“E”

Use Permit Application Packet

Oak Knoll Hotel, Use Permit Application No. P14-00215-UP
Planning Commission Hearing, March 4, 2020

RECEIVED

APR 22 2016

Napa County Planning, Building & Environmental Services

file № P14-00215-UP

A Tradition of Stewardship
A Commitment to Service

Napa County

Planning, Building, and Environmental Services

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

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit

Date Submitted: 6/20/14 Resubmittal(s): 1/20/16, 4/22/16 Date Complete: _____

Request: 50-room hotel with retail, full-service spa and restaurant

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

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

To be completed by applicant...

Project Name: Oak Knoll Hotel

Assessor's Parcel №: 035-031-009 Existing Parcel Size: _____ ac.

Site Address/Location: 5091 Solano Avenue Napa CA 94558
No. Street City State Zip

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

Property Owner: Oak Knoll Resort, LLC

Mailing Address: _____
No. Street City State Zip

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

Applicant (if other than property owner): Brian Russell

Mailing Address: 1485 Main St. # 205 St. Helena, CA 94574
No. Street City State Zip

Telephone №(707) 294-2775 E-Mail: napalandlaw@gmail.com

Representative (if applicable): Brian Russell

Mailing Address: _____
No. Street City State Zip

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

REVISED 06/08/15

Use Permit Information Sheet

Use

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

See attached project description

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

District _____ Regional _____

State _____ Federal _____

Improvements

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

See attached project description

Improvements, cont.

Total on-site parking spaces: 111 existing 109 proposed

Loading areas: _____ existing _____ 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): _____ acres

Employment and Hours of Operation

Days of operation: _____ existing _____ proposed

Hours of operation: _____ existing _____ proposed

Anticipated number of employee shifts: _____ existing _____ proposed

Anticipated shift hours: _____ existing _____ proposed

Maximum Number of on-site employees:

☐ 10 or fewer ☐ 11-24 ☒ 25 or greater (specify number) 33

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.

Red Hen Properties LLC	Red Hen Properties LLC
Print Name of Property Owner	Print Name Signature of Applicant (if different)
6/8/14	6/8/14
Signature of Property Owner — Date	Signature of Applicant — Date

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BR - Brian Russell

Print Name of Property Owner

Print Name Signature of Applicant (if different)

BR 4.22.16

Signature of Property Owner Date

Signature of Applicant Date

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Tours and Tasting- Open to the Public	☐ Existing			
Tours and Tasting- By Appointment	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Food at Tours and Tastings	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Marketing Events*	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Food at Marketing Events	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Will food be prepared...	☑ On-Site?	☐ Catered?		
Public display of art or wine-related items	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None

** For reference please see definition of "Marketing," at Napa County Code §18.08.370* - http://library.municode.com/index.aspx?clientId=16513

Production Capacity *

Please identify the winery's...

Existing production capacity: _____ gal/y Per permit №: _____ Permit date: _____

Current maximum actual production: _____ gal/y For what year? _____

Proposed production capacity: _____ gal/y

** For this section, please see "Winery Production Process," at page 11.*

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	_____ existing	_____ proposed
Average daily tours and tastings visitation[1]:	_____ existing	_____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	_____ existing	_____ proposed
Non-harvest Production hours[2]:	_____ existing	_____ proposed

[1] Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.
[2] It is assumed that wineries will operate up to 24 hours per day during crush.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	City of Napa	
Name of proposed water supplier (if water company, city, district):	City of Napa	
Is annexation needed?	☐Yes ☒No	☐Yes ☐No
Current water use:	8,200 gallons per day (gal/d)	
Current water source:	City of Napa	N/A
Anticipated future water demand: * Peak flow	8,280* gal/d	N/A gal/d
Water availability (in gallons/minute):	65 gal/m	N/A gal/m
Capacity of water storage system:	48,000 gal	80,000 gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	Underground Storage Tank, Swimming Pool	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage	
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	Advanced onsite treatment system	
Name of disposal agency (if sewage district, city, community system):	Oak Knoll Hotel	
Is annexation needed?	☐Yes ☒No	☐Yes ☐No
Current waste flows (peak flow):	7,120 gal/d	gal/d
Anticipated future waste flows (peak flow):	8,050 gal/d	gal/d
Future waste disposal design capacity: * Wastewater disposal system has 200% capacity of daily flow	8,050* gal/d	gal/d

Solid Waste and Recycling Storage and Disposal

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

Hazardous and/or Toxic Materials

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

Grading Spoils Disposal

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

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION

BUSINESS ACTIVITIES

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)	1	EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) Napa Hotel			3
BUSINESS SITE ADDRESS 5091 Solano Ave			103
BUSINESS SITE CITY Napa	104	CA	ZIP CODE 94558 105
CONTACT NAME	106	PHONE	107

II. ACTIVITIES DECLARATION

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

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

F. LOCAL REQUIREMENTS 15

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

UPCF Rev. (12/2007)

Business Activities

Please submit the Business Activities page, the Business Owner/Operator Identification page, and Hazardous Materials Inventory - Chemical Description pages for all submissions. (Note: the numbering of the instructions follows the data element numbers that are on the Unified Program Consolidated Form (UPCF) pages. These data element numbers are used for electronic submission and are the same as the numbering used in Division 3, Electronic Submittal of Information). Please number all pages of your submittal. This helps your CUPA or AA identify whether the submittal is complete and if any pages are separated.

1. FACILITY ID NUMBER - Leave this blank. This number is assigned by the Certified Unified Program Agency (CUPA) or Administering Agency (AA). This is the unique number which identifies your facility.
2. EPA ID NUMBER - If you generate, recycle, or treat hazardous waste, enter your facility's 12-character U.S. Environmental Protection Agency (U.S. EPA) or California Identification number. For facilities in California, the number usually starts with the letters □CA□. If you do not have a number, contact the Department of Toxic Substances Control (DTSC) Telephone Information Center at (916) 324-1781, (800) - 61-TOXIC or (800) 61-86942, to obtain one.
3. BUSINESS NAME - Enter the full legal name of the business. This is the same as the terms □Facility Name□ or □DBA - Doing Business As□ that might have been used in the past.

103. BUSINESS SITE ADDRESS - Enter the street address where the facility is located. No post office box numbers are allowed. This information must provide a means to geographically locate the facility.

104. BUSINESS SITE CITY - Enter the city or unincorporated area in which business site is located.

105. ZIP CODE - Enter the zip code of business site. The extra 4 digit zip may also be added.

106. CONTACT- Enter a contact person's name.

107. PHONE- Enter a contact phone number

4. HAZARDOUS MATERIALS –

Check the box to indicate whether you have a hazardous material onsite. You have a hazardous material onsite if:

- It is handled in quantities equal to or greater than 500 pounds, 55 gallons, or 200 cubic feet of compressed gas (calculated at standard temperature and pressure),
- It is handled in quantities equal to or greater than the applicable federal threshold planning quantity for an extremely hazardous substance listed in 40 CFR Part 355, Appendix A,
- Radioactive materials are handled in quantities for which an emergency plan is required to be adopted pursuant to Part 30, Part 40, or Part 70 of Chapter 10 of 10 CFR, or pursuant to any regulations adopted by the state in accordance with these regulations.

If you have a hazardous material onsite, then you must complete the Business Owner/Operator Identification page and the Hazardous Materials Inventory - Chemical Description page, as well as an Emergency Response Plan and Training Plan.

Do not answer □YES□ to this question if you exceed only a local threshold, but do not exceed the state threshold.

4a. REGULATED SUBSTANCES – Refer to 19 CCR 2770.5 for regulated substances. Check the box to indicate whether your facility has CalARP regulated substances stored onsite.

5. OWN OR OPERATE UNDERGROUND STORAGE TANK (UST) - Check the appropriate box to indicate whether you own or operate USTs containing hazardous substances as defined in Health and Safety Code (HSC) 25316. If □YES□, then you must complete one UST Facility page and UST Tank pages for each tank. You must also submit a plot plan and a monitoring program plan.

8. OWN OR OPERATE ABOVEGROUND PETROLEUM STORAGE TANK OR CONTAINER - Check the appropriate box to indicate whether there are ASTs onsite which exceed the regulatory thresholds. (There is no UPCF page for ASTs.) This program applies to all facilities storing petroleum in aboveground tanks. Petroleum means crude oil, or any fraction thereof, which is liquid at 60 degrees Fahrenheit temperature and 14.7 pounds per square inch absolute pressure (HSC 25270.2 (g)). The facility must have a cumulative storage capacity greater than 1,320 gallons for all ASTs. NOT Subject to the Act (exemptions):

An aboveground petroleum storage tank (AST) facility with one or more of the following (see HSC 25270.2 (k)) is not subject to this act and is exempt:

- A pressure vessel or boiler which is subject to Division 5 of the Labor Code,
- A storage tank containing hazardous waste if a hazardous waste facility permit has been issued for the storage tank by DTSC,
- An aboveground oil production tank which is regulated by the Division of Oil and Gas,
- Certain oil-filled electrical equipment including but not limited to transformers, circuit breakers, or capacitors.

9. HAZARDOUS WASTE GENERATOR - Check the appropriate box to indicate whether your facility generates hazardous waste. A generator is the person or business whose acts or processes produce a hazardous waste or who causes a hazardous substance or waste to become subject to State hazardous waste law. If your facility generates hazardous waste, you must obtain and use an EPA Identification number (ID) in order to properly transport and dispose of it. Report your EPA ID number in #2. Hazardous waste means a waste that meets any of the criteria for the identification of a hazardous waste adopted by DTSC pursuant to HSC 25141. "Hazardous waste" includes, but is not limited to, federally regulated hazardous waste. Federal hazardous waste law is known as the Resource Conservation and Recovery Act (RCRA). Unless explicitly stated otherwise, the term "hazardous waste" also includes extremely hazardous waste and acutely hazardous waste.

10. RECYCLE - Check the appropriate box to indicate whether you recycle more than 100 kilograms per month of recyclable material under a claim that the material is excluded or exempt per HSC 25143.2. Check □YES□ and complete the Recyclable Materials Report pages, if you either recycled onsite or recycled excluded recyclable materials which were generated offsite. Check □NO□ if you only send recyclable materials to an offsite recycler. You do not need to report.

11. ONSITE HAZARDOUS WASTE TREATMENT - Check the appropriate box to indicate whether your facility engages in onsite treatment of hazardous waste. "Treatment" means any method, technique, or process which is designed to change the physical, chemical, or biological character or composition of any hazardous waste or any material contained therein, or removes or reduces its harmful properties or characteristics for any purpose. "Treatment" does not include the removal of residues from manufacturing process equipment for the purposes of cleaning that equipment. Amendments (effective 1/1/99) add exemptions from the definition of □treatment□ for certain processes under specific, limited conditions. Refer to HSC 25123.5 (b) for these specific exemptions. Treatment of certain laboratory hazardous wastes do not require authorization. Refer to HSC 25200.3.1 for specific information. Please contact your CUPA to determine if any exemptions apply to your facility. If your facility engages in onsite treatment of hazardous waste then complete the Onsite Hazardous Waste Treatment Notification - Facility page and one set of Onsite Hazardous Waste Treatment Notification - Unit pages with waste and treatment process information for each unit.

12. FINANCIAL ASSURANCE - Check the appropriate box to indicate whether your facility is subject to financial assurance requirements for closure of an onsite treatment unit. Unless they are exempt, Permit by Rule (PBR) and Conditionally Authorized (CA) operations are required to provide financial assurance for closure costs (per 22 CCR 67450.13 (b) and HSC 25245.4). If your facility is subject to financial assurance requirements or claiming an exemption, then complete the Certification of Financial Assurance page.

13. REMOTE WASTE CONSOLIDATION SITE - Check the appropriate box to indicate whether your facility consolidates hazardous waste generated at a remote site. Answer □YES□ if you are a hazardous waste generator that collects hazardous waste initially at remote sites and subsequently transports the hazardous waste to a consolidation site you also operate. You must be eligible pursuant to the conditions in HSC 25110.10. If your facility consolidates hazardous waste generated at a remote site, then complete the Remote Waste Consolidation Site Annual Notification page.

14. HAZARDOUS WASTE TANK CLOSURE - Check the appropriate box to indicate whether the tank being closed would be classified as hazardous waste after its contents are removed. Classification could be based on:

- Your knowledge of the tank and its contents
- Testing of the tank
- Inability to remove hazardous materials stored in the tank.
- The mixture rule
- The listed wastes in 40 CFR 261.31 or 40 CFR 261.32.

If the tank being closed would be classified as hazardous waste after its contents are removed, then you must complete the Hazardous Waste Tank Closure Certification page.

14a. RCRA LQG - Check the appropriate box to indicate whether your facility is a Large Quantity Generator. If YES, you must have or obtain a US EPA ID Number.

14b. HOUSEHOLD HAZARDOUS WASTE COLLECTION - Check the appropriate box to indicate whether your facility is a HHW Collection site.

15. LOCAL REQUIREMENTS - Some CUPAs or AAs may require additional information. Check with your CUPA before submitting the UPCF to determine if any supplemental information is required.

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

A Tradition of Stewardship
A Commitment to Service

Project name & APN:
Project number if known:
Contact person:
Contact email & phone number:
Today's date:

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

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

Already Doing	Plan To Do	ID #	BMP Name
☐	☐	BMP-1	**Generation of on-site renewable energy** *If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calcuate how much electrical energy your project may need.* _____ _____ _____ _____
☐	☐	BMP-2	**Preservation of developable open space in a conservation easement** *Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.* _____ _____

Already Doing	Plan To Do		
☐	☑	**BMP-3**	**Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

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

There is existing vegetation that will be restored if healthy and fits within the project program. Otherwise, the new trees and landscaping will be planted on site.

