



COLLECTION • TREATMENT • RECOVERY • REUSE

July 31, 2024

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

SUBJECT: PL22-0120 The Grange (ZTA), REFRL-001505, Parry Murray, West Side of Silverado Trail between Hagen Road and Stonecrest Drive (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 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. This project may increase projected sewer flows at a greater intensity than what was evaluated in NapaSan's 2021 Collection System Master Plan. NapaSan may require the project to comply with the requirements of NapaSan Board Resolution 21-006 for wet weather flow mitigation. Contact NapaSan for additional information.
3. The on-site roadway and parking area shall be dedicated to NapaSan as an access easement.
4. The owner / developer shall provide an all-weather driving surface for NapaSan to access all of the sanitary sewer manholes on the parcel with large maintenance and construction equipment. NapaSan has a sewer rehabilitation project tentatively scheduled for the summer of 2027 that will include the sewer pipeline located on the subject parcel. The property owner shall provide access for the construction equipment.



The construction schedule is subject to change.

5. A capacity charge shall be paid for each recreational unit. At the present time, the capacity charge for each unit is equivalent to 0.75 Equivalent Dwelling Unit (EDU). All other areas shall be subject to the per-square-foot capacity charge as defined in NapaSan Code.
6. During maintenance of NapaSan's facilities, business and emergency access through the parking lot may be impacted. The owner/developer shall coordinate with the Fire Department regarding permanent fire access routes.
7. A grease interceptor will be required for any restaurant or food service types of use.
8. All specialty hardscape/landscape features proposed within the existing sanitary sewer easements shall be subject to approval by NapaSan. If approved, the owner shall enter into an indemnification agreement with NapaSan that places the expense for removal and/or replacement of the features on the owner.
9. Floor drains are not allowed except in restrooms and food service areas.
10. Plumbing from outdoor pool/spa areas or water features shall not be connected to the sanitary sewer system.
11. Outdoor sinks and showers shall be properly covered to prevent rainwater from entering the sewer system, per NapaSan standards.
12. The on-site sanitary sewer shall be a private system and shall be designed to meet NapaSan's standards for private sewer mains (1% minimum slope).
13. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
 - a. Agreement Fees
 - b. Plan Check Fees
 - c. Inspection Fees
 - d. Capacity Charges for commercial space (based on use and square footage. Outdoor dining and event space are included in the square footage)
 - e. Capacity Charges (per unit for transient occupancy)
14. There is an existing 20-foot wide sanitary sewer easement running from the northeast to the southwest corner of the subject parcel. No trees, utilities, or other permanent structures will be allowed within this easement area.



15. Should there be a drain in the trash enclosure, it shall be connected to the grease interceptor serving the building and the trash enclosure shall meet NapaSan standards. Contact NapaSan for more information.

16. 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). 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 \$11,818 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) 258-6031 or rcastillo@napasan.com for additional information.

Sincerely,


Ruby Castillo, P.E.
Associate Engineer