file № P14-00297-UP

A Tradition of Stewardship
A Commitment to Service

Napa County
Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 *phone* (707) 253-4417
web www.countyofnapa.org/cdp/ *email* cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit

Date Submitted: 9/18/2014 Resubmittal(s): _____ Date Complete: _____

Request: 38,614 sf warehouse building

Flat fee
*Application Fee Deposit: $ 9,287.24 Receipt No. _____ Received by: TA Date: 9/18/14

*Total Fees will be based on actual time and materials

To be completed by applicant...

Project Name: Gateway Road East Warehouse Building

Assessor's Parcel №: 057-200-003 Existing Parcel Size: 2.23 ac.

Site Address/Location: Gateway Road East, Napa, CA 94558
No. Street City State Zip

Primary Contact: [X] Owner [ ] Applicant [ ] Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Ronald L. & Betty L. Profili (Contact: Ron Profili)

Mailing Address: 33 Old Coach Road, Napa, CA 94558
No. Street City State Zip

Telephone №(707) 254 -1600 E-Mail: rprofili@napanet.net

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone №(_____) _____-_____ E-Mail: _____

Representative (if applicable): _____

Mailing Address: _____
No. Street City State Zip

Telephone №(_____) _____-_____ E-Mail: _____

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

The building is being designed for use as a warehouse with a small office component. The warehouse area can be used for storage, distribution or manufacturing. The office area typical for this use would be about 10% - 20% of the total area. It is anticipated that there will be no more than two tenants sharing the common dock loading area. The building is divisable up to 4 tenant spaces.

What, if any, additional licenses or approvals will be required to allow the use?

District _____ Regional _____

State _____ Federal _____

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

See Attached "Improvements" (one page)

IMPROVEMENTS (page 6 of the Use Permit Information Sheet)

Site:
The project site is located at the east side of Gateway Road East in Napa County, California. The 2.23 acre site is currently undeveloped.

Buildings:
The project plan proposes a building of 38,614 square feet. The building will be constructed primarily of site cast, tilted concrete panels with a variety of architectural enhancements. The typical wall panels are to be enhanced with reveals and a textured elastomeric coating in a multicolored paint pallet. The areas around the building entries are also enhanced with tinted glazing in aluminum frames, foam banding and sloped roof elements. The placement of these enhancements is focused at those locations most visible from the public roadways.

Site Access and Parking:
Two site entrance drives are proposed on Gateway Road East. The site plan proposes a total of 44 vehicle parking stalls for employees and or customers.

Signage:
Please note that all site monument and building mounted signage depicted within these documents is show **FOR REFERENCE ONLY**. The project team will submit the design and specifications for the building signage at a later date.

Landscaping:
The project will be fully landscaped using plants appropriate for and indigenous to the Napa Valley. Low water use plants will be used extensively, while moderate water use plants will be concentrated at accent points, such as driveways and building entries. Dense tree plantings are proposed at the north east corner of the site to completely screen the loading areas at the north side of the building. The plantings will be automatically irrigated using efficient drip, spray and rotor distribution systems that are appropriate to the size of the planters. The project will utilize recycled water provided by the Napa Sanitation District, significantly reducing the project's domestic water demand while helping Napa Sanitation District meet its discharge requirements.

Sustainable Materials & Construction Practices:
The project will incorporate a variety of sustainable materials and construction practices to include the following: 1) A storm water pollution prevention plan to minimize contamination, erosion, and dust pollution during construction. All storm water runoff from impervious surfaces (roofs and paving) will be routed through a specially designed water quality detention and treatment basin. Additionally, on-site detention will be provided to meet the Napa County standards. 2) Incorporating Energy Star rated products in any tenant improvement work. 3) Storage and collection of recyclable materials. 4) Construction waste management. 5) Environmental tobacco smoke control. 6) Heat reflecting roof membranes. 7) Light pollution reduction. 8) Water efficient landscaping. 9) Recycled water for irrigation. 10) Water use reduction methods. 11) Low VOC emitting sealants, adhesives, coatings, floorings, and wood materials. 12) Roof structures designed to accommodate additional weight for roof-top photovoltaic electricity generation panel arrays. 13) Conduits, rings and strings will be provided for future potential electric vehicle charging stations at two locations. 14) The project architect is a LEED accredited professional and will apply his knowledge of LEED techniques and practices to the project design and construction.

Improvements, cont.

Total on-site parking spaces: _____ existing 44 proposed

Loading areas: _____ existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N

☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☒ Type V (non-rated)

(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 2.23 acres

Employment and Hours of Operation *

Days of operation:	NA	existing	Monday-Sunday	proposed
Hours of operation:	NA	existing	M-F 8am-5pm S-Sun 10am-5pm	proposed
Anticipated number of employee shifts:	NA	existing	1	proposed
Anticipated shift hours:	NA	existing	same as above	proposed

Maximum Number of on-site employees:

☐ 10 or fewer ☐ 11-24 ☐ 25 or greater (specify number) _____

Alternately, you may identify a specific number of on-site employees:

☐ other (specify number) _____

* Information provided by applicant in November 21, 2014 Response to Incomplete Items letter. - E. Hedge 3/3/15

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Ronald L. Profili	
Print Name of Property Owner	Print Name Signature of Applicant (if different)
9/15/14	
Signature of Property Owner Date	Signature of Applicant Date

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION

BUSINESS ACTIVITIES

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)	1	EPA ID # (Hazardous Waste Only) 2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)	GATEWAY ROAD EAST WAREHOUSE BLDG - LOT 3	3
BUSINESS SITE ADDRESS	NE CORNER OF GATEWAY ROAD EAST TO HWY 29 NORTH OF MARRIOTT	103
BUSINESS SITE CITY NAPA 104	CA	ZIP CODE 94558 105
CONTACT NAME RON PROFILI 106		PHONE 707-254-1600 107

