



A Tradition of Stewardship
A Commitment to Service

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, Kirsty Shelton	From: Kim Withrow, Senior Environmental Health Specialist
Date: January 31, 2012 - Revised November 14, 2011	Re: Application for Use Permit for Reata Located at 1 Kirkland Ranch Road Assessor Parcel # 057-140-015 File # P10-00188

The revised project statement received January 9, 2012 has been reviewed and this department has no objections to approval of the application with the following 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 Business Activities Page shall be submitted and approved by this Department.
2. Permits for the process wastewater (pond) improvements proposed in the feasibility report must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
3. Plans for the proposed pond upgrades shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Department.
4. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, and etc.
5. The applicant shall maintain regular monitoring of the above ground waste water treatment system as required by this Department which includes submitting quarterly monitoring reports. An annual operating permit is required for the waste water system.

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6. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. 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.
8. Adequate area must be provided for collection of recyclables. The applicant must work with 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.
9. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.
10. The proposed parcel(s) must be connected to the American Canyon water system.

cc: Reata Winery/Madison Vineyard Holdings LLC, 5619 DTC Pkwy. #800, Greenwood Village, CO, 80111
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