

March 5, 2015

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**The Wright Corner, Inc.**  
**4372 Old Sonoma Hwy.**  
**Napa, CA 94559**

Contact: Kerry Smith  
Phone 707-812-5006

**Use Permit Modification U-348283 (originally filed 02/05/2014)**

**APN 047-110-017**

**Zoned - Commercial Limited (CL).**

This parcel was purchased in August 2012 and at the time of the purchase there were three long standing derelict buildings on the parcel. The Wright' Corner Corporation has gone to great lengths to rehabilitate these three buildings, not only in its efforts to recycle as much as the existing materials on site in construction, but to also preserve and improve the aesthetic value these buildings presents to the Carneros area.

History of Use Permit application –

In January of 2014 – we had a pre-application review meeting for a Transportation/Bike facility

Feb. 5, 2014 – we submitted the Use Permit application for a Transportation/Bike facility

May 26 2014 – we added to our request a variety of uses consistent with our zoning (As per County Planner).

Sept 22 2014 – we resubmitted our permit request and narrowed the Use Permit modification to a Transportation/ Bike facility and an Art Gallery/Studio Gallery

Nov. 28, 2014 – final submittal of requested documents (other than traffic report)

During this entire time I was in contact with Planning, Engineering and Enviromental management. It was not until November 4th that I was informed by Public Works that they were going to required a traffic study. We did a study and submitted it on Dec. 18, 2014 and then revised it and resubmitted it on Feb. 6, 2015. While it is unacceptable to us that the report request came in 9 months after our initial filing, we cooperated and submitted a report which emphasized the small scale of the project and the minimal impact it would have to the traffic in that area.

**Thresholds of significance** - Under CEQA, every agency in the state "is encouraged to develop and publish thresholds of significance" against which to compare the environmental impacts of projects. Such thresholds are to be published for public review and supported by substantial evidence before their adoption. A lead agency will normally consider the environmental impacts of a project to be significant if and only if they exceed established thresholds of significance.

It has been months now and we are waiting for a comprehensive outline as to what is still outstanding for an approval of our project. This letter is a formal request to please provide the necessary information to us so we can move forward towards a productive conclusion of our modification. If a more in-depth traffic study is being required I would respectfully ask for a narrow definition of what that entails and what threshold is being applied for the request. Under the General Plan the traffic study request should be based on a "potential significant effect". When evaluating this request one should only be taking into consideration the additional Transportation/Gallery Use in regards to impact but even if one includes the residence and the furniture showroom currently established the effect is still minimal.

The following information is directly pulled from Napa County's General Plan and I would like it to go on record with this request so as to point out that this Use Permit modification on this site, a Commercial Limited (CL) zoned parcel in an urbanized area, is deserving of approval and in our interpretation it fits the General Plan to a tee.

**The following are relevant excerpts taken from the Napa County General Plan -**

**Property Rights** – With no intent either to limit existing rights or to create new rights, "property rights" as used in the Napa County General Plan means all the rights customarily and traditionally residing in ownership of real property, including the exclusive right to possess, occupy, use, and enjoy the property and the water, mineral, and other resources on, under, and over the surface thereof, to control the use of the property and to exclude others from it, to protect the property from damage and from pollution, to farm the property and otherwise improve it, to benefit economically from the property and its improvements, and to temporarily or permanently transfer, encumber, assign, or alienate or otherwise dispose of certain of those rights through bequest, sale, mortgage, lease, deed, easement, or otherwise.

**Urbanized Areas** – All areas shown on the Land Use Map in the Agricultural Preservation and Land Use Element which are designated residential, commercial, industrial, or public-institutional, as well as the incorporated cities and town.

**Policy AG/LU-45** - All existing commercial establishments that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities. Additional commercial uses and mixed residential-commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial. With respect ...



This vision will not be achieved by accident, but by the careful application of land use policies contained in this Element, by implementation of action items identified here and elsewhere in the General Plan, and through the continued participation and vigilance of the county's citizens.

## **Napa County General Plan CIRCULATION GOALS, POLICIES, OBJECTIVES, AND ACTIONS**

**Goal CIR-1:** The County's transportation system shall be correlated with the policies of the Agricultural Preservation and Land Use Element and protective of the County's rural character.

**Policy CIR-1:** Consistent with urban-centered growth policies in the Agricultural Preservation and Land Use Element, new residential and commercial development shall be concentrated within existing cities and towns and urbanized areas where sufficient densities can support **transit services** and development of pedestrian and bicycle facilities.