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...		If Yes, please complete these pages of the UPCF....
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☐ YES ☒ NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	◯ YES ⊗ NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	◯ YES ⊗ NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	◯ YES ⊗ NO 8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	◯ YES ⊗ NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	◯ YES ⊗ NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	◯ YES ⊗ NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	◯ YES ⊗ NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	◯ YES ⊗ NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	◯ YES ⊗ NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	◯ YES ⊗ NO 14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	◯ YES ⊗ NO 14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS 15

(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	City of American Canyon	
Name of proposed water supplier (if water company, city, district):	See July 10, 2014 Will-Serve letter	
Is annexation needed?	☐ Yes ☒ No	☐ Yes ☒ No
Current water use:	Ø gallons per day (gal/d)	
Current water source:	NA	
Anticipated future water demand:	_____ gal/d	_____ gal/d
Water availability (in gallons/minute):	_____ gal/m	_____ gal/m
Capacity of water storage system:	_____ gal	_____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	_____	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage	
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	Napa Sanitation District	
Name of disposal agency (if sewage district, city, community system):	See April 1, 2014 Will-Serve letter	
Is annexation needed?	☐ Yes ☒ No	☐ Yes ☒ No
Current waste flows (peak flow):	_____ gal/d	_____ gal/d
Anticipated future waste flows (peak flow):	_____ gal/d	_____ gal/d
Future waste disposal design capacity:	_____ gal/d	_____ gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): On-site

WATER SYSTEM FEASIBILTY REPORT FOR REGULATED WATER SYSTEM

It is anticipated that the total number of employees for the project will be equal or greater than 25 requiring that the water system be regulated.

1. Water System Name: City of American Canyon

2. Name of Person Who Prepared Report: Ron Profili

3. Technical Capacity: See "Water Supply Report for Gateway Rd East Warehouse Building" enclosed herein.

4. Managerial: See American Canyon Letter dated July 10, 2014 for agreement for water use.

5. Financial: See Paragraph 6 of American Canyon Letter dated July 10, 2014 for owner's financial obligations for water use.

Stormwater Control Plan
for a Regulated Project
Preliminary, for Use Permit
Gateway Road East, Warehouse East, Lot 3

1190 Gateway Road East
Napa, CA 94558

November 17, 2014

Profili Commercial Real Estate
Ron Profili, Owner
33 Old Coach Road
Napa, CA 94558

Prepared By:

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

Table of Contents

Tables

Exhibits

Appendices

I. PROJECT DATA

Table 1. Project Data Form	
Project Name/Number	Gateway Road East, Warehouse East, Lot 3
Application Submittal Date	Use permit submitted in October, 2014
Project Location	1190 Gateway Road East
Project Phase No.	NA
Project Type and Description	Industrial warehouse
Total Project Site Area	2.23 Acres
Total New and Replaced Impervious Surface Area	Approximately 80% (approximately 1.8 acres)
Total Pre-Project Impervious Surface Area	0%
Total Post-Project Impervious Surface Area	Approximately 80%

II. SETTING

II.A. Project Location and Description:

The project is located roughly 600 feet to the east of the intersection of Gateway Road East and Devlin Road, as shown on **Exhibit 1 – Vicinity Map**, in unincorporated Napa County, California. The address is 1190 Gateway Road East, and the Assessor's Parcel Number (APN) is 057-200-003. The property is a roughly 2.2-acre rectangular, open field, located between Gateway Road East and State Highways 12/29. The subject property is currently clean and fallow and appears to have been maintained in this state for a while. Prior land usage was agricultural. The parcel is Zoned IP, AC (Industrial Park, Airport Compatibility). As shown in **Exhibit 2 – Site Plan and Water Quality Shed Map**, the proposed project includes a warehouse/office building of approximately 38,600 square feet, a parking lot with 44 stalls, and a truck loading dock that is external to the warehouse.

II.B. Existing Site Features and Conditions:

The site is roughly rectangular, and is approximately 250 feet wide and 390 feet deep. The back of the lot is at about elevation 70 feet (Napa County Datum) in the southeast corner. It slopes down to the northeast corner to about elevation 60 feet, and to the western frontage, which varies in elevation from about 52 feet to 54 feet. The subject property is currently clean and fallow and appears to have been maintained in this state for a while. Soils at the site are clayey, which have low infiltration rates, and the groundwater varies

between 15 feet and 18 feet below existing grade.[1] There are no significant drainage features on the property. There are existing storm drains in Gateway Road East.

II.C. Opportunities and Constraints for Stormwater Control:

Opportunities for stormwater control at the site are afforded by landscaping requirements. There is an existing 45-foot landscaping easement on the back of the property, as shown on **Exhibit 2 – Site Plan and Water Quality Shed Map**. There are also landscaping requirements for the property frontage. The frontage is at a lower elevation, which can provide fall for needed hydraulic head.

The site also includes constraints. The industrial land use is high density/intensity and vehicular traffic, and space is limited by the land use objectives, and by architectural and design criteria and constraints. Also, clayey soils will limit infiltration potential. Furthermore, the landscape easement at the back of the property is at a higher elevation, limiting the potential for its use for treatment of runoff from other areas.

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES

III.A. Optimization of Site Layout:

III.A.1. Limitation Of Development Envelope

There are no significant natural areas on the property. The development envelope includes the entire property. The back end of the lot has a landscape easement on it.

III.A.2. Preservation Of Natural Drainage Features

There are no significant natural drainage features on the property. Stormwater discharging from the property will be made to mimic natural drainage patterns to the maximum extent practicable.

