

EXHIBIT A



December 19, 2019

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

SUBJECT: 19-0123 Stanly Ranch Phase II, REFRL-001073 (Allen)

NapaSan has reviewed the above named application.

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 conditions of approval based on the current application. NapaSan reserves the right to modify the following conditions based on changes to future applications or changes to the project plan.

The proposed project shall be subject to the following conditions of approval:

1. The following conditions are based on the information currently provided by the applicant. NapaSan reserves the right to revise, edit, or expand on these conditions based on future information.
2. The project shall comply with the sewer and recycled water mitigations/conditions identified in the EIR for the project.
3. The project will be subject to NapaSan's terms and conditions of annexation into NapaSan's sanitary sewer service boundary.
4. A plan showing the required sanitary sewer and recycled water improvements, conforming to NapaSan standards, shall be prepared by a registered civil engineer and shall be submitted to NapaSan for approval prior to issuance of permits.
5. Each parcel shall be served by a separate sanitary sewer lateral. Condominium units may be served by private sanitary sewer mains and laterals if adequate operation and maintenance responsibilities and access rights are included in the CC&Rs.

NapaSan
1515 Soscol Ferry Road
Napa, CA 94558

Office (707) 258-6000
Fax (707) 258-6048

www.napaslan.com

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6. The owner/developer shall enter into an Improvement Agreement with NapaSan and post the appropriate bonds covering the sanitary sewer and recycled water work.
7. The project will be served by a private sanitary sewer and recycled water system. The owner/developer shall enter into an agreement with NapaSan that outlines the maintenance responsibilities of the owner in regards to the private sanitary sewer and recycled water systems.
8. The owner/developer shall submit covenants, conditions, and restrictions (CC&Rs) to NapaSan for review and approval. The CC&Rs shall include ownership and maintenance responsibilities for private sanitary sewer and recycled water systems and common area landscaping areas.
9. The owner/developer shall dedicate private sanitary sewer and recycled water easements and/or adequately describe operation and maintenance responsibilities and access rights in the CC&Rs. If easements are proposed, these easements shall be shown on the final/parcel map(s) and shall be submitted to NapaSan for review and approval.
10. The project shall use recycled water for landscape irrigation.
11. Plumbing from outdoor pool/spa areas or water features shall not be connected to the sanitary sewer system.
12. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
 - a. Agreement Fees
 - b. Plan Check Fees
 - c. Inspection Fees
 - d. Capacity Charges
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). 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.

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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 at (707) 258-6007 or adamron@napasan.com for additional information.

Sincerely,



Andrew Damron, PE
Technical Services Director