



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: IP: KP Date Submitted: _____

REQUEST: see attached project description Date Complete: 11-1-10

Date Published: 1-21-11

ZA CDPC BS APPEAL

Hearing 2-16-11

Action _____

TO BE COMPLETED BY APPLICANT
 (Please type or print legibly)

Applicant's Name: William A. Saks & Company

Telephone #: (707) 968 - 9696 Fax #: (707) 968 - 9425 E-Mail: bill@williamasaks.com

Mailing Address: 1010 Main Street, Saint Helena, CA 94574
No. Street City State Zip

Status of Applicant's Interest in Property: Owner Representative

Property Owner's Name: Napa Office, LLC

Telephone #: (707) 968 - 9696 Fax #: (707) 968 - 9425 E-Mail: bill@williamasaks.com

Mailing Address: 1010 Main Street, Saint Helena, CA 94574
No. Street City State Zip

Site Address/Location: Lot 1, Gateway Road East, Napa, CA
No. Street City State Zip

Assessor's Parcel #: 057-200-001 and 009 Existing Parcel Size: 4.33 Acres

I certify that all the information contained in this application, 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 my knowledge. I 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.

William A. Saks 7/26/10 William A. Saks 7/26/10
Signature of Applicant Date Signature of Property Owner Date

WILLIAM A. SAKS WILLIAM A. SAKS
Print Name Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No. _____ Received by: _____ Date: _____

*Total Fees will be based on actual time and materials

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): To construct a three story multi-tenant, sustainably designed office building totaling 67,930 SF, with related site improvements, on 4.33 acres. See attachments for further information.
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: Winter 2010 Phase 2: _____
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
☒ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: Tenant Improvements
- F. Additional Licenses/Approval Required:
- District: _____ Regional: _____
State: _____ Federal: _____

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): [Bldg footprint + hardscape] 104,385 SF*
Proposed total floor area on site: 67,839 SF
Total development area (building, impervious, leach field, driveway, etc.) 117,862 SF
New construction: All New Construction *see attached
- existing structures or portions thereof to be utilized: N/A
existing structures or portions thereof to be moved: N/A
- B. Floor Area devoted to each separate use (in square ft):
living: _____ storage/warehouse: _____ offices: 67,839 SF
sales: _____ caves: _____ other: _____
septic/leach field: _____ roads/driveways: 72,820 SF 46' Top of Mech'l Screen
- C. Maximum Building Height: existing structures: N/A new construction: 35' Top of Roof Deck Tip
- D. Type of New Construction (e.g., wood-frame): Steel Frame
- E. Height of Crane necessary for construction of new buildings (airport environs): N/A
- F. Type of Exterior Night Lighting Proposed: Metal Halide, Fluorescent
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): ☐ Yes ☒ No
- H. Fire Resistivity (check one; If not checked, Fire Department 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)
(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	<u>0</u>	<u>203</u>
B. Customer Parking Spaces:	<u></u>	<u>Shared</u>
C. Employee Parking Spaces:	<u></u>	<u>203</u>
D. Loading Areas:	<u></u>	<u>1</u>

IV.	TYPICAL OPERATION	<u>Existing</u>	<u>Proposed</u>
A.	Days of Operation:	<u>N/A</u>	<u>M-F</u>
B.	Expected Hours of Operation:	<u>N/A</u>	<u>8am-6pm</u>
C.	Anticipated Number of Shifts:	<u>N/A</u>	<u>1</u>
D.	Expected Number of Full-Time Employees/Shift:	<u>N/A</u>	<u>194-244 At Full Lease Up</u>
E.	Expected Number of Part-Time Employees/Shift:	<u>N/A</u>	<u>N/A</u>
F.	Anticipated Number of Visitors		
	• busiest day:	<u>N/A</u>	<u>Not Known</u>
	• average/week:	<u>N/A</u>	<u>N/A</u>
G.	Anticipated Number of Deliveries/Pickups		
	• busiest day:	<u>N/A</u>	
	• average/week:	<u>N/A</u>	<u>Minimal</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A.	Commercial Meeting Facilities Food Serving Facilities		
	• restaurant/deli seating capacity:	<u>N/A</u>	
	• bar seating capacity:	<u>N/A</u>	
	• public meeting room seating capacity:	<u>N/A</u>	
	• assembly capacity:	<u>N/A</u>	
B.	Residential Care Facilities (6 or more residents) Day Care Centers	<u>Existing</u>	<u>Proposed</u>
	• type of care:	<u>N/A</u>	<u>N/A</u>
	• total number of guests/children:	<u>N/A</u>	<u>N/A</u>
	• total number of bedrooms:	<u>N/A</u>	<u>N/A</u>
	• distance to nearest existing/approved facility/center:	<u>N/A</u>	<u>N/A</u>

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	City of <u>American Canyon</u>	City of <u>American Canyon</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	City of <u>American Canyon</u> Yes ___ No <u>X</u>	City of <u>American Canyon</u> Yes ___ No <u>X</u>
C. Current Water Use (in gallons/day): Current water source:	<u>0</u>	<u>0</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>2814 GPD</u>	<u>5628 GPD</u>
E. Water Availability (in gallons/minute):	<u>2000 GPM</u>	<u>5628 GPD</u>
F. Capacity of Water Storage System (gallons):	<u>2 Million Gallons</u>	<u>5628 GPD</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>Reservoir</u>	<u>5628 GPD</u>
F. Completed Phase I Analysis Sheet (Attached):		

II. LIQUID WASTE

	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>District</u>	
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>Napa Sanitation District</u> Yes ___ No <u>X</u>	Yes ___ No <u>X</u>
C. Current Waste Flows (peak flow in gallons/day):	<u>0</u>	
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>3510 - See Will Serve Letter</u>	
E. Future Waste Disposal Capacity (in gallons/day):		

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>Garbage Company</u>	
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>Off Site</u>	

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>N/A</u>	
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>N/A</u>	



TRENT CAVE, R.E.H.S.
Director

**NAPA COUNTY DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**

1193 THIRD STREET, SUITE 101
NAPA, CALIFORNIA 94559-3082
(707) 253-4471 • FAX (707) 253-4345

**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
PLANNING APPLICATIONS - SUPPLEMENTAL INFORMATION SHEET**

Solid Waste Disposal:

Identify the use and feasibility of the following items:

1. Source reduction of solid waste (any action that causes a net reduction in the generation of solid waste, such as using recyclable materials).
2. Recycling and composting to reduce the solid waste stream (such as collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste).
3. Transformation and disposal of solid wastes (such as incineration or biological conversions other than composting).
4. Designated wastes/special disposal problems.

Hazardous Materials:

Be sure to fill out the Napa County CUPA related Business Activities Form included in your Use Permit package. This information will be used to determine what conditions, if any, will be placed on the use permit application.

All facilities that handle a hazardous material, acutely hazardous material or hazardous waste in quantities exceeding statutory reporting requirements must develop and implement a Hazardous Materials Business Plan within 60 days of commencing use. Facilities that typically store or handle hazardous materials below threshold quantities must submit a Negative Declaration Response to the Hazardous Materials Section. This also must be submitted within 60 days of commencing use.

Additional information on these requirements can be obtained from the Hazardous Materials team in the Department of Environmental Management by calling (707) 253-4471.



**Napa County Department of Environmental Management
CUPA-Related Business Activities Form**

Business Name: Napa Executive Center

Business Address: 1 Gateway Road East

Contact: William A. Saks **Phone #:** (707) 968-9696

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

☐ YES ☒ NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?

☐ YES ☒ NO

2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO

C. ABOVE GROUND STORAGE TANKS (AST's)

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

☐ YES ☒ NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?

☐ YES ☒ NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

☐ YES ☒ NO

3. Treat hazardous waste on site?

☐ YES ☒ NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☐ YES ☒ NO

5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

☐ YES ☒ NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

☐ YES ☒ NO

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT

USE PERMIT

SUPPLEMENTAL APPLICATION PACKET FOR IP ZONING DISTRICT

1. Use Permit Supplemental Application Completeness Checklist for the IP Zoning District.
2. Airport Industrial Area Specific Plan Excerpts (road classifications and improvement standards).
3. IP Zoning District Supplemental Project Information Form.
4. Zoning Compliance Form for the IP Zoning District.

A copy of the Industrial Park Zoning District Regulations may be obtained from this office.

PRE-SUBMISSION REQUIREMENTS

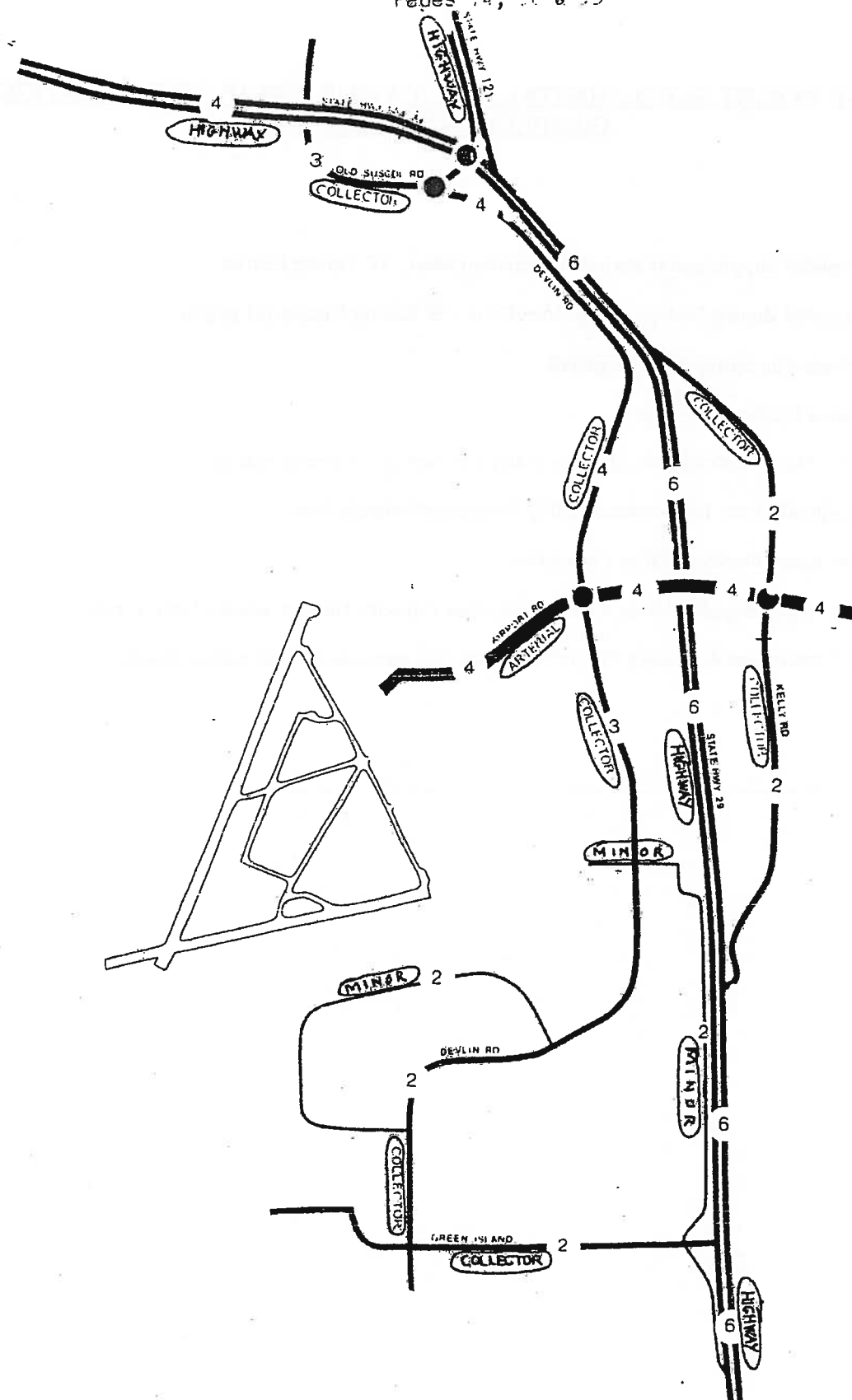
Prior to the submission of your application materials, please call Planning Division Secretary at (707) 253-4416 to schedule a pre-submittal application review meeting (See Completeness Checklist). The purpose of the meeting is to review your application to make sure it is complete for submittal. According to state law, your application will receive a determination of completeness within thirty (30) days after submittal.