III.A.3. Setbacks From Creeks, Wetlands, And Riparian Habitats

Creeks, wetlands, and riparian habitats are not near the property. Setbacks for these items were not considered.

III.A.4. Minimization Of Imperviousness

Imperviousness was minimized with respect to land use objectives and to architectural and civil design criteria and constraints.

---

[1] Preliminary Geotechnical Engineering Report, Gateway Road East Commercial/Retail, Wallace, Kuhl, and Associates, Inc., December 30, 2005.

III.A.5. USE OF DRAINAGE AS A DESIGN ELEMENT

There are no significant natural drainage features on the property. The entire site has clayey soils, and infiltration rates will be low. Infiltration of runoff is promoted by the use of a bioretention facility and by the use of a sand-oil separator with infiltration features. Stormwater discharging from the property will be made to mimic natural drainage patterns to the maximum extent practicable.

III.B. Use of Permeable Pavements:

Permeable pavements were not used. Soils at the project site are clayey; soil infiltration rates would be low, and the porous pavement would be ineffective.

III.C. Dispersal of Runoff to Pervious Areas:

Because of grading and drainage constraints, an insignificant amount of impervious area could be directed to land scape areas. Instead, most of the site is routed to a bioretention facility, and to a sand-oil separator with infiltration features.

III.D. Stormwater Control Measures:

Source control measures are proposed for the truck dock and for the refuse area and other features, as described below.

IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. Descriptions of Each Drainage Management Area:

The drainage management areas (DMAs) are described below and shown in Table 2.

IV.A.1. TABLE OF DRAINAGE MANAGEMENT AREAS

Table 2. DMA Summary Information

DMA Name	Surface Type	Area (Square Feet)	Area (Acres)
1	Impervious	74,400	1.71
2	Pervious	13,300	0.31
3	Impervious	1,300	0.03
4A	Pervious	1,600	0.04
4B	Pervious	1,390	0.03
5A	Impervious	680	0.02
5B	Impervious	870	0.02

IV.A.2. DRAINAGE MANAGEMENT AREA DESCRIPTIONS

- **DMA 1:** drains primarily impervious areas, including the warehouse and its parking lot. DMA1 drains to Bioretention Facility 1 (BF1). DMA 1 is drained by storm drains up to 18 inches in diameter.
- **DMA 2:** drains primarily impervious areas, including the warehouse and its parking lot. DMA2 drains ultimately to BF1. DMA 2 drains overland to DMA 1, which is drained by storm drains up to 18 inches in diameter.
- **DMA 3:** drains the truck dock area. DMA3 drains to a sand-oil separator vault, which is a self-retaining area. DMA3 and the vault are not directly connected to the storm drain system.
- **DMAs 4A and B:** drain the frontage landscaping areas. DMA4 drains across landscaping and is self-treating.
- **DMAs 5A and B:** drains the two entrance driveways. These relatively small areas drain to the street gutter and cannot be treated due to site and grading constraints.

IV.B. Tabulation and Sizing Calculations:

This section describes sizing and design of Bioretention Facility 1, self-treating areas, and self-retaining areas, as shown in **Exhibit 2 – Site Plan and Water Quality Shed Map**. Due to site and grading constraints, the relatively small DMAs 5A and 5B cannot be treated before discharged to the street, as discussed above.

IV.B.1. INFORMATION SUMMARY FOR BIORETENTION FACILITY DESIGN

Summary information for DMAs draining to Bioretention Facility 1 is shown in Table 3.

Table 3. Areas Draining to Bioretention Facility 1	
Total Project Area (Square Feet)	97,200 square feet
DMA 1	73,800 square feet
DMA 2	13,300 square feet

IV.B.2. SELF-TREATING AREAS

Summary information for DMAs that are self-treating is shown in Table 4.

Table 4. Summary Information for Self-Treating Areas	
DMA Name	**Area (square feet)**
4A	1,600
4B	1,390

IV.B.3. SELF-RETAINING AREAS

DMA 3, which includes the truck dock, will drain to a sand-oil separator with infiltration features. The sand-oil separator will have no direct connection to the storm drain system. So, DMA 3 will be a self-retaining area. Summary information for DMA 3 is shown in Table 5.

Table 5. Summary Information for Self-Retaining Areas

DMA Name	Area (SF)
3	1,300

IV.B.4. AREAS DRAINING TO SELF-RETAINING AREAS

DMA 3 drains to a sand-oil separator with infiltration features. The sand-oil separator will be constructed of perforated pipe and underlain by gravel. The infiltration footprint area of these features is shown in Table 6. The sand-oil separator is also sized to capture the stormwater quality volume (SQV) specified in the County's 2008 Water Quality Manual[2], discussed in further detail below.

Table 6. Sizing Information for Self-Retaining Areas

DMA Name	Area (SF)	Post-Project Surface Type	Runoff Factor	Product (Area x Runoff Factor) [A]	Receiving self-retaining DMA	Receiving Self-retaining DMA Area (SF) [B]	Ratio [A]/[B][1]
3	1,300	Concrete	1.0	1,300	1	620	2.1

[1] Primary treatment provided by capturing of SQV in sand-oil separator, for hold and hauls — discussed in more detail below.

IV.B.5. AREAS DRAINING TO BIORETENTION FACILITIES

Table 7 shows the sizing information for Bioretention Facility 1. Due to site and grading constraints, the full biotreatment and infiltration area required by approach shown in the BASMAA Design Manual[2]. So, alternatively, the proposed treatment approach for Biofiltration Facility 1 (BF1) was capture of the stormwater quality volume (SQV) as specified in the County's 2008 Water Quality Manual, discussed in further detail below.

[2] BASMAA Post-Construction Manual, Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties, A Low Impact Development Approach. Bay Area Stormwater Management Agencies Association (BASMAA) Phase II Committee. March 31, 2014.

