

NAPA COUNTY

Conservation, Development, and Planning Department



A Tradition of Stewardship
A Commitment to Service

USE PERMIT APPLICATION

Before you file an application...

Before you submit your application materials, and generally as early in the process as possible, give the Planning Department a call at 707.253.4417 or send us an email at cdp@countyofnapa.org to schedule a Pre-Application Review Meeting. Pre-Application Meetings (or Pre-Apps) give you an opportunity to get initial feedback from County staff, to discuss the specific items which will need to be included in your submittal, and (as necessary) to review the property's history and the County's environmental sensitivity mapping. Pre-Application Meetings are a required part of the use permit application process; they also help the County provide you with a more thorough and efficient review.

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**These sheets are informational and are for your use/ records. They need not be returned to the County with your application materials*

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Conservation, Development, and Planning Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

☒ **Pre-Application Review Meeting with Planning Division Staff**

Please call Supervising Planner Jessica Jordan at (707) 299-1355 or via email at jessica.jordan@countyofnapa.org to schedule.

☒ **Use Permit Application**

The attached Use Permit Application forms must be completed in full and signed by the property owner or their authorized agent. Corporations, partnerships, and the like have special signature requirements as follows:

Corporations (whether for- or non-profit)

The chairman of the board OR the president or vice president AND either the secretary, assistant secretary, chief financial officer, or treasurer. Alternately, the application may be signed by any person who is authorized to do so by a corporate resolution (a copy of the resolution should be provided).

General Partnership

Any partner of the general partnership.

Limited Partnership

A general partner of the limited partnership.

Association

The president or general manager of the association.

☒ **Application Fee**

Total Fees will be based on actual time and materials. A deposit (amount of deposit will be determined at the Pre Application meeting) in the amount of \$ 5,000, check made payable to County of Napa.

☒ **To-Scale Plans**

Submit five 24" X 36", one 11" x 17" (or half-scale), and one 8½" x 11" copies of plans indicating the following. All plans must be to an identified architect's or engineer's scale and should legibly and comprehensively include the following details:

1. Name, address, and phone number of the owner of record, applicant, engineer, architect, and other project consultants as relevant.
2. Assessor's parcel numbers for all depicted parcels, north arrow (whenever possible, north should be at the top of the sheet), and graphic map scale.
3. Date of plan preparation (*revised plans must be clearly indicated with a new date and marked "revised"*)
4. All property lines of the subject parcel(s) and the dimensions thereof.

5. Location and names of all streets and right-of-ways serving the parcel(s).
6. Topography and elevation information in sufficient detail to properly assess the relationship of the proposed project and/or use to sea level and the contour of the land. Total project cut, fill, and off-haul should be indicated.
7. Location and top-of-bank of all ponds and/or reservoirs on or directly adjacent to the parcel(s).
8. Existing and proposed drainage patterns, drainage courses, and any other drainage improvements.
9. Limits of the FEMA 100-year floodplain and/or floodway if any portion of the parcel(s) is located within a mapped flood zone.
10. Location, dimensions, property-line setbacks, and road setbacks (as applicable) of all existing and proposed improvements, including, without limitation: all existing and proposed structures, caves, waste disposal systems, septic system reserve areas, wells, access roads, parking areas, ADA parking spaces, and outdoor work areas (whether covered or uncovered).
11. If the project requests a modification to the County's Road and Street Standards- detailed information on the proposed modification and its environmental context.
12. Location and dimensions of the proposed solid waste and recycling storage area.
13. Location and dimensions of all existing and proposed easements.
14. The areas (if any) that will be landscaped, with a description of the plant varieties, size and location of the materials to be planted and a description of proposed irrigation. The total square footage of proposed landscape areas should be indicated. Note- *projects exceeding 5,000 sq.ft. (residential) or 2,500 sq.ft. (non-residential) of landscaping are subject to additional Water Efficient Landscape Ordinance requirements.*
15. All existing trees with diameters at breast height (dbh) ≥ 6", with dbh, species, and whether the tree is to be removed or preserved indicated for each.
16. Temporary and/or permanent grading spoils storage/disposal areas.

IF YOUR PROJECT IS A WINERY, please also submit a single 24" X 36" copy of plans indicating the following. All plans must be to an identified architect's or engineer's scale and should legibly and comprehensively include the following details:

17. Marked-up site plan(s) showing existing and proposed "winery development area" and "winery coverage" in square feet. Please show your work and see the *Supplemental Application for Winery Uses* for definitions.

☒ **To-Scale Floor Plans**

Submit five 24" X 36", one 11" x 17" (or half-scale), and one 8½" x 11" copies of all floor plans. All plans must be to an identified scale and should clearly indicate existing and proposed conditions. Floor plans should legibly and comprehensively include the following details:

1. Dimensions and area of all rooms, hallways, and covered or partially enclosed outdoor areas.
2. Use of each area within each structure.
3. Location of emergency exits.

IF YOUR PROJECT IS A WINERY, please also submit a single 24" X 36" copy of plans indicating the following. All plans must be to an identified architect's or engineer's scale and should legibly and comprehensively include the following details:

4. Marked-up plan(s) showing existing and proposed interior and exterior "production area" and "accessory area" in square feet. Please show your work and see p. 11 for definitions.

☒ **To-Scale Building Elevations**

Submit five 24" X 36", one 11" x 17" (or half-scale), and one 8½" x 11" copies of all elevations. Elevations should be to an identified architect's or engineer's scale and should clearly indicate the following existing and proposed information. If no elevation changes are proposed, photographs may be submitted in the place of scaled elevations.

1. All relevant dimensions.
2. Exterior materials.
3. Exterior colors.
4. Existing grade.
5. Finished grade.
6. Finished floor level.
7. Building height consistent with Figure 209-1 of the 1997 *UBC Handbook*.

☒ **Site photographs**

Submit color photographs of the site and its vicinity adequate to depict existing conditions at the time of application submittal.

☒ **Water Supply & Waste Disposal Information**

1. For projects using groundwater- the attached Department of Public Works Phase 1 water study.
2. For projects served by a water utility- Water service will-serve letter.
3. For projects served by a sewerage utility- Sewage disposal will-serve letter.

☒ **Technical Studies**

The following studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. Traffic Study
2. Archeological/Cultural Resources Study
3. Historic Resources Study
4. Biological Study – Includes Spring Botanical Survey
5. Special Studies (The following may be required on a project-specific basis at the discretion of the Planning Director.)
 - _____ Noise Study
 - _____ Aviation Compatibility Study
 - _____ Visual Impacts Study (Generally includes photographic simulations)
 - _____ Geological/Geotechnical Hazard Report
 - _____ Hydrology (runoff pre- and post-project) Analysis
 - _____ Hydraulic (flood impact) Analysis
 - _____ Other: _____
 - _____ Other: _____

☒ **Additional Information Required by the Department of Environmental Management:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Engineering Feasibility Report if an on-site pond system or engineered septic system is proposed OR if peak waste flows exceed 1,500 gallons per day.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form, enclosed.
6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
7. Cave setback plan if a cave is proposed. See enclosed handout.

☐ **Please Note**

While this checklist includes all information generally required to process a Use Permit application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Planning Director, and in particular in those cases where non-winery commercial uses (such as restaurants) are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**



A Tradition of Stewardship
A Commitment to Service

file No P11-00464

Napa County Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit MOD

Date Submitted: 12-5-11 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$5,000- Receipt No. 88402 Received by: SS LSH Date: 12-5-11

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: Oakville Grocery Site Upgrades

Assessor's Parcel No: 031-020-010-000 Existing Parcel Size: 1.02 ac.

