

## EXHIBIT A



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June 08, 2020

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

SUBJECT: 20-0010 The Braydon, Phase II, REFL-001096, Shon Finch, (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.
2. The proposed sanitary sewer main shall be installed a minimum of 8 feet from the face of curb, a minimum of 10 feet from the proposed water main, and a minimum of 5 feet edge-to-edge from other utilities.
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. Sewer mains serving this development shall be private sewer mains and follow NapaSan Standards for private sewer mains. Contact NapaSan for additional information.
5. The owner/developer shall enter into an improvement agreement with the NapaSan, and post the appropriate bonds covering the sanitary sewer work.
6. No floor drains are allowed in the building except in the restroom and food service areas.
7. Discharge lines from the elevator sump pits shall not be connected to the sanitary sewer system.

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8. Each parcel shall be served by a separate sanitary sewer lateral.

9. There is an existing 60 foot wide sanitary sewer easement running along the western property line of the subject parcel. No permanent structures (including retaining walls, sign foundations, fire hydrants, light poles, etc) will be allowed within this easement area. No new utilities will be allowed within the easement area that are parallel to existing NapaSan mains. An all weather access drive shall be provided to all existing manholes during construction and during operation of the facility after completion of construction. New trees within the existing easements shall be types with shallow root structures and shall be able to survive transplanting or shall be planted in above ground boxes. The owner/developer shall submit landscape and irrigation plans to NapaSan for approval. If maintenance of public sewer mains impact trees, the trees shall be removed and/or relocated by the owner/developer at their sole expense. The owner/developer will be responsible for repairing/replanting all landscaping impacted by NapaSan maintenance of NapaSan facilities.

10. The private street area shall also be dedicated to the NapaSan as an access easement.

11. Existing and proposed public sanitary sewer manholes shall not be located within proposed parking stalls. Manholes located within the parking lot area shall be accessible by the NapaSan at all times.

12. All specialty hardscape/landscape features proposed within the existing sanitary sewer easements shall be subject to approval by the NapaSan. If approved, the owner shall enter into an indemnification agreement with NapaSan that places the expense for removal and/or replacement of the feature on the owner.

13. Stormwater treatment swales with engineered soil systems and stormwater detention facilities shall not be constructed within the NapaSan's existing sanitary sewer easements.

14. 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 (per single family dwelling)
- e. 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](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.

16. No plumbing from the outdoor pool/spa areas or water features shall be connected to the sanitary sewer system.

The capacity charge for an equivalent dwelling unit currently is \$9,803 and will increase by the Consumer

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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,

A handwritten signature in cursive script, appearing to read "Simon Kobayashi".

Simon Kobayashi, P.E.  
Associate Engineer