Table 7. Sizing Information for Bioretention Facility 1.							
DMA Name	DMA Area (Square Feet)	Post-Project Surface Type	DMA Runoff Factor	DMA Area × Runoff Factor	Facility Name: Bioretention Facility[1]		
					Sizing Factor	Minimum Facility Size	Proposed Facility Size[1]
1	73,800	Impervious	1.0	73,800			
2	13,300	Landscape	0.1	1,330			
Total				75,130	0.04	3,005	2,810

[1] Primary treatment provided by capturing of the SQV — discussed in further detail below.

IV.C. Capture Volume Sizing:

Due to space constraints, the primary treatment approach for the Biofiltration Facility 1 (BF1) and the sand-oil separator for the truck docks was capture of the stormwater quality volume (SQV). The SQV is specified in the County's 2008 Water Quality Manual.

IV.C.1. Post-Construction Runoff Requirements:

The County requires the mitigation of any excess post-construction stormwater runoff volume generated from the 2-year, 24-hour storm event (as compared to the pre-construction stormwater runoff volume for the same storm event).

IV.C.2. Land Use And Soils:

The subject property is currently clean and fallow and appears to have been maintained in this state for a while. Prior land usage was agricultural.

The United States Department of Agriculture Natural Resources Conservation Service designates the soil at the project site as "Haire Loam." This type of soil is hydrologic Class C, which allows rainfall to infiltrate moderately well.

IV.C.3. Rainfall:

Point precipitation frequency estimates were obtained from the NOAA Atlas 14 web site (http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ca). The estimate for the project site is 2.67 inches for the 2-year storm.

IV.C.4. Volume For Bioretention Facility 1:

The required storage volume to mitigate the post-construction 2-year, 24-hour storm event was computed using the runoff curve number (CN) method outlined in the NRCSs Technical Release 55 Manual.

Per the Technical Release 55 Manual, the runoff volume, in inches, is estimated to be:

$Q = (P-I_a)^2/[(P-I_a)+S]$ [eq. 2-1]

Where $I_a = 0.2S$; $S = 1000/CN - 10$; and P = inches of rainfall in 24 hours.

The pre- and post-curve numbers used for these calculations are the same curve numbers determined in SMARTS, shown in **Appendix A – Post-Construction Runoff Calculations**. The detention volume calculated with this equation is 2,930 cubic feet.

Table 8. Calculations for Required Storage Volume for Bioretention Facility 1.

DMA	Acres[(a)]	Pre-Construction Curve Number	Post-Construction Curve Number	2-Year, 24-Hour Rainfall, in.	Pre-Construction Q, in.[(b)]	Post-Construction Q, in.[(b)]	Difference in Q, in.[(c)]	Difference in Volume, Cu. Feet[(d)]
1 & 2	2.02	88	93.06	2.67	1.5	1.9	0.4	2,930

(a) Only DMAs 1 and 2 drain to the bioretention facility (BF1).

(b) Based on Equation 2.1 of NRCS TR-55.

(c) Difference in Q = Post-Construction Q - Pre-Construction Q

(d) Difference In Volume = Difference in Q x Acres x Units Conversion = Required Storage Volume for Mitigation

IV.C.5. Volume Calculation For Sand-Oil Separator For Loading Dock

The sand-oil separator for the truck dock was sized to capture the entire post-construction runoff volume of the 2-year, 24-hour storm, without any consideration of precipitation losses. The required volume is 290 cubic feet. That equates to a minimum length of 24-inch diameter pipe of approximately 90 feet.

Table 9. Calculations for Required Storage Volume of Sand-Oil Separator

Square Feet	DMA	2-Year, 24-Hour Rainfall (Inches)	Storage Volume, Cu. Feet[(d)]
1,300	3	2.67	290

(d) Volume = DMA Area x Units Conversion = Required Storage Volume for Mitigation

V. SOURCE CONTROL MEASURES

V.A. Site Activities and Potential Sources of Pollutants:

Potential pollutant sources were identified for the project. The sources are listed in Table 10.

V.B. Source Control Table:

Source control measures were selected for the potential pollutant sources, as shown in the following Table 10. The most feasible measures were selected, considering site and design constraints.

Table 10. Sources and Source Control Measures

Potential Source Of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
On-site storm drain inlets	Mark all inlets with the words "No Dumping! Flows to Bay" or similar.	Maintain and periodically repaint or replace inlet markings. Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
Landscape/ Outdoor Pesticide Use/Building and Grounds Maintenance	To be determined	To be determined
Refuse area	Area is enclosed and covered, and graded to prevent run-on and to minimize runoff.	Inspect receptacles regularly, pick up litter, and clean up spills. Keep receptacles covered.
Truck dock	Loading dock is graded to minimize run-on and runoff from the loading area. Runoff from the loading dock will not have a direct connection to the storm drain system. Because the dock is separated from the warehouse, it is not feasible to cover it.	Move loaded and unloaded items indoors as soon as possible.
Sidewalks and parking lots		Sweep sidewalks and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system.

V.C. Features, Materials, and Methods of Construction of Source Control BMPs:

To be completed for the building permit stage.

VI. STORMWATER FACILITY MAINTENANCE

VI.A. Ownership and Responsibility for Maintenance in Perpetuity:

To be completed during the building permit stage.

[Include (1) a commitment to execute any necessary agreements, and (2) a statement such as the following:

"The applicant accepts responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner."

VI.B. Summary of Maintenance Requirements for Each Stormwater Facility:

See Chapter 5 of the Post-Construction Manual.

VII. CONSTRUCTION CHECKLIST

To be completed during the building permit stage.