**Policy CIR-19:** Applicants proposing new discretionary development projects with the potential to significantly affect traffic operations shall be required to prepare a traffic analysis prior to consideration of their project by the County and shall be required to mitigate project impacts and to pay their fair share of countywide cumulative traffic improvements based on their contribution to the need for these improvements.

**Goal CIR-3:** The County's transportation system shall encompass the use of private vehicles, local and regional transit, paratransit, walking, bicycling, air travel, rail, and water transport.

**Policy CIR-27:** Transportation services shall address the needs of non-drivers and those without cars living in rural areas. Services may include community-focused and private transit and paratransit services.

**Policy CIR-26:** Increase the attractiveness and use of energy-efficient forms of transportation such as public transit, walking, and bicycling through a variety of means, including promoting transit-oriented development in existing municipalities and urbanized areas and the use of transit by visitors to Napa County.

**Policy CIR-28:** The County supports programs to reduce single-occupant vehicle use and encourage carpooling, transit use, and alternative modes such bicycle, walking, and telecommuting, and shall seek to maintain total trips in the County using travel modes other than private vehicles (transit, walking, bicycling, public transit, etc.) at least at the 2006 levels.

## **AESTHETICS, ARTS AND CULTURE, VIEWS, AND SCENIC ROADWAYS**

The County is also home to cultural institutions of note, and its citizens recognize the importance

of the **arts** in society and culture. Napa County's arts and cultural institutions benefit local residents and also enhance the County's identity as the nation's premier wine country and a top tourist destination, since arts programs and installations allow tourists to have a richer experience. (Please see the Economic Development Element for the role of arts in the economy.)

## ECONOMIC GOALS AND POLICIES

**Goal E-1:** Maintain and enhance the economic viability of agriculture.

**Policy E-2:** The County recognizes that tourism contributes to the economic viability of agriculture in Napa County and is an important part of the County's economy, generating jobs, local spending, and tax revenues.

**Policy E-3:** The County recognizes the importance of the Napa brand and encourages efforts to protect and enhance the image and integrity of the "Napa" and "Napa Valley" names for the marketing of Napa County goods, services, tourism, and lifestyle.

**Goal E-2:** Develop and promote a diversity of business opportunities, which do not conflict with agriculture.

**Policy E-7:** The County encourages a healthy and thriving arts and culture community, recognizing that it enhances the aesthetic appeal of Napa County, enriches the quality of life of all residents, and contributes to a vital economy. The County will promote and advance public policies aimed at maintaining a vibrant cultural community.

**Policy E-8:** Recognizing the limited availability of non-agricultural land in Napa County, efforts to identify and attract new businesses and employment-generating projects will be targeted toward uses which add value to the county's economy. Factors to be considered may include:

a) Wages—New jobs should provide wages commensurate with the cost of living.

b) Local Employment—New businesses are encouraged to provide jobs for persons already living in Napa County so that these persons can live and work close to home, reducing commuting and increasing their involvement in the community.

c) Location—New businesses should be located in areas served by readily available infrastructure and where adverse impacts on agriculture can be avoided.

d) Diversity—New businesses should increase diversity in the county's economy without adversely affecting agriculture.

e) Serving Local Businesses—New businesses should provide opportunities for Napa businesses and consumers to purchase needed goods and services within Napa County.

**Goal E-3:** Develop and maintain a skilled and adaptable local workforce.

**Policy E-15:** Recognizing that (1) a sizeable portion of the county's population is located in rural areas, (2) seniors will make up an increasing share of the population and workforce, and (3) small businesses are important to the overall economy, the County encourages efforts that meet the needs of these groups, particularly related to enabling appropriate home-based businesses to be established in suitable locations.

We wanted to point out that from a Citizen's reading of the General Plan it would appear we are not only allowed but actually encouraged to do our proposed uses on the property?

Sincerely,

Kerry Smith







Winery Traffic Information / Trip Generation Sheet

Napa County Planning, Building & Environmental Services

Traffic during a Typical Weekday

Number of FT employees: 2 x 3.05 one-way trips per employee = 6.10 daily trips.

Number of PT employees: — x 1.90 one-way trips per employee = — daily trips.

Average number of weekday visitors: 12 / 2.6 visitors per vehicle x 2 one-way trips = 9.22 daily trips.

Gallons of production: — / 1,000 x .009 truck trips daily<sup>3</sup> x 2 one-way trips = — daily trips.