USE PERMIT SUPPLEMENTAL APPLICATION FOR IP ZONING DISTRICT
COMPLETENESS CHECKLIST

1. ___ Completed Supplemental Project Information Sheet - IP Zoning District
2. ___ Completed Zoning District Compliance Form - IP Zoning District (11 pages)
3. ___ To-Scale Conceptual Sign Elevations
4. ___ Detailed Landscaping Plan
5. ___ Master Flood Control/Storm Drainage Plan (if no such plan currently exists)
6. ___ Conceptual Street Improvement/Utility Extension/Drainage Plan
7. ___ Downstream Flooding Effect Calculation
8. ___ Public Water Supply/Sewage Treatment System Capacity Non-exceedance Letters (two)
9. ___ Spill Containment & Cleanup Plan (if toxic/hazardous materials are used and/or stored)

NAPA COUNTY AIRPORT INDUSTRIAL AREA SPECIFIC PLAN EXHIBITS
(road classifications and improvement standards)

Pages 74, 96 & 93



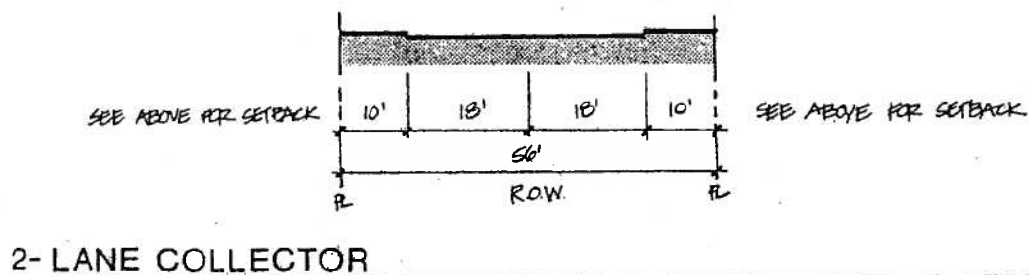
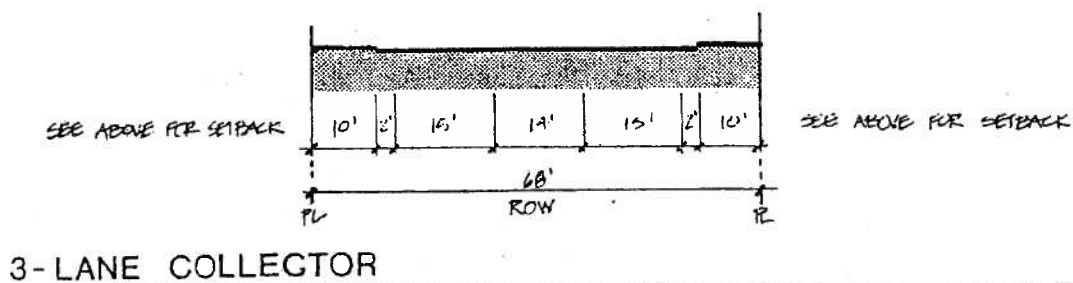
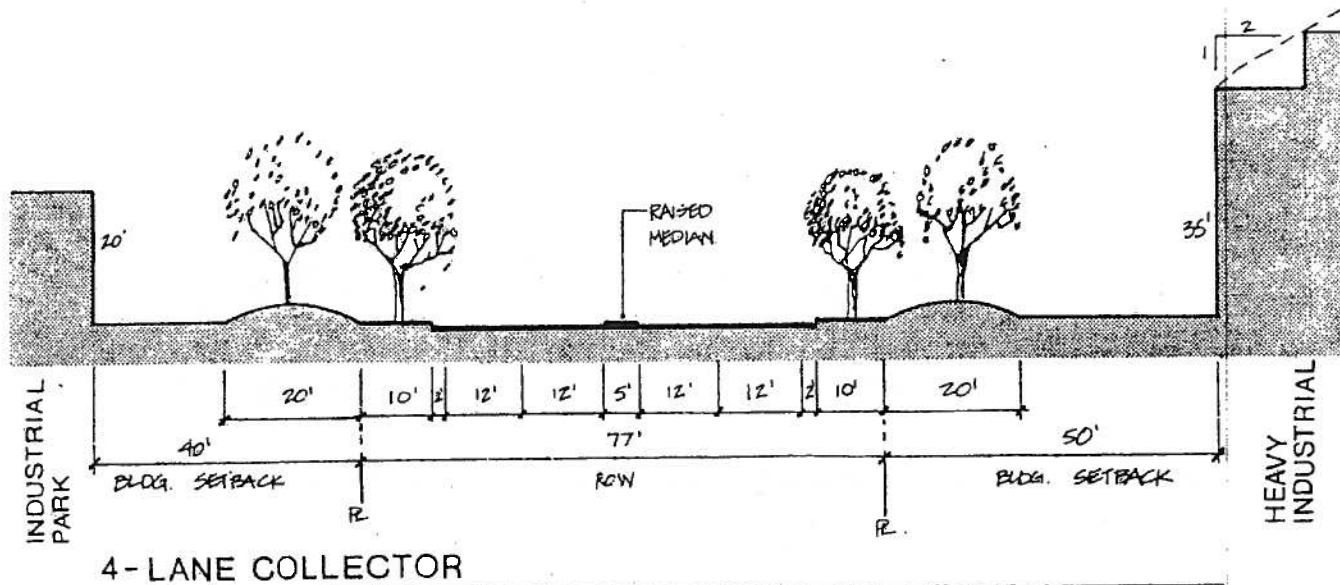


FIGURE 15
COLLECTOR STREET DESIGN STANDARDS

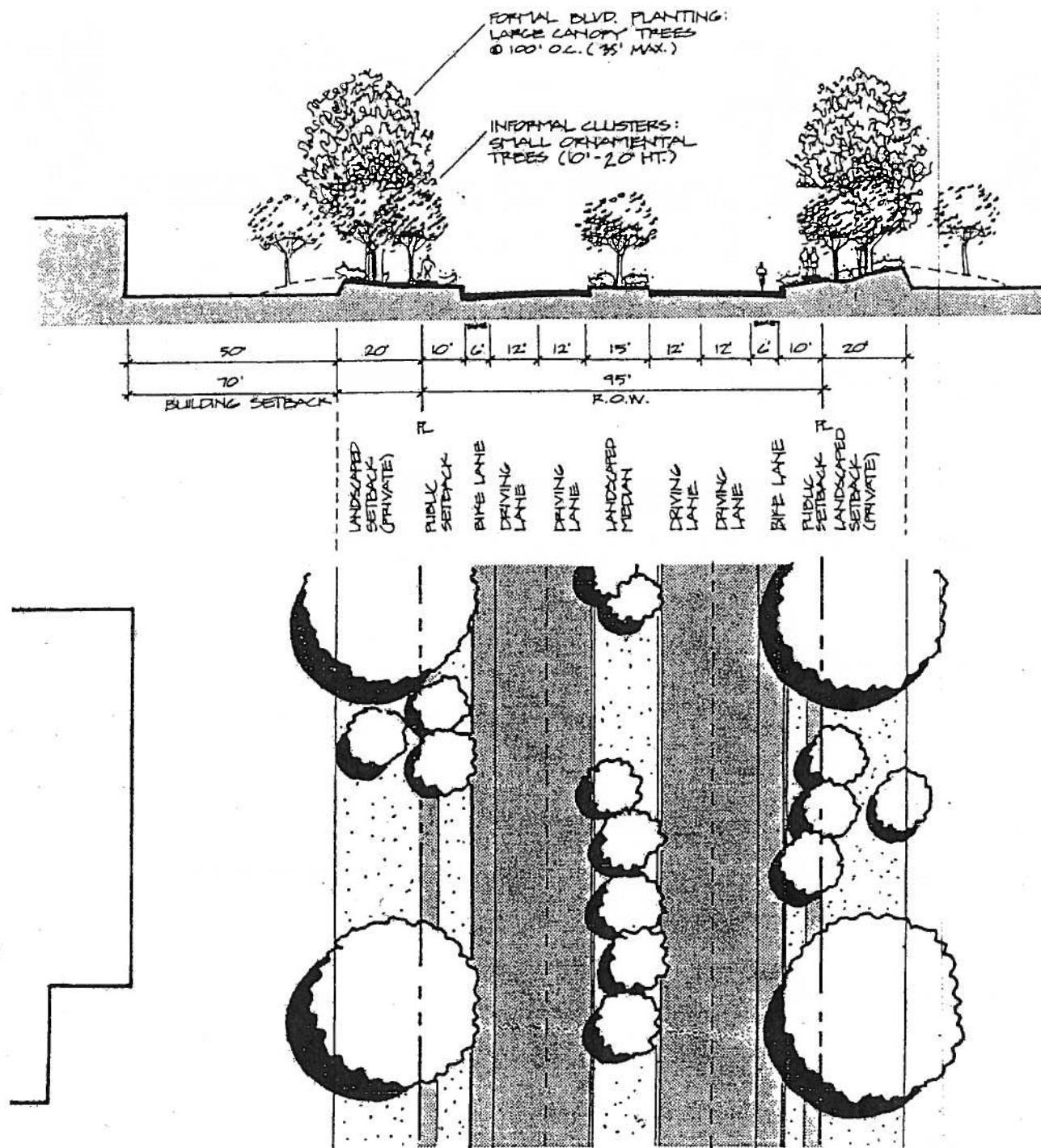


FIGURE 13

AIRPORT ROAD DESIGN STANDARDS

SUPPLEMENTAL PROJECT
INFORMATION SHEET
(IP Zoning District)

NAPA OFFICE LLC AT NAPA VALLEY GATEWAY
(Permit/Subdivision # _____)

I. SITE

- A. Size of Parcel (in square feet): 188,442 SF
- B. Type of Fronting Street (state highway, arterial/
collector/minor roadway): MINOR ROADWAY (CUL-DE-SAC); STATE HIGHWAY 29

II. BUILDING

- A. Size of Building Footprint (in square feet): 22,560 SF
- B. Total Building Floor Area (in square feet): 67,839 SF
- C. Warehouse/Storage Space Proposed (in square feet): 0
- D. Office Space Proposed (in square feet): 58,136 SF
- E. Remaining Building Space (in square feet): 9,703 SF

III. SETBACKS

- A. On-site Developable Area (in square feet): 117,862 SF
- B. Land Area Between Ultimate Curb Line & Minimum
Building Setback Line (in square feet): 70,580 SF

IV. OPERATIONS

- | | <u>Present</u> | <u>Proposed</u> |
|---|-----------------------------|-----------------|
| A. Anticipated Peak Number of Workers/Shift | | |
| ● daytime shift: | <u>0</u> | <u>203</u> |
| ● swing shift: | <u> </u> | <u>0</u> |
| ● graveyard shift: | <u> </u> | <u>0</u> |
| B. Current Number of Company Vehicles
Principally-Based On-Site: | <u> </u> | <u>0</u> |

V. PARKING

- | | <u>Present</u> | <u>Proposed</u> |
|-----------------------------|-----------------------------|-----------------|
| A. Number of Parking Spaces | | |
| ● single-loaded stalls: | <u>0</u> | <u>60</u> |
| ● double-loaded stalls: | <u> </u> | <u>143</u> |
| ● total: | <u> </u> | <u>203</u> |

VI. LANDSCAPING

CREEK SETBACK
UNDISTURBED
46,556 SF

- A. Size of Landscaped Area On-site (in square feet):
- B. Land Area Between Ultimate Curb Line & Minimum Building Setback Line Mounded & Planted In Lawn/Groundcover (in square feet):
- C. Number of Trees Adjacent/Within Parking Area
adjacent to single-loaded stalls:
between double-loaded stalls:
Additional Trees:

BERM PROVIDED
ALONG HWY 29

11

23

14

VII. STREETS

Current

Ultimate

- A. Right-A-Way Width(s)
of Fronting Street(s) (in feet):

CUL-DE-SAC

VIII. STORM DRAINAGE

Current

Ultimate

- A. Right-A-Way Width(s) of Fronting Storm Drainage Channel(s) (in feet):
- B. Percentage Increase in Flows Calculated at Point In Drainage Channel Immediately Below Point at Which Drainage From Project Site Enters Channel
- during 10 year storm:
 - during 100 year storm:

NA

NA

NA

IX. UTILITIES

- A. Uncommitted Remaining Capacity of Water Treatment/Delivery System To Be Employed (in gallons/day):
- B. Uncommitted Remaining Capacity of Sewage Collection/Treatment/Disposal System To Be Employed (in gallons/day):

2814 GPD

3510 GPD

X. SPECIAL UTILITY SERVICE CENTERS

- A. Noise Wall Height (in feet):
- B. Noise Wall Materials:

NA

XI. NUISANCES

- A. Describe Operations Creating
- vibration, heat or glare: NONE
 - smoke, dust, fumes or other contaminants: NONE
 - odors: NONE
 - annoying noises: NONE
 - dangerous levels of radioactivity: NONE
 - electrical disturbances or electromagnetic interference: NONE

ZONING COMPLIANCE FORM
(IP Zoning District)
NAPA OFFICE LLC AT NAPA VALLEY GATEWAY
 (Permit _____)

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
1. Use (page 2- Sec 12278.1) +	OFFICE		
2. Lot Design (page 5- Sec 12278.3)	SEE SITE PLAN		
a. Size (5 acres minimum normally; with comprehensive development plan 20,000 ft ²)	4.33 ACRES		
b. Buildable Area (7,000 ft ² minimum)	117,862 SF		
c. Width (125 ft minimum)	376 FT		
3. Bldg Design (page 6- Secs 12278.3(c) & .4)			
a. Site Coverage (35%/50%-warehouses maximum)+ *	12%		
b. Floor/Area Ratio (.35/.50-warehouses)+	.36%		
c. Height (35 ft maximum)+	35' TO T.O. ROOF DECK 46' TO T.O. MECHL SCREEN		
d. Materials (pre-fabricated metal prohibited)+	CEMENT PLASTER, METAL SIDING, CURTAIN WALL, OPERABLE/FIXED WINDOWS, SINGLE PLY ROOFING		
e. Surface Treatment (non-reflective paint required)	PAINTED CEMENT PLASTER AND FACTORY FINISHED METAL SIDING, NON-REFLECTIVE FINISH		
f. Roof Top Equipment (screening required)+	SCREEN PROVIDED		
g. Noise Reduction Measures (_____) + *	SITING OF BLDG.		
4. Building Setbacks (page 7 - Sec 12278.5)			
a. Front** (1) avg (25 ft minimum)+ *	>152' MIN		
(2) minimum (25 ft minimum)+ ***	152' MIN		
b. Left Side (10 ft minimum)+	22' MIN		
c. Right Side (45 ft minimum)+	99' MIN		
d. Rear (35 ft minimum)+	46' FROM START POINT OF CREEK EASEMENT 74' FROM PL		

- + Standard Not Normally Applicable To Land Divisions
 * Standard Not Applicable To Conforming Uses Legally Established Prior to May 1987
 ** Front Setback and Landscaping Requirements Apply To Any Side of a Lot That Adjoins A Public Street or Highway
 *** Alternate Standard Applicable To Conforming Uses Legally Established Prior to May 1987 (Sec 12278.2(b))

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
5. Site Layout (page 9- Sec 12278.6(a))			
a. Co-ordinated Site Design (required)	YES, SEE SITE PLAN		
b. Fences, Curbs or Walls Between Parcels with Similar Uses (prohibited)+	NONE		
c. Clear Road/Railroad Sight Lines (maintenance required)	NA		
d. Optimum Solar Access (to be provided)	EAST-WEST BLDG ORIENTATION		
e. Convenient Pedestrian Path System (required)+	YES		
f. Convenient Secure Bicycle Parking Areas (required)+	12 BIKE SPACES NEAR FRONT ENTRANCE		
6. Taxiway Access (page 9- Sec 12278.6(d))			
a. FAA Regulation Compliance (required)*	NA		
b. Taxiway Easement Width (93 ft minimum)*			
c. Street Crossings (prohibited)*			
d. Signal & Gate Installation (required at rail crossings)*			
7. Railroad Access (page 10- Sec 12278.6(e))			
a. Existing (maintenance required)*	NA		
b. Easement Width (20 ft with 300 foot turning radii)*			
c. New Arterial or Collector Street Crossings (prohibited) *			
8. Driveways (page 9- Sec 12278.6(b))			
a. Access Street (Airport Blvd & New Hwy 29 access prohibited)	GATEWAY ROAD EAST (NO ACCESS OFF STATE HWY 29)		
b. Separation (200 ft. minimum along collectors required)	ENTRANCE OFF CUL-DE-SAC		
c. Curb Cuts (minimization required)	37' @ ENTRANCE		

