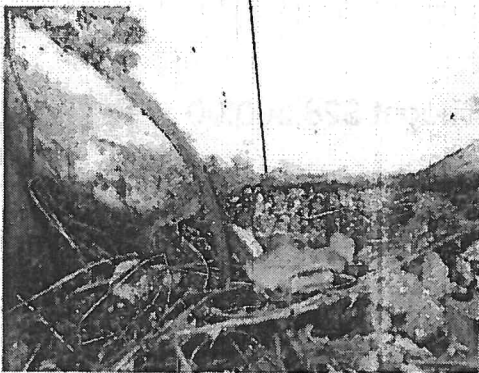
Damaged tank wall.



Damaged tank wall leak.



Sewage at damaged tank wall.



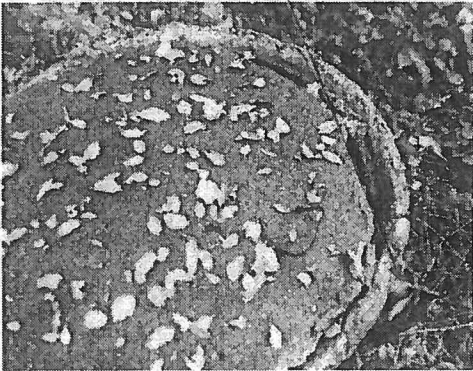
Sewage at damaged tank wall.



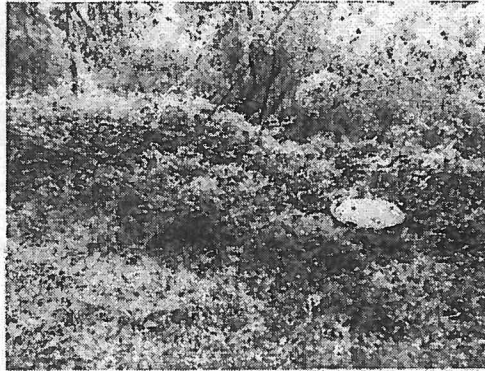
Sewage at damaged tank wall.



90 degree fitting to leach field.



Leach field location.



Leach field location.



Recommended repairs:

1. Demo all three septic tanks
2. Install one 1500 gallon septic tank with PVC access risers and lids
3. Install Zabel filter and new outlet tight line
4. Remove blackberry bushes
5. Install three hundred feet of infiltrator chambers in leach field
6. County core hole fee and permit fees

All above work is subject to change and needs to be reviewed by Napa County for final approval

All work to be performed on a time and material basis Budget \$28,500.00

Municode setbacks for septic system construction—

<http://library.municode.com/index.aspx?clientId=16513&stateId=5&stateName=California>

Please call if you have any questions.

Gary L. McCollum

Sincerely,

Gary L. McCollum

COW/NAWT Certified Onsite

Waste Water Inspector/Installer

*No Engineering Stamp
from a Civil !!!*

Company Disclaimer

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment System Inspection Report based on the present condition of the onsite wastewater treatment system. McCollum General Engineering has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of a wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular owner or buyer. McCollum General Engineering **DISCLAIMS ANY WARRANTY**, either expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.

410 Stonecrest Dr, Napa, CA 94558-3730, Napa County

Owner Information

Owner Name:	Allison 410 LLC	Tax Billing Zip:	94105
Tax Billing Address:	45 Lansing St #1712	Tax Billing Zip+4:	3250
Tax Billing City & State:	San Francisco, CA	Owner Occupied:	No

Location Information

Census Tract:	2004.00	Zoning:	AW
Carrier Route:	C043		

Tax Information

Tax ID:	052-080-026-000	% Improved:	54%
Tax Area:	072001		
Legal Description:	PARCEL BOOK 14 PAGE 81 PARCEL B		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$641,219	\$628,647	\$619,205
Assessed Value - Land	\$297,527	\$291,694	\$287,313
Assessed Value - Improved	\$343,692	\$336,953	\$331,892
YOY Assessed Change (\$)	\$12,572	\$9,442	
YOY Assessed Change (%)	2%	1.52%	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$6,706		
2016	\$7,125	\$419	6.24%
2017	\$7,195	\$70	0.98%

Special Assessment	Tax Amount
Nv Usd 2006 Bond Combined	\$274.62
Nv College Bond Combined	\$150.94
Nv Usd 2002 Bond Combined	\$140.16
Napa Cnty Flood Maintenance	\$21.22
Mosquito Abatement(553-9610 Sp	\$19.50
Total Of Special Assessments	\$606.44

Characteristics

Approx Lot SqFt:	125,860	Full Baths:	3
Lot Acres:	2.8893	Total Rooms:	10
Land Use - County:	1 Family Resid	Fireplaces:	1
Building Sq Ft:	3,619	Other Impvs:	Guest House

Year Built: **1936**
 Effective Year Built: **1936**
 Garage Type: **Garage**
 Garage Sq Ft: **440**
 Garage Capacity: **MLS: 2**
 Bedrooms: **Tax: 4 MLS: 3**
 Total Baths: **3**
 MLS Total Baths: **3**

Heat Type: **Central**
 Cooling Type: **None**
 Construction: **Wood**
 Exterior: **Concrete**
 Quality: **Good**
 Assessor's Building Quality: **D**
 Land Use - Universal: **SFR**

Listing Information

MLS Listing Number: **21711268** MLS Selling Date: **03/12/2018**
 MLS Status: **Sold** MLS Selling Price: **\$1,200,000**
 MLS Status Date: **03/12/2018** MLS Listing Agent: **E00229-Randy Gularte**
 MLS List Price: **\$1,875,000** MLS Listing Office: **HERITAGE SOTHEBY'S INTERNATIONAL REALTY**
 MLS Orig. List Price: **\$2,300,000** MLS Selling Agent: **E337685-Elizabeth Olcott**
 MLS On Market Date: **06/27/2017** MLS Selling Office: **KELLER WILLIAMS NAPA VALLEY**

Last Market Sale & Sales History

Recording Date: **03/12/2018** Seller: **Survivors James A M Trpt**
 Sale Price: **\$1,200,000** Document Number: **4538**
 Owner Name: **Allison 410 LLC** Deed Type: **Grant Deed**

Recording Date	03/12/2018	08/17/2011	03/03/2011	12/01/1997	12/07/1989
Sale Price	\$1,200,000				
Nominal		Y	Y	Y	Y
Buyer Name	Allison 410 LLC	Maggetti James Trust	Maggetti James A	Maggetti James A & Barbara J	Maggetti James & Barbara
Seller Name	Survivors James A M Trpt	Maggetti Family Trust	Maggetti Barbara J	Maggetti James A & Barbara J	Maggetti James & Barbara
Document Number	4538	18859	5391	7028-350	36997
Document Type	Grant Deed	Grant Deed	Affidavit	Deed (Reg)	Grant Deed

Recording Date	05/21/1985
Sale Price	\$335,000
Nominal	
Buyer Name	
Seller Name	
Document Number	138958985
Document Type	Deed (Reg)

Courtesy of Evalyn Kahn, Bay Area Real Estate Services

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable

Property Detail

410 Stonecrest Dr, Napa, CA 94558-3730, Napa County



4	3,619	125,860	\$335,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
3	1936	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Maggetti James A	Tax Billing Zip:	94558
Tax Billing Address:	410 Stonecrest Dr	Tax Billing Zip+4:	3730
Tax Billing City & State:	Napa, CA	Owner Occupied:	Yes

Location Information

Census Tract:	2004.00	Zoning:	AW
Carrier Route:	C043		

Tax Information

Tax ID:	052-080-026-000	% Improved:	54%
Tax Area:	072048		
Legal Description:	PARCEL BOOK 14 PAGE 81 PARCEL B		

Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$628,647	\$619,205	\$607,076
Assessed Value - Land	\$291,694	\$287,313	\$281,685
Assessed Value - Improved	\$336,953	\$331,892	\$325,391
YOY Assessed Change (\$)	\$9,442	\$12,129	
YOY Assessed Change (%)	1.52%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$6,611		
2015	\$6,706	\$95	1.44%
2016	\$7,125	\$419	6.24%

Special Assessment

Special Assessment	Tax Amount
Nv Usd 2006 Bond Combined	\$303.36
Nv College Bond Combined	\$157.28
Nv Usd 2002 Bond Combined	\$151.06
Napa Cnty Flood Maintenance	\$21.10
Mosquito Abatement(553-9610 Sp	\$19.50
Total Of Special Assessments	\$652.30

Characteristics

Approx Lot SqFt:	125,860	Total Rooms:	10
Lot Acres:	2.8893	Fireplaces:	1
Land Use - County:	1 Family Resid	Other Impvs:	Guest House
Building Sq Ft:	3,619	Heat Type:	Central
Year Built:	1936	Cooling Type:	None
Effective Year Built:	1936	Construction:	Wood
Garage Type:	Garage	Exterior:	Concrete
Garage Sq Ft:	440	Quality:	Good
Bedrooms:	4	Assessor's Building Quality:	7.0
Total Baths:	3	Land Use - Universal:	SFR

Courtesy of Denise Navarro, Bay Area Real Estate Services

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Property Detail

Generated on 05/08/2017

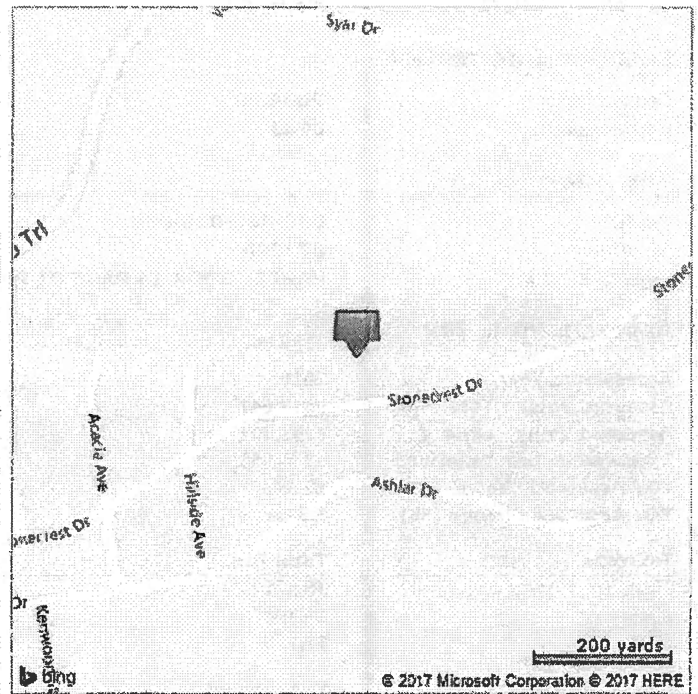
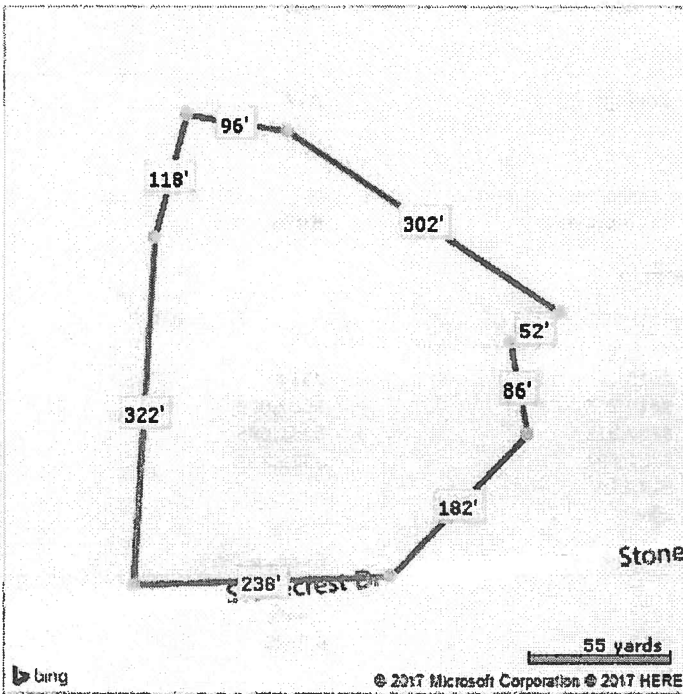
Page 1 of 2

Full Baths: 3

Last Market Sale & Sales History

Recording Date:	05/21/1985		Document Number:	138958985	
Sale Price:	\$335,000		Deed Type:	Deed (Reg)	
Owner Name:	Maggetti James A				
Recording Date	08/17/2011	03/03/2011	12/01/1997	12/07/1989	05/21/1985
Sale Price					\$335,000
Nominal	Y	Y	Y	Y	
Buyer Name	Maggetti James Trust	Maggetti James A	Maggetti James A & Barbara J	Maggetti James & Barbara	
Seller Name	Maggetti Family Trust	Maggetti Barbara J	Maggetti James A & Barbara J	Maggetti James & Barbara	
Document Number	18859	5391	7028-350	36997	138958985
Document Type	Grant Deed	Affidavit	Deed (Reg)	Grant Deed	Deed (Reg)

Property Map



*Lot Dimensions are Estimated

Courtesy of Denise Navarro, Bay Area Real Estate Services

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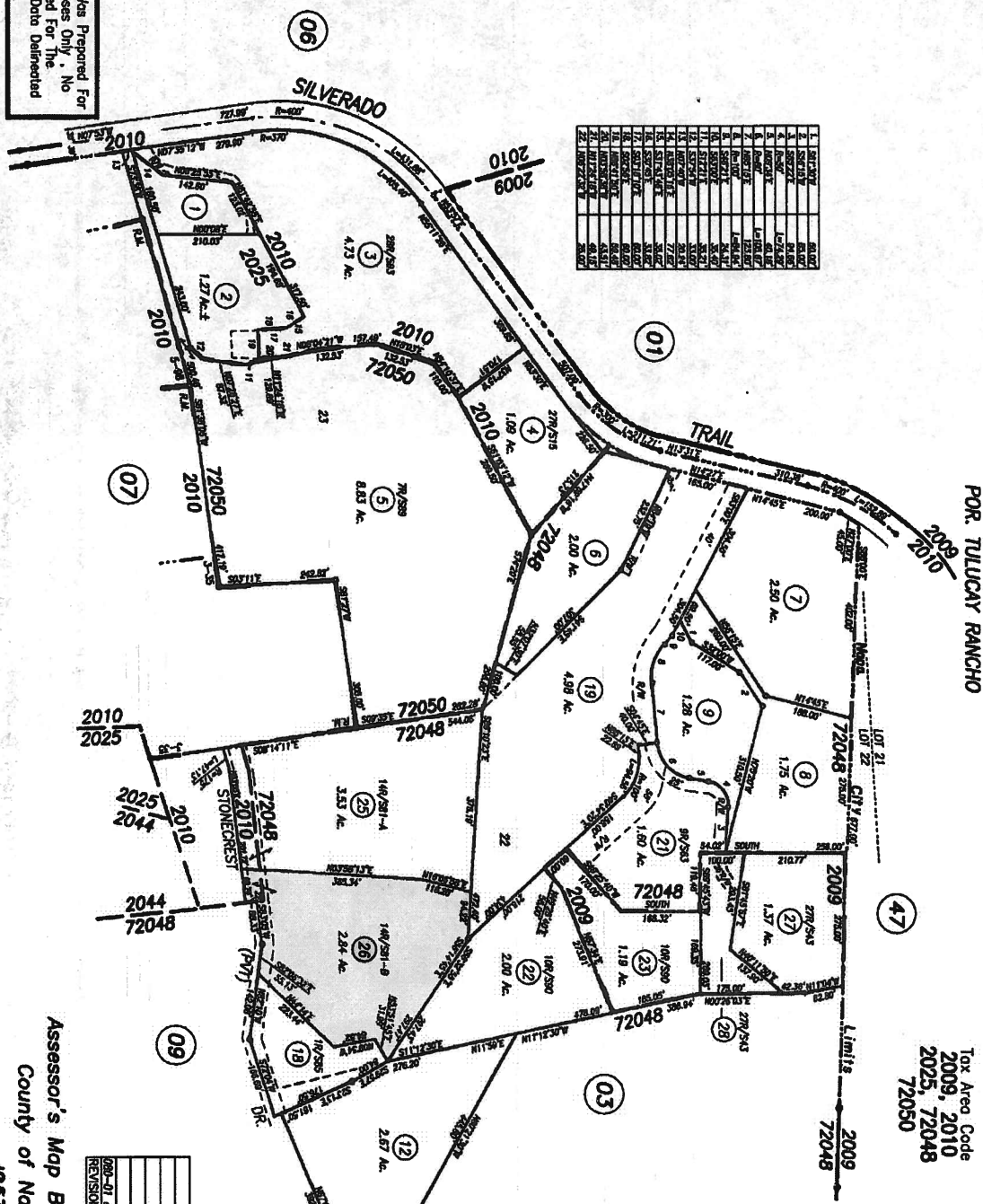
Property Detail

Generated on 05/08/2017

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NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Defined/Hereon.

1	SUNSHINE	60.00
2	SUNSHINE	60.00
3	SUNSHINE	60.00
4	SUNSHINE	60.00
5	SUNSHINE	60.00
6	SUNSHINE	60.00
7	SUNSHINE	60.00
8	SUNSHINE	60.00
9	SUNSHINE	60.00
10	SUNSHINE	60.00
11	SUNSHINE	60.00
12	SUNSHINE	60.00
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14	SUNSHINE	60.00
15	SUNSHINE	60.00
16	SUNSHINE	60.00
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19	SUNSHINE	60.00
20	SUNSHINE	60.00
21	SUNSHINE	60.00
22	SUNSHINE	60.00



MARIEVILLE SUB. R.M. BK. 1, PG. 36

Tax Area Code
2009, 2010
2025, 72048
72050

52-08

Assessor's Map Bk. 52 Pg. 08
County of Napa, Calif.
1957

12-29-80
6-4-90
5-27-90
6-9-92
3-24-93
4-22-99
DATE



Courtesy Of Randy Gularte, Bay Area Real Estate Services

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Map

Generated on 05/05/2017

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