

EXHIBIT "A"



COLLECTION • TREATMENT • RECOVERY • REUSE

July 06, 2018

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

SUBJECT: 16-0144 EMBASSY SUITES ADDITION, REFRL-000639, James Whitney, 2420 FIRST ST (Allen)

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 submitted to NapaSan for approval.
2. There is an existing 20 foot wide sanitary sewer easement running along the eastern property line of the subject parcel. No trees or other permanent structures will be allowed within this easement area.
3. Each parcel shall be served by a separate sanitary sewer lateral.
4. Sanitary sewer facilities are required to have a minimum of 24" of cover at all points within the public right of way. The proposed sanitary sewer facilities shall be designed to meet this requirement.
5. No floor drains are allowed in the building except in the restroom and food service areas.
6. A grease interceptor will be required for any restaurant or food service type of uses.
7. The owner shall demolish any existing sanitary sewer laterals that are not proposed for re-use and cap them at the main. The owner will be required to hire a Class A licensed contractor to

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perform any sewer work in the public right of way.

8. Should there be a drain in the trash enclosure, it shall be connected to a grease interceptor and the trash enclosure shall meet NapaSan standards. Contact NapaSan for more information.
9. No plumbing from the outdoor pool/spa areas or water features shall be connected to the sanitary sewer system.
10. Discharge lines from elevator sump pits shall not be connected to the sanitary sewer system.
11. Commercial and residential uses shall be served by separate sanitary sewer laterals.
12. Napa Sanitation District adopted a Collection System Master Plan (CSMP) in December 2007. The growth projections in the CSMP are consistent with the City of Napa General Plan, the Napa County General Plan, and the General Plan Update in progress at that time. This project is being developed at an intensity greater than was specified in the City of Napa General Plan. The CSMP identified several trunk pipelines in existing collection systems that have capacity deficiencies during wet weather flow conditions directly related to inflow/infiltration (I&I). This project is upstream of pipelines that were identified by the CSMP as lacking sufficient wet weather capacity. Development of this property may increase projected sewer flows. Development of this property may create additional impacts to the downstream trunk pipeline that were not considered in the CSMP. NapaSan will require the project to participate in an I&I reduction project consistent with the requirements of Napa Sanitation District Board Resolution 11 025. Contact NapaSan for additional information.
13. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
 - a. Demolition Permit
 - b. Plan Check Fees
 - c. Inspection Fees
 - d. Capacity Charges (per hotel unit)
 - e. Capacity Charges (based on use and square footage for commercial spaces. Outdoor dining and event space is included in the square footage calculation)
14. All specialty hardscape/landscape features proposed within the sewer easement 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.
15. 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 \$9,624 and will increase by the Consumer Price Index (CPI) in July. Commercial capacity charges are determined per NapaSan Code Section 5.02.030.B. Contact NapaSan Staff for additional information regarding capacity charges.

Please include this information as a part of your consideration of the application.

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Sincerely,

Karl Ono, P.E.
Associate Engineer