



February 1, 2023

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

SUBJECT: APN 057-250-030; -031; and -032 – E&P Technology Way –  
Buildings A & B  
NapaSan Will Serve #101

To Whom It May Concern:

The Napa Sanitation District (NapaSan) has received a request to provide a "Will Serve" letter for two proposed industrial buildings, Building A (APN 057-250-030) and Building B (APN 057-250-031 and -032) to be located at the north side of Technology Way and Morris Court. Building A will be 143,312 SF and Building B will be 66,915 SF. Building A will be used for the following – office/administration, wine production, bulk juice fermentation, wine tank storage, barrel storage, bottling, and case good storage operations. Building B will be used for warehouse and storage space. The subject parcels are currently within NapaSan's Sphere of Influence and within NapaSan's boundaries. NapaSan will provide sanitary sewer and recycled water service to these parcels.

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

1. Install the sanitary sewer 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

NapaSan has been informed that Building A is estimated to generate approximately 230 gallons of domestic wastewater per day, which is equivalent to the flow of approximately 1 single-family dwelling.

NapaSan has been informed that Building A is estimated to generate approximately 11,265 gallons of industrial process wastewater per day, which is equivalent to the flow of approximately 68 single-family dwellings.

NapaSan has been informed that Building B is estimated to generate approximately 106 gallons of domestic wastewater per day, which is equivalent to the flow of approximately 1 single-family dwelling. There is no plan for Building B to generate industrial process wastewater at this time.

NapaSan  
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Napa, CA 94558

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These parcels are within NapaSan's recycled water service area. The development will be required to install the necessary facilities to utilize recycled water for landscape irrigation. The project has requested service for approximately 3.2 acres of landscaping, with a recycled water demand of approximately 5.4 acre-feet per year. NapaSan will provide recycled water service to these parcels.

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](mailto:gglascott@napasan.com).

Sincerely,



Gavin Glascott  
Assistant Civil Engineer