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

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

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____

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

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

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

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

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

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

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Doing	Plan To Do		
☐	☐	**BMP-7**	**Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1** *See description below under BMP-5.*
☐	☐	**BMP-8**	**Solar hot water heating** *Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.*
☐	☐	**BMP-9**	**Energy conserving lighting** *Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.*
☐	☐	**BMP-10**	**Energy Star Roof/Living Roof/Cool Roof** *Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.*
☐	☑	**BMP-11**	**Bicycle Incentives** *Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!* The project will be bicycle friendly.
☐	☐	**BMP-12**	**Bicycle route improvements** *Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.*

Already Doing	Plan To Do		
☐	☑	**BMP-13**	**Connection to recycled water** *Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.*
☐	☑	**BMP-14**	**Install Water Efficient fixtures** *WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.*
☐	☐	**BMP-15**	**Low-impact development (LID)** *LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.*
☐	☑	**BMP-16**	**Water efficient landscape** *If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).* *Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.*
☐	☐	**BMP-17**	**Recycle 75% of all waste** *Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.*

Already Doing	Plan To Do		
☐	☐	**BMP-18**	**Compost 75% food and garden material** *The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see http://www.naparecycling.com/foodcomposting for more details.*
☐	☐	**BMP-19**	**Implement a sustainable purchasing and shipping programs** *Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.*
☐	☐	**BMP-20**	**Planting of shade trees within 40 feet of the south side of the building elevation** *Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.*
☐	☑	**BMP-21**	**Electrical Vehicle Charging Station(s)** *As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.*
☐	☐	**BMP-22**	**Public Transit Accessibility** *Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.*

Already Doing	Plan To Do		
☐	☑	**BMP-23**	**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.** *The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.*
☐	☐	**BMP-24**	**Limit the amount of grading and tree removal** *Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.*
☐	☐	**BMP-25**	**Will this project be designed and built so that it could qualify for LEED?**

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

Practices with Un-Measured GHG Reduction Potential

☐	☐	**BMP-26**	**Are you, or do you intend to become a Certified Green Business or certified as a"Napa Green Winery"?** *As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.*
☐	☐	**BMP-27**	**Are you, or do you intend to become a Certified "Napa Green Land"?** *Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*

Already Doing	Plan To Do		
☐	☑	**BMP-28**	**Use of recycled materials** *There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.*
☐	☑	**BMP-29**	**Local food production** *There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*
☐	☑	**BMP-30**	**Education to staff and visitors on sustainable practices** *This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*
☐	☐	**BMP-31**	**Use 70-80% cover crop** *Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.*
☐	☐	**BMP-32**	**Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site** *By selecting this BMP, you agree not to burn the material pruned on site.*
☐	☐	**BMP-33**	**Are you participating in any of the above BMPS at a 'Parent' or outside location?**
☐	☐	**BMP-34**	**Are you doing anything that deserves acknowledgement that isn't listed above?**

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan, NCTPA, December 2011*

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

3. *Napa County General Plan, June 2008.*

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

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

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

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

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

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

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

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

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

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

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

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

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

RECEIVED

APR 22 2016

Napa County Planning, Building
& Environmental Services

"Oak Knoll Hotel Project"

5091 Solano Avenue

Napa, California 94558

APN: 035-031-009

Owner/Applicant:	Oak Knoll Resort, LLC
Representative:	Brian Russell, 1485 Main Street, Suite 205, St. Helena, CA 94574, 707.294.2775, napalandlaw@gmail.com
Zoning:	CL (Commercial Limited)
General Plan Designation:	Agricultural Resource
Parcel Size:	3.54 Acres
Application Originally Filed:	June 19, 2014

Existing Uses/Square Footage of Structures

Building C- Residential- 1,410 sf

Building D- Restaurant- 5,625 sf

Building E- Retail- 16,800 sf

Building F- Residential- 1,500 sf

Building G- Meeting Room/ Garage- 4,220 sf

Building H- Storage- 910 sf

Building I- Office- 1,380 sf

Total Area: 31,845 sf

Proposed Uses/Square Footage of Structures

Hotel Areas

Rooms: 50 rooms at 400sf each = 20,000sf

Check-In/ Reception: 1,100 sf

Fitness Studio: 1,500 sf

Spa: 2,000sf

Hotel Administration: 1,050 sf

Storage/Maintenance (including bicycles): 900sf

Laundry: 1,000 sf

Restaurant, Bar & Kitchen (Including Hotel and Room Service Kitchen Area): 4,700 sf

To Go: 800 sf

Retail: 4,100 sf

Total Area: 36,650 sf

Number of Employees – Proposed

Hotel Employees:	7
Restaurant Employees:	17
Spa Employees:	4
Retail Employees:	2
Maintenance Employees:	3
Total Employees:	33

Parking

Parking- Existing: 111 parking spaces

Parking- Proposed: 109 parking spaces

Adjacent General Plan Designation/Zoning/Land Use

North	Eleven small parcels containing residences	AP	0.5 to 4.5 acres
South	Agricultural	AP	40 acres
West	Agricultural	AP	40 acres
East	Solano Avenue and Highway 29		n/a

Similar Properties/Projects Nearby

The Cottages of Napa Valley, 1021 Darms Lane, 0.7 mile from Project

Hillview Country Inn, 1025 Hillview, 1.0 mile from Project

Senza Hotel, 4066 Howard Lane, 1.8 miles from Project

Bistro Don Gionvanni, 4110 Howard Lane, 1.6 miles from Project

Napa Vineyard House Bed and Breakfast (opened 2016), 1205 Hillview Lane, 0.9 mile from Project

The Oak Knoll Inn, 2200 Oak Knoll Avenue, 2.1 miles from Project

Project Location

The Project is located north of the city limits of Napa, and south of the town of Yountville, on Solano Avenue which runs parallel to Highway 29. The Property is less than 1/8 of a mile north of the Oak Knoll East intersection.

On the northern border of the Property is Oak Knoll West, which is a private road that runs over the Property. There are vineyards to the west and south of the Property. Solano Avenue runs

along the eastern property line with the under construction and almost complete Vine Trail running along the eastern edge of Solano Avenue.

Laird Winery and vineyard is adjacent to the Property on the western and southern property lines. There are a handful of residences located on Oak Knoll West with two that are adjacent to the Property on the other side of Oak Knoll West.

General Plan Consistency

Policy AG/LU -12: No new non-agricultural use or development of a parcel located in an agricultural area shall be permitted unless it is needed for the agricultural use of a parcel, except as provided in Policies AG/LU-2, AG/LU- 5, AG/LU-26, AG/LU- 44, AG/LU-45, and ROS-1.

The Project meets the standards set forth in Policy AG/LU-45.

Policy AG/LU-15.5: Where proposed residential, commercial, or industrial development abuts lands devoted to agriculture production, the non-agricultural uses shall be required to incorporate buffer area to mitigate potential land use conflicts as conditions of approval for a subdivision or a use permit. The type and width of buffer area shall be determined based on the character, intensity, and sensitivity of the abutting land uses.

The Project has suggested buffer areas in the application.

Policy AG/LU-24: Commercial uses will be grouped in areas outside of those designated for agricultural uses in the General Plan (subject to exceptions contained in Policies AG/LU- 43 through 45 of this General Plan).

The Project meets the standards set forth in Policy AG/LU-45.

Policy AG/LU-45: All existing commercial establishments that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities. Additional commercial uses and mixed residential-commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial. With respect to Policies AG/LU-44 and 45, due to the small numbers of such parcels, their limited capacity for commercially-viable agriculture due to pre-existing land uses and/or size, location, and lot configuration, and the minimal impact such commercial operations and expansions will have on adjacent agriculture or open space activities or the agricultural and open space character of the surrounding area, such limited development

will not be detrimental to Agriculture, Watershed, or Open Space policies of the General Plan. Therefore such development is consistent with all of the goals and policies of the General Plan.

The Project is shall not be detrimental to the Agricultural Resource policy and shall be consistent with the commercial limited zoning designation that is been in place since 1955.

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

The Property has been commercially zoned and used since before 1955. Currently the buildings on the Property are dilapidated and the commercial zoning is underutilized. This Project will meet the regulations stated in the commercial limited zoning district and will contribute to the County's economy by generating new jobs, sparking local spending in the County and for nearby cities, and providing additional tax revenues including sales tax and transient occupancy tax.

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

The Project aims to considerably contribute to the County's economic viability by creating new job opportunities by establishing a new restaurant and hotel for Napa County.

<u>Uses Allowed Under Commercial Limited Zoning</u>

Chapter 18.28 CL Commercial Limited District

Section 18.28.010 Intent of classification- Eligible property- Characteristics

A. The intent of the CL district classification is to establish areas which will provide the tourist, vacationer and highway traveler with needed uses and services.

Section 18.28.030 Uses permitted upon grant of a use permit

The following uses may be permitted in all CL districts upon grant of a use permit pursuant to Section 18.124.010:

B. Hotels, motels, inns, and bed and breakfast establishments (defined in Section 18.08.080 and regulated by Section 18.104.050) with no more than fifty guest rooms;
C. Restaurant, cafes, coffee shops, delicatessens, bars and taverns with no more than one hundred seats;

E. Retail stores less than five thousand square feet in gross floor area selling groceries, candy, ice cream, or alcoholic beverages; Laundromat as an accessory use

Parcel History

- 1955 Commercial activities predate the 1955 zoning ordinance
- 1962 Rezoning #37-62 (Approved May 22, 1968) 1.5 acres rezoned from A-1 to C-1. Expansion of existing C-1 zoning.
- 1968 Use Permit #5-69 (Approved August 5, 1968) Replace commercial facility in a proposed PD district that was removed due to state highway right of way acquisition.
- 1969 Rezoning #6-69 (Approved 8.27.68) 3.5 acres rezoned from C-1 to A-1 to PD.
- 1975 Use Permit #U-607475 (Approved 6.16.75) Enlarge barn at Red Hen Restaurant with a 294 square foot addition.
- 1984 Use Permit #U-308485 (Approved 2.15.84) Expand the operation of the Red Hen Restaurant by allowing outside dining on the existing deck, increasing the hours of operation, constructing restroom addition, modification of parking area, and allowing live entertainment.
    - 120 parking places required
    - Outdoor dining no later than 10pm (per modification by CDPC on 7.25.84)
    - Live music limited to within restaurant structure. No live or taped music permitted after 1:00am
    - Security guard service to be provided on Friday and Saturday nights to control outside activities including parking
    - Public Works required "No Parking" signs on both sides of Oak Knoll West and applicant will enforce no parking along the private road by restaurant patrons
    - Fire Department requires 15 foot clearance around hydrant and the designation of a "No Parking" zone to allow access to hydrant at all times
- 1991 Mod #1 of U-308485 (Approved 3.22.91) Construct new restrooms adjacent to rear of the existing restaurant
- 1992 Use Permit #91182-UP (Approved 1.22.92) Establish a 4900 square foot balloon excursion business within three existing buildings.
    - No outdoor sound amplification equipment shall be used
- 1993 Minor Modification #92406-MOD (Approved 7.9.93) Permit relocation of required parking area for Balloons Above the Valley.
- 1996 Use Permit #96692- Mod (Approved 4.15.98) Modification of #91182-UP to expand the excursion facility by:
    - Correcting equipment storage building 1800 to 2288 square feet.
    - Expanding building three to include covered storage/parking, commercial kitchen, and restrooms.
    - 2600 square concrete slab for truck maneuvering
    - Constructing 576 patio cover
    - Establishing of a 10 table outdoor picnic area for balloon ride customers

- Extending an existing six foot wood fence to screen the facility from public view; and
- Removal of an existing 650 square foot storage building

- 1998 Minor Modification #98173-Mod- Allow construction of a free standing canopy structure and fireplace on the outdoor deck of the restaurant

Project Overview

The former Red Hen property at the intersection of Solano Avenue and Oak Knoll West (the "Property"), will be re-positioned as a sophisticated but yet casual and relatively affordable hotel option in the Napa Valley (the "Project"). Located in close proximity to the City of Napa, as well as Yountville, and set within an idyllic vineyard setting, the property will provide what many Napa Valley tourists are now seeking (i.e. an authentic vineyard setting experience with easy access to the many attractions of Napa Valley). Additionally, the Property will highlight and showcase the importance of the Napa Valley Agricultural Preserve both from an educational perspective but also from a viewshed appreciation perspective.

The Project has been envisioned to be forward thinking from a development, positioning and operational standpoint. This will be reflected in the design and experience throughout the property. The property will be designed with an attention to sustainable design detail and the property's landscaping will be similarly approached with interesting and capivating plant species throughout, planted in an artful, smart and aesthetically pleasing manner. The species of plants used will be repeated throughout the property. Landscaping is often an afterthought to a property – in the case of this project it will be a fully integrated and synergistic part of the experience, viewshed and stay. Furthermore, the Project will install an advanced water recycling plant that will generate the water used for landscaping from the Property's wastewater. Additionally, the Project will repurpose the Property's wastewater for toilet flushing. Not only does this dramatically decrease the amount of potable water used overall at the Property, but dispersing the tertiary treated wastewater on the Property itself perpetually recharges the groundwater beneath the Property.

This will begin with the arrival experience. Unlike other resorts in Napa Valley, the project will not build a grand arrival sequence that emphasizes the automobile, but instead will beautifully landscape its frontage with a de-emphasized automobile entry. The front of the property will be the key focal point with a classically designed barn structure surrounded by lush gardens of agave, sea grasses, flax and palms. The project intends to serve as an outpost for those using the Vine Trail and thus bicycles and pedestrians will be welcomed and encouraged at the property.

Daily cycling rides through the Napa Valley countryside will be offered as well as loaner bikes to take the Vine Trail down to Napa and up to Yountville for the day. The Property, in short, will be a bicycle-centric resort and will also implement a program to encourage and incentivize employees to bike to work as much as possible.