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
d. Shared Driveways (required whenever possible)	NONE		
e. Adjacent Lot Connections (required whenever possible)	NONE; FUTURE CONNECTIONS POSSIBLE		
9. Parking (page 10- Sec 12278.7)			
a. On-Site Spaces (<u>204</u>)+	204		
b. Street Spaces (prohibited)+	0		
c. Space Width (9 ft)+	STANDARD 9' COMPACT 8'		
d. Space Length (18 1/2-20 ft angled; 19 ft perpendicular)+	STANDARD 19' COMPACT 16'		
e. Space Back-up Area (14-18 ft angled; 26 ft perpendicular)+	25 FEET		
f. Surface (dust-free, all-weather required)+	ASPHALT		
10. Loading (page 11- Sec 12278.8)			
a. On-Site Spaces (<u>1</u>)+ *	NOT REQUIRED; 1 PROVIDED		
b. Street Spaces (prohibited)+ *	0		
c. Space Location (front setback & public street facing locations prohibited)+	AWAY FROM STREET; CONVENIENT TO FRONT DOOR		
d. Space Width (12 ft minimum)+	12 FEET		
e. Space Length (40 ft minimum)+	40 FEET		
f. Space Vertical Clearance (14 ft minimum)+	14 FEET		
11. Outdoor Storage (page 4- Sec 12278.1(e)(1) & page 12 - Sec. 12278.8(d)(4))			
a. Permanent (prohibited)+	0		
b. Surface (rolled-rock or better required)+ *	0		

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
12. Walkways (page 12- Sec 12278.9)	SEE ATTACHED SITE PLAN PATHWAYS PROVIDED TO OFFICE ENTRANCES; CREEK BANK UNDISTURBED		
a. Nature (meandering ones required along arterials & collectors)+			
b. Location (within landscaped setback on both sides all arterials & collectors; one side all minor streets)+	INBOARD OF LANDSCAPED SETBACKS		
c. Connection to Walkways On Adjoining Lots (required)	NONE PROVIDED		
d. Materials (concrete required)	CONCRETE PAVERS		
e. Width (5 ft minimum on Airport Blvd)	NA		
13. Landscaping (page 13- Sec 12278.10 & page 11- Sec 12278.7(d))	SEE ATTACHED LANDSCAPE PLAN		
a. Complete Landscape Plan (submittal required)			
b. Landscape & Sidewalk Master Plan Consistency (required)	YES		
c. High Standard of Landscape Design (required)	YES		
d. Percent of Parcel Landscaped (20% minimum for 30 acres & smaller parcels; 15% for parcels larger than 30 acres)+ **	>20%		
e. Percent of Area Between Curb. & Minimum Setback Line Mounded & Planted in Lawn (50%)+			
f. Landscaped Yards	SEE ATTACHED LANDSCAPE PLAN		
(1) front**(<u>25</u> ft minimum)+ *			
(2) left side (<u>10</u> ft minimum)+ ***			
(3) right side (<u>45</u> ft minimum)+ ***	ALONG HWY 29		
(4) rear (<u>35</u> ft minimum)+ ***	UNDISTURBED		
(5) railroad frontage (10 ft minimum between bldg and parking lot)+	NA		

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
g. Parking Lots	BERM PROVIDED ALONG HWY 29		
(1) street-level view screening (required)			
(2) parking lot tree/space ratios	SEE LANDSCAPE PLAN		
(a) double-loaded stalls (1 tree/ 6 spaces minimum)			
(b) single-loaded stalls (1 tree/ 3 spaces minimum)			
h. Landscaping of Unused Portions of Parcel (required)*	YES		
i. Immediate Landscaping of Entire Street Frontage (required)	YES		
j. Tree Standards	SEE LANDSCAPE PLAN		
(1) mature height (35 ft maximum)			
(2) distance from intersection curb returns (25 ft minimum)			
(3) utility poles (10 ft minimum)	NA		
(4) fire hydrants (10 ft minimum)	NA		
(5) driveways (10 ft minimum)	YES		
(6) street lights (10 ft from drip line when mature)	NA		
(7) curbs (4 ft minimum)	YES		
k. Shrub Standards	SEE LANDSCAPE PLAN		
(1) mature height (3 1/2 ft in street right-of way)			
l. Native &/or Drought - Tolerant Plants (required in street right-of- ways)	YES		
m. Hardy, Long-Lived & Low Maintenance Plants (required in street right-of- ways)	YES		

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
n. Special Intersection Treatments (required)	NA		
o. Automated Comprehensive Irrigation System (required)	YES		
14. Existing Vegetation (page 16-Secs 12278.10 (f)(1) & (g))	NA		
a. Mature Native & Naturalized Trees & Shrubs (preservation required)			
b. Trees Removed (minimized)			
c. Replacement Specimen Trees (required)			
d. Standard Oak Tree Damage Prevention Techniques (required)			
e. Special Grading Damage Protection Measures (required)			
15. Signs (page 17-Sec 12278.11(a)-(d))			
a. Detached Business Identification Signs			
(1) number (one/development maximum)+	YES		
(2) information (name & symbol of business or bldg name, street name & number)+	YES		
(3) form (low-profile wall type)+	YES		
(4) height (4 ft maximum)+	YES		
(5) message area (32 ft ² maximum)+	YES		
(6) materials (wood, concrete, slumpstone, brick, enameled or anodized metal)+	METAL/STONE/CONCRETE		
(7) building materials match (required)+	YES		
(8) illumination (external)+	YES		
b. Mounted Business Identification Signs	YES		

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
(1) number (one/bldg maximum)+	YES		
(2) information (name, symbol & address of business)+	NAME		
(3) form (attached to wall)+	YES		
(4) facia & roof signs (prohibited)+	NONE		
(5) total area (3% maximum of walls on bldg face)+			
(6) area/occupant (proportional to proportion of space within bldg occupied)+			
(7) materials (compliment those of structure)+	YES		
(8) integration with bldg (required)+	YES		
(9) illumination (external)+	YES		
c. Permanent Informational Signs			
(1) information (street & industrial park names, etc)			
(2) height (12 ft maximum)			
(3) area (6 ft ² maximum)			
(4) coordination with master sign program (required)			
16. Lighting (page 18- Sec 12278.11(e))			
a. Highlighting of Entrances and Architectural & Landscaping Features (required)+ **	YES- GLAZED ENTRANCES		
b. Glare & Aviation Hazard Prevention (required)	SHIELDED LIGHTING DIRECTED DOWNWARD		
17. Streets (page 19- Sec 12278.12 & Page 26- Sec 12279)			

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
a. Adequate Street Access (required)	YES		
b. Street Extension to Far Property Line (required)	DRIVEWAY ACCESS		
c. Fronting Right-of-Way Dedications (required)	EXISTING		
d. Right-of-Way Widths			
(1) arterials (95 ft minimum)			
(2) 4-lane collectors (81 ft minimum)			
(3) 3-lane collectors (68 ft minimum)			
(4) 2-lane collectors & minor streets (56 ft minimum)	CUL-DE-SAC		
e. Full Improvement of Fronting Street Sections (required except when planned roadway runs between 2 parcels)			
f. Integrated Street Lights, Traffic Signals and Vehicular & Pedestrian Signing (required)			
g. On-Street Bike Lanes (required along all arterials & collectors)			
h. Left Turn Lanes (Kelly Rd and 2-Lane Portion of Planned Devlin Rd Extension)			
i. Street Light/Roadway Signs Consistency With Street Landscape & Sidewalk Plan (required)			
j. Improvements Consistent with Specific Plan Design Standards (required)			
18. Drainage/Inundation Protection (page 20- Sec 12278.13)			
a. Urban-level Inundation Protection Provided (required)			

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
b. Intensification of Downstream Flooding (prohibited)	PER SUBDIVISION DRAINAGE PLANS		
c. Storm Drain & Flood Control Channel Extension to Far Property Line (required)	EXISTING		
d. Fronting Right-of-Way Dedications (required)			
e. Master Flood Control/Storm Drainage Plan (preparation required if none exists)	CONNECT TO EXISTING STORM DRAIN		
f. Improvements Consistent with Pertinent Plans (required)*			
19. Utilities (page 21- Sec 12278.14)			
a. Public Water & Sewer Service (required)	AMERICAN CANYON WATER		
b. Uncommitted Capacity of Public Water Supply/Sewage Treatment Exceedance (prohibited)+	SEE WILL SERVE LETTERS		
c. Other Necessary Standard Utilities Provided (required)	GAS, ELECTRIC, TELEPHONE		
d. Utility Main & Trunk Line Extensions to Far Property Line (required)	EXISTING		
e. Utility Location (underground)	UNDERGROUND		
f. Utility Installation (concurrent with roadways required unless installation in unpaved portion of right-of-way possible)	CONCURRENT WITH SITE CONSTRUCTION		
20. Special Utility Service Center Development Standards (page 22-Sec 12278.15)	NA		
a. Screening From All Streets And Where Possible Adjacent Uses (required)+			
b. Side & Rear Landscaping Screen (20 ft minimum against other IP-zoned lands)+ *			
c. Noise Barrier (required against other IP-and residentially-zoned lands)+ *			

ITEM	PROPOSAL	COMPLIANCE	
		YES	NO
21. Watercourses (page 23-Sec 12278.16)	PROVIDED		
a. Development Setback (<u>35</u> ft from top of bank)***			
b. Developable Area Reduction (35% maximum for pre-May, 1987 parcels)*	NA		
c. Storage of Equipment or Materials, Installation of Surfacing, or Construction of Bldgs or Fences Within Required Setback (prohibited)+	NA		
d. Conservation Easement (required along Soscol Creek)*	PROVIDED ALONG SHEEHY CREEK		
e. Access Easement (10 ft required along back of development along Soscol Creek)*	NA		
f. Riparian Plantings+ *	BANK UNDISTURBED		
22. Performance Standards (page 24-Secs 12278.17 & .18, page 25-Sec 12278.19)	NA		
a. Hazardous, Toxic, Highly Flammable and/or Explosive Materials (list required)+			
b. Hazardous, Toxic, Highly Flammable and/or Explosive Materials Storage & Handling (adequate safety devices required)+			
c. Spill Containment & Clean-up Plan (required)+			
d. Solid & Liquid Waste Discharge (prohibited except in compliance with standards of sewage agency & RWQCB)+			
e. Vibration, Heat or Glare Creation (discernable levels prohibited off-site)+			
f. Smoke, Dust, Fumes or Contaminant Creation (discernable levels prohibited off-site)+			

Conceptual Site Plan

GATEWAY ROAD EAST, LOT 1

PROJECT DATA:

OWNER Napa Office LLC
 DEVELOPER / APPLICANT William A Saks & Company
 ASSESSOR'S PARCEL NUMBER APN 057-200-001 & 009
 LOT AREA 188,442 SF
 ZONING IP-AC

COVERAGE AREAS

Building Footprint: 22,560 SF
 Total Building Floor Area: 67,839 GSF
 Office Space Proposed (usable tenant area) 58,136 SF
 Remaining Bldg. Space 9,703 SF

SETBACKS

On-Site Developable Area (SF) 117,862 SF
 Land Area Between Curbside and Minimum Building Setback Line 70,580 SF

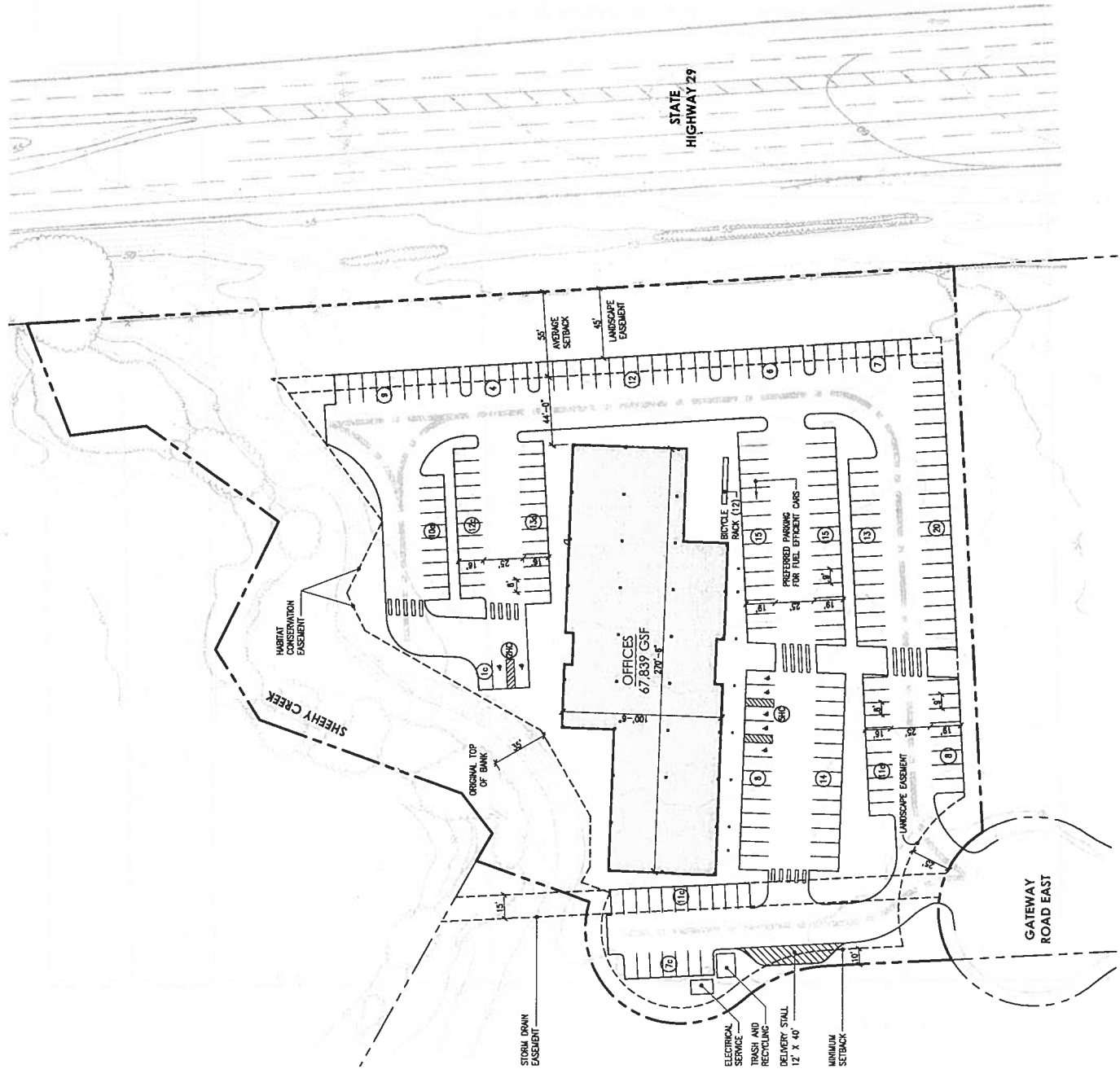
PARKING TABULATION

Compact (8' x 16') (33% of total) 65 stalls
 Standard (9' x 19') 131 stalls
 Accessible Parking 7 stalls
 Total Parking (3.5 : 1,000 sf of office space) 203 stalls

