

From: [Damron, Andrew](#)
To: ["nancym@francispn.com"](mailto:nancym@francispn.com)
Cc: [Mannor, Donell](#)
Subject: RE: Oaktree Vineyard - Sanitation Rate
Date: Friday, March 18, 2016 12:24:52 PM
Attachments: [image001.png](#)
[Scanned from a Xerox multifunction device.pdf](#)

Hi Nancy –

Thank you for talking with me on the phone about the sewer service charge rate for Oaktree Vineyard located at 2001 Salvador Avenue (APN 035-110-027). The property is charged sewer services charges equal to 1.0 sewer service units for each residential unit on the property according to Napa Sanitation District (NSD) Code Section 5.01.

Here is a link to NSD's code: <http://www.napasan.com/Pages/Content.aspx?id=588>

Please find the attached letter, dated 1994, from NSD files that describes why the property is charged the rate of 1.0.

According to NSD Code Section 5.01, mobile homes are charged 0.6 sewer service units per space.

According to California Health and Safety Code, Section 18000 (<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=17001-18000&file=18000-18014.5>), manufactured housing are not "mobilehomes".

If you disagree with the determination of NSD staff, as described above, you may file for Relief on Application described in NSD Code Section 4.01.050. If you wish to appeal to the Board of Directors, please provide written application, stating the special circumstances, citing the provision complained of, and requesting suspension or modification of that provision as applied to the premises. Upon receipt, we will schedule the hearing at a future NSD Board meeting (normally held on the first and third Wednesdays of every month).

Please contact me with questions.

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Andrew Damron, PE
Napa Sanitation District
Capital Program Manager
adamron@napasan.com
Ph. 707.258.6007

From: Mannor, Donell
Sent: Tuesday, March 01, 2016 12:53 PM
To: 'Nancy Must'
Subject: RE: Oaktree Vineyard - Sanitation Rate

Hello Nancy –

NSD staff is currently reviewing the park including a site visit and a review of our records to determine if a change of classification is required. If you have information from the HCD that would help clarify your position please forward to me as soon as possible so that this can be included in our review and taken into consideration.

Thank you and I look forward to receiving your information.

Donell Mannor
Accountant
Napa Sanitation District
707-258-6032

From: Nancy Must [<mailto:nancym@francispm.com>]
Sent: Monday, February 29, 2016 2:44 PM
To: Mannor, Donell
Subject: Oaktree Vineyard - Sanitation Rate

Hello Donell,

Can you please give me a call at your convenience regarding Oaktree Vineyard's sanitation rate. I have obtained the clarification on the status of the mobile homes at Oaktree Vineyard from HCD.

All of the mobile homes at Oaktree Vineyard were built in a factory with a chassis and each mobile home was delivered to the mobile home community with wheels. The mobile homes were not placed on permanent foundations and were not built to any specification dictated by the City of Napa.

I look forward to speaking to you about the next step to be taken to correct the billing rate being charged at this property.

Thank you.



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