April 4, 2025

Planning, Building & Environmental Services – County of Napa
1195 Third Street, 2nd Floor
Napa, CA 94559

SUBJECT: APN 057-200-039 – Gateway Road East Winery
NapaSan Will Serve #108

To Whom It May Concern:

The Napa Sanitation District (NapaSan) has received a request to provide a "Will Serve" letter for one proposed industrial building, (APN 057-200-039) to be located on the north-eastern side of the Gateway Road East court. The building will be 54,770 SF. The building will be used for wine production and warehouse space. The subject parcel is currently within NapaSan's Sphere of Influence and within NapaSan's boundaries. NapaSan will provide sanitary sewer and recycled water service to this parcel. The applicant has informed NapaSan that the proposed building will dispose of its industrial process wastewater using a hold-and-haul method, which NapaSan does not object to. Alternatively, NapaSan will provide industrial sewer service to the parcel, if the applicant meets NapaSan's standards for industrial users.

The following items will be required by the owner/developer:

1. Install the sanitary sewer and recycled water improvements as specified in NapaSan's Conditions of Approval for the project.
2. Pay the appropriate capacity and development fees. The facility shall be subject to all applicable rules and regulations of NapaSan.
3. Enter into an Industrial User permit for industrial process wastewater discharged to NapaSan, or obtain a Zero Waste Discharge permit from NapaSan for the hold-and-haul operation.

NapaSan has been informed that the industrial building is estimated to generate approximately 467 gallons of domestic wastewater per day, which is equivalent to the flow of approximately 4 single-family dwellings.

NapaSan has been informed that the industrial building is estimated to generate approximately 8,250 gallons of industrial process wastewater per day, which is equivalent to the flow of approximately 66 single-family dwellings.

The subject parcel lies within NapaSan's recycled water service area. The subject parcel shall connect to the Gateway Business Park private recycled water system. The owner shall submit plans to Napasan and the Gateway Business Park representative for review and approval. The development will be required to install the necessary facilities to utilize recycled water for landscape irrigation.

NapaSan
1515 Soscol Ferry Road
Napa, CA 94558

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

www.napasan.com

The project has requested service for approximately 1.3 acres of landscaping, with a recycled water demand of approximately 0.8 acre-feet per year. NapaSan will provide recycled water service to this parcel.

This “Will Serve” letter for sanitary sewer service and recycled water is valid for a period of three (3) years from the date of this letter. If the proposed development has not obtained its required Connection Permits from NapaSan at the end of this time, this “Will Serve” letter shall become void. If you have any questions regarding this matter, please contact me at (707) 258-6012 or gglascott@napasan.com.

Sincerely,

Gavin Glascott

Gavin Glascott, P.E.
Associate Civil Engineer