The auto arrival will be well marked, but off to the side of the property frontage and will be well landscaped on either side of the entrance. As one pulls into the property, they will feel like they are entering a garden/park like setting before reaching the arrival area that is covered with a pervious and attractive surface.

As one drives through the arrival sequence, the check-in area will be to the right (west), the restaurant and bar will be directly in front (south) and retail area will be to the left (east) and directly in front. Surrounding the arrival area will be lush gardens and the arrival area will include a window through to the vineyards such that after entering the "garden", the guest is quickly greeted with a Napa Valley vineyard view. This view will be showcased as the guest is checking in through the orientation of the buildings and the check-in/arrival area which will be limited in size, scale and area.

The parking area will be located to the north with valet parking will be available for all hotel and restaurant guests. The parking area will be screened off with an architectural wall and landscaping such that once a guest arrives, cars are not seen and the pedestrian aspect of the project is emphasized.

For restaurant guests arriving, they will be able to valet their car and move directly to the restaurant entrance. The restaurant and bar will feature a large percentage of outdoor seating with idyllic vineyard and mountain views from every table, as well as views of the landscape garden area and outdoor pool area beyond. The intention is for all guests to feel immersed into the natural and agricultural setting of the Napa Valley as much as possible during their visit, to foster and grow an appreciation for the Napa Valley and the surrounding agricultural land preserves. The restaurant and bar will also include a bocce court to bring guests and patrons outdoors.

Given the small check-in/arrival area and absence of the traditional larger "lobby" area, the Hotel will include a second story garden pavilion for hotel guests offering incredible views of the adjacent vineyards and Mayacamas to the west and a relaxing area to sit, read a book or paper or watch the sunset.

For hotel guests, movement to each room will occur on a series of pathways that have been designed to also frame vineyard views to the south and west. As the guests proceed from one location to another, the vineyard setting is emphasized once again with a similar landscape pallet in various garden and planter areas along the way.

The entry to each room will be inviting with lush landscaping at the entrance to each building. All of the rooms have been designed to have full vineyard views and each room has been designed to maximize the impact of the view. Every room will include a gracious indoor experience with 18 to 20 foot wide room bays and significant outdoor garden patios or decks on the second story. The patio and deck areas will provide an outdoor yet private area with fantastic views.

The additional amenities of the hotel will include an outdoor pool area, a full service spa and a workout room. All amenities and common areas have been located as far as possible from neighboring residences to ensure minimal disturbance to the adjacent parcels and neighbors.

The pool area will have full vineyard and mountain views and will be sized to accommodate lap swimming. This area will include relaxing chaise lounge areas, great views and landscaping with the goal to create a zen relaxation area for the guests of the hotel. The location has been designed to optimize sun exposure and pool time throughout the day.

The full service spa will be located adjacent to the pool area, centrally located for all guest units and will include an indoor/outdoor spa experience.

The workout facility will also be located adjacent to the pool area and will include vineyard views from the area.

Intimate garden seating areas will be sprinkled throughout the property to allow guests to relax in these locations and take in the natural and agricultural setting while they read a book or take tea or a glass of wine.

Every aspect of the property will be developed to maximize views within a garden and park like setting, with as much permeable surface area as possible. As mentioned, all areas have been designed to mitigate impacts to neighbors as well. The property has been designed to leave a lasting impression on the guests on the importance and beauty of the surrounding vineyards, hillside and view shed as well as the overarching importance of the Napa Valley agricultural preserve.

Events

The Project is proposing to host twelve (12) events per year with no more than 100 people at each event, and twelve (12) events per year with no more than 75 people attending the event. Event guests will either park on site with the assistance of a valet service, or utilize a shuttle service which will be pre-arranged based on the nature of the event.

The character of the events could vary. We anticipate that the events will consist of: corporate meetings and retreats, educational lectures, small receptions and trade events associated with the local wine industry.

Proposed Building Design:

The proposed architectural style is a contemporary approach to an agrarian style. The materials that will be used are wood, metal, stone and glass. The colors will be muted, and non-reflective. All lights will be fully shielded and downward facing.

Historical Buildings

A historical resources report was completed in August of 2011. The report concluded that, "Due to lack of integrity for the buildings, no mitigation measures are recommended for demolition." The historical resources report for the Property is included for reference.

Traffic

Owner has engaged the traffic engineer, W-Trans, to analyze the Project's potential environmental impacts. Due to the location and number of trips, a left turn lane will be required. The proposed left turn lane is shown in the civil engineering drawings.

The Project will also include a crosswalk allowing guests of the Property to move from the Property across Solano Avenue to the Vine Trail safely. The proposed crosswalk is shown in the civil engineering drawings.

Parking

Section 18.110.030 of the Napa County Code dictates how many parking places are required for a certain project based on the Project program. When using the parking table from Section 18.110.030, it was determined that the required number of parking places is 113.

According to Section 18.110.040 (E) Reduction in Parking Requirements for Non-Automobile Use Programs. The zoning administrator or commission may allow up to a ten percent reduction in parking requirements for commercial or industrial development if such development includes measures such as staggered work hours, provision of employee bus passes, provision of van pools/car pool/shuttle programs or the like and if there is an enforceable means to carry out the program.

Our Non-Automobile Use Programs, which is below, would allow the Project to reduce its number of parking spaces by ten percent to 102. The Project is proposing 109 parking spaces.

Oak Knoll Hotel Non-Automobile Use Program:

The proposed Project will be positioned as an active lifestyle hotel that is also progressive in design and environmental approach including employee transportation alternatives. The proposed Project is seeking a Reduction in Parking Requirements for Non-automobile Use Programs including but not limited to the following pro-active measures that will be taken to reduce automobile commuting to the property:

- As a hotel property, the Oak Knoll Hotel will in general have a staggered work hour program with several shifts of labor throughout the day. As a result, at no point in time will all employees be on the property as there will be morning, afternoon, evening and graveyard shifts with periods of reduced employee levels in between certain shifts.
- Parking has been designed to accommodate peak hours and visitation and employee staffing but such visitation and staffing will often be less.
- Route 10 of the Vine Transit system runs by the property along Solano Avenue and a bus stop currently exists at the intersection of Solano and Orchard Avenues, approximately .6 miles from the property. This stop is served by Southbound and Northbound buses starting as early at 6 am and as late as 10 pm, depending on the weekday versus weekend, and intervals of every 30 or 60 minutes depending on the time of day. Incentive programs will be created to increase the number of employees that commute to work using the

Vine, including the issuance of employee bus passes for those that demonstrate frequent use of the Vine for commuting to work at the property.

- The Project will be bike oriented and serving and will be located on the frontage of the Napa Valley Vine Trail on Solano Avenue. Bicyclist serving retail is envisioned where bikers can stop to purchase equipment or various sundries such as coffee and snacks. As a result, bike racks will be installed at the property and will also be available to employees. An incentive program will be created a maintained for employees that bike to work on a frequent basis.
- An incentive program for those that frequently carpool to work will also be established a maintained.
- A shuttle program, if deemed necessary and depending on logistics and location of employees homes, will be created, implemented and maintained.

Greenhouse Gases/Climate Action Plan

The Project plans to implement the following environmentally conscious measures to ensure that the Project is reducing greenhouse gases and complying with Napa County's Climate Action Plan:

- Storm water detention to treat pollutants in the storm water runoff. This consists of filtering landscape areas in the parking lots and the underground detention/infiltration system.
- Storm water retention of the storm water runoff to reuse for landscape irrigation, stored in an underground system.
- Onsite Bicycle parking.
- Several fruits, vegetables and herbs will be grown on the Property and used in preparing the food that is served at the restaurant.
- Electrical vehicle charging station.
- Permeable pavers in the entry court.
- 8 foot deep covered and private balconies reduce footprint of conditioned space and shade interior space from the sun.
- Buildings will be constructed with sustainably sourced cross-laminated timber.
- Building materials are mainly natural wood and metal.
- Route 10 if the Vine Transit system runs by the property along Solano Avenue and a bus stop currently exists at the intersection of Solano and Orchard Avenues, approximately .6 miles from the property. This stop is served by Southbound and Northbound buses starting as early at 6 am and as late as 10 pm, depending on the weekday versus weekend, and intervals of every 30 or 60 minutes depending on the time of day. Incentive programs will be created to increase the number of employees that commute to work using the

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- An incentive program for those that frequently carpool to work will also be established a maintained.
- A shuttle program, if deemed necessary and depending on logistics and location of employees homes, will be created, implemented and maintained.

PROJECT BACKGROUND AND JUSTIFICATION

As a matter of background and justification:

- The Project Property is currently supplied with municipal water by the City of Napa.
- The Property is 3.5 acres in size.
- An easement of approximately .5 acres across the Property serves as a private road known as Oak Knoll West.
- The Net Usable Acreage of the Property is 3 acres.
- Parking and roadways for the proposed development will require approximately 1.4 acres of land leaving 1.6 acres of usable land.

The proposed Project Design, with 100% onsite effluent treatment and re-use, will serve as a model for water conservation in the Napa Valley and elsewhere applying new technology and design techniques in a highly green and socially responsible manner.

The Project:

- Is consistent with the CL Zoning and will provides services outlined in the CL Zoning.
- Embraces the agricultural surroundings of the Property.
- Will be low density in design
- Includes a footprint and total square footage only slightly greater than what currently exists at the Property.
- Will provide high quality jobs for locals already living in the area.
- Will promote an active lifestyle that is synergistic with the adjacent Vine Trail.

- Will promote modes of transportation that are environmentally responsible and reduce emissions as well as traffic.
- Includes significantly less non-permeable surfaces than current condition– alternatively, the majority of the site (other than building footprints) will consist of permeable surfaces, potentially including "grass-crete" in the parking area.
- Will implement, promote and serve as a model and new standard for water recycling and re-use in the Napa Valley and elsewhere

RECEIVED

APR 22 2016

Napa County Planning, Building
& Environmental Services

PALISADES
HOSPITALITY GROUP

November 19, 2015

Mr. John McDowell
Deputy Planning Director, Napa Planning Commission
1195 Third Street, Suite 210
Napa, California 94559

Dear Mr. McDowell and Members of the Napa Planning Commission:

Thank you for your letter dated July 18th and sent to the attention of Brian Russell. In response to the specific points that you raised in your letter regarding the employment levels at any given time; please be assured we based our findings on actual employee numbers from our current hotel, restaurant and spa operations located in Yountville:

	North Block/Redd Wood	Oak Knoll Hotel
Hotel Rooms:	20	50
Restaurant Seats:	90	100
Spa Treatment Rooms:	4	6

	North Block/Redd Wood	Oak Knoll Hotel
Hotel Employees(1):	5	7
Restaurant Employees(2):	15	16
Spa Employees	3	4
Retail Employees:	0	2
Maintenance Employees:	2	3
Total Employees:	25	32

(1) Three front desk/reservations employees and one housekeeping employee per 13 rooms.
(2) Includes to-go operations.

As you can see, we based our Oak Knoll Restaurant, Hotel and Spa project estimates on actuals from the above operations. Thus we anticipate the total number of employees on any given day will be a maximum of 32.

I hope that this letter provides useful information for your continued consideration of our proposal and we look forward to sharing the application with you as soon as it can be submitted. If you would like to reach me to discuss any of these matters, my full contact details are found below.

835 5th Street | San Rafael, CA | 94901
www.palisadeshospitality.com PH: 415.755.2000

Respectfully,

Tim Harmon
CEO
Palisades Hospitality Group
(415) 307---1818
tharmon@palisadeshospitality.com

CC (BY US MAIL): Kim Withrow, Environmental Health Supervisor
Peter Corelis, Assistant Engineer
Darrell Mayes, Building Official
Tim Hoyt, Fire Marshal
Laura Snideman, Napa County Lafco
Joy Eldredge, City of Napa Public Works
Tim Heal, Napa Sanitation District

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APR 22 2016
Napa County Planning, Building
& Environmental Services

MAXIMUM DAILY WATER & WW FLOW ESTIMATES_100% OCCUPANCY WITH ONSITE LAUNDRY AND T-22 TOILET REUSE					
Description	**Quantity**	**Occupancy/Turns**	**Total Guests**	**Unit Flows (gal/room/unit)**	**Total Flow (gpd)**
Hotel Rooms	50	2	100	60	3000
Reception Area Restrooms (4 visits/hour, 12 hr/day)	2	48	96	3	288
Fitness Studio (Showers + Sinks)					500
Spa (Showers + Sinks)					500
Laundry (On site with reuse - closed loop)	--	--	--	--	--
Restaurant/Bar	100	3	300	15	4500
Events/Catering	100	1	100	6	600
To Go Outlet			40	3	120
Retail (Restrooms)			24	3	72
Employees	32			15	480
Total Estimated System Flow					10060
Total Estimated Disposal Flow (20% reduction b/c toilet reuse and low flow features)					8048

AVERAGE DAILY WATER & WW FLOW ESTIMATES_70% OCCUPANCY WITH ONSITE LAUNDRY AND T-22 TOILET REUSE						
Description	**Quantity**	**Occupancy**	**Total Guests**	**Unit Flows (gal/room/unit)**	**Total Flow (gpd)**	**Adjusted Total Flow (gpd)**
Hotel Rooms	50	2	100	60	3000	2100
Reception Area Restrooms (4 visits/hour, 12 hr/day)	2	48	96	3	288	202
Fitness Studio (Showers + Sinks)					500	350
Spa (Showers + Sinks)					500	350
Laundry (On site with reuse - closed loop)	--	--	--	--	--	--
Restaurant/Bar	100	3	300	15	4500	3150
Events/Catering	19	1	19	6	113	79
To Go Outlet			40	3	120	84
Retail (Restrooms)			24	3	72	50
Employees	32			15	480	336
Total Estimated System Flow					9573	6701
Total Estimated Disposal Flow (20% reduction b/c toilet reuse and low flow features)					7659	5361

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architecture

JUNE 11, 2014
USE PERMIT SUBMITTAL

OAK KNOLL HOTEL

5091 SOLANO AVENUE
NAPA, CA

A.P.N. 035-031-009

SIGNUM ARCHITECTURE, LLP 707 963 8831
1104 Adams Street, Suite 203b, St. Helena, CA 94574

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OAK KNOLL HOTEL
5091 SOLANO AVE.