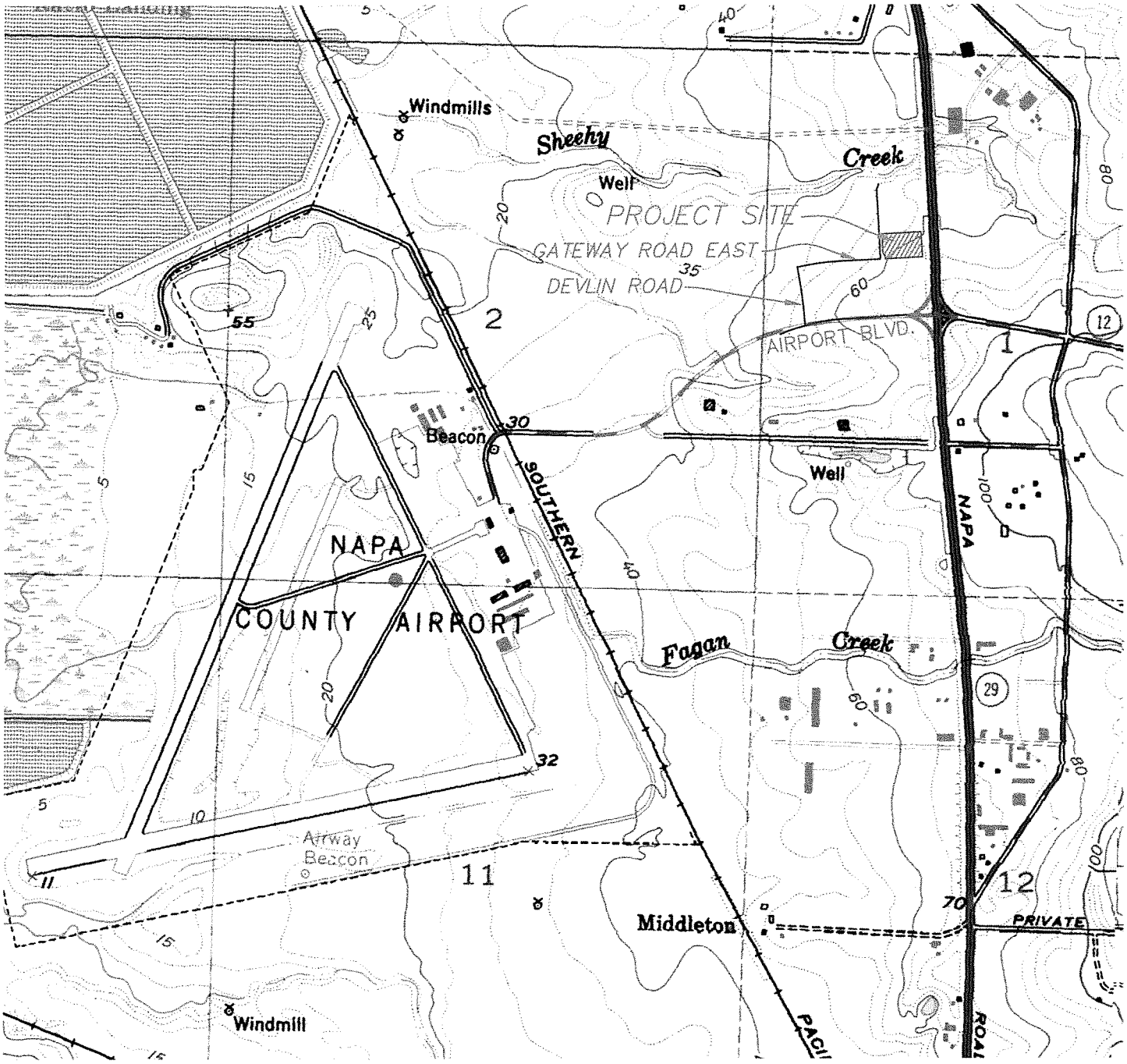
Table 11. Construction Plan C.3 Checklist

Stormwater Control Plan Page #	Source Control or Treatment Control Measure	See Plan Sheet #s

VIII. CERTIFICATIONS

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA Post-Construction Manual, to the maximum extent practicable.

EXHIBITS



0 750 1500 3000

LM

SCALE: 1"=1500'