**Total** = 15.32 daily trips.

(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38) = 6.56 PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): 2 x 3.05 one-way trips per employee = 6.10 daily trips.

Number of PT employees (on Saturdays): 1 x 1.90 one-way trips per employee = — daily trips.

Average number of Saturday visitors: 16 / 2.8 visitors per vehicle x 2 one-way trips = 11.43 daily trips.

**Total** = 17.53 daily trips.

(No of FT employees) + (No of PT employees/2) + (visitor trips x .57) = 11.12 PM peak trips.

Traffic during a Crush Saturday N/A

Number of FT employees (during crush): — x 3.05 one-way trips per employee = — daily trips.

Number of PT employees (during crush): — x 1.90 one-way trips per employee = — daily trips.

Average number of Saturday visitors: — / 2.8 visitors per vehicle x 2 one-way trips = — daily trips.

Gallons of production: — / 1,000 x .009 truck trips daily x 2 one-way trips = — daily trips.

Avg. annual tons of grape on-haul: — / 144 truck trips daily<sup>4</sup> x 2 one-way trips = — daily trips.

**Total** = — daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 5 x 2 one-way trips per staff person = 10 trips.

Number of visitors (largest event): 12 / 2.8 visitors per vehicle x 2 one-way trips = 33.60 trips.

Number of special event truck trips (largest event): — x 2 one-way trips = — trips.

<sup>3</sup> Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see Traffic Information Sheet Addendum for reference).

<sup>4</sup> Assumes 4 tons per trip / 36 crush days per year (see Traffic Information Sheet Addendum for reference).



Revised 9/22/2014

RECEIVED

SEP 22 2014

Napa County Planning, Building  
& Environmental Services

### Daily Traffic Example

- 8:00 one FT employee's vehicle arrives
- 8:15 one van departs to pickup bike our customers
- 9:00 2-4 customers arrive for self guided bike tour
- 9:15 two wine tour drivers arrive on site
- 9:15 one van arrives with daily guided tour customers
- 9:30 two luxury cars leave for daily wine tours
- 12:00 Artist/Gallery rep arrives at Gallery Thur - Sun
- 12:00 1 to 4 customers stop for gallery from 12:00 to 4:00
- 1:00 2-4 customers arrive for self guided bike tour
- 4:00 3-5 daily customers leave premises after bike tour
- 4:10 one van leaves to return bike tour customers
- 4:30 one van returns and parks
- 5:00 two limousines return from daily wine tours
- 5:15 two wine tour drivers leave for the day
- 5:45 two FT employees leave for the day
- 6:00 Artist/gallery rep leaves

total traffic incidents each day = 30

5/26/2014  
"REVISED"

LOADING

AASHTO HS-20 LL (40,000#)

SOILS

SAND-CLAY MIXTURES

ASSUME SUBGRADE MODULUS  $K \approx 200$

CORRESPONDING R-VALUE =  $R \approx 42$



TRAFFIC INDEX (TI)

FROM HIGHWAY DESIGN MANUAL

FOR TI = 5

RANGE OF EQUIV. AXLE LOADS 4710 → 10,900

EAL: 4710 ⇒ 20 TRUCKS/WO

10,900 ⇒ 45 TRUCKS/WO

CONSERVATIVELY, SELECT TI = 5 (HDM RECOMMENDATION FOR CAR PARKING AREAS)

CL 2 AGG BASE W/  $R_{MIN} = 78$

AL  $GE = 0.0032(5.0)(100 - 78) = 0.35$

0.2' AL ⇒  $GE = 0.41$

SUBBASE W/  $R = 30$

$GE = 0.0032(5)(100 - 42) = 0.93$

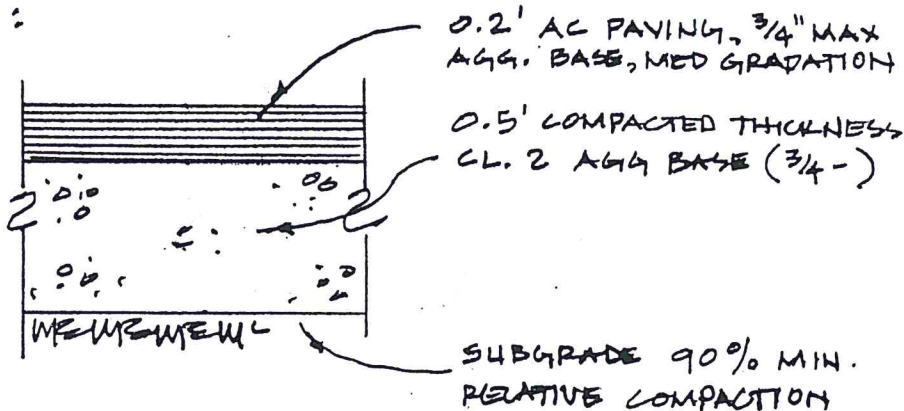
0.2' AL

$GE = 0.41$

AB

$GE = 0.93 - 0.41 = 0.52$

SELECT :



Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: 21 x 3.05 one-way trips per employee = 6.10 <sup>3.05</sup> daily trips.  
 Number of PT employees: 1 x 1.90 one-way trips per employee = 1.90 daily trips.  
 Average number of weekday visitors: 86 / 2.6 visitors per vehicle x 2 one-way trips = 4.61 ~~20.3~~ daily trips.  
 Gallons of production: 1 / 1,000 x .009 truck trips daily<sup>3</sup> x 2 one-way trips = \_\_\_\_\_ daily trips.  
 Total = 28.8 ~~20.3~~ <sup>7.66</sup> daily trips.  
 (No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38) = 3.38 ~~3.99~~ PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): 21 x 3.05 one-way trips per employee = 6.10 <sup>3.05</sup> daily trips.  
 Number of PT employees (on Saturdays): 10 x 1.90 one-way trips per employee = 1.90 <sup>0</sup> daily trips.  
 Average number of Saturday visitors: 86 / 2. 8 visitors per vehicle x 2 one-way trips = 22.40 <sup>9.28</sup> daily trips.  
 Total = 30.4 <sup>7.32</sup> daily trips.  
 (No of FT employees) + (No of PT employees/2) + (visitor trips x .57) = 5.985 <sup>4.42</sup> PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): \_\_\_\_\_ x 3.05 one-way trips per employee = \_\_\_\_\_ daily trips.  
 Number of PT employees (during crush): \_\_\_\_\_ x 1.90 one-way trips per employee = \_\_\_\_\_ daily trips.  
 Average number of Saturday visitors: \_\_\_\_\_ / 2. 8 visitors per vehicle x 2 one-way trips = \_\_\_\_\_ daily trips.  
 Gallons of production: \_\_\_\_\_ / 1,000 x .009 truck trips daily x 2 one-way trips = \_\_\_\_\_ daily trips.  
 Avg. annual tons of grape on-haul: \_\_\_\_\_ / 144 truck trips daily<sup>4</sup> x 2 one-way trips = \_\_\_\_\_ daily trips.  
 Total = \_\_\_\_\_ daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 5 x 2 one-way trips per staff person = 10 ~~0~~ trips.  
 Number of visitors (largest event): 12 / 2.8 visitors per vehicle x 2 one-way trips = 33.60 ~~0~~ trips.  
 Number of special event truck trips (largest event): \_\_\_\_\_ x 2 one-way trips = \_\_\_\_\_ trips.

<sup>3</sup> Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see Traffic Information Sheet Addendum for reference).

<sup>4</sup> Assumes 4 tons per trip / 36 crush days per year (see Traffic Information Sheet Addendum for reference).



~~APP~~

# Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship  
A Commitment to Service

An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	WRIGHT CORNER
PROJECT ADDRESS	4370 OLD SONOMA HWY
APPLICANT	KERRY SMITH
CONTACT INFO	The Wright Corner G EARTH LINK
	email phone

NET (707) 812-5006

- 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards? 

yes	no	I don't know
		/

  
If yes, please include a copy of their required spreadsheets.
- 2 Do you have an integrated design team? 

yes	no	I don't know
/		

  
if yes, please list: \_\_\_\_\_

- 3 SITE DESIGN
- 3.1 Does your design encourage community gathering and is it pedestrian friendly? 

yes	no	I don't know
/		
- 3.2 Are you building on existing disturbed areas? 

yes	no	I don't know
/		
- 3.3 Landscape Design
- 3.31 native plants? 

yes	no	I don't know
/		
- 3.32 drought tolerant plants? 

yes	no	I don't know

*NONE*
- 3.33 Pierce Disease resistant planting? 

yes	no	I don't know
- 3.34 Fire resistant planting? 

yes	no	I don't know
- 3.35 Are you restoring open space and/or habitat? 

yes	no	I don't know
- 3.36 Are you harvesting rain water on site? 

yes	no	I don't know
- 3.37 planting large trees to act as carbon sinks? 