PROJECT NUMBER	1402
DATE	06.11.14
CHECKED BY	JD
DRAWN BY	JD/AM/CR
SCALE	AS NOTED

REVISIONS

USE PERMIT SUBMITTAL	06.11.2014

SHEET NAME

TITLE SHEET

SHEET NUMBER

G0.01

SCHEMATIC DESIGN

GENERAL NOTES

1.1 APPLICABLE BUILDING CODES: TITLE 24

PART 1: 2013 BUILDING STANDARDS ADMINISTRATIVE CODE

PART 2: 2013 CALIFORNIA BUILDING CODE

PART 3: 2013 CALIFORNIA ELECTRICAL CODE

PART 4: 2013 CALIFORNIA MECHANICAL CODE

PART 5: 2013 CALIFORNIA PLUMBING CODE

PART 6: 2010 CALIFORNIA ENERGY CODE

PART 7: 2013 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE

PART 8: NOT USED

PART 9: 2013 CALIFORNIA FIRE CODE

PART 10: 2013 CALIFORNIA EXISTING BUILDING CODE

PART 11: NOT USED

PART 12: 2013 CALIFORNIA REFERENCED STANDARDS CODE

1.2 THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND IN THE AMOUNT OF THE COST OF CONSTRUCTION.

1.3 THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR. EXCEPTION: ROOF SHALL BE GUARANTEED FROM LEAKAGE FOR A MINIMUM OF TWO YEARS OR AS SPECIFIED.

1.4 THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY SIGNUM ARCHITECTURE OF DISCREPANCIES.

1.5 CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V. AND GAS PRIOR TO STARTING CONSTRUCTION.

1.6 VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.

1.7 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY SIGNUM ARCHITECTURE FOR CLARIFICATION.

1.8 ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE DESIGNER'S INITIAL OR SIGNATURE. SIGNUM ARCHITECTURE SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.

1.9 ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD SIGNUM ARCHITECTURE HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.

1.10 THESE DRAWINGS ARE THE PROPERTY OF SIGNUM ARCHITECTURE, LLP AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.

1.11 SIGNUM ARCHITECTURE SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

1.12 SIGNUM ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.

1.13 ITEMS REQUIRED BY TITLE 24 "ENERGY CONSERVATION STANDARDS" SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC). EQUIPMENT REQUIRING SCHEDULED MAINTENANCE FOR EFFICIENT OPERATION IS TO BE FURNISHED WITH COMPLETE PRINTED MAINTENANCE INSTRUCTIONS. (EDITION 2008)

1.14 NOT USED.

1.15 THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENT AND ACCEPTABLE TRADE PRACTICE.

PROJECT INFORMATION

ADDRESS: 5091 SOLANO AVE
NAPA, CA

ASSESSOR PARCEL #: 035-031-009

PARCEL SIZE: 3.52 ACRES

FLOOD ZONE: NO

ZONING DISTRICT: AP/ CL

MAX. ALLOW. HT: 35 FT

FIRE HAZARD SEVERITY ZONE: LOCAL RESPONSIBILITY AREA
NO FIRE HAZARD SEVERITY RATING

SCOPE OF WORK:

DEMOLISH EXISTING BUILDINGS AND PAVING ON SITE, INCLUDING FORMER RESTAURANT AND ANTIQUE SHOP.

CONSTRUCT HOTEL, RESTAURANT, RETAIL & ON-GRADE PARKING. ADD TREES & LANDSCAPING THROUGHOUT.

HOTEL TO INCLUDE 50 SUITES, SPA, FITNESS CENTER & POOL.

OCCUPANCY: R-1 / B / A-2 / S

CONSTRUCTION: TYPE VB NON RATED
FULLY SPRINKLERED

PARKING:
2 VAN ACCESSIBLE SPACE
4 STANDARD ACCESSIBLE SPACES
36 COMPACT SPACES (MAX 35% OF TOTAL)
+ 67 STANDARD SPACES
109 PARKING SPACES

STORIES: 1-3 STORIES

SHEET INDEX

GENERAL

G0.01	TITLE SHEET
G0.02	PROJECT INFORMATION

CIVIL

C1.0	COVER SHEET
C1.1	DEMOLITION PLAN
C2.0	HARDSCAPE PLAN
C2.1	DIMENSION PLAN
C2.2	GRADING AND DRAINAGE PLAN
C2.3	LEFT HAND TURN LANE PLAN
C3.0	UTILITY PLAN
C4.0	FIRE PROTECTION PLAN
X	WASTEWATER RECYCLING SYSTEM

ARCHITECTURAL

A1.01	PROPOSED SITE PLAN
A1.02	SITE ROOF PLAN
A1.03	SITE ELEVATIONS
A1.04	SITE ELEVATIONS
A1.05	SITE SECTIONS
A1.06	RENDERINGS

LANDSCAPE

L1.01	LANDSCAPE PLAN

SYMBOLS AND REFERENCES

GRID LINE

ROOM IDENTIFICATION
ROOM NAME
ROOM NUMBER

SECTION
SECTION IDENTIFICATION
SECTION LOCATION

DETAIL
DETAIL IDENTIFICATION
DETAIL LOCATION

INTERIOR ELEVATION
INTERIOR IDENTIFICATION
INTERIOR LOCATION

ELEVATION
ELEVATION IDENTIFICATION
ELEVATION LOCATION

DATUM LINE
ELEVATION IDENTIFICATION

DETAIL CALLOUT
SECTION IDENTIFICATION
SECTION LOCATION

DOOR NUMBER
REFER TO DOOR SCHEDULE

WINDOW NUMBER
REFER TO WINDOW SCHEDULE

FINISH MATERIAL
REFER TO FINISH SCHEDULE

WALL TYPE
REFER TO WALL SCHEDULE

REVISION
REVISION NUMBER

AREA OF REVISION

AREA CALCULATIONS

			CONDITIONED	UNCONDITIONED
HOTEL				
(50) HOTEL ROOMS	@ 400 SF EA. (AVG.)	=	20,000 SF	
(50) BALCONIES / PATIOS	@ 165 SF EA.	=		8,250 SF
(15) LINEN CLOSETS	@ 12 SF EA.	=		180 SF
HOTEL RECEPTION		=	1,100 SF	
FITNESS STUDIO		=	1,500 SF	
SPA		=	2,000 SF	
HOTEL ADMINISTRATION		=	1,050 SF	
STORAGE/ MAINTENANCE (INCL. BICYCLES)		=	900 SF	
EXTERIOR STORAGE		=	720 SF	
LAUNDRY		=	1,000 SF	
HOTEL LOBBY		=	1,280 SF	
RESTAURANT (100 SEATS)				
INTERIOR DINING & BAR (70 SEATS MAX)		=	1,670 SF	
EXTERIOR LOUNGE (30 SEATS MAX)		=		1,500 SF
KITCHEN, RESTROOMS, ENTRY		=	2,681 SF	
ELEVATOR & STAIR		=	165 SF *	
TRASH, ELEC, MECH		=	297 SF *	
CAFE		=	541 SF	
RETAIL				
RETAIL		=	1,280 SF	
TOTALS:		=	36,184 SF CONDITIONED	9,930 SF UNCONDITIONED

PARKING CALCULATIONS

PARKING

HOTEL GUEST:	50 ROOMS @ 1 SPACE EA.	=	50 SPACES
RESTAURANT/CAFE:	6,392 GROSS SF / 120 SF	=	53.3 SPACES
RETAIL:	1,280 GROSS SF / 250 SF	=	5.1 SPACES
SUBTOTAL:		=	108.4 SPACES
TOTAL PARKING PROVIDED		**=**	**109 SPACES**

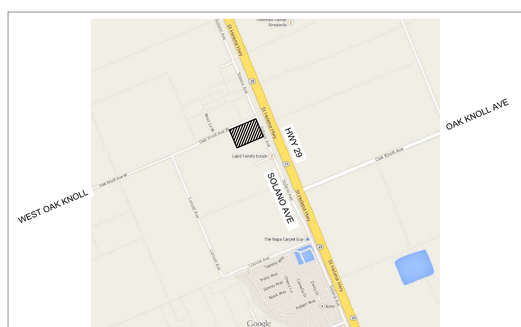
PROJECT DIRECTORY

OWNER / CONTACT: RED HEN PROPERTIES, LLC
BRIAN RUSSELL
ABBOTT & KINDERMAN, LLP
1485 MAIN STREET, SUITE 205
ST. HELENA, CA 94574
707.294.2775

ARCHITECT: / CONTACT: SIGNUM ARCHITECTURE, LLP
JARROD DENTON
1104 ADAMS ST, SUITE 203B
St. HELENA, CA 94574
707.963.8831

CIVIL ENGINEER: / CONTACT: DELTA CONSULTING & ENGINEERING
ANDREW SIMPSON
1104 ADAMS ST, SUITE 203
St. HELENA, CA 94574
707.963.8456

VICINITY MAP



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1104 Adams Street, Suite 203b, St. Helena, CA 94574

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OAK KNOLL HOTEL

5091 SOLANO AVE.

PROJECT NUMBER	1402
DATE	06.11.14
CHECKED BY	JD
DRAWN BY	JD/AM/CR
SCALE	AS NOTED

REVISIONS

USE PERMIT SUBMITTAL	06.11.2014
REVISIONS	07.17.2015
REVISIONS	09.17.2015
USE PERMIT RESUBMITTAL	12.02.2015
USE PERMIT MODIFICATION	03.17.2016
USE PERMIT MODIFICATION	10.12.2017

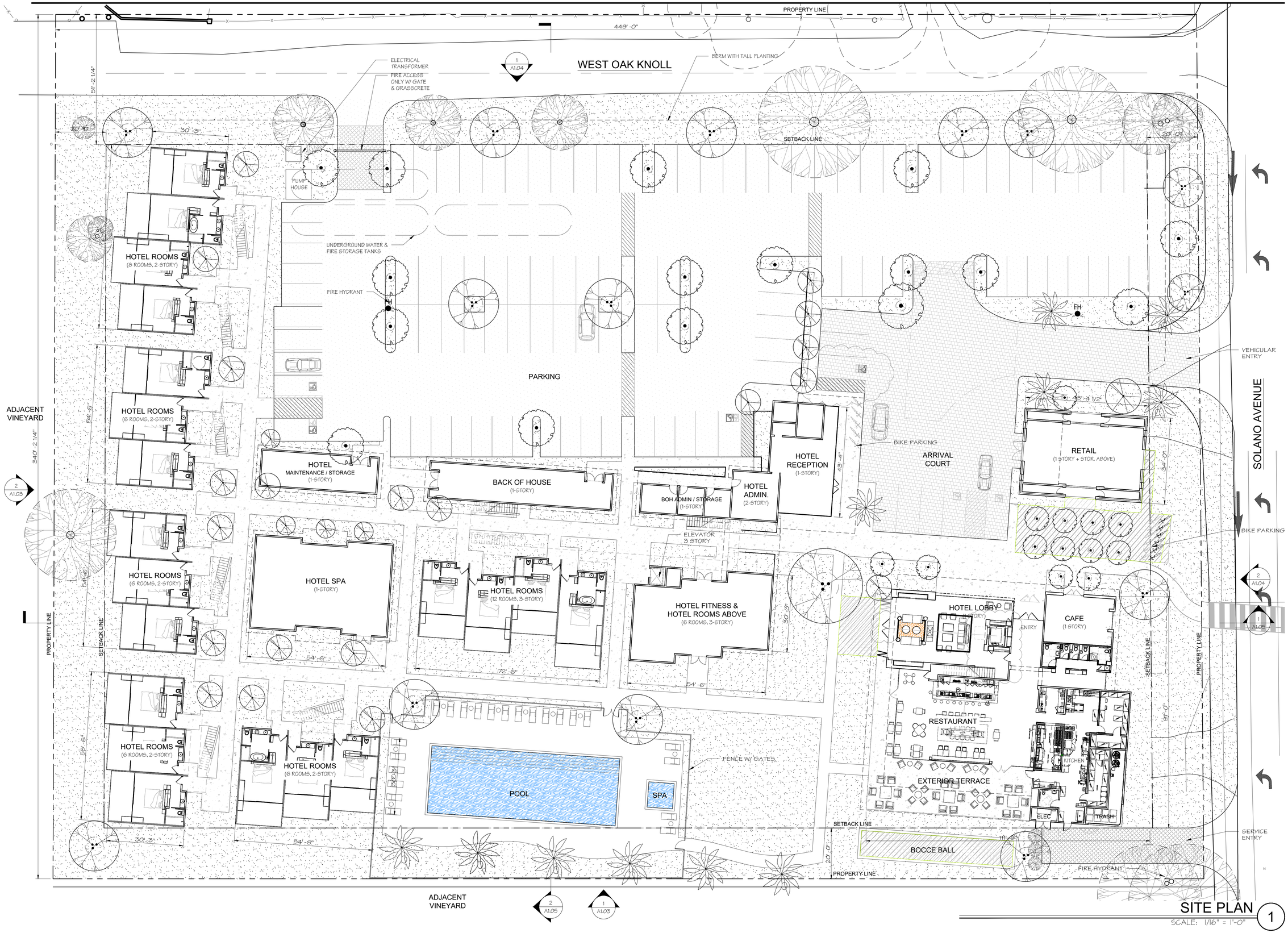
SHEET NAME

PROJECT INFORMATION

SHEET NUMBER

G0.02

SCHEMATIC DESIGN



SITE PLAN 1

SCALE: 1/16" = 1'-0"