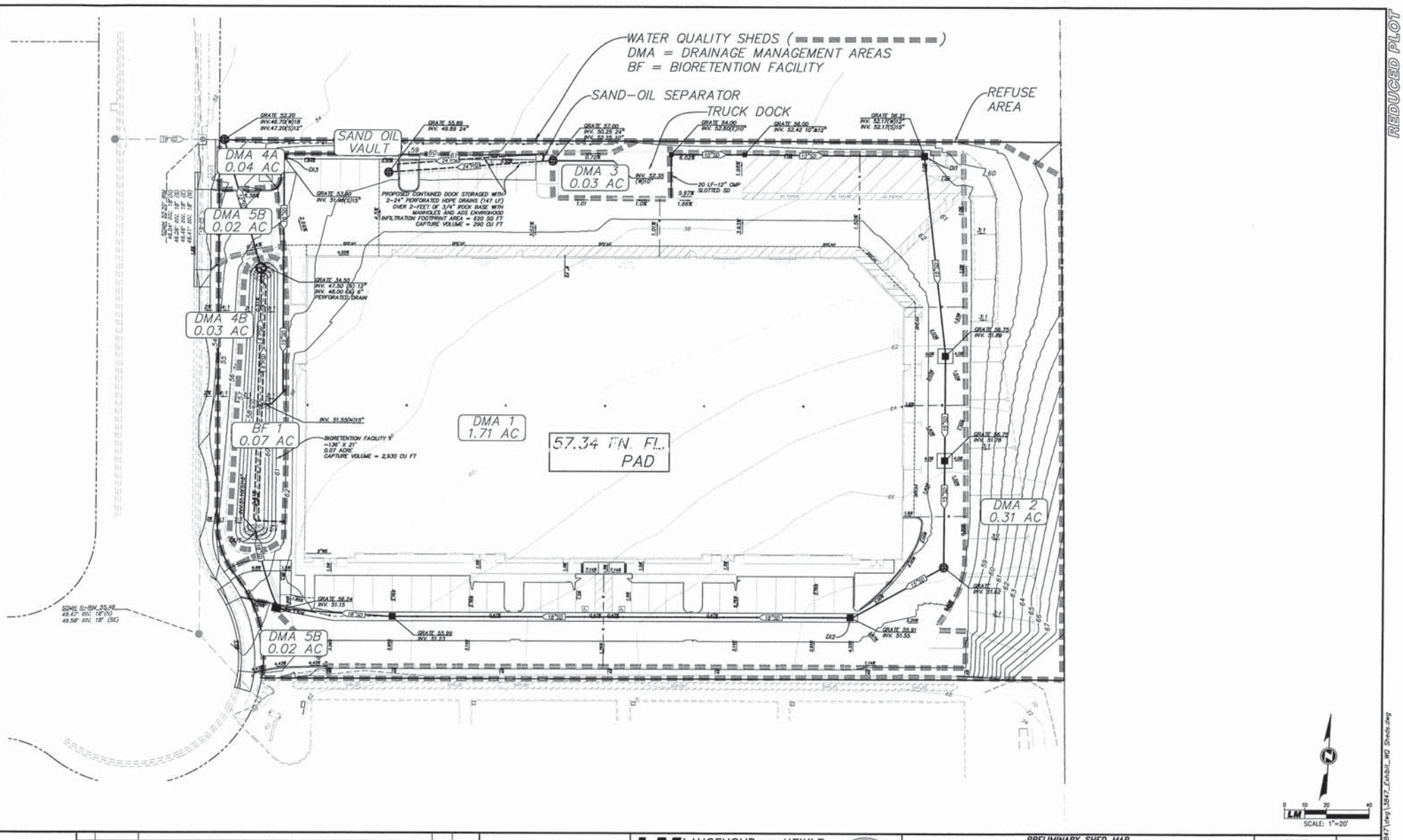
EXHIBIT 1 – VICINITY MAP
FOR
GATEWAY ROAD EAST WAREHOUSE BUILDING LOT 3

NAPA COUNTY, CALIFORNIA

SHEET 1 OF 1 SEPTEMBER 15, 2014

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

X:\Land Projects\3847\dwg\3847_Vicinity Map



REDUCED PLOT

DESIGNED BY BRD	REV.	DATE	DESCRIPTION	BY	APP'D.
DRAWN BY BRD					
CHECKED BY BPB					

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
808 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602
BY _____ BRYAN P. BONINO
DATE _____ P.E. 41804

PRELIMINARY SHED MAP
FOR
RMW GATEWAY WAREHOUSE
CITY OF NAPA CALIFORNIA

EXHIBIT 2 - SITE PLAN AND WATER QUALITY SHED MAP

SCALE	1"=20'
CAD FILE:	3847 EXH2 WQ Sheds
DATE:	11-13-14
JOB NO.	3847
SHEET	1 OF 1

X:\Land Projects\3847\dwg\3847_Exhibit_WQ Sheds.dwg

APPENDIX A

Water Boards Storm Water Multiple Application & Report Tracking System

Help Logout

You are logged-in as: **Neil Busch - Laugenour and Meikle Civil Engineers.**
If this account does not belong to you, please log out.

Navigate To:

NOTICE OF INTENT - Post Construction

The Notice of Intent (NOI) is organized into different tabs. Please complete all applicable tabs before submitting the form. If you want to complete the NOI at a later time, please click on "Save & Exit".

WDID:

Owner: Ron Profili Project 3847
33 Old Coach Road Napa CA 94558

Status of Document: Not Submitted

Processed Date:

Certified Date:

NOT Effective Date:

Permit Type: Construction

Site:

Owner Info | Developer Info | Site Info | Addtl Site Info | Risk | Post Construction | Billing Info | Attachments | Certification | Print | Status History | Linked Users | NOTs | COIs

Is the project located within a permitted Phase I or Phase II Municipal Separate Storm Sewer System (MS4) area? No

Note: Non-traditional small MS4s that lie within a Phase I or II MS4 area but are NOT designated must comply with the Construction General Permit post construction calculator.

Will the project use an alternative method to calculate runoff volume or use different site design measures than those listed in the CGP calculator? No

Will the project be subdivided into smaller sub-areas or drainage management areas? No

INPUT FOR WATERSHED: Enter watershed details and click on the Compute & Save button.

I.a. Name: Gateway Road East War

I.b. County: Napa

I.c. Closest Location: UnSpecified

I.d. Size(acres): 2.16

Pre-Construction INPUT

I.e. Dominant Soil Type: Group C Soils - Low infiltration.Sandy clay loam.Infiltration rate 0.05 to 0.15 inch/hr when wet.

I.f. Existing Dominant Non-built Land Use Type: Cultivated Agricultural: minor crop residue cover

I.g. Existing rooftop impervious area(acres): 0

I.h. Existing non-rooftop impervious area(acres): 0

Post-Construction INPUT

I.i. Proposed Dominant Non-built Land Use Type: A mix of lawn, grass, pasture and tress covering more than 75% of the open space

I.j. Proposed rooftop impervious area(acres): 0.89

I.k. Proposed non-rooftop impervious area(acres): 0.86

Compute & Save

OUTPUT:

O.a. Existing Runoff Curve Number: 88

O.b. Design Storm(inches): 1.3

O.c. Pre-project Runoff Volume(Cubic Feet): 1453.02

O.d. Proposed Runoff Curve Number: 93.06

O.e. Net Credit of Volume Credits:(Cubic feet) 0.0000

O.f. Post-project Runoff Volume(Cubic Feet): 2874.96

O.g. Post-project Runoff Volume minus Volume Credits(Cubic Feet): 2874.9600

***Post-project Runoff Volume > Pre-project Runoff Volume. Please perform volume credit calculations by clicking on the links below.

Volume Credit Calculator Worksheets:

Formula	Credit(Cubic Feet)
A. Porous Pavement	0.0000

Input		Output
Area of Brick without Grout on less than 12 inches of base with at least 20% void space over soil	0 (Square feet)	0.00 (Square feet)
Area of Brick without Grout on more than 12 inches of base with at least 20% void space over soil	0 (Square feet)	0.0 (Square feet)
Area of Cobbles less than 12 inches deep and over soil	0 (Square feet)	0.0 (Square feet)
Area of Cobbles more than 12 inches deep and over soil	0 (Square feet)	0.0 (Square feet)
Area of Reinforced Grass Pavement on less than 12 inches of base with at least 20% void space over soil	0 (Square feet)	0.00 (Square feet)
Area of Reinforced Grass Pavement on at least 12 inches of base with at least 20% void space over soil	0 (Square feet)	0.0 (Square feet)
Area of Porous Gravel Pavement on less than 12 inches of base with at least 20% void space over soil	0 (Square feet)	0.00 (Square feet)
Area of Porous Gravel Pavement on at least 12 inches of base with at least 20% void space over soil	0 (Square feet)	0.00 (Square feet)
Area of Poured Porous Concrete or Asphalt Pavement with less than 4 inches of gravel base (washed stone)	0 (Square feet)	0.0 (Square feet)
Area of Poured Porous Concrete or Asphalt Pavement with 4 to 8 inches of gravel base (washed stone)	0 (Square feet)	0.0 (Square feet)
Area of Poured Porous Concrete or Asphalt Pavement with 8 to 12 inches of gravel base (washed stone)	0 (Square feet)	0.0 (Square feet)
Area of Poured Porous Concrete or Asphalt Pavement with 12 or more inches of gravel base (washed stone)	0 (Square feet)	0 (Square feet)

Total Credit Volume:(cubic feet) 0.0000

Compute & Update

B. Tree Planting

C. Downspout Disconnection

D. Impervious Area Disconnection

E. Green Roof

F. Stream Buffer

G. Vegetative Swale

H. Rain Barrels/Cisterns

I. Soil Quality

To delete the watershed please click on the delete button below:

Delete

Save & Exit | Save & Continue

Fields marked with * are mandatory fields.

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS
APPENDIX A – APPLICABILITY CHECKLIST

Post-Construction Runoff Management Applicability Checklist	County of Napa Department of Public Works 1195 Third Street Napa, CA 94559 (707) 253-4351 for information

Project Address:	Assessor Parcel Number(s):	Project Number: *(for County use Only)*
Gateway Road East	057-200-003	

Instructions:

Structural projects requiring a use permit, building permit, and/or grading permit must complete the following checklist to determine if the project is subject to the Post-Construction Runoff Management Requirements. In addition, the impervious surface worksheet on the reverse page must also be completed to calculate the amount of new and reconstructed impervious surfaces proposed by your project. This form must be completed, signed, and submitted with your permit application(s). Definitions are provided in the Post-Construction Runoff Management Requirements policy. **Note:** If multiple building or grading permits are required for a common plan of development, the total project shall be considered for the purpose of filling out this checklist.

POST-CONSTRUCTION STORMWATER BMP REQUIREMENTS (Parts A and B)

- ✓ If any answer to Part A are answered "yes" your project is a "Priority Project" and is subject to the Site Design, Source Control, and Treatment Control design standards described in the Napa County Post-Construction Runoff Management Requirements.
- ✓ If all answers to Part A are "No" and any answers to Part B are "Yes" your project is a "Standard Project" and is subject to the Site Design and Source Control design standards described in the Napa County Post-Construction Runoff Management Requirements.
- ✓ If every question to Part A and B are answered "No", your project is exempt from post-construction runoff management requirements.

Part A: Priority Project Categories

Does the project meet the definition of one or more of the priority project categories?

1.	Residential with 10 or more units	Yes (No)
2.	Commercial development greater than 100,000 square feet	Yes (No)
3.	Automotive repair shop	Yes (No)
4.	Retail Gasoline Outlet	Yes (No)
5.	Restaurant	Yes (No)
6.	Parking lots with greater than 25 spaces or greater than 5,000 square feet	(Yes) No

*Refer to the definitions section for expanded definitions of the priority project categories.

Part B: Standard Project Categories

Does the project propose:

1.	A facility that requires a NPDES Permit for Stormwater Discharges Associated with **Industrial** Activities?	Yes (No)
2.	New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?	(Yes) No
3.	Hillside residential greater than 30% slope	Yes (No)
4.	Roadway and driveway construction or reconstruction which requires a Grading Permit	(Yes) No
5.	Installation of new storm drains or alteration to existing storm drains?	(Yes) No
6.	Liquid or solid material loading and/or unloading areas?	(Yes) No
7.	Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?	Yes (No)
8.	Commercial or industrial waste handling or storage, excluding typical office or household waste?	Yes (No)

Note: To find out if your project is required to obtain an individual General NPDES Permit for Stormwater discharges Associated with Industrial Activities, visit the State Water Resources Control Board website at, www.swrcb.ca.gov/stormwtr/industrial.html

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS
APPENDIX A – APPLICABILITY CHECKLIST

Impervious Surface Worksheet

Project phasing to decrease impervious surface area shall not exempt the project from Post-Construction Runoff Management requirements. A new development or redevelopment project must comply with the requirements if it is part of a larger common plan of development that would result in the creation, addition and/or reconstruction of one acre or more of impervious surface. (For example, if 50% of a subdivision is constructed and results in 0.9 acre of impervious surface, and the remaining 50% of the subdivision is to be developed at a future date, the property owner must comply with the Post-Construction Runoff Management requirements.

