

EXHIBIT A



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March 04, 2019

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

SUBJECT: 18-0111 FIRST STREET APARTMENTS II, REFRL-000893, Napa One, LP, 2611 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 shall be prepared by a registered civil engineer conforming to NapaSan standards, and shall be submitted to NapaSan for approval. It is unclear if the design will meet NapaSan's standards as the onsite utility plans were not provided as part of this application.
2. NapaSan has a current program that allows for the deferral of payment of sewer capacity charges for affordable residential projects for up to 18 months after building permit issuance. Contact NapaSan for additional information.
3. Sanitary sewer facilities are required to have a minimum of 36" of cover at all points within the public right of way. The proposed sanitary sewer facilities shall be designed to meet this requirement.
4. Lateral connections shall not be allowed under medians.
5. Sewer laterals shall not be allowed in driveways unless granted special permission. Contact NapaSan for more information.
6. The median shall either be designed so that it is a minimum of 5 feet edge-to-edge from sanitary sewer or the 8" sanitary sewer mainline in First Street impacted by the media shall be

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rehabilitated from manhole to manhole. If rehabilitation is selected, the developer will be required to bond for the work and enter into an improvement agreement with NapaSan. Contact NapaSan for more information.

7. NapaSan has an upcoming sewer trunk project in the project area. The median shall be designed a minimum of 5 feet edge-to-edge from future sanitary sewer alignment. Contact NapaSan for more information.
8. No floor drains are allowed in the building except in the restroom and food service areas.
9. No plumbing from the outdoor pool/spa areas or water features shall be connected to the sanitary sewer system.
10. Commercial and residential uses shall be served by separate sanitary sewer laterals.
11. Should there be a drain in the trash enclosure, it shall be connected to a grease interceptor and the trash enclosure shall meet the NapaSan standards. Contact NapaSan for more information.
12. Discharge lines from the elevator sump pits shall not be connected to the sanitary sewer system.
13. The owner shall obtain a demolition permit from NapaSan prior to removal of the existing building. Demolition credits shall be valid for a period of two years. The owner will be required to hire a Class A licensed contractor to demolish the existing lateral(s) at the mainline and install the new street lateral at the owner's expense. The Class A licensed contractor shall bond with NapaSan for the installation of the new street lateral.
14. 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
 - Plan Check Fees
 - Inspection Fees
 - Capacity Charges (per single family dwelling)
 - Capacity Charges (based on use and square footage for commercial. Outdoor dining and event space is included in the square footage)
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 \$9,520 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 for additional information regarding capacity charges.

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

Sincerely,

Robin Gamble Holley
Asset Management Analyst