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USE PERMIT MODIFICATION	03.17.2016
USE PERMIT MODIFICATION	10.12.2017
USE PERMIT MODIFICATION	01.17.2018

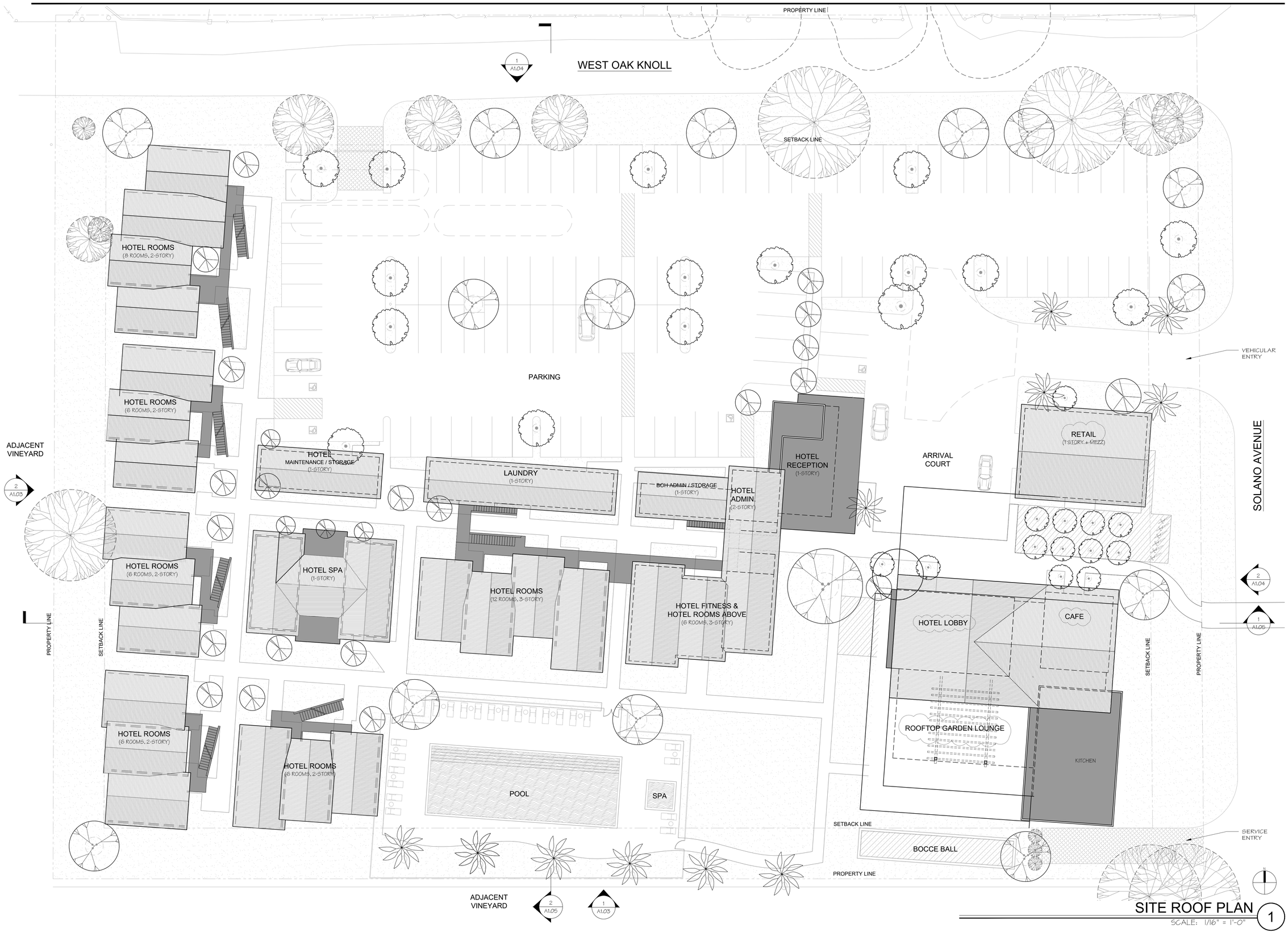
SHEET NAME

SITE PLAN

SHEET NUMBER

A1.01

SCHEMATIC DESIGN



SITE ROOF PLAN 1

SCALE: 1/16" = 1'-0"

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USE PERMIT MODIFICATION	03.17.2016
USE PERMIT MODIFICATION	10.12.2017

SHEET NAME

SITE ROOF PLAN

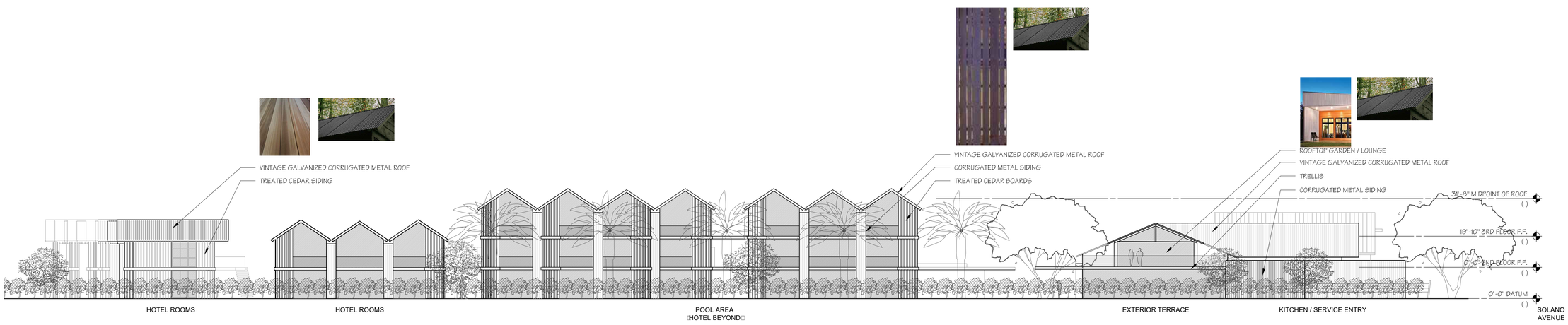
SHEET NUMBER

A1.02

SCHEMATIC DESIGN

WEST SITE ELEVATION (2)

SCALE: 1/16" = 1'-0"



SOUTH SITE ELEVATION (1)

SCALE: 1/16" = 1'-0"

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OAK KNOLL HOTEL

5091 SOLANO AVE.

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REVISIONS	07.17.2015

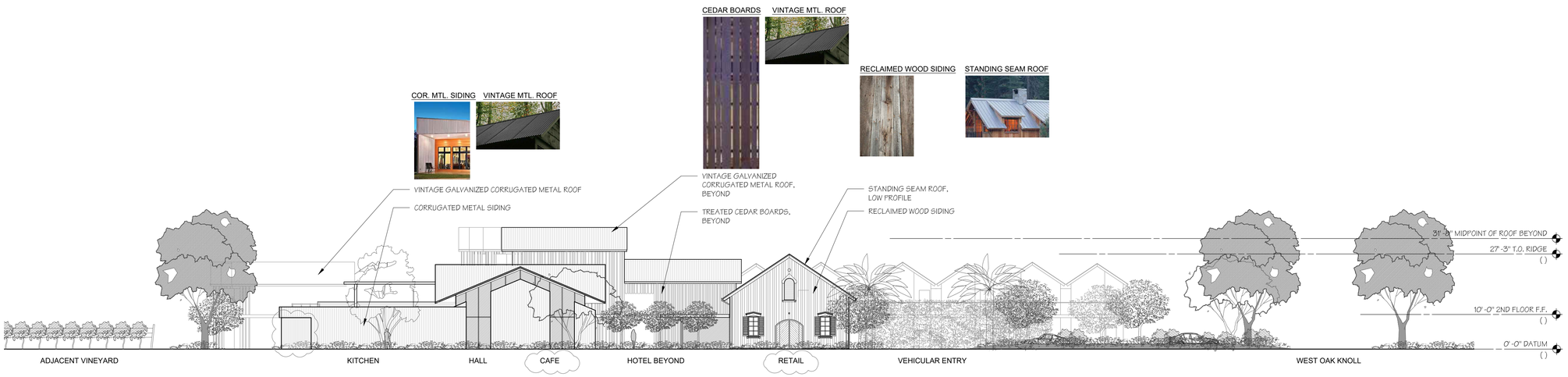
SHEET NAME

SITE ELEVATIONS

SHEET NUMBER

A1.03

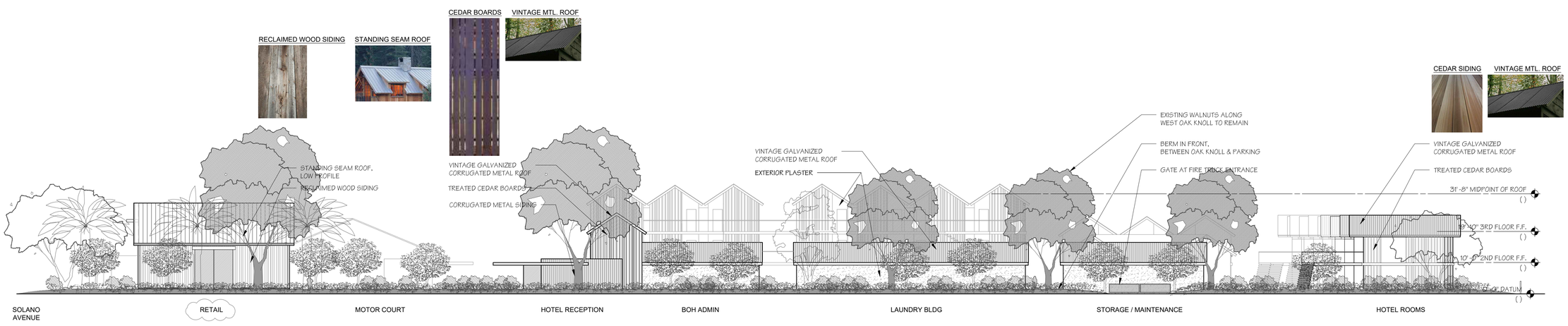
SCHEMATIC DESIGN



EAST SITE ELEVATION SOLANO AVENUE

SCALE: 1/16" = 1'-0"

2



NORTH SITE ELEVATION WEST OAK KNOLL

SCALE: 1/16" = 1'-0"

1

signum architecture

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USE PERMIT RESUBMITTAL	12.02.2015
USE PERMIT MODIFICATION	03.17.2016
USE PERMIT MODIFICATION	10.12.2017

SHEET NAME

SITE ELEVATIONS

SHEET NUMBER

A1.04

SCHEMATIC DESIGN

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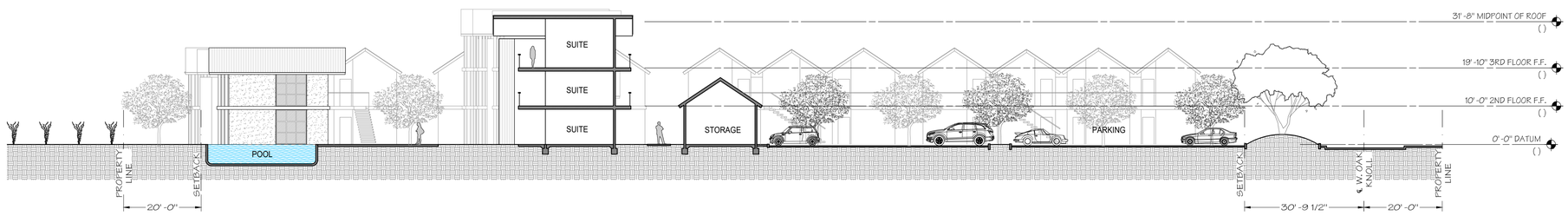

SITE CROSS SECTION (2)
SCALE: 1/16" = 1'-0"

OAK KNOLL HOTEL
5091 SOLANO AVE.

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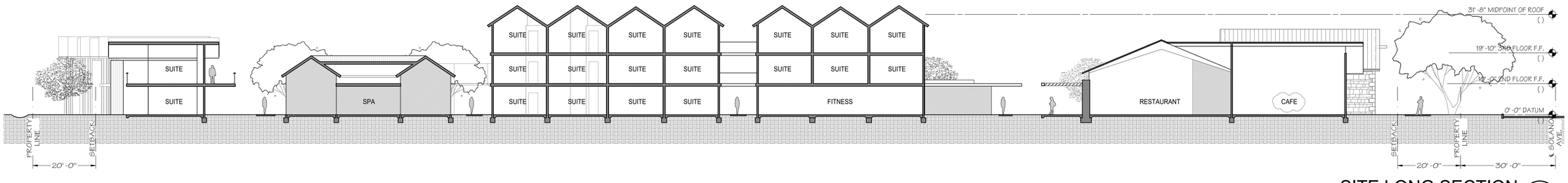

SITE LONG SECTION (1)
SCALE: 1/16" = 1'-0"

SHEET NAME

SITE SECTIONS

SHEET NUMBER

A1.05

SCHEMATIC DESIGN

VIEW OF MOTOR COURT 5

LOOKING SOUTH ON SOLANO 4

LOOKING NORTH ON SOLANO 3

SOLANO ELEVATION 2

AERIAL VIEW 1

signum architecture

SIGNUM ARCHITECTURE, LLP 707 963 8831
1104 Adams Street, Suite 203b, St. Helena, CA 94574

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OAK KNOLL HOTEL

5091 SOLANO AVE.

PROJECT NUMBER	1402
DATE	06.11.14
CHECKED BY	JD
DRAWN BY	JD/AM/CR
SCALE	AS NOTED

REVISIONS

USE PERMIT SUBMITTAL	06.11.2014
REVISIONS	07.17.2015
REVISIONS	09.17.2015

SHEET NAME

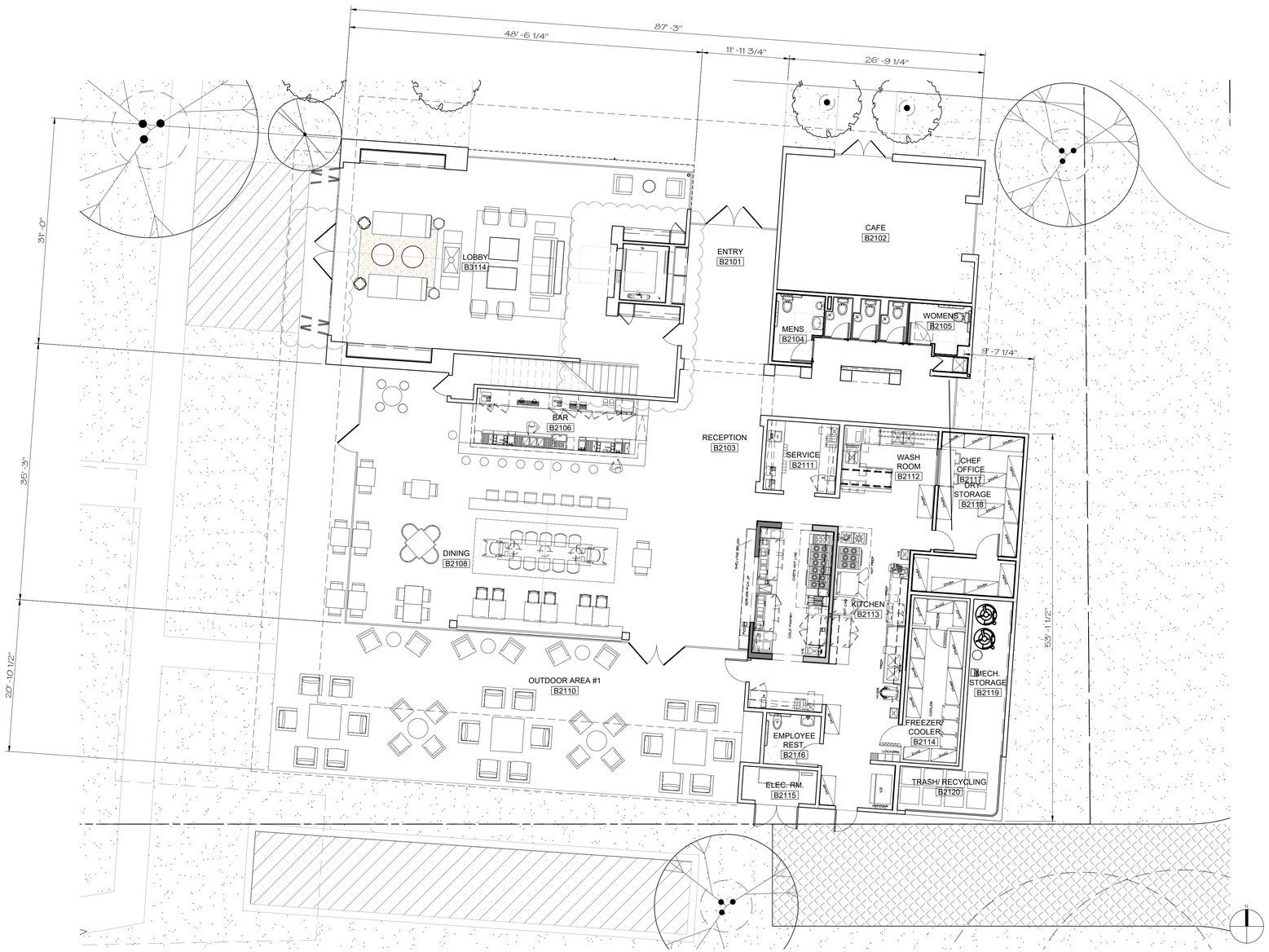
RENDERINGS

SHEET NUMBER

A1.06

SCHEMATIC DESIGN

signum
architecture



RESTAURANT FLOOR PLAN 1

SCALE: 1/8" = 1'-0"

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5091 SOLANO AVE.

PROJECT NUMBER	1402
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SCALE	AS NOTED

REVISIONS

USE PERMIT SUBMITTAL	06.11.2014
REVISIONS	07.17.2015
REVISIONS	09.17.2015
USE PERMIT RESUBMITTAL	12.02.2015
USE PERMIT MODIFICATION	03.17.2016
USE PERMIT MODIFICATION	10.12.2017
USE PERMIT MODIFICATION	01.17.2018

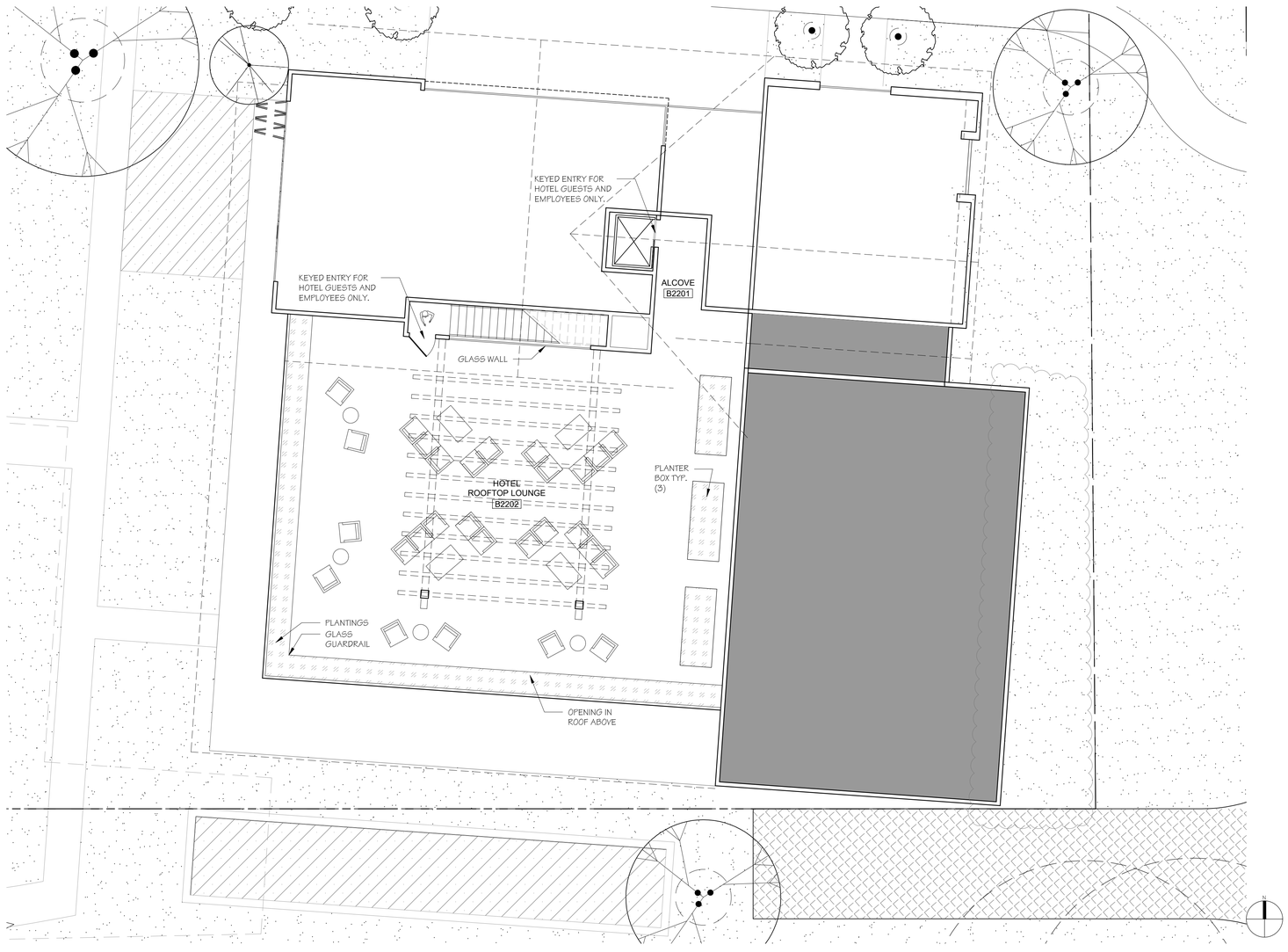
SHEET NAME

RESTAURANT FLOOR PLAN

SHEET NUMBER

A2.31

SCHEMATIC DESIGN



HOTEL ROOFTOP LOUNGE (1)

SCALE: 1/8" = 1'-0"

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OAK KNOLL HOTEL

5091 SOLANO AVE.

PROJECT NUMBER	1402
DATE	06.11.14
CHECKED BY	JD
DRAWN BY	JD/AM/CR
SCALE	AS NOTED

REVISIONS

USE PERMIT SUBMITTAL	06.11.2014
REVISIONS	07.17.2015
REVISIONS	09.17.2015
USE PERMIT RESUBMITTAL	12.02.2015
USE PERMIT MODIFICATION	03.17.2016
USE PERMIT MODIFICATION	10.12.2017
USE PERMIT MODIFICATION	01.17.2018

SHEET NAME

HOTEL ROOFTOP LOUNGE

SHEET NUMBER

A2.32

SCHEMATIC DESIGN

USE PERMIT PLANS FOR:

OAK KNOLL HOTEL

5091 SOLANO AVENUE
NAPA, CA 94558

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW FIFTY (50) ROOM HOTEL ON THE SUBJECT PARCEL IN THE UNINCORPORATED NAPA COUNTY, CA. THE PROJECT INCLUDES A NEW PARKING LOT, RESTAURANT, POOL, AND SPA. INCLUDED WITH THE CONSTRUCTION OF THESE BUILDINGS WILL BE ALL RELATED INFRASTRUCTURE AND UTILITIES.

PROJECT INFORMATION

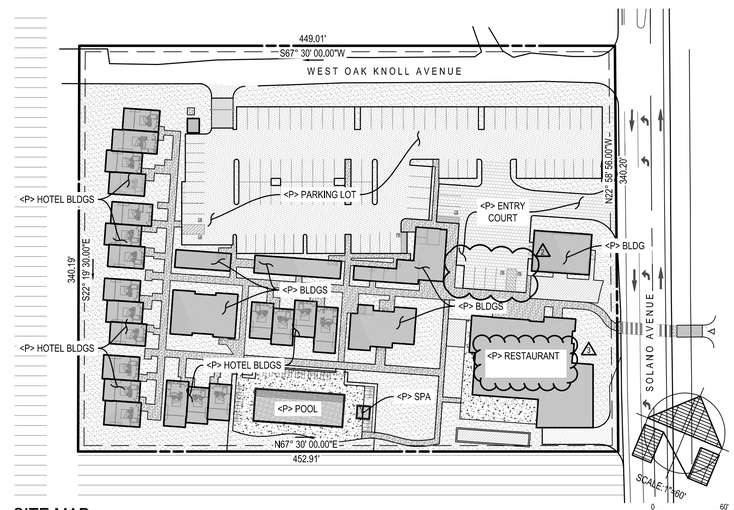
OWNER:	RED HEN PROPERTIES, LLC
SITE ADDRESS:	5091 SOLANO AVENUE NAPA, CA 94558
ASSESSOR PARCEL #: PARCEL SIZE:	035-031-009 ±3.5 ACRES
LAND USE ATTORNEY:	ABBOTT & KINDERMANN, LLP 1485 MAIN STREET, SUITE 205 ST. HELENA, CA 94574 BRIAN RUSSELL 707/294-2775
SURVEYOR:	TERRA FIRMA SURVEYS, INC P.O. BOX 533 ST. HELENA CA 94574 CHRIS COLE, P.L.S. 707/963-7565
CIVIL ENGINEER:	DELTA CONSULTING & ENGINEERING, INC. 1104 ADAMS STREET, SUITE 203 ST. HELENA, CA 94574 ANDREW SIMPSON, P.E. 707/963-8456
ARCHITECT:	SIGNUM ARCHITECTURE 1104 ADAMS STREET, SUITE 203B ST. HELENA CA 94574 JARROD DENTON, A.I.A 707/963-8831

SHEET INDEX

C1.0	COVER SHEET
C1.1	EXISTING SITE/DEMOLITION PLAN
C2.0	HARDSCAPE PLAN
C2.1	DIMENSION PLAN
C2.2	GRADING AND DRAINAGE PLAN
C2.3	LEFT HAND TURN LANE PLAN
C3.0	UTILITY PLAN
C4.0	FIRE PROTECTION PLAN

VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES



SITE MAP

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT	PVI	POINT OF VERTICAL INTERSECTION
AC	ASPHALT CONCRETE	FIRM	FLOOD INSURANCE RATE MAP	PW	PROCESS WASTE
AD	AREA DRAIN	FL	FLOW LINE	R	RADIUS
ARV	AIR RELEASE VALVE	FM	FORCE MAIN	RC	RELATIVE COMPACTION
BC	BEGIN CURVE	FS	FINISH SURFACE	RT	RIGHT
BFE	BASE FLOOD ELEVATION PER FIRM	GB	GRADE BREAK	ROW	RIGHT OF WAY
BM	BENCHMARK	GL	GUTTER LINE	RWL	RAIN WATER LEADER
BO	BLOWOFF	GR	GRAVEL	RCP	REINFORCED CONCRETE PIPE
BCR	BEGIN CURB RETURN	HP	HIGH POINT	(S)	SOUTH
BVC	BEGIN VERTICAL CURVE	IE	INVERT ELEVATION	S	SLOPE (FEET/FOOT)
BS	BOTTOM OF STAIRS	INST	INSTALL	SAD	SEE ARCHITECTURAL DRAWINGS
BSW	BACK OF SIDEWALK	INV	INVERT	SD	STORM DRAIN
CB	CATCH BASIN	IP	IRON PIPE	SDP	SUBDRAIN PIPE
C&G	CURB AND GUTTER	IRR	IRRIGATION	SED	SEE ELECTRICAL DRAWINGS
CMU	CONCRETE MASONRY UNIT	JP	JOINT POLE	SLD	SEE LANDSCPE DRAWINGS
CP	CONCRETE PIPE	LF	LINEAL FEET/FOOT	SLV	SLEEVE
℄	CENTERLINE	LH	LAMP HOLE	SMD	SEE MECHANICAL DRAWINGS
CO	CLEANOUT	LP	LOW POINT	SPD	SEE PLUMBING DRAWINGS
CV	CHECK VALVE	MH	MANHOLE	SS	SANITARY SEWER
CW	COLD WATER	MON	MONUMENT	SSCO	SANITARY SEWER CLEAN OUT
DCV	DOUBLE CHECK VALVE	(N)	NORTH	SSFH	SANITARY SEWER FLUSH HOLE
DG	DECOMPOSED GRANITE	<N>	NEW	SSMH	SANITARY SEWER MANHOLE
DIP	DUCTILE IRON PIPE	OC	ON CENTER	STA	STATION
DS	DOWNSPOUT	OG	ORIGINAL GROUND	STD	STANDARD
DW	DRIVEWAY/DOMESTIC WASTE	OH	OVERHEAD	SW	SIDEWALK
DWG	DRAWING	OHL	OVERHEAD LINE	TC	TOP OF CURB
EC	END OF CURVE	<P>	PROPOSED	TOC	TOP OF CONCRETE
(E)	EAST	PCC	PORTLAND CONCRETE CEMENT	TS	TOP OF STAIRS
<E>	EXISTING	PO	PRESSURE DISTRIBUTION	TW	TOP OF WALL
ECR	END CURB RETURN	PG&E	PACIFIC GAS AND ELECTRIC	TYP	TYPICAL
EG	EXISTING GROUND	PI	POINT OF INTERSECTION	UG	UNDERGROUND
EGR	EDGE OF GRAVEL	PIV	POST INDICATOR VALVE	VC	VERTICAL CURVE
EP	EDGE OF PAVEMENT	ℙ	PROPERTY LINE	VG	VALLEY GUTTER
EVC	END VERTICAL CURVE	PRC	POINT OF REVERSE CURVE	(W)	WEST
FC	FACE OF CURB	PSI	POUNDS PER SQUARE INCH	WM	WATER METER
FDC	FIRE DEPT. CONNECTION	PUE	PUBLIC UTILITY EASEMENT	W/S	WATER SERVICE
FG	FINISH GRADE	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE

SYMBOL LEGEND

PP	UTILITY POLE	SSMH#1	SEWER MANHOLE/RISER WITH ID #
	WELL TYPE MONUMENT	SDMH#2	STORM DRAIN MANHOLE WITH ID #
	SIGN	WV	WATER VALVE
W	WELL	WM	WATER SERVICE & DCV
	STREET LIGHT		FDC/PIV WITH CHECK VALVE
	TREE	FH	FIRE HYDRANT WITH GATE VALVE
6" SS	SANITARY SEWER	CO	CLEANOUT
6"G	GAS LINE	85	PROPOSED CONTOUR
6"W	WATER LINE		SOLID STORM DRAIN
85	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOE BANK GRADEBREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

REVISIONS

△1 12/09/2015
- SITE PLAN MODIFICATIONS
  - GARBAGE TRUCK TURNOUT
  - LEFT TURN LANE
  - SOLANO AVENUE CROSS WALK
  - RELOCATED SPA
  - REMOVE SHEET C3.1 FROM SHEET INDEX

△2 04/10/2017
- UPDATED PARKING

△3 03/04/2019
UPDATED RESTAURANT LABELING TO MATCH ARCHITECTURAL PLANS

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USE PERMIT PLANS
COVER SHEET

OAK KNOLL HOTEL
5091 SOLANO AVE
NAPA, CA 94558
APN: 035-031-009
PROJECT: M-129.01

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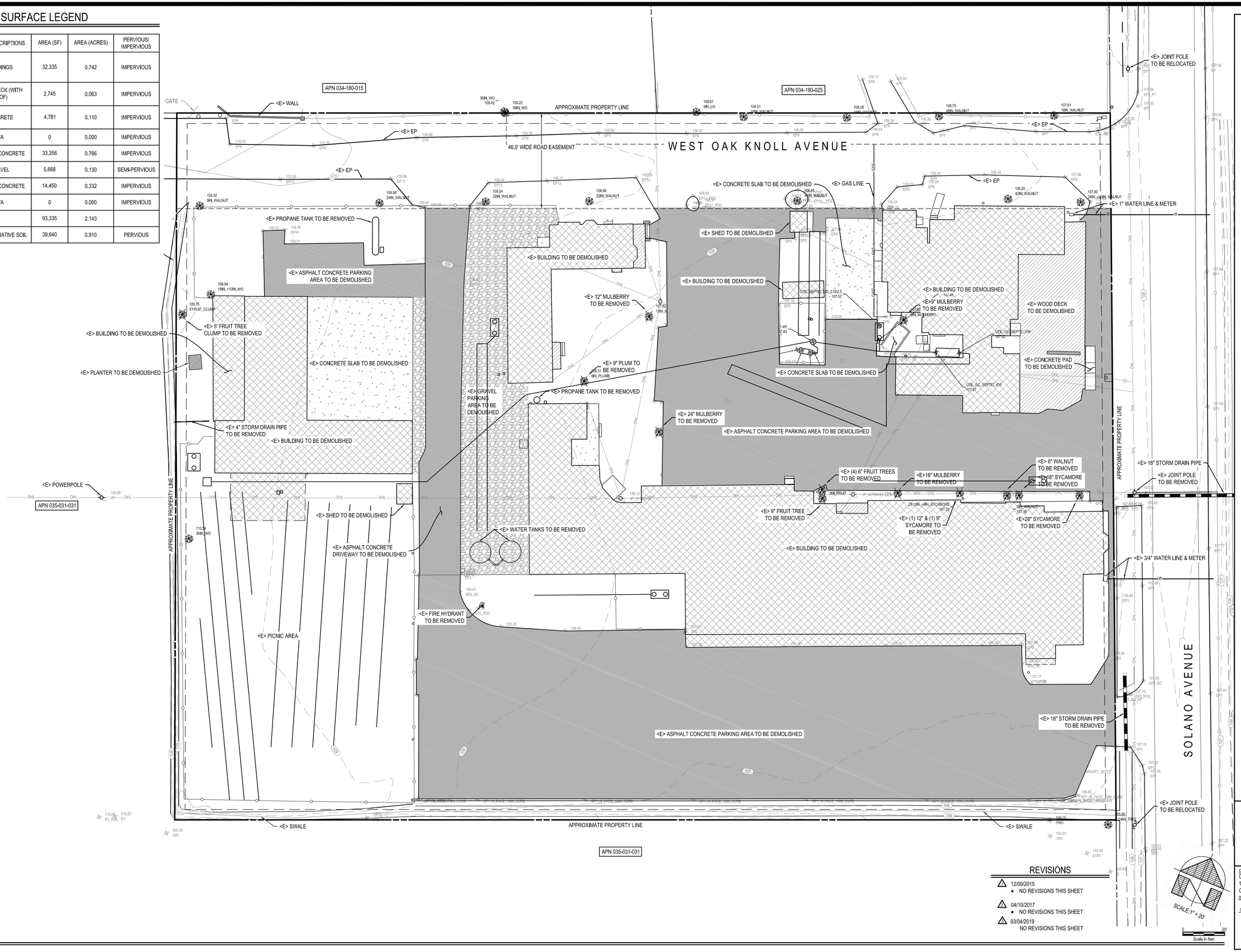
03/04/19	△3 RESUBMITTAL SET

SHEET:

C1.0

PRE-CONSTRUCTION SURFACE LEGEND

	TYPE OF SURFACE	AREA DESCRIPTIONS	AREA (SF)	AREA (ACRES)	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	32,335	0.742	IMPERVIOUS
		WOOD DECK (WITH ROOF)	2,745	0.063	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	4,781	0.110	IMPERVIOUS
	SIDEWALKS AND PATHS	N/A	0	0.000	IMPERVIOUS
	PARKING LOTS	ASPHALT CONCRETE	33,356	0.766	IMPERVIOUS
		GRAVEL	5,668	0.130	SEMI-PERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	14,450	0.332	IMPERVIOUS
	OFF-SITE IMPERVIOUS IMPROVEMENTS	N/A	0	0.000	IMPERVIOUS
	TOTAL IMPERVIOUS		93,335	2.143	
	OTHER PERVIOUS SURFACE	PLANTING/NATIVE SOIL	39,640	0.910	PERVIOUS



REVISIONS

- 12/09/2015
  - NO REVISIONS THIS SHEET
- 04/10/2017
  - NO REVISIONS THIS SHEET
- 03/04/2019
  - NO REVISIONS THIS SHEET

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USE PERMIT PLANS
DEMOLITION PLAN

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APN: 035-031-009
PROJECT: M-129.01

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03/04/19	3 RESUBMITTAL SET

SHEET:

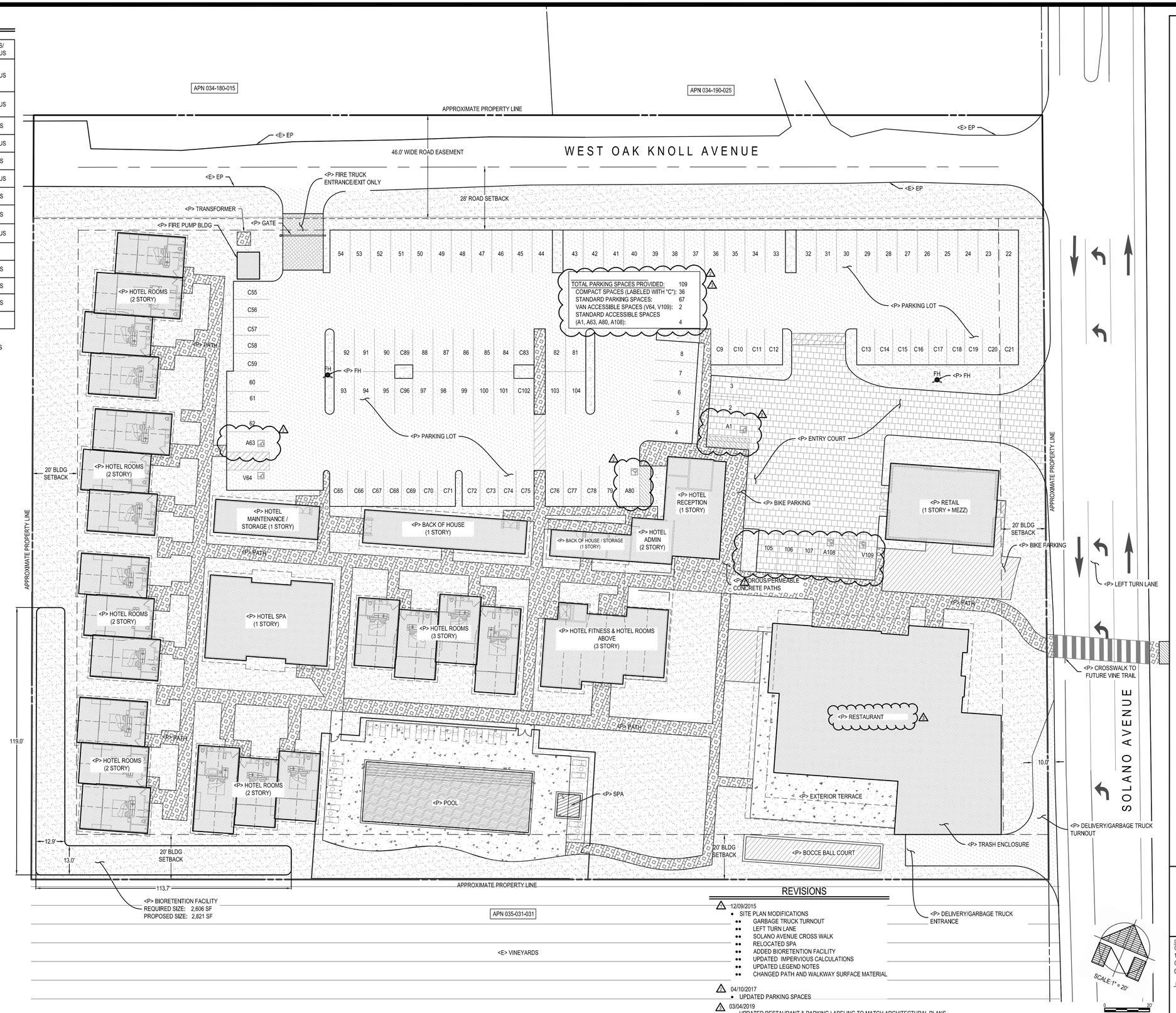
C1.1

DEMOLITION PLAN

POST-CONSTRUCTION SURFACE LEGEND

TYPE OF SURFACE	AREA DESCRIPTIONS	AREA (SF)	AREA (ACRES)	PERVIOUS/ IMPERVIOUS
BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	25,642	0.589	IMPERVIOUS
PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	7,619	0.175	IMPERVIOUS
SIDEWALKS AND PATHS	GravelPave2 SEE NOTE 1	10,553	0.242	PERVIOUS
PARKING LOTS	ASPHALT	15,588	0.358	IMPERVIOUS
	PERMEABLE PAVERS	476	0.01	PERVIOUS
ROADWAYS AND DRIVEWAYS	ASPHALT	16,299	0.374	IMPERVIOUS
	PERMEABLE PAVERS	7,527	0.17	PERVIOUS
	GrassPave2 SEE NOTE 2	452	0.01	PERVIOUS
OFF-SITE IMPERVIOUS IMPROVEMENTS	N/A	0	0.000	IMPERVIOUS
TOTAL HARDSCAPE		84156	1.932	
LANDSCAPING SURFACES	DECOMPOSED GRANITE	2,555	0.059	PERVIOUS
	PLANTING	44,714	1.026	PERVIOUS
	LAWN	1,923	0.044	PERVIOUS
TOTAL LANDSCAPE		49,192	1.129	

NOTES:
1.) ALL PROPOSED PATHWAYS FOR THE PROJECT TO BE PERMEABLE GravelPave2 TO REDUCE IMPERVIOUS FOOTPRINT. FOR MORE INFORMATION ON THE GravelPAVE2 POROUS PAVEMENT, SEE THE PRODUCT WEBSITE AT HTTP://WWW.INVISIBLESTRUCTURES.COM/GRAVELPAVE2.HTML
2.) FOR MORE INFORMATION ON THE GrassPave2 POROUS PAVEMENT, SEE THE PRODUCT WEBSITE AT HTTP://WWW.INVISIBLESTRUCTURES.COM/GRASSPAVE2.HTML



REVISIONS

1 12/09/2015
- SITE PLAN MODIFICATIONS
  - GARBAGE TRUCK TURNOUT
  - LEFT TURN LANE
  - SOLANO AVENUE CROSS WALK
  - RELOCATED SPA
  - ADDED BIORETENTION FACILITY
  - UPDATED IMPERVIOUS CALCULATIONS
  - UPDATED LEGEND NOTES
  - CHANGED PATH AND WALKWAY SURFACE MATERIAL

2 04/10/2017
- UPDATED PARKING SPACES

3 03/04/2019
UPDATED RESTAURANT & PARKING LABELING TO MATCH ARCHITECTURAL PLANS

HARDSCAPE PLAN

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HARDSCAPE PLAN

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APN: 035-031-009
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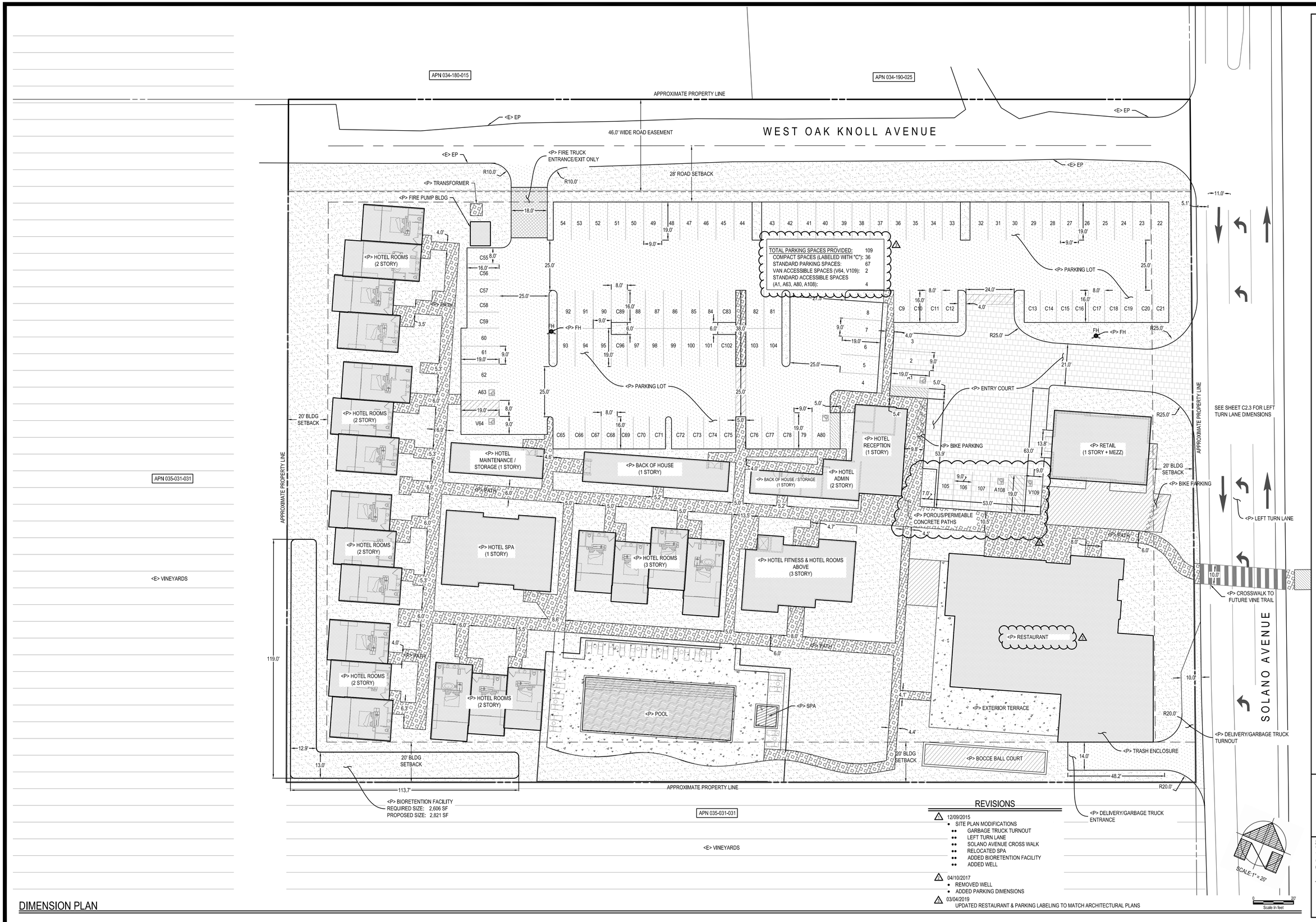

REVISIONS

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- SITE PLAN MODIFICATIONS
  - GARBAGE TRUCK TURNOUT
  - LEFT TURN LANE
  - SOLANO AVENUE CROSS WALK
  - RELOCATED SPA
  - ADDED BIORETENTION FACILITY
  - ADDED WELL

△2 04/10/2017
- REMOVED WELL
- ADDED PARKING DIMENSIONS

△3 03/04/2019
UPDATED RESTAURANT & PARKING LABELING TO MATCH ARCHITECTURAL PLANS

DIMENSION PLAN

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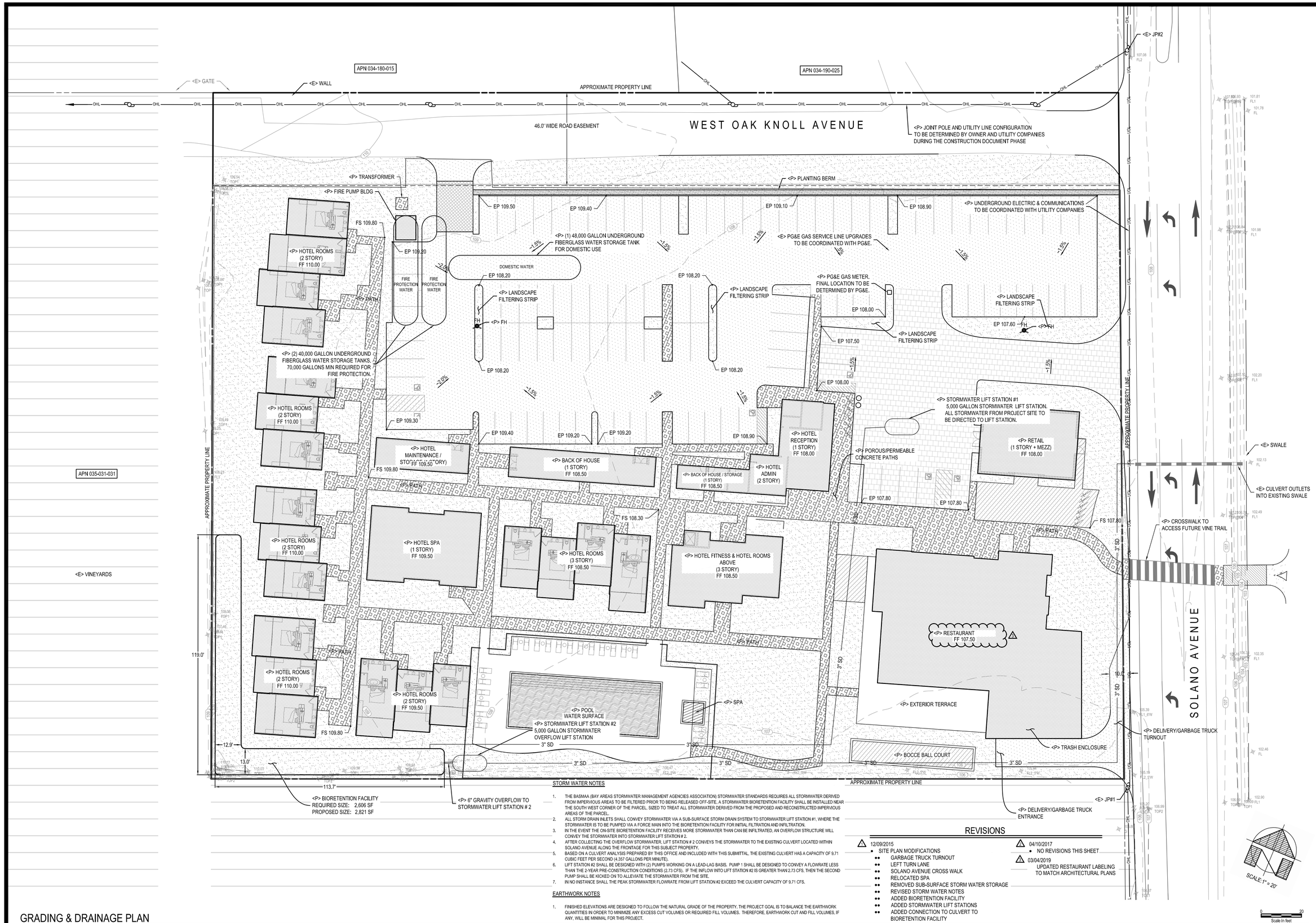

STORM WATER NOTES

1. THE BASMAA (BAY AREAS STORMWATER MANAGEMENT AGENCIES ASSOCIATION) STORMWATER STANDARDS REQUIRES ALL STORMWATER DERIVED FROM IMPERVIOUS AREAS TO BE FILTERED PRIOR TO BEING RELEASED OFF-SITE. A STORMWATER BIORETENTION FACILITY SHALL BE INSTALLED NEAR THE SOUTH WEST CORNER OF THE PARCEL, SIZED TO TREAT ALL STORMWATER DERIVED FROM THE PROPOSED AND RECONSTRUCTED IMPERVIOUS AREAS OF THE PARCEL.
2. ALL STORM DRAIN INLETS SHALL CONVEY STORMWATER VIA A SUB-SURFACE STORM DRAIN SYSTEM TO STORMWATER LIFT STATION #1, WHERE THE STORMWATER IS TO BE PUMPED VIA A FORCE MAIN INTO THE BIORETENTION FACILITY FOR INITIAL FILTRATION AND INFILTRATION.
3. IN THE EVENT THE ON-SITE BIORETENTION FACILITY RECEIVES MORE STORMWATER THAN CAN BE INFILTRATED, AN OVERFLOW STRUCTURE WILL CONVEY THE STORMWATER INTO STORMWATER LIFT STATION # 2.
4. AFTER COLLECTING THE OVERFLOW STORMWATER, LIFT STATION # 2 CONVEYS THE STORMWATER TO THE EXISTING CULVERT LOCATED WITHIN SOLANO AVENUE ALONG THE FRONTAGE FOR THIS SUBJECT PROPERTY.
5. BASED ON A CULVERT ANALYSIS PREPARED BY THIS OFFICE AND INCLUDED WITH THIS SUBMITTAL, THE EXISTING CULVERT HAS A CAPACITY OF 9.71 CUBIC FEET PER SECOND (4.357 GALLONS PER MINUTE).
6. LIFT STATION #2 SHALL BE DESIGNED WITH (2) PUMPS WORKING ON A LEAD-LAG BASIS. PUMP 1 SHALL BE DESIGNED TO CONVEY A FLOWRATE LESS THAN THE 2-YEAR PRE-CONSTRUCTION CONDITIONS (2.73 CFS). IF THE INFLOW INTO LIFT STATION #2 IS GREATER THAN 2.73 CFS, THEN THE SECOND PUMP SHALL BE KICKED ON TO ALLEVIATE THE STORMWATER FROM THE SITE.
7. IN NO INSTANCE SHALL THE PEAK STORMWATER FLOWRATE FROM LIFT STATION #2 EXCEED THE CULVERT CAPACITY OF 9.71 CFS.

EARTHWORK NOTES

1. FINISHED ELEVATIONS ARE DESIGNED TO FOLLOW THE NATURAL GRADE OF THE PROPERTY. THE PROJECT GOAL IS TO BALANCE THE EARTHWORK QUANTITIES IN ORDER TO MINIMIZE ANