



COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

STEVEN LEDERER
Director

CHRISTINE M. SECHELI, R.E.H.S.
Assistant Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Assistant Director

SUBJECT: Use Permit Application for Laird Family Estates
Located at 5055 Solano Avenue
Assessor Parcel #035-031-031
File # P07-00587

DATE: August 27, 2007

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.
2. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
3. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
4. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
5. The wastewater feasibility report indicates the owner has 70 acres of vineyard for drip disposal of process wastewater.

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This parcel is only 40 acres in size. As such, prior to issuance of any building permits applicant shall execute either a grant of sewage easement or an agreement for grant of sewage easement for the other vineyard area off this parcel.

Applicant shall modify aerators as indicated in the feasibility report.

cc: Michael Maher, Dickenson, Peatman & Fogarty, 809 Coombs St., Napa, CA 94559
Laird Family Estate LLC., 5055 Solano Ave., Napa, CA 94558