Preferred for Fuel Efficient Vehicles (Standard)
 Bicycle Parking

LEGEND:

Property Line
 Setbacks and Easements
 Fire Truck Access Route



NAPA EXECUTIVE CENTER

Plan Scale 0 25' 50' 100'

Napa, CA

July 26, 2010

Conceptual Landscape Plan

GATEWAY ROAD EAST, LOT 1

LANDSCAPE

TREES	Count	Size
Non-fruiting Olive	2	36" Box
California Buckeye	12	24" Box
California Sycamore	26	15" / 24" Boxes
Red Maple	8	36" Box

SHRUBS

Arctostaphylos 'Pac. Mist' Pacific Mist	5 Gal.
Lavandula angustifolia English Lavender	
Ceanothus spp. California Lilac species	
Cistus salvifolius Sageleaf Rockrose	
Rosmarinus officinalis Rosemary	
Spiraea japonica Japanese spirea	

SEASONAL COLOR

BIOSWALE (see groundcovers)

GROUNDCOVERS

California Sagebrush
Artemisia californica
Arctostaphylos densiflora Sonoma Manzanita
Salvia leucophylla Purple Sage
Zauschneria californica California Fuschia
Festuca californica California Fescue
Muhlenbergia rigens Deer Grass
Polystichum munitum Western Sword Fern

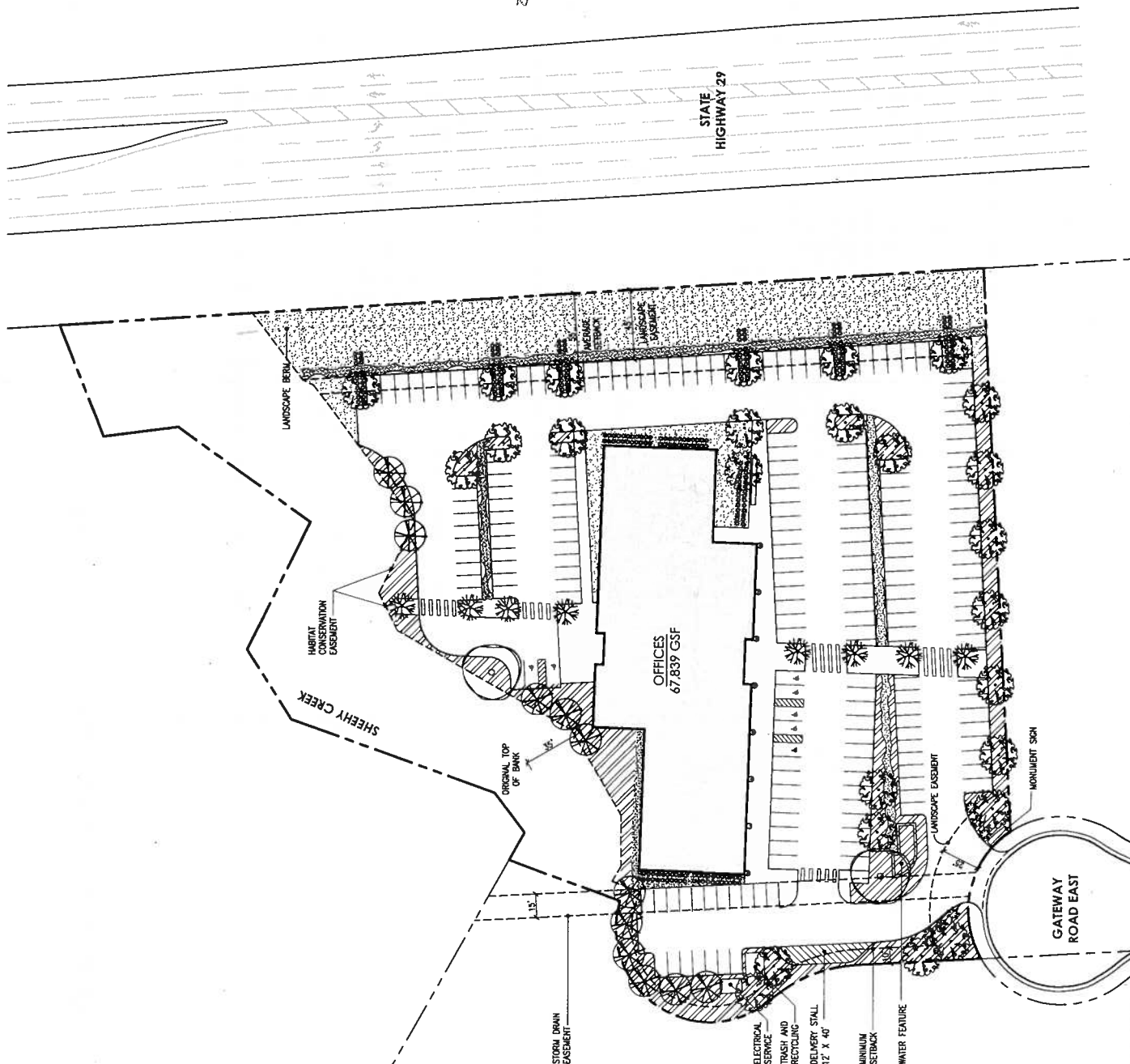
TURF 'No-mow' Fescue Blend

NOTES:

- (1) Plants are selected to be native or adaptive, and drought-tolerant.
- (2) Irrigation will be by drip emitters for ground cover, shrub areas and trees. Spray irrigation will cover turf. Equipment will be color coded for reclaimed water use when made available.
- (3) Bioswales shall be provided with well-draining soil mix 18" to 36" deep, underlining, and a perforated pipe that connects to the storm drain system.

LEGEND:

- Property Line
- Setbacks and Easements



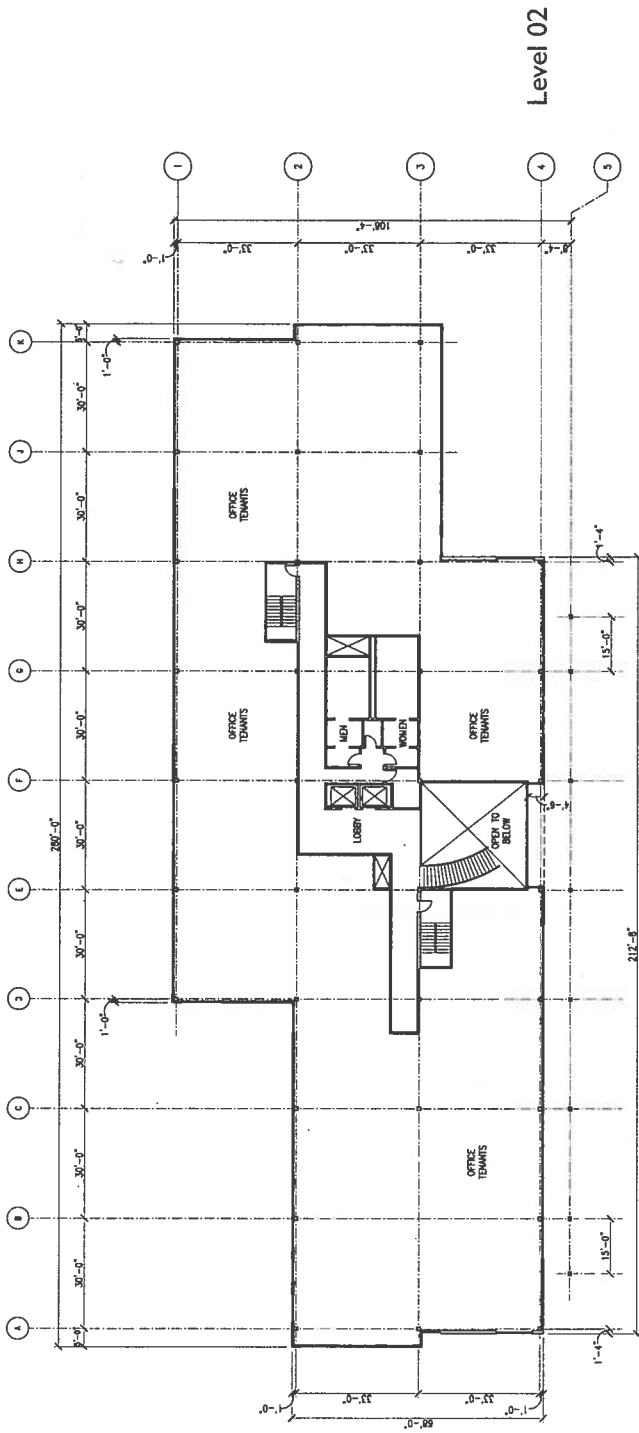
FIELD
PALETTE

NAPA EXECUTIVE CENTER

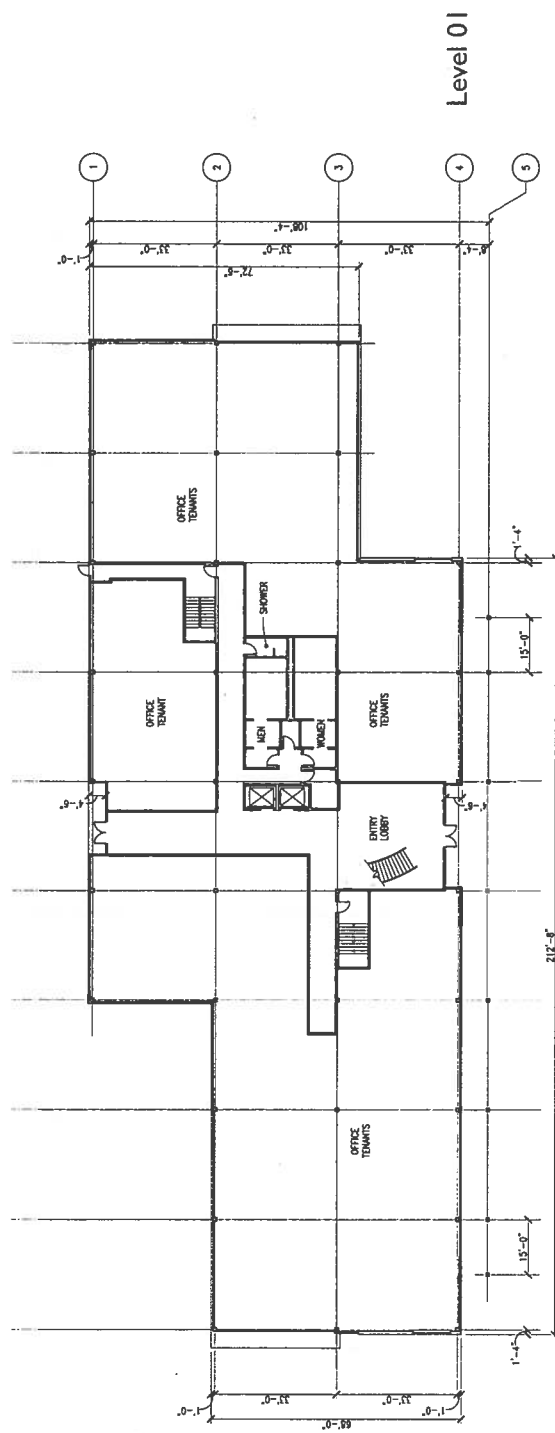
Plan Scale 0 25' 50' 100'