Site Address/Location: 7856 St. Helena Hwy Oakville CA 94562
No. Street City State Zip

Primary Contact: ☐ Owner ☐ Applicant ☒ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: OGC Investment LLC, Contact: Guy Byrne

Mailing Address: 500 Oakville Crossroad Oakville CA 94562
No. Street City State Zip

Telephone No: (707) 968 - 0977 E-Mail: guy.byrne@lrico.com

Applicant (if other than property owner): OGC Investment LLC, Contact: Guy Byrne

Mailing Address: 500 Oakville Crossroad Oakville CA 94562
No. Street City State Zip

Telephone No: (707) 968 - 0977 E-Mail: guy.byrne@lrico.com

Representative (if applicable): Avila Design, Contact: Dusan Motolik

Mailing Address: 2471 Shattuck Ave Berkeley CA 94704
No. Street City State Zip

Telephone No: (510) 548 - 2000 E-Mail: d_motolik@aviladesign.com

Use Permit Information Sheet

Use

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

The proposed use for the Oakville Grocery property includes the existing grocery/picnic supplies retail store with improved storage, dishwashing, employee's facilities and new accessible toilet rooms. The post office will be relocated to a newly constructed detached building adjacent to the east parking lot. The existing Victorian House use will include the Wine Bar with a two story wine display/catwalk. The change to the Victorian House will involve primarily interior improvements with minimal impact to the exterior of this historically protected structure. The improved landscaping areas and courtyard with accent feature will provide pleasing site amenities for visitors to the store, post office and wine bar.

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

District _____ Regional _____
State _____ Federal _____

Improvements

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

The Oakville Grocery on-site improvements will be completed in a total of five phases. Phases #2 through #5 are included in this Use Permit Submittal Application.

Phase 1: Interior and minor exterior remodel to the existing Grocery Store Building - currently under building permit review by Napa County. The anticipated construction commencement is January 2012.

Phase 2: Addition to the Grocery Store - the proposed store addition will include the storage rooms, dishwashing room, janitor's closet, employee room, manager's office, receiving areas and two accessible toilet rooms.

Phase 3: Post Office – a newly constructed detached building for the Post Office will be located adjacent to the east parking lot area.

Phase 4: Victorian House – the current use of the Victorian House (Oakville Grocery storage, office and toilet rooms) will be relocated to the grocery store addition. The proposed improvements to the Victorian House will include the interior remodel with Wine Bar and Private Wine Bar Room on the ground level and Wine Display Catwalk and Storage/Mechanical Room on the upper level.

Phase 5: Other concurrent on-site improvements will include installation of a new grease interceptor, septic tank, waste water treatment tank, pump tank, parking lot upgrades, parking lot site lighting installation, electrical transformer upgrade, central HVAC split system installation, various hardscape and landscape upgrades with water efficient native plants and relocation of the fruit stand.

Improvements, cont.

Total on-site parking spaces: 52 existing 47 proposed

Loading areas: 1 existing 2 proposed

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

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☒ Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

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

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 1.02 acres

Employment and Hours of Operation

Days of operation: daily existing daily proposed
M-Th: 7am - 6pm Sun: 7am - 5pm M-Th: 7am - 6pm Sun: 7am - 5pm
Hours of operation: Fri/Sat: 7am - 7pm, existing Fri/Sat: 7am - 7pm, proposed
Anticipated number of employee shifts: see attachment existing see attachment proposed
Anticipated shift hours: 8 hr shift existing 8 hr shift proposed

Maximum Number of on-site employees: (21 F/T & 9 P/T existing)

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

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

☐ other (specify number)

Anticipated Number of Employees

December 2, 2011
AD Project # 2011-053

	Existing Weekday	Existing Saturday	Proposed Weekday	Proposed Saturday
Oakville Grocery Store	14	17	14	17
Post Office	1	1	1	1
Wine Bar	-	-	2	2
Total	15	18	17	20

Notes:

1. Two part-time employee shifts (4 hr) equal one full-time employee shift (8 hr).

Certification and Indemnification

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

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

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

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

Guy Byrne

Print Name of Property Owner

Signature of Property Owner

Guy Byrne

Print Name of Signature of Applicant (if different)

Signature of Applicant

Date

12-5-11.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>WELL</u>	<u>TANKS/WELL</u>
Name of proposed water supplier (if water company, city, district):	<u>NA</u>	<u>NA</u>
Is annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current water use:	<u>884</u> gallons per day (gal/d)	
Current water source:	<u>WELL</u>	<u>WELL</u>
Anticipated future water demand:	<u>892</u> gal/d	<u>NA</u> gal/d
Water availability (in gallons/minute):	<u>20</u> gal/m	<u>NA</u> gal/m
Capacity of water storage system:	<u>10,000</u> gal	<u>10,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tanks</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other Kitchen Waste included in sewage
Type of waste:	<u>sewage</u>	
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u>NA</u>
Name of disposal agency (if sewage district, city, community system):	<u>NA</u>	<u>NA</u>
Is annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	<u>700</u> gal/d	<u>NA</u> gal/d
Anticipated future waste flows (peak flow):	<u>877</u> gal/d	<u>NA</u> gal/d
Future waste disposal design capacity:	<u>877</u> gal/d	<u>NA</u> gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem. Trash enclosure located in southeast corner of parcel. 33' by 9' in plan view. See Use Permit Site Plan for size and location.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.
No hazardous materials on-site.

Grading Spoils Disposal

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

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: <u>14</u>	x 3.05 one-way trips per employee	=	<u>42.7</u>	daily trips.
Number of PT employees: <u>0</u>	x 1.90 one-way trips per employee	=	<u>0</u>	daily trips.
Average number of weekday visitors: <u>400</u>	/ 2.6 visitors per vehicle x 2 one-way trips	=	<u>307.7</u>	daily trips.
Gallons of production: <u>N/A</u>	/ 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>N/A</u>	daily trips.
Total		=	<u>350.4</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38)		=	<u>130.9</u>	PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>14</u>	x 3.05 one-way trips per employee	=	<u>42.7</u>	daily trips.
Number of PT employees (on Saturdays): <u>6</u>	x 1.90 one-way trips per employee	=	<u>11.4</u>	daily trips.
Average number of Saturday visitors: <u>775</u>	/ 2. 8 visitors per vehicle x 2 one-way trips	=	<u>553.6</u>	daily trips.
Total		=	<u>607.7</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (visitor trips x .57)		=	<u>335.6</u>	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 ⁴ x 2 one-way trips	=	_____	daily trips.
Total		=	_____	daily trips.

Largest Marketing Event- Additional Traffic N/A

Number of event staff (largest event): _____	x 2 one-way trips per staff person	=	_____	trips.
Number of visitors (largest event): _____	/ 2.8 visitors per vehicle x 2 one-way trips	=	_____	trips.
Number of special event truck trips (largest event): _____	x 2 one-way trips	=	_____	trips.

³ 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).

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

Traffic Information Sheet Addendum

Information for Caltrans Review

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Please provide separate **Winery Traffic Information / Trip Generation Sheets** for existing and proposed operations.

Napa County Winery Traffic Generation Characteristics

Employees

Half-hour lunch: All - 2 trips/day (1 during weekday PM peak)
Hour lunch: Permanent Full-Time – 3.2 trips/day (1 during weekday PM peak)
Permanent Part-Time – 2 trips/day (1 during weekday PM peak)
Seasonal: 2 trips/day (0 during weekday PM peak)—crush
see full time above—bottling
Auto Occupancy: 1.05 employees/auto

Visitors

Auto occupancy:
Weekday = 2.6 visitors/auto
Weekend = 2.8 visitors/auto

Peaking Factors:

Peak Month: 1.65 x average month
Average Weekend: 0.22 x average month
Average Saturday: 0.53 x average weekend
Peak Saturday: 1.65 x average Saturday
Average Sunday: 0.8 x average Saturday
Peak Sunday: 2.0 x average Sunday

Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved

Average 5-Day Week (Monday-Friday) - 1.3 x average weekend

Average Weekday: 0.2 x average 5-day week

Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved

Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

Service Vehicles

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)

Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr

Case Goods (250 days/yr): 0.8 trips/1000 gal/yr

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	Oakville Grocery Site Upgrades		
PROJECT ADDRESS	7856 St. Helena Hwy, Oakville, CA 94562		
APPLICANT	Guy Byrne		
CONTACT INFO	guy.byrne@lrco.com	(707) 968-0977	
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Do you have an integrated design team? if yes, please list: Architect of Record: Avila Design, Design Architect: Backen, Gullam & Kroeger Architects Civil Engineer: Always Engineering, Inc., Historian Architect Consultant: Juliana Inman Architect, MEP Engineer: Acies Engineering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 SITE DESIGN			
3.1 Does your design encourage community gathering and is it pedestrian friendly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2 Are you building on existing disturbed areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3 Landscape Design			
3.31 native plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.32 drought tolerant plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.33 Pierce Disease resistant planting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.34 Fire resistant planting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.35 Are you restoring open space and/or habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.36 Are you harvesting rain water on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.37 planting large trees to act as carbon sinks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.38 using permeable paving materials for drive access and walking surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4 Does your parking lot include bicycle parking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5 Do you have on-site waste water disposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.6 Do have post-construction stormwater on site detention/filtration methods designed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 ENERGY PRODUCTION & EFFICIENCY			
4.1 Does your facility use energy produced on site? If yes, please explain the size, location, and percentage of off-set:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2 Does the design include thermal mass within the walls and/or floors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.4 Will your plans for construction include:			
4.41 High density insulation above Title 24 standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.42 Zones for heating and cooling to provide for maximum efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.43 Energy Star™ or ultra energy efficient appliances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.44 A "cool" (lightly colored or reflective) or a permeable/living roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.45 Timers/time-outs installed on lights (such as the bathrooms)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please explain: Motion sensor devices for lights at toilet room & back of house			
5 WATER CONSERVATION			
5.1 Does your landscape include high-efficiency irrigation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.2 Does your landscape use zero potable water irrigation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.4 Will your facility use recycled water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5 Will your plans for construction include:			
5.51 a meter to track your water usage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.52 ultra water efficient fixtures and appliances?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.53 a continuous hot water distribution method, such as an on-demand pump?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.54 a timer to insure that the systems are run only at night/early morning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	yes	no	I don't know
6 MATERIAL RECYCLING			
6.1 Are you using reclaimed materials?	X		
If yes, what and where: <u>wood, corrugated metal roofing, etc.</u>			
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?			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 MANAGMENTMENT			
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?			X
secured bicycle parking, safe bicycle access?	X		
loading zones for buses/large taxi services?			X
9.4 How close is your facility to public transportation?			
10 Are there any superior environmental/sustainable features of your project that should be noted?			
<u>Installation of 5,000 GAC. waste water treatment tank for commercial properties.</u>			
11 What other studies or reports have you done as part of preparing this application?			
1 <u>Water supply/waste water treatment study</u>			
2 <u>Secretary of the interior compliance analysis/CEQA findings</u>			
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.)?			
X			
If yes, please describe: <u>Mitsubishi electric VRF system with VRV underground refrigerant piping</u>			
13 Once your facility is in operation, will you:			
13.1 calculate your greenhouse gas emissions?			
13.2 implement a GHG reduction plan?			
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: <u>Vegetable garden with sustainable plants</u>			
15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?			
<u>N/A</u>			

Form filed out by: Dusan Motolik, Avila Design

Please feel free to include additional sheets of paper as necessary.