yes	no	I don't know
- 3.38 using permeable paving materials for drive access and walking surfaces? 

yes	no	I don't know
- 3.4 Does your parking lot include bicycle parking? 

yes	no	I don't know
/		
- 3.5 Do you have on-site waste water disposal? 

yes	no	I don't know
/		
- 3.6 Do have post-construction stormwater on site detention/filtration methods designed? 

yes	no	I don't know
/		
- 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings? 

yes	no	I don't know
/		
- 3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)? 

yes	no	I don't know
/		
- 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects? 

yes	no	I don't know
/		

- 4 ENERGY PRODUCTION & EFFICIENCY
- 4.1 Does your facility use energy produced on site? 

yes	no	I don't know

  
If yes, please explain the size, location, and percentage of off-set: \_\_\_\_\_
- 4.2 Does the design include thermal mass within the walls and/or floors? 

yes	no	I don't know
/		
- 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? 

yes	no	I don't know
/		
- 4.4 Will your plans for construction include: *NO CONSTRUCT.*
- 4.41 High density insulation above Title 24 standards? 

yes	no	I don't know
/		
- 4.42 Zones for heating and cooling to provide for maximum efficiency? 

yes	no	I don't know
- 4.43 Energy Star™ or ultra energy efficient appliances? 

yes	no	I don't know
- 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? 

yes	no	I don't know
- 4.45 Timers/time-outs installed on lights (such as the bathrooms)? 

yes	no	I don't know

  
If yes, please explain: \_\_\_\_\_

- 5 WATER CONSERVATION
- 5.1 Does your landscape include high-efficiency irrigation? *NONE*

yes	no	I don't know
- 5.2 Does your landscape use zero potable water irrigation? 

yes	no	I don't know
- 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? 

yes	no	I don't know
- 5.4 Will your facility use recycled water? 

yes	no	I don't know
- 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines? 

yes	no	I don't know
- 5.5 Will your plans for construction include:
- 5.51 a meter to track your water usage? 

yes	no	I don't know
- 5.52 ultra water efficient fixtures and appliances? 

yes	no	I don't know
- 5.53 a continuous hot water distribution method, such as an on-demand pump? 

yes	no	I don't know
- 5.54 a timer to insure that the systems are run only at night/early morning? 

yes	no	I don't know







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

Project name & APN: THE WRIGHT CORNER 047-110-017  
Project number if known: \_\_\_\_\_  
Contact person: KERRY SMITH  
Contact email & phone number: THEWRIGHTCORNER@EARTHINK.NET  
Today's date: 10/12/13 707 312 5206

A Tradition of Stewardship  
A Commitment to Service

### 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 Plan  
Doing 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 calculate how much electrical energy your project may need.*

N/A

**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 Plan  
Doing 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.*

bio retention swale

**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 \_\_\_\_\_

N/A

Typical annual fuel consumption or VMT \_\_\_\_\_

Number of alternative fuel vehicles \_\_\_\_\_

Type of fuel/vehicle(s) \_\_\_\_\_

Potential annual fuel or VMT savings \_\_\_\_\_

**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).*

N/A

**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 transportation (hybrid vehicles, carpools, etc.)
- bike riding incentives
- bus transportation for large marketing events
- Other:

VAN POOL CUSTOMERS

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 conditioned space

- 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.

NO water heater

- 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.

ALL INTERIOR LIGHTING IS LED, ALL EXTERIOR ON MOTION/NIGHT SENSORS, MOST INTERIOR ON OCCUPANCY

SENSORS

- 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.

LIGHT COLORED METAL ROOF

- 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!

BIKE BUSINESS

- 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.

accessible by roadway



Already Plan  
Doing 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.

no landscaping associated with the use of this building

**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%.

no fixtures in building but the building next door where the toilet is located will be 1.6 GPF or less.

**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.

SWALE (NATURAL)

**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.

N/A

**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.

Use recycle containers



Already Plan  
Doing 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

**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.*

**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.*

N/A

**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.*

NOT IN CURRENT PLAN

**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.*

N/A

Already Plan  
Doing 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.*

N/A

**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.*

USING EXISTING PARKING area for this building

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

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"?**

N/A

*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](http://www.countyofnapa.org).*

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

N/A

*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.*

Already Plan  
Doing 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.

used existing foundation, insulation, & building materials where ever we could on the buildings remodel.

- 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

- 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.

COUNTY Chippings program we use currently

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

N/A

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

N/A

Comments and Suggestions on this form?

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