Napa, CA

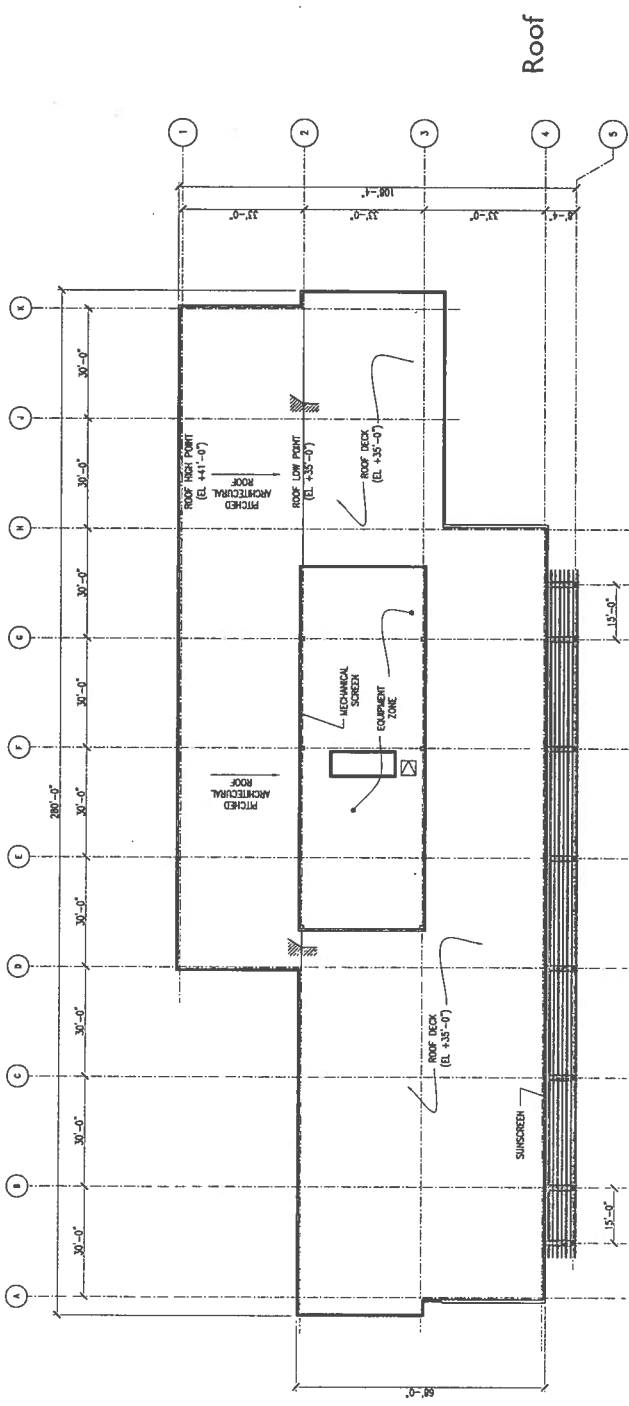
July 26, 2010



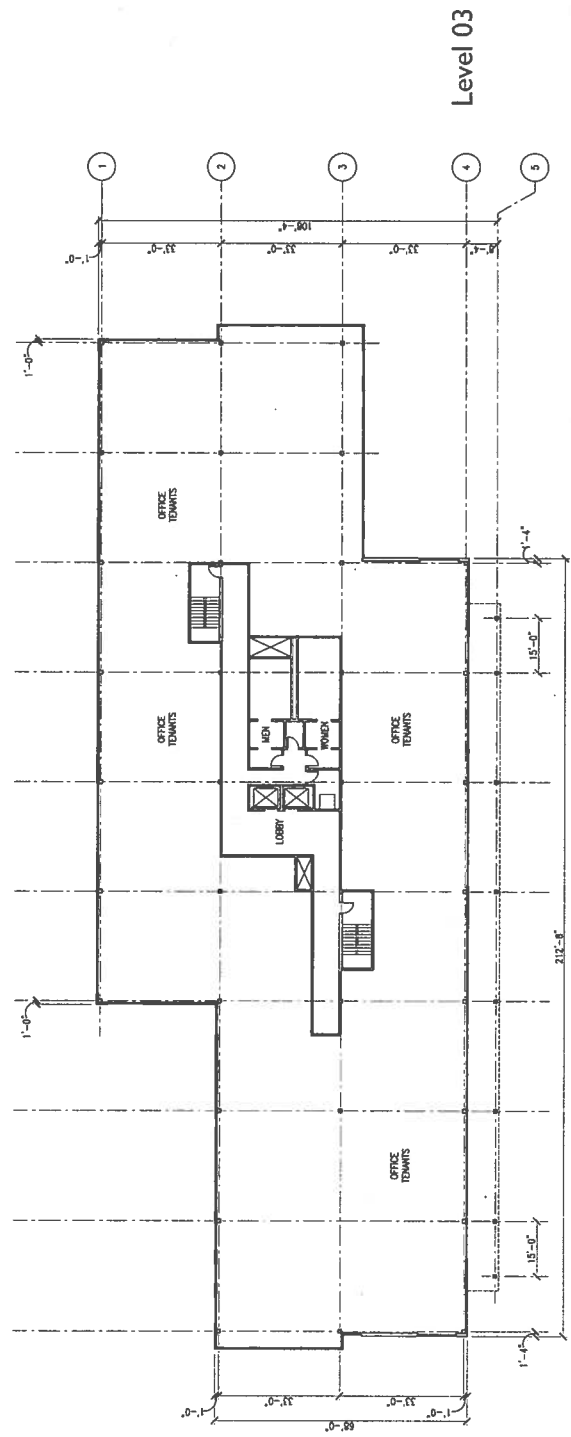
Level 02



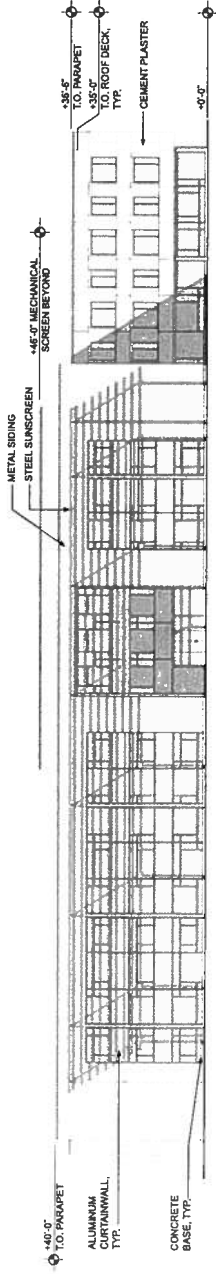
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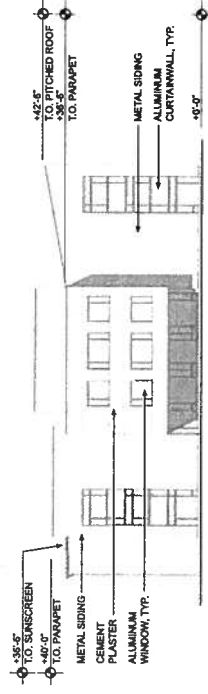
Roof



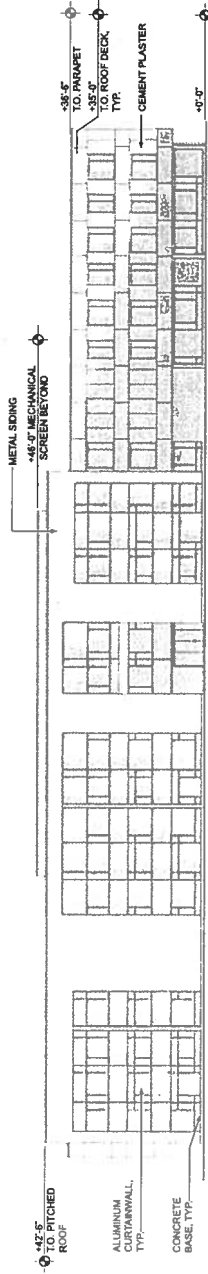
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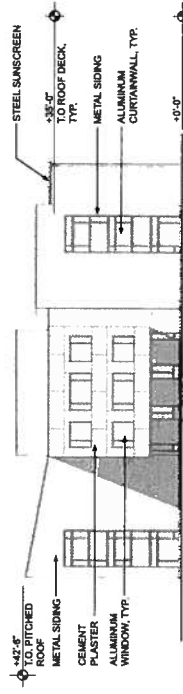
South Elevation



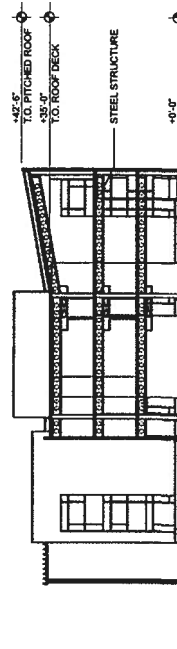
East Elevation



North Elevation



West Elevation



Building Section





Arrow Sign Company
1051 46th Avenue
Oakland, Ca. 94601-4436
Phone 510.533.7693
Fax. 510.533.0815
www.arrowsigncompany.com

Napa Executive Center
Napa, Ca

Date: 9-25-08

Sales: Tom Salmon

Design: -

2008/N/Napa Executive Options

This drawing is a representation of colors and may not accurately depict final color of product. Always refer to actual paint chips or material samples for color reference.

Rev. Date Description

Customer Approval

This is a preliminary drawing and is not intended for use in any legal or contractual agreement. It is not to be used for any other purpose without the written consent of Arrow Sign Co. It is the property of Arrow Sign Co. and is not to be reproduced, copied or exhibited in any fashion.

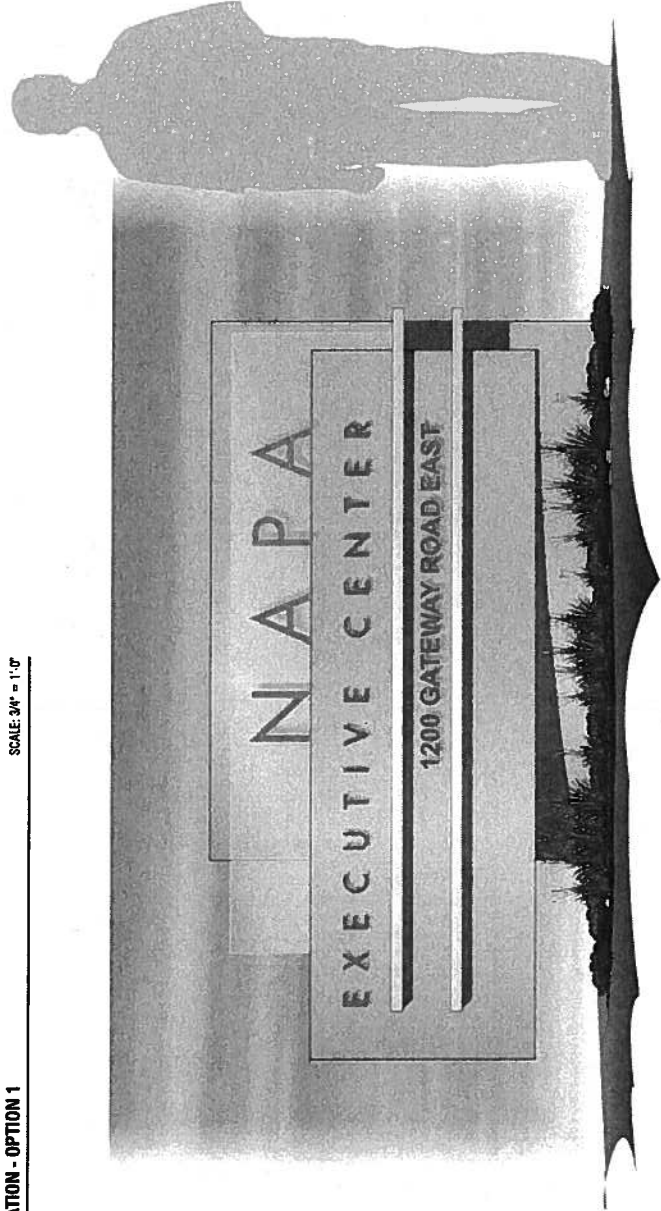
Sheet 1

81071



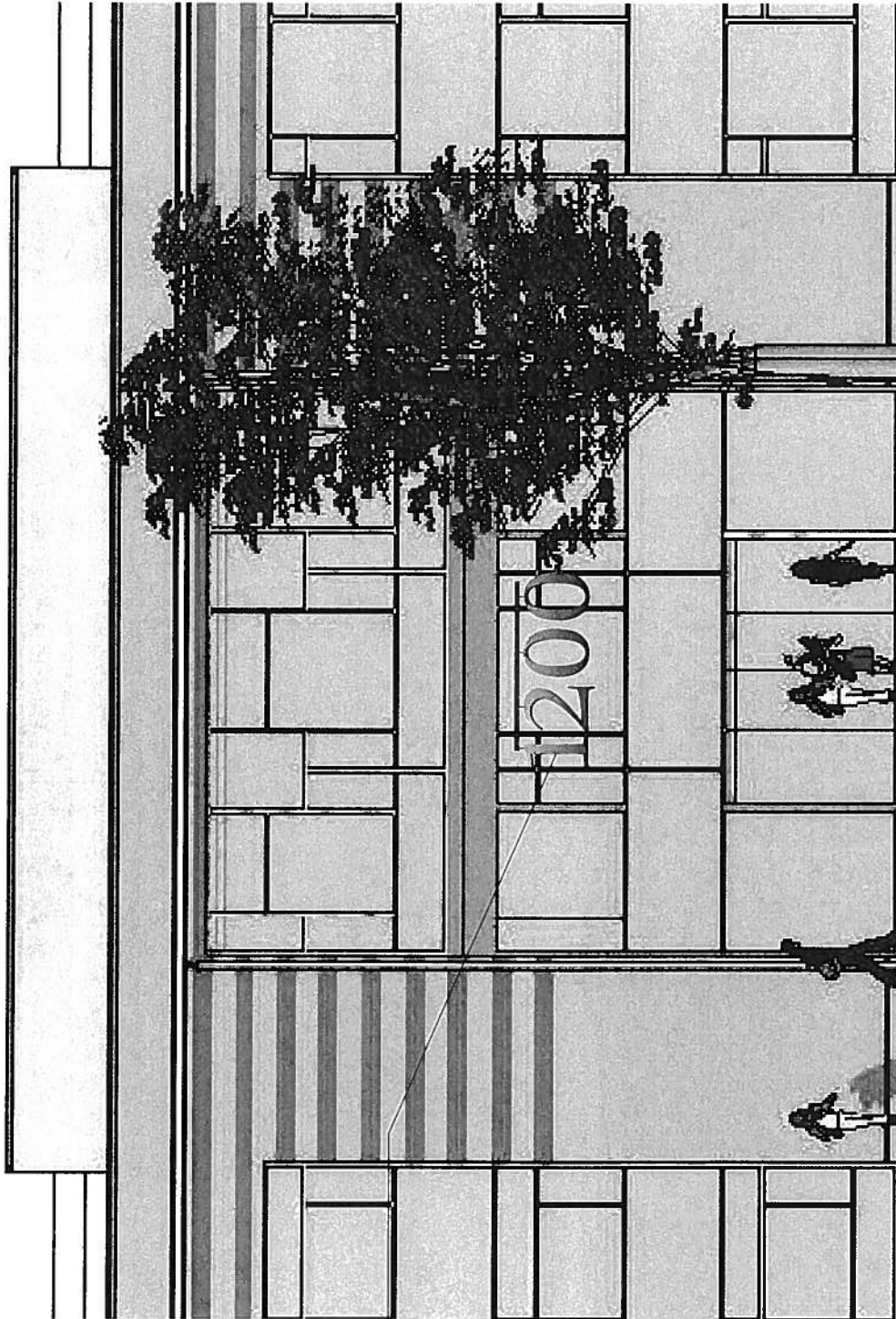
A SIGN ELEVATION - OPTION 1

SCALE: 3/4" = 1'-0"



A SIGN ELEVATION - OPTION 2

SCALE: 3/4" = 1'-0"



