

## EXHIBIT "A"



COLLECTION • TREATMENT • RECOVERY • REUSE

November 21, 2019

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

SUBJECT: 17-0134 WESTIN HOTEL EXPANSION, REFRL-000787, VY Riverfront LLC, (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. Contact NapaSan for more information.
2. NapaSan 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 NapaSan's Board Resolution 11-025. Contact the District for additional information.
3. Each parcel shall be served by a separate sanitary sewer lateral.
4. Should there be a drain in the below-grade parking area, it shall be connected to a sand and oil separator and shall meet the NapaSan standards. Contact NapaSan for more information.

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5. Discharge lines from the elevator sump pits shall not be connected to the sanitary sewer system.
6. A grease interceptor will be required for any restaurant or food service type of uses.
7. Sanitary sewer facilities are required to have a minimum of 36" of cover at all points within the public right of way, be a minimum of 5 feet from other utilities, and a minimum of 10 feet from water and fire hydrants. The proposed sanitary sewer facilities shall be designed to meet this requirement.
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. 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.
11. The owner will be required to hire a Class A licensed contractor to bond for the proposed sanitary sewer work and install the proposed improvements at the owner's expense.
12. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
  - a. Plan Check Fees
  - b. Inspection Fees
  - c. Capacity Charges (based on use and square footage for commercial. Outdoor dining and event space is included in the square footage)
  - d. Capacity Charges (per unit for transient occupancy)
13. 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](http://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 \$9,803 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.

Sincerely,

Robin Gamble Holley  
Asset Management Analyst