



## NAPA SANITATION DISTRICT MEMORANDUM

**DATE:** January 28, 2010

**TO:** File

**FROM:** Robin Gamble Holley, Junior Engineer

**SUBJECT:** 421 Walnut Street (aka 2300 Pine Street) Capacity Charges

On January 26, 2010 I called Erica Teagarden a Permit Technician for the City of Napa and informed her that the District was attempting to collect capacity charges for additional tenant spaces added to the above address. Erica informed me that according to City records, permits were not issued to convert the single building to multiple tenant spaces.

The District uses the Polk Directory, a third party resource, as a historical reference for building occupants when District records are inconclusive. The District purchases the Directory approximately every other year. The occupants of the building are as follows:

- 1979 – Napa Paper Company
- 1988 – Napa Paper Company
- 1991 – Vacant
- 1994 – Not Verified
- 1996 – Wine Country Security
- 1998 – Wine Country Security
  - Wood Craft Specialties
- 1999 – Wine Country Security
  - Wood Craft Specialties
- 2002 – Napa Valley Overhead Door Company
  - Resort Products
  - Marsey Brother's Construction
  - Greg Stutchmen
  - ABC Appliances
  - Gary Hayes PHD
  - Anne Hoff PHD
  - Traditions Behavioral Health
- 2009 – Napa Valley Spa Products
  - Resort Products
  - Any Lengths Hair
  - Marsey Brother's Construction
  - Greg Stutchmen & Associates
  - Stutchman Audio

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- Isis Intimate Day Spa
- ABC Warehouse

The Directory is consistent with the number of tenant the building property manager stated occupied the space when the District met with the owner and property manager on October 22, 2009.

I contacted PG&E on October 22, 2009 and spoke to Steve Bovaird regarding the power and gas connections for the building. Steve informed the District that there was a common electrical service until 1996 after which time seven separate meters were installed. One additional meter was installed in 1998. Steve also informed the District that there was a common gas service until 2000 after which time two gas services were installed followed by four more in 2008 and two in 2009.

From the above information I concluded that the tenant spaces were added between 1996 and 2000. The District's capacity charge today is the same as the capacity charge in 1996. The owner would have paid the same fee in 1996 had they paid at the time the tenant spaces were created.