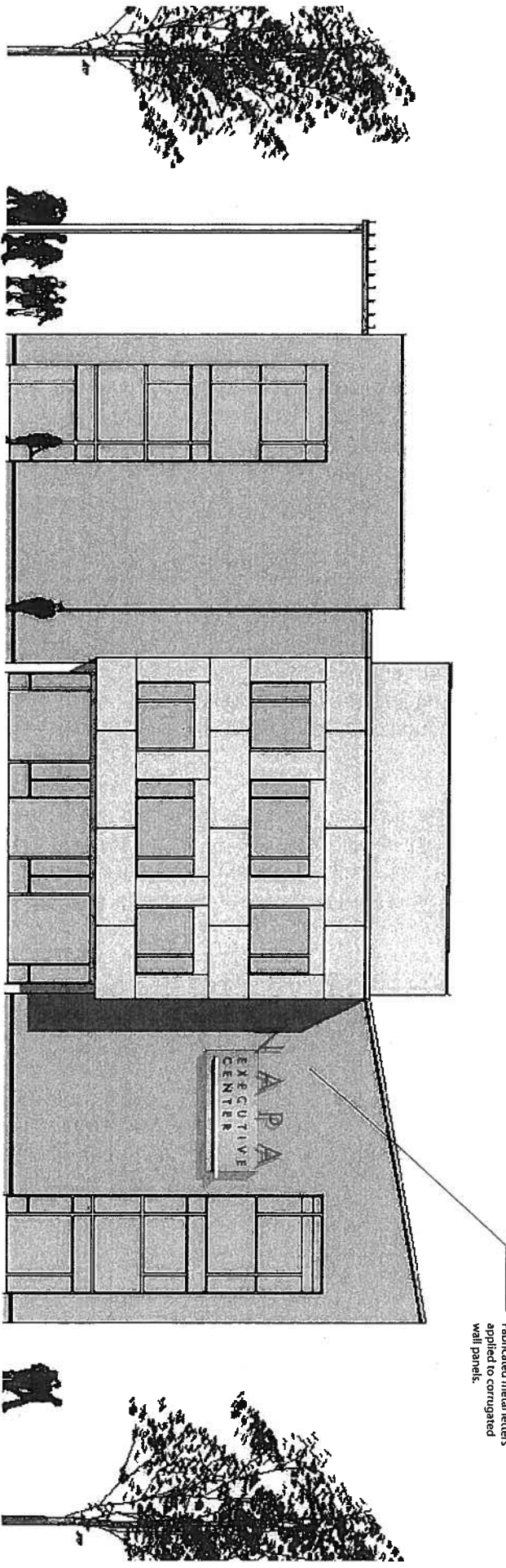
Fabricated metal
address numbers suspended
below entrance canopy...

FIELD
PAOLI

D **DESIGN**
Architectural
Graphic Design
30 North First Street
San Francisco, CA 94101
Tel: 415-398-2204
Fax: 415-398-2144
www.fieldpaoli.com

Napa Executive Center
Sign Program - Concept Sketches
1 August, 2008

©2008

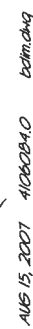


Fabricated metal letters
applied to corrugated
wall panels.

D **FIELD**
 ROBERTLY
 DESIGN
 37 Napa Street
 Napa, CA 94558
 707.254.2544
 www.dfield.com

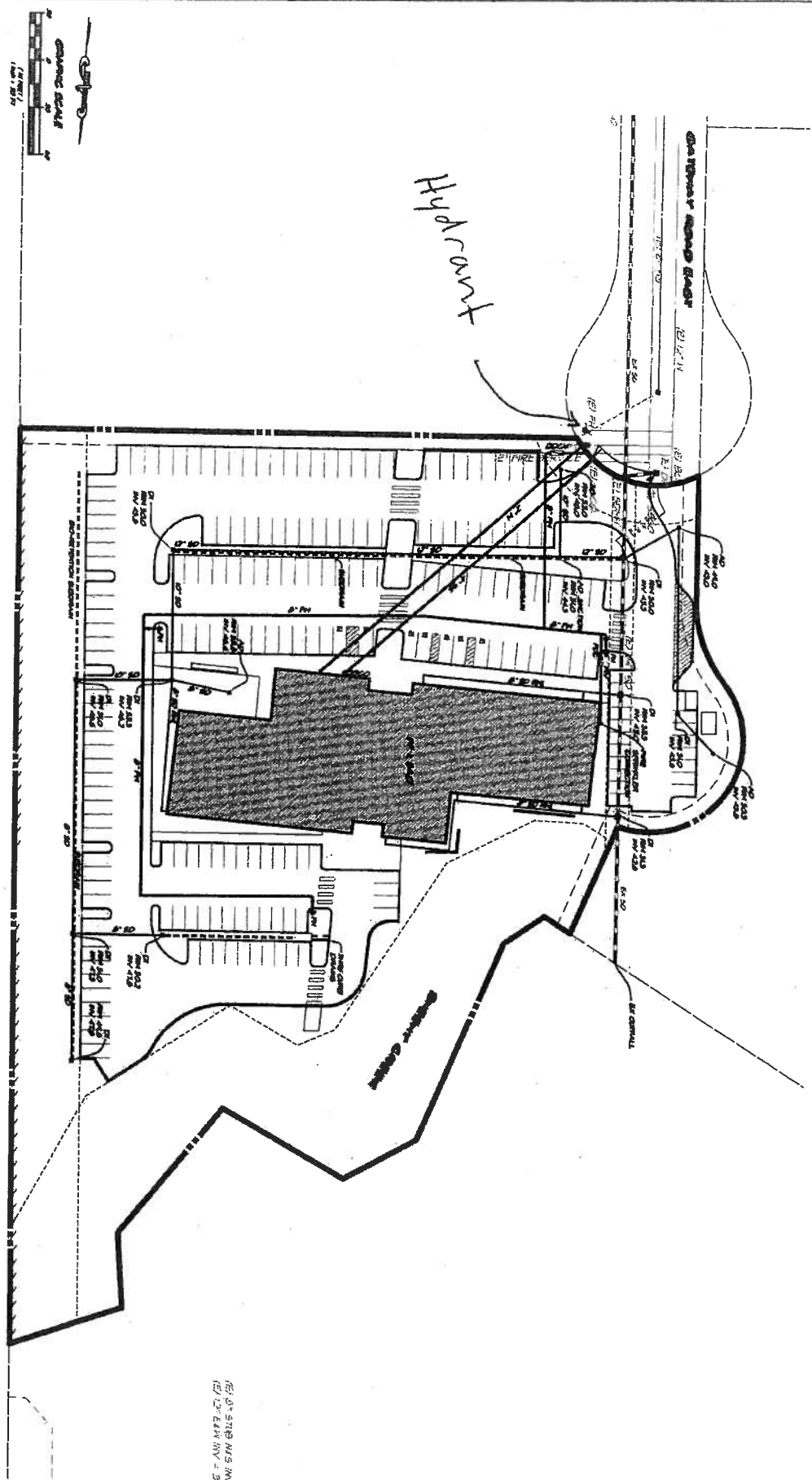
PAOLI

Napa Executive Center
 Sign Program - Concept Sketches
 1 August, 2008

$1'' = 60'$ 

**RITCHERS
SPENCE
ASSOCIATES**
CONSULTING CIVIL ENGINEERS

1541 Third Street
Napa, Calif. 94559
v 707.252.3301
f 707.252.4966



Hydrant

Driveway

(E) 10' x 20' N.E. 1/4
(E) 10' x 20' N.E. 1/4



Printed on Recycled Paper ♻️ Please Consider the Cycle

Preliminary - NOT for Construction

NAPA CORPORATE OFFICES, LLC UTILITY PLAN NAPA COUNTY CALIFORNIA		 KIECHERS SCIENCE ASSOCIATES 1341 Hill Street Napa, California 94558	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td> </td> </tr> <tr> <td>2</td> <td> </td> </tr> <tr> <td>3</td> <td> </td> </tr> <tr> <td>4</td> <td> </td> </tr> <tr> <td>5</td> <td> </td> </tr> </table>	NO.	REVISION	1		2		3		4		5	
NO.	REVISION														
1															
2															
3															
4															
5															

**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	0	22,560	0	22,560
Patio, Impervious Decking, Pavers and Impervious Liners	0	0	0	0
Sidewalks and paths	0	8,803	0	8,803
Parking Lots	0	72,731	0	72,731
Roadways and Driveways	0	0	0	0
Off-site Impervious Improvements	0	0	0	0
Total Area of Impervious Surface (Excluding Roadways and Driveways)	0	104,094	0	104,094

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): Steven Koldis	Title: P.E., Project Manager
Signature of Owner or Agent: <i>St Koldis</i>	Date: 6-7-2010

4106084.0

PRELIMINARY SIZING FOR USE PERMIT

Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No. 1

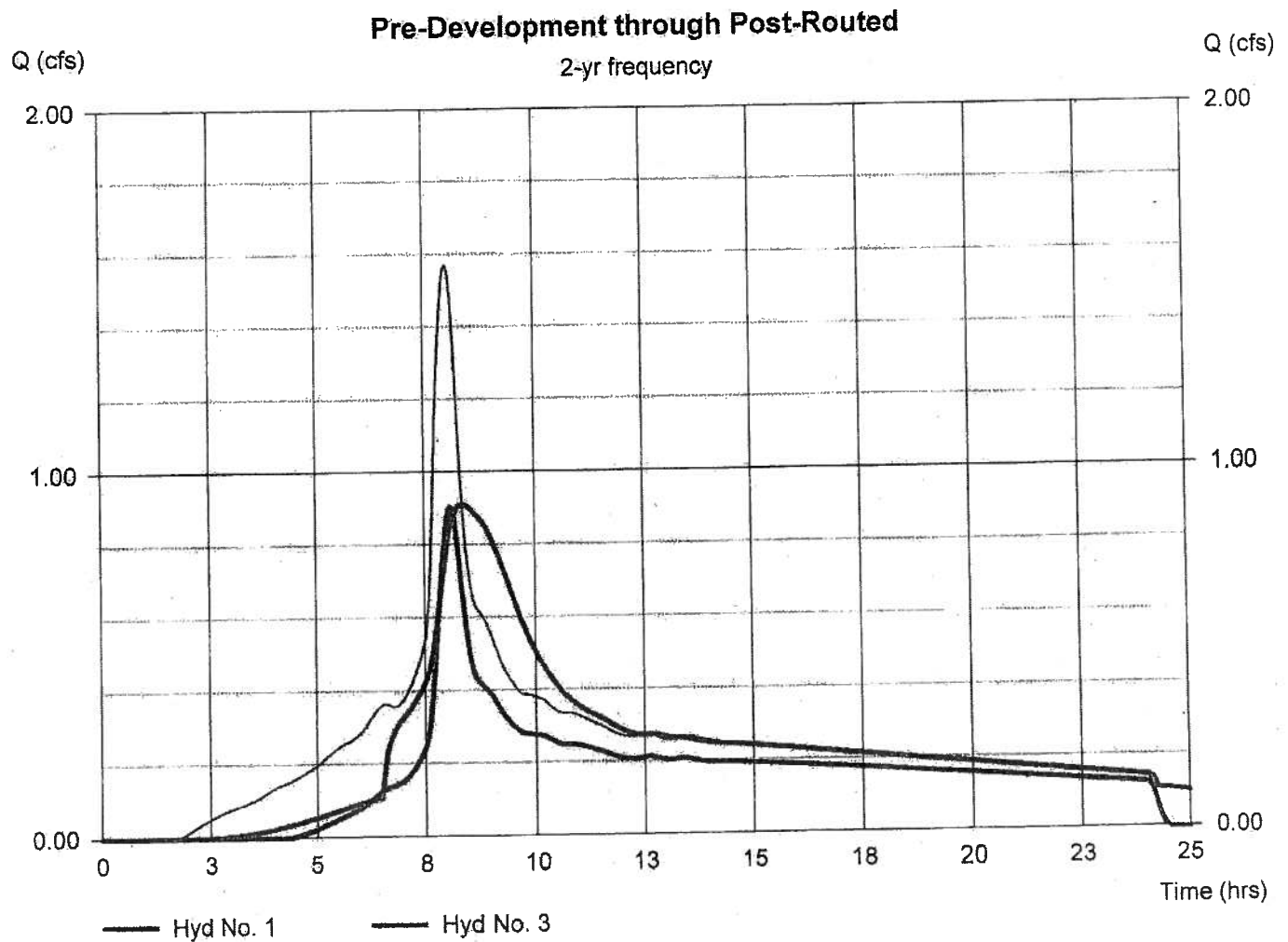
Pre-Development

Hydrograph type = SCS Runoff
Peak discharge = 0.906 cfs
Time to peak = 8.07 hrs
Hyd. Volume = 14,496 cuft

Hyd. No. 3

Post-Routed

Hydrograph type = Reservoir
Peak discharge = 0.91 cfs
Time to peak = 8.35 hrs
Hyd. Volume = 22,042 cuft



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: <div style="text-align: center; font-family: cursive;">GATEWAY ROAD EAST</div>	Assessor Parcel Number(s): <div style="text-align: center;"> 057-200-001 057-200-009 </div>
Project Number: <small>(for County use only)</small>	
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 <input type="radio"/> No <input checked="" type="radio"/>
2. Commercial development greater than 100,000 square feet	Yes <input type="radio"/> No <input checked="" type="radio"/>
3. Automotive repair shop	Yes <input type="radio"/> No <input checked="" type="radio"/>
4. Retail Gasoline Outlet	Yes <input type="radio"/> No <input checked="" type="radio"/>
5. Restaurant	Yes <input type="radio"/> No <input checked="" type="radio"/>
6. Parking lots with greater than 25 spaces or greater than 5,000 square feet	Yes <input checked="" type="radio"/> No <input type="radio"/>
<small>*Refer to the definitions section for expanded definitions of the priority project categories.</small>	
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 <input type="radio"/> No <input checked="" type="radio"/>
2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?	Yes <input checked="" type="radio"/> No <input type="radio"/>
3. Hillside residential greater than 30% slope	Yes <input type="radio"/> No <input checked="" type="radio"/>
4. Roadway and driveway construction or reconstruction which requires a Grading Permit	Yes <input type="radio"/> No <input checked="" type="radio"/>
5. Installation of new storm drains or alteration to existing storm drains?	Yes <input type="radio"/> No <input checked="" type="radio"/>
6. Liquid or solid material loading and/or unloading areas?	Yes <input type="radio"/> No <input checked="" type="radio"/>
7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?	Yes <input type="radio"/> No <input checked="" type="radio"/>
8. Commercial or industrial waste handling or storage, excluding typical office or household waste?	Yes <input type="radio"/> No <input checked="" type="radio"/>
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	

Water Efficient Landscaping

Application and Guidance – SECTION A

Napa County
Conservation, Development and
Planning Department



Section A2. Application – WELO Landscape Documentation Package Review

APPLICATION FORM: Water Efficient Landscaping Ordinance (WELO) FILE #P ____ - ____
Landscape Documentation Package

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: ____ / ____ / ____
TYPE OF APPLICATION: WELO – Landscape Documentation Package
REQUEST: _____ Date Published: ____ / ____ / ____
_____ Date Complete: ____ / ____ / ____

TO BE COMPLETED BY APPLICANT

PROJECT NAME: Napa Executive Center

Assessor's Parcel #: 057 - 200 - 001 & 009 Parcel Size: 4.3 Ac. Ac. / Sq.Ft.