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	**New** (Does not replace any existing impervious area)	**Reconstructed** (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs		38,614		38,614
Patio, Impervious Decking, Pavers and Impervious Liners		0		0
Sidewalks and paths		2,453		2,453
Parking Lots		7,417		7,417
Roadways and Driveways,		27,746		27,746
Off-site Impervious Improvements				
Total Area of Impervious Surface (Excluding Roadways and Driveways)		76,230		76,230

Incorrect information on proposed activities or uses of a project may delay your project application(s) or permit(s).

I declare under penalty of perjury, that to the best of my knowledge, the information presented herein is accurate and complete.

Name of Owner or (Agent) (Please Print):	Title:
Bryan P Bonino	Project Civil Engineer
Signature of Owner or Agent:	Date: February 20, 2014

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

A Tradition of Stewardship
A Commitment to Service

GATEWAY ROAD EAST WAREHOUSE BUILDING

Project name & APN: 057-200-003
Project number if known:
Contact person: RON PROFILI
Contact email & phone number: rprofili@napanet.net 707-254-1600
Today's date:

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
☐	☒	BMP-1	**Generation of on-site renewable energy**

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calcuate how much electrical energy your project may need.

Already Doing	Plan To Do	ID #	BMP Name
☐	☐	BMP-2	**Preservation of developable open space in a conservation easement**

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

N/A

Already Doing | Plan To Do

☐ ☒ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

Dense tree plantings are proposed at the northeast corner of the site to screen the loading area.

☐ ☒ **BMP-4 Alternative fuel and electrical vehicles in fleet**

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles
Typical annual fuel consumption or VMT
Number of alternative fuel vehicles
Type of fuel/vehicle(s)
Potential annual fuel or VMT savings

Conduits, rings and strings will be provided for future electric vehicle charging stations at two locations.

☐ ☐ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

No

☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transporation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other:

N/A Tenant unknown.

Estimated annual VMT

Potential annual VMT saved

% Change

Already Doing	Plan To Do		
☐	☐	BMP-7	**Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

No

☐	☐	BMP-8	**Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

N/A

☐	☒	BMP-9	**Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

☐	☒	BMP-10	**Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

☐	☒	BMP-11	**Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

☐	☒	BMP-12	**Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Doing	Plan To Do	
☐	☒	**BMP-13 Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

The project will connect to the existing recycled water pipeline provided by the Napa Sanitation District.

☐ ☒ **BMP-14 Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

Will do for any future tenant improvement work.

☐ ☒ **BMP-15 Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

All storm water runoff from impervious surfaces (roofs and paving) will be routed through a specially designed water quality detention and treatment basin.

☐ ☒ **BMP-16 Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

☐ ☒ **BMP-17 Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Doing	Plan To Do	
☐	☐	**BMP-18 Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see http://www.naparecycling.com/foodcomposting for more details.

N/A Tenant unknown.

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

N/A Tenant unknown.

☐ ☒ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

☐ ☒ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

The infrastructure for 2 charging stations will be installed.
Stations to be installed after tenant(s) are known

☐ ☒ **BMP-22 Public Transit Accessibility**

Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Doing | Plan To Do

☐ ☒ **BMP-23**

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

The "front" of the building has a southern exposure.

☐ ☒ **BMP-24 Limit the amount of grading and tree removal**

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

The existing site has a slope. Grading and export will be done to level site.

☐ ☐ **BMP-25 Will this project be designed and built so that it could qualify for LEED?**

No

BMP-25 (a)	☐	**LEED™ Silver** (check box BMP-25 and this one)
BMP-25 (b)	☐	**LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	☐	**LEED™ Platinum** (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐ ☐ **BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a"Napa Green Winery"?**

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

N/A Tenant unknown.

☐ ☐ **BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

N/A Not a vineyard.

Already Doing | Plan To Do

☐ ☒ **BMP-28 Use of recycled materials**

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

☐ ☐ **BMP-29 Local food production**

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

N/A

☐ ☐ **BMP-30 Education to staff and visitors on sustainable practices**

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

N/A Tenant unknown.

☐ ☐ **BMP-31 Use 70-80% cover crop**

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

N/A

☐ ☐ **BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

By selecting this BMP, you agree not to burn the material pruned on site.

N/A

☐ ☐ **BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**

No

☐ ☐ **BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

See Enclosure #4 "Improvements".

Comments and Suggestions on this form?

Sources:

1. Napa County Bicycle Plan, NCTPA, December 2011

2. California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change

3. Napa County General Plan, June 2008.

4. California Office of the Attorney General. 2010. Addressing Climate Change at at the Project Level available at http: //ag.ca.gove/global warming/pdf/GW_mitigation_measures.pdf

5. U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.

6. California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.

7. U.S. Department of Energy (2010). Cool roof fact sheet.

8. http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html

9. Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.

10. http://energy.gov/energysaver/articles/solar-water-heaters. Retrieved 2013-05-02.

11. http://energy.gov/energysaver/articles/solar-water-heater. Retrieved 2013-05-09

12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html

13.http://www.napagreen.org/about. Retrieved 2013-05-09

14. http://www.countyofnapa.org/pages/departmentcontent.aspx?id=4294971612

15. http://www.napasan.com/Pages/ContentMenu.aspx?id=109

16. http://water.epa.gov/polwaste/green/index.cfm