



## EXHIBIT A

May 7, 2025

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

SUBJECT: 24-0059 Wilkins Townhomes (TPM) (DR), REFRL-001520 Wilkins Development LLC, 2005 Wilkins Avenue (Walker)

NapaSan has reviewed the above-named application, which has been 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.

The following conditions are based on the information currently available and are subject to change upon receipt of additional information:

- 1) A plan showing the required sanitary sewer 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.
- 2) The on-site sanitary sewer shall be designed per private main standards, 1% minimum slope for 6" pipes and 2% slope for 4" pipes.
- 3) 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)
- 4) If the townhomes are to be separate parcels, the following will apply:
  - a. The owner/developer shall enter into an improvement agreement with NapaSan and post the appropriate bonds covering the sanitary sewer work.
  - b. Residential units shall be served by separate sanitary sewer laterals extending from the building to the private main. The owner/developer shall enter into an agreement with NapaSan that outlines the maintenance responsibilities of the private sanitary sewer main.
  - c. The appropriate language shall be included in the CC&R's regarding maintenance of the private sanitary sewer main serving the building. A draft set shall be submitted to NapaSan for review.

NapaSan  
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Napa, CA 94558

Office (707) 258-6000  
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- 5) 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 \$11,818 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) 258-6012 or [gglascott@napasan.com](mailto:gglascott@napasan.com) for additional information.

Sincerely,



Gavin Glascott, P.E.  
Associate Civil Engineer