Landscaped Area: _____
(Proposed Project – sq.ft.) (Existing – sq.ft.) (Total – sq.ft.)

Project Type (check all that apply):

- ☒ - New ☐ - Rehabilitated ☐ - Public ☐ - Private ☐ - Cemetery
☐ - Homeowner-installed

Water Supply Source (potable, recycled, well): Potable & Recycled

Name of Water Supplier (if not served by private well): City of American Canyon

Site Address/Location: Lot 1 Gateway Road East Napa 94558
No. Street City Zip

Property Owner's Name: Napa Office, LLC

Mailing Address: 1010 Main Street
No. Street Apt./Suite
St. Helena CA 94574
City State Zip

Telephone #: (707) 968 - 9696 Fax #: (707) 968 - 9425

E-Mail: bill@williamasaks.com

Applicant's Name: William A. Saks

Mailing Address: 1010 Main Street
No. Street Apt./Suite
St. Helena CA 94574
City State Zip

Water Efficient Landscaping

Napa County
Conservation, Development and
Planning Department



Application and Guidance – SECTION A

Applicant Information Cont.:

Telephone #: (707) 968 - 9696 Fax #: (707) 968 - 9425

E-Mail: bill@williamasaks.com

Status of Applicant's Interest in Property: Managing Member

Representative Name: William A. Saks, President, Corgi Corporation, A California Corporation, Manager of Napa Office LLC

Mailing Address: 1010 Main Street
No. Street Apt./Suite
St. Helena CA 94574
City State Zip

Telephone #: (707) 968 - 9696 Fax #: (707) 968 - 9425

E-Mail: bill@williamasaks.com

I agree to comply with the requirements of the Water Efficient Landscaping Ordinance (WELO) and submit a complete Landscape Documentation Package. I certify that all the information contained in this application, including but not limited to the information contained in the Landscape Documentation Package (see items in checklist – section A3) is complete and accurate to the best of my knowledge. I 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.

Signature of Property Owner

William A. Saks

Print Property Owner Name

7 / 28 / 10

Date

Signature of Applicant

William A. Saks

Print Applicant Name

7 / 28 / 10

Date

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Total Estimated Fees: \$ _____ Receipt No. _____

Received by: _____ Date: _____

* Actual Fees pertaining to this and related applications are based the approved Fee Schedule



SECTION B: WATER EFFICIENT LANDSCAPE WORKSHEETS

Section B1. Hydrozone Information Table

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Total Landscape Area
1	1-3	S	18,659	40.00%
2	4-5	S	3,133	6.73
3	6-8	D	4,096	8.80
4	9-13	D	15,426	33.13
5	14	D	1,298	2.79
6	15-16	D	1,455	3.13
7	17-18	D	1,835	2.87
8	19	D	234	.50
9	20-22	D	474	1.02
10			422	.91
11	23	D	24	.05
Total (Sq. Ft.):			46,556	100%

Summary Hydrozone Table		
Hydrozone*	Area (Sq. Ft.)	% of Total Landscape Area
High Water Use	446	1.0
Moderate Water Use	474	1.2
Low Water Use	45,636	97.8
Total:	46,556	100%

* Hydrozone

HW = High Water Use Plants

MW = Moderate Water Use Plants

LW = Low Water Use Plants

**Irrigation Method

MS = Micro-spray

S = Spray

R = Rotor

B = Bubbler

D = Drip



Section B2. Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$MAWA = (ET_o) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

where:

- MAWA = Maximum Applied Water Allowance (gallons per year)
- ET_o = Reference Evapotranspiration from *Appendix A* (inches per year)
- 0.7 = ET Adjustment Factor (ETAF)
- LA = Landscaped Area includes Special Landscape Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot)
- SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
- 0.3 = the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Maximum Applied Water Allowance = 925,533 gallons per year

Show calculations.

SEE ATTACHED STATE SPREADSHEET
FOR MAWA CALCULATIONS

Effective Precipitation (Eppt)

If considering Effective Precipitation, use 25% (0.25) of annual precipitation. Use the following equation to calculate the Maximum Applied Water Allowance (see Appendix B for rainfall map):

$$MAWA = (ET_o - Eppt) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

Maximum Applied Water Allowance = _____ gallons per year

Show calculations.

Water Efficient Landscaping

Napa County
Conservation, Development and
Planning Department



Application and Guidance – SECTION B

Section B3. Estimated Total Water Use (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ET_o)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

where:

ETWU = Estimated total water use per year (gallons per year)

ET_o = Reference Evapotranspiration (inches per year)

PF = Plant Factor from WUCOLS² (*Water Use Classification of Landscape Species*, UCCE 2000)

HA = Hydrozone Area [high, medium, and low water use areas] (square feet)

SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor (to gallons per square foot)

IE = Irrigation Efficiency (minimum 0.71)

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
			Sum	
	SLA			

Estimated Total Water Use = 727,471 gallons

Show calculations.

SEE ATTACHED STATE SPREADSHEET
FOR ETWU CALCULATIONS

² To obtain plant factors from WUCOLS, see <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf> - *Water Use Classification of Landscape Species*, UCCE 2000.

Estimated Total Water Use

Equation:

$$ETWU = (ET_o) \times (0.62) \times [(PF \times HA/IE) + SLA]$$



Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Enter Irrigation Efficiency (equal to or greater than 0.71)

0.90

Irrigation Efficiency Default Value

0.71

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.00

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²)	PF x HA (ft ²)
1	Low	0.20	18,669	5,598
2	Low	0.20	3,133	627
3	Low	0.20	4,096	819
4	Low	0.30	15,426	4,628
5	Low	0.20	1,298	260
6	Low	0.30	1,455	437
7	Low	0.20	1,335	267
8	Low	1.00	234	234
9	Medium	0.50	474	237
10	SLA	1.00	422	422
11	High	0.80	24	19
				0
				0
				0
				13,547
	SLA	1	0	0
	Sum		46,556	

Results

MAWA =	925,533	ETWU =	427,471	Gallons	ETWU complies with MAWA
			57,145	Cubic Feet	
			571	HCF	
			1.31	Acre-feet	
			0.43	Millions of Gallons	

Estimated Total Water Use

Equation:

$$ETWU = (ET_o) \times (0.62) \times [(PF \times HA/IE) + SLA]$$



Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Enter Irrigation Efficiency (equal to or greater than 0.71)

0.90

Irrigation Efficiency Default Value

0.71

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.00

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft²)	PF x HA (ft²)
1	Low	0.30	18,659	5,598
2	Low	0.20	3,138	627
3	Low	0.20	4,096	819
4	Low	0.30	15,426	4,628
5	Low	0.20	1,298	260
6	Low	0.30	1,455	437
7	Low	0.20	1,335	267
8	Low	1.00	234	234
9	Medium	0.60	474	284
10	SLA	1.00	422	422
11	High	0.80	24	19
				0
				0
				0
				13,547
	SLA	1	0	0
	Sum		46,556	

Results

MAWA = 925,533

ETWU=

427,471

Gallons

57,145

Cubic Feet

57.1

HCF

1,311

Acre-feet

0.43

Millions of Gallons

ETWU complies with MAWA

Jonathan Plant & Associates phone: (707) 942-8950					25-Jun-10
NAPA EXECUTIVE CENTER HYDROZONE CALCULATIONS					
VALVE #	HYDROZONE	VEGETATION TYPE	ENVIRONMENT	AREA IN SQ.FT.	% OF TOTAL
1 - 3	1	No-Mow Fescue	Sun	18,659	40.08%
4 - 5	2	No-Mow Fescue	Part Shade	3,133	6.73%
6 - 8	3	Ground Cover	Swale	4,096	8.80%
9 - 13	4	Ground Cover	Sun	15,426	33.13%
14	5	Ground Cover	Part Shade	1,298	2.79%
15-16	6	Shrubs	Sun	1,455	3.13%
17-18	7	Shrubs	Part Shade	1,335	2.87%
19	8	Trees - Low Water Use	Sun / Part Shade	234	0.50%
20-22	9	Trees - Medium Water Use	Sun	474	1.02%
	10	Recirculating Water Founthn	Sun	422	0.91%
23	11	Seasonal Color	Terrace Pots	24	0.052%
			TOTAL LANDSCAPE AREA IN SQUARE FEET	46,556	
			TOTAL LANDSCAPE AREA IN PERCENT		100.00%

4406084.0

CITY OF AMERICAN CANYON

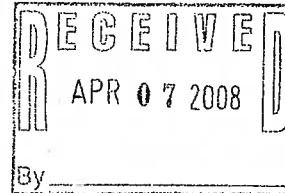
Public Works Department

Gateway to the Napa Valley



March 28, 2008

Hilary Gitelman
Napa County Planning Department
1195 Third Street, Room 210
Napa, CA 94559



SUBJECT: February 29, 2008, Request for Water Service "Will Serve" Letter
Napa County APN 057-200-001 & 009
Napa Office, LLC at Napa Valley Gateway

Dear Ms. Gitelman:

The City of American Canyon ("City") has received a request from William Saks ("the Applicant") through Steve Koldis of Reichers Spence Associates for a "Will Serve" letter for improvements and use as described below related to the proposed improvement of real property located on Gateway Road East at Napa County Assessor's Parcel Number 057-200-001 & 009 ("the Property"). The request is subject to both City and State legal requirements as detailed below.

At the May 6, 2000, City Council meeting, the City of American Canyon adopted Ordinance No. 2000-04, which revised the City's "Will Serve" policy for development outside the City's Urban Limit Line but inside its Water Service Area. Under City Ordinance No. 2000-04, the City is required to impose certain conditions and exactions prior to receiving water service for the above parcel. On October 23, 2007, the City Council of the City of American Canyon adopted a Zero Water Footprint Policy, further defining its water policy. The City's understanding of the development of this property is based on the representations of the Applicant in a communication dated February 29, 2008, from Mr. Steve Koldis which states that the proposed development and use of the Property is office space.

The Applicant is proposing to develop a project which consists of a 67,500 square foot office building on approximately 4.33 acres. The attached table outlines the anticipated water usage at the proposed development.

The use and water use are as follows:

Office:	67,500 square feet
Total lot acreage:	4.33 acres

Maximum Daily Water Demand in gallons per day:

Irrigation:	0 gpd
Office:	5,628 gpd
Combined peak daily water usage:	5,628 gpd

Annual Average Daily Water Demand in gallons per day:

Irrigation:	0 gpd
Office:	2,814 gpd
Combined peak daily water usage:	2,814 gpd

City records as of the date of this letter indicate 143,400 gpd are being used by existing projects or have been allocated to permitted development projects within Napa Valley Gateway. Adding this request, results in 146,254 gpd being used by existing projects or allocated to permitted development projects within Napa Valley Gateway. This is less than the cap of 191,100 gpd agreed upon between the City of American Canyon and Mr. Charles Slutzkin of Napa Valley Gateway Development on December 13, 2002.

City Review

The City review of the proposed development is required as described previously, as well as established by City procedures which are meant to ensure that Will Serve Letters are only issued based on assumed water and sewer demands for specified allowed densities of development, taking into account the overall demand for water and the overall demand for effluent discharge within the City's system.

The City will provide the level of water service requested by the Applicant, subject to the following conditions and/or the continued existence of the following described conditions:

1. Applicant shall be subject to the City's rules and regulations in force at the time application for service for the authorized and described development is made, including all fees and charges, unless otherwise agreed in writing.
2. Applicant shall construct all facilities required to serve the development property which shall be determined by the City based on the authorized and described development. Applicant shall bear 100% of the costs of the facilities required to serve the development property, subject to review and approval of the City's Public Works Department. Applicant shall also be responsible for paying its proportionate fair-share allocation of any additional regional facilities required to serve the development property, including, but not limited to, participation in a mutual beneficial assessment district to be initiated by others.
3. Applicant shall submit to the City cost estimates for the construction of all on- and off-site public water facilities required for the authorized and described development. If the City finds the costs reasonable, the Applicant shall pay to the City an amount equal to Applicant's proportionate fair share of 5% of the agreed-upon construction costs to cover plan check and inspection services by the City. This fee is fixed and non-refundable. This Will Serve Letter is conditional upon the City's agreeing in writing to the estimated costs.
4. The Applicant shall waive all present and future protest(s) to a 40% surcharge on water rates for outside-the-City users or such other surcharge on water rates for outside-the-City uses as may be formulated by the City.
5. Because the City faces a cutback of up to 96% in its allocation from the State Water Project during extremely dry years, as documented by the City's Urban Water Management Plan, it is seeking additional water supply in the form of transfers of rights. The cost of this water supply is not known, nor is it included in the current City rates. The City is considering a drought surcharge on all customers, existing and new, in order to finance a drought reserve. The Applicant agrees to waive any protest to such a drought surcharge during its formulation and implementation and review under the California Environmental Quality Act, Public Resources Code section 21000 *et seq.* ("CEQA").

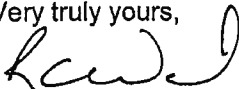
6. The City of American Canyon has submitted an application to the Local Agency Formation Commission ("LAFCO") to expand the City's Sphere of Influence to be consistent with its approved and adopted General Plan. The Applicant, Owner and its agents agree to actively support in writing the City in its SOI application before LAFCO.
7. LAFCO is currently considering how the City may extend water service outside its City Limits and SOI in association with the provisions of Government Code section 56133. The City represents that the provision of water service set forth in this communication is subject to LAFCO review as may be provided consistent with the provisions of Government Code 56133.
8. As a result of *Vineyard Area Citizens for Responsible Growth v. Rancho Cordova* (2007) 40 Cal.4th 412, the lead agency as defined under CEQA, here the County, in its environmental review of a development project, including what is currently proposed by the Applicant, must at a minimum accomplish an environmental review under CEQA that: (a) presents sufficient facts to evaluate the pros and cons of supplying the water that the project will need; (b) presents an analysis that assumes that all phases of the project will be built and will need water, and includes an analysis to the extent reasonably possible of the consequences of the impacts of providing water to the entire project; and (c) where it is impossible to determine that anticipated future water sources will be available, some discussion of possible replacement sources or alternatives to use of anticipated water and of the environmental consequences of those impacts must be presented. *Vineyard, supra*, 40 Cal.4th 430-434.

This Will Serve Letter supersedes all prior purported Will Serve Letters and service commitments to the development of the Property with any use. This Will Serve Letter will remain valid for a period of two years from its date and is only valid for the authorized development. The City reserves the right to further condition extension of water service if development different from that presently proposed and authorized is pursued or if events out the City's control impact the City's ability to furnish water.

Except to the extent set forth, this letter does not create a liability or responsibility to the Applicant or to any third party on behalf of the City. The City does not make a determination as to land use entitlements required for the proposed project, and the issuance of this Will Serve Letter shall not be construed to be an expression of the City of a position regarding the use or intensity of use of the development property or that the County has complied with applicable law in assessing the proposed project under CEQA.

This Will Serve Letter only becomes effective upon acceptance of the conditions set forth in this letter by execution of the acceptance provision set forth below and the transmittal of the executed acceptance to the City Public Works Department.

Very truly yours,



Robert C. Weil
Public Works Director

Cc: Richard Ramirez, City Manager
William D. Ross, City Attorney
Steve Koldis, RSA

CITY OF AMERICAN CANYON

Public Works Department

ACCEPTANCE *Gateway to the Napa Valley*



I, BRUCE CONZEMAN, on behalf of Napa Office, LLC at Napa Valley Gateway Company, who has authorized me to execute this document, accept the conditions set forth in this communication.

Bruce Conzeman

MEMBER

(Title)

Date:

4/23/08

Date:

(Title)

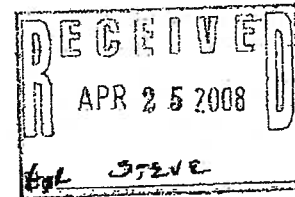


Dedicated to Preserving the Napa River for Generations to Come

935 HARTLE COURT
P.O. BOX 2480
NAPA, CALIFORNIA 94558-0522
TELEPHONE (707) 258-8000
FAX (707) 258-6048

April 23, 2008

Conservation, Development and Planning Department
County of Napa
1195 Third Street, Room 210
Napa, CA 94559



Re: APN 57-200-001 & 009 Lot 1 in Napa Valley Gateway Unit 2 Phase 1

To Whom It May Concern:

The Napa Sanitation District has received a request to provide a "Will Serve" letter for a proposed 67,500 square foot commercial building to be constructed on the aforementioned parcel. It is anticipated that the building will be used for office type of uses. The District has been informed that proposed development will generate approximately 3610 gallons of wastewater per day which is equivalent to approximately 17 single-family dwellings.

This property is within the District's boundaries, and the downstream sanitary sewer facilities are adequate to serve this development. The District will allow the proposed development to connect to the public sanitary sewer system upon payment of the appropriate connection and inspection fees, and shall be subject to all applicable rules and regulations of the District. Additional conditions of approval may be established by the District at the time a formal application is submitted to the County of Napa Planning Department.


Additionally, it should be noted that this area is within the District's Reclaimed Water Benefit Zone. The development will be required to install the necessary facilities to utilize reclaimed water for landscape irrigation.

This "Will Serve" letter is valid for a period of five years from the date of this letter. If the proposed development has not obtained its required Connection Permits from the District at the end of this time, this "Will Serve" letter shall become void.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

Timothy B. Healy, P.E.
Assistant General Manager/District Engineer


by: Todd Herrick
Senior Engineering Technician

cc: Steve Koldis, RSA



DEPARTMENT OF THE ARMY
SAN FRANCISCO DISTRICT, U.S. ARMY CORPS OF ENGINEERS
1455 MARKET STREET
SAN FRANCISCO, CALIFORNIA 94103-1398

REPLY TO
ATTENTION OF

FEB 5 - 2010

Regulatory Division

SUBJECT: File Number 2009-00477N

Mr. William A. Saks
William A. Saks and Company
1010 Main Street
Saint Helena, California 94574

Dear Mr. Saks:

Thank you for your submittal of November 16, 2009 requesting confirmation of the extent of Corps of Engineers jurisdiction at the proposed Napa Executive Center located at the northeast corner of the dead end of Gateway Road East, directly west of Highway 12/29, and directly south of Sheehy Creek in the City of Napa, Napa County, California (APNs 057-200-001 and 057-200-009).

The enclosed map entitled, "Figure 3. Areas Subject to Corps Section 404 Clean Water Act Jurisdiction," in one (1) sheet date certified January 25, 2010, accurately depicts the extent and location of Corps jurisdiction within the study area boundary. We have based this jurisdictional delineation (delineation) on the current conditions of the site, as verified during a field investigation of January 6, 2010, and other data included with your submittal.

We have determined that there are no waters of the U.S. as defined by Section 404 of the Clean Water Act (33 U.S.C. Section 1344) and no navigable waters of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 403) within the study area boundary shown on the attached delineation map for your project. Therefore, a Department of the Army authorization will not be required to complete the activity you are proposing.

This delineation/determination will expire in five years from the date of this letter unless new information warrants revision of the delineation/determination before the expiration date. Also, a change to your project could also change this delineation/determination.

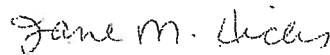
This delineation/determination does not obviate the need to obtain other Federal, State or local approvals required by law, including compliance with the Federal Endangered Species Act (ESA) (16 U.S.C. Section 1531 et seq.). Even though this activity is not prohibited by, or otherwise subject to regulation under Section 404, the take of a threatened or endangered species as defined under the ESA is not authorized. In the absence of a separate authorization from the U.S. Fish and Wildlife Service or the National Marine Fisheries Service, both lethal and non-lethal takes of protected species are a violation of the ESA. Similarly, the appropriate State of

California, Regional Water Quality Control Board may still regulate your proposed activity because of impacts to a "water of the State". Therefore, you should also contact appropriate Federal, State and local regulatory authorities to determine whether your activity may require other authorizations or permits.

You are advised that the Corps has established an Administrative Appeal Process, as described in 33 C.F.R. Part 331 (65 Fed. Reg. 16,486; March 28, 2000), and outlined in the enclosed flowchart and "Notification of Administrative Appeal Options, Process, and Request for Appeal" form (NAO-RFA). If you do not intend to accept the approved jurisdictional determination, you may elect to provide new information to the District Engineer for reconsideration or submit a completed NAO-RFA form to the Division Engineer to initiate the appeal process. You will relinquish all rights to appeal, unless the Corps receives new information or a completed NAO-RFA form within sixty (60) days of the date of the NAO-RFA.

Should you have any questions regarding this matter, please call Bryan Matsumoto of our Regulatory Division at 415-503-6786. Please address all correspondence to the Regulatory Division and refer to the File Number at the head of this letter.

Sincerely,



Jane M. Hicks
Chief, Regulatory Division

Copy Furnished (w/ delineation map only):

RWQCB, Oakland, CA
Huffman-Broadway Group, Inc., San Rafael, CA (Attn: Greg Huffman)

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	Napa Executive Center		
PROJECT ADDRESS	Lot 1 Gateway Road East, Napa, CA 94558		
APPLICANT	William A. Saks & Company		
CONTACT INFO	bill@williamasaks.com	707-968-9696	
	email	phone	

- | | yes | no | I don't know |
|---|-------------------------------------|----|--------------|
| 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards?
If yes, please include a copy of their required spreadsheets. | <input checked="" type="checkbox"/> | | |
| 2 Do you have an integrated design team?
if yes, please list: <u>working with KEMA</u> | <input checked="" type="checkbox"/> | | |

3 SITE DESIGN

- | | | | |
|---|-------------------------------------|-------------------------------------|--|
| 3.1 Does your design encourage community gathering and is it pedestrian friendly? | <input checked="" type="checkbox"/> | | |
| 3.2 Are you building on existing disturbed areas? | | <input checked="" type="checkbox"/> | |
| 3.3 Landscape Design | | | |
| 3.31 native plants? | <input checked="" type="checkbox"/> | | |
| 3.32 drought tolerant plants? | <input checked="" type="checkbox"/> | | |
| 3.33 Pierce Disease resistant planting? | | <input checked="" type="checkbox"/> | |
| 3.34 Fire resistant planting? | <input checked="" type="checkbox"/> | | |
| 3.35 Are you restoring open space and/or habitat? | | <input checked="" type="checkbox"/> | |
| 3.36 Are you harvesting rain water on site? | | <input checked="" type="checkbox"/> | |
| 3.37 planting large trees to act as carbon sinks? <u>eventually</u> | <input checked="" type="checkbox"/> | | |
| 3.38 using permeable paving materials for drive access and walking surfaces? | | <input checked="" type="checkbox"/> | |
| 3.4 Does your parking lot include bicycle parking? | <input checked="" type="checkbox"/> | | |
| 3.5 Do you have on-site waste water disposal? | | <input checked="" type="checkbox"/> | |
| 3.6 Do have post-construction stormwater on site detention/filtration methods designed? | <input checked="" type="checkbox"/> | | |
| 3.7 Have you designed in harmony with existing natural features, such as <u>preserving existing trees or rock outcroppings?</u>
<u>creek bed</u> | <input checked="" type="checkbox"/> | | |
| 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)? | | <input checked="" type="checkbox"/> | |
| 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects? | <input checked="" type="checkbox"/> | | |

4 ENERGY PRODUCTION & EFFICIENCY

- | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 4.1 Does your facility use energy produced on site? <u>could in future</u>
If yes, please explain the size, location, and percentage of off-set: | | <input checked="" type="checkbox"/> | |
| 4.2 Does the design include thermal mass within the walls and/or floors? | <input checked="" type="checkbox"/> | | |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it <u>performs as designed?</u> | | | <input checked="" type="checkbox"/> |
| 4.4 Will your plans for construction include: | | | |
| 4.41 High density insulation above Title 24 standards? | | | <input checked="" type="checkbox"/> |
| 4.42 Zones for heating and cooling to provide for maximum efficiency? | <input checked="" type="checkbox"/> | | |
| 4.43 Energy Star™ or ultra energy efficient appliances? | <input checked="" type="checkbox"/> | | |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? | <input checked="" type="checkbox"/> | | |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)? | <input checked="" type="checkbox"/> | | |
| If yes, please explain: <u>specifics not known</u> | | | |

5 WATER CONSERVATION

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5.1 Does your landscape include high-efficiency irrigation? | <input checked="" type="checkbox"/> | | |
| 5.2 Does your landscape use zero potable water irrigation? | <input checked="" type="checkbox"/> | | |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | <input checked="" type="checkbox"/> | | |
| 5.4 Will your facility use recycled water? <u>only for landscape</u> | | <input checked="" type="checkbox"/> | |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines? | | <input checked="" type="checkbox"/> | |
| 5.5 Will your plans for construction include: | | | |
| 5.51 a meter to track your water usage? | | | <input checked="" type="checkbox"/> |
| 5.52 ultra water efficient fixtures and appliances? | <input checked="" type="checkbox"/> | | |
| 5.53 a continuous hot water distribution method, such as an on-demand pump? | | | <input checked="" type="checkbox"/> |
| 5.54 a timer to insure that the systems are run only at night/early morning? | | <input checked="" type="checkbox"/> | |

6 MATERIAL RECYCLING

6.1	Are you using reclaimed materials? If yes, what and where: <u>lobby finishes</u>	X		
6.2	Are you using recycled construction materials-			
6.21	finish materials?			X
6.22	aggregate/concrete road surfaces?			X
6.23	fly ash/slag in foundation?	X		
6.3	Will your contractor be required to recycle and reuse construction materials as part of your contract?	X		
6.4	Does your facility provide access to recycle-			
6.41	Kitchen recycling center?	X		
6.42	Recycling options at all trash cans?	X		
6.43	Do you compost green waste?	X		
6.44	Provide recycling options at special events?			X

7 NATURAL RESOURCES

7.1	Will you be using certified wood that is sustainably harvested in construction? <u>lobby</u>	X		
7.2	Will you be using regional (within 500 miles) building materials?	X		
7.3	Will you be using rapidly renewable materials, such as bamboo?		X	
7.4	Will you apply optimal value engineering (studs & rafters at 24" on center framing)?			X
7.5	Have you considered the life-cycle of the materials you chose?	X		

8 INDOOR AIR QUALITY

8.1	Will you be using low or no emitting finish and construction materials indoors-			
8.11	Paint?	X		
8.12	Adhesives and Sealants?	X		
8.13	Flooring?	X		
8.14	Framing systems?	X		
8.15	Insulation?	X		
8.2	Does the design allow for maximum ventilation?			X
8.3	Do you plan for a wood burning fireplace (US EPA Phase II certified)?		X	
8.4	Does your design include dayling, such as skylights?	X		

9 TRANSPORTATION DEMAND MANAGMENT

9.1	After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?			X
9.2	After your project is complete, will you allow your employees to telecommute or have alternative work schedules?			X
9.3	Does your project include design features that encourage alternatives modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles? secured bicycle parking, safe bicycle access? loading zones for buses/large taxi services?	X		
		X		
			X	
9.4	How close is your facility to public transportation? <u>close to 1 busline, 2nd planned</u>			

10 Are there any superior environmental/sustainable features of your project that should be noted?

11 What other studies or reports have you done as part of preparing this application?

1	<u>preliminary LEED checklist</u>
2	
3	
4	

12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?

	NA
--	----

If yes, please describe:

13 Once your facility is in operation, will you:

13.1	calculate your greenhouse gas emissions?			X
13.2	implement a GHG reduction plan?			X
13.3	have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?			X

14 Does your project provide for education of green/sustainable practices?

	X		
--	---	--	--

If yes, please describe: lobby information

15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

require less parking for office buildings,
freeing land for landscape

Form filed out by: Avery Taylor Moore, Principal
Field Paoli Architects