



April 21, 2026

Planning Director  
City of Napa  
P.O. Box 660  
Napa, CA 94559

SUBJECT: PL25-0068 Franklin Station II, REFL-001657, Jeff Dodd, 1351 Second Street (Dilley)

NapaSan has reviewed the above-named application, which will be reviewed at an Interdepartmental Staff Meeting.

The owner shall pay to NapaSan the prevailing fees and charges in effect as established by Resolutions and Ordinances before the issuance of a City Building Permit, and shall adhere to the rules and regulations as they apply to the application.

NapaSan has identified the following comments based on the current application. NapaSan reserves the right to modify the following conditions/comments based on changes to future applications or changes to the project site plan.

The proposed project shall be subject to the following conditions of approval:

1. A NapaSan permit is required for this project. A plan showing the required sanitary sewer improvements, conforming to NapaSan standards, shall be prepared by a registered civil engineer and shall be submitted to NapaSan for approval prior to issuance of permits.
2. The owner shall obtain a demolition permit from NapaSan prior to removal or renovation of the existing building. The owner/developer will be required to hire a Class A licensed contractor to excavate and abandon all existing sewer laterals stubbed to the parcels at the main per NapaSan Standards. Capacity charge credits associated with the previous use shall remain valid for a period of five (5) years from the date NapaSan issues the demolition permit.
3. Each parcel shall be served by a separate sanitary sewer lateral.
4. The owner/developer shall enter into an Improvement Agreement with NapaSan and post the appropriate bonds covering the sanitary sewer work.



5. Sanitary sewer mains shall have a minimum clearance of 10 feet from proposed trees, 10 feet from water mains, 5 feet from other utilities, and 5 feet from bioretention areas.
6. Residential/hotel and other uses, such as restaurant and commercial tenant space in the same building, shall be served by separate sewer laterals extending from the building to the sewer main.
7. Sanitary sewer facilities are required to have a minimum of 36-inches of cover at all points within the public right of way. The proposed sanitary sewer facilities shall be designed to meet this requirement.
8. A grease interceptor will be required for any restaurant or food service types of use. Grease interceptors shall meet NapaSan Standards.
9. Floor drains are not allowed in the building except in the restroom and food service areas. Any existing floor drains shall be permanently abandoned.
10. Discharge lines from elevator sump pits shall not be connected to the sanitary sewer system.
11. Should there be a drain in the trash enclosure, it shall be connected to the grease interceptor serving the building. The trash enclosure shall meet NapaSan standards.
12. Should there be a drain in the parking structure, it shall be connected to a sand and oil separator and shall meet NapaSan standards. The entrance of the parking structure shall be sloped away from the building and stormwater shall not enter the sanitary sewer system.
13. Plumbing from outdoor pool/spa areas or water features shall not be connected to the sanitary sewer system.
14. Salt based water softeners shall not drain to the sanitary sewer system.
15. Pool filter backwash shall not drain to the sanitary sewer system.
16. All rooftop or exterior plumbing fixtures shall be located under a covered area which extends past any open side by a distance equal to 1/2 the height of the opening and the surrounding area shall be graded away from the opening.



17. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
- Agreement Fees
  - Demolition Permit Fees
  - Plan Check Fees
  - Inspection Fees
  - Capacity Charges (based on use and square footage for commercial space. Outdoor dining and event space is included in the square footage)
  - Capacity Charges (per unit for transient occupancy)
  - Capacity Charges (per residential unit)
18. NapaSan has Best Management Practices (BMPs) for specific industries/businesses which contain proven practices for reducing pollution in wastewater. Some BMPs are mandatory. The proposed project shall comply with mandatory BMPs. All sewer discharges from the proposed development shall meet the Local Limits for constituents of concern established by NapaSan.
19. NapaSan has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at NapaSan's website ([www.NapaSan.com](http://www.NapaSan.com)). NapaSan may revise the standard specifications and details at any time. It is the responsibility of the engineer, contractor, and developer to verify that they are in possession of the current version of the standards prior to design and construction of sanitary sewer and recycled water improvements.

The capacity charge for an equivalent dwelling unit currently is \$12,211 and will increase by the Consumer Price Index (CPI) annually in July. Commercial capacity charges are determined per NapaSan Code Section 5.02.030.B. Contact NapaSan Staff at (707) 258-6013 or [aelias@napasan.com](mailto:aelias@napasan.com) for additional information.

Sincerely,

Amber Elias  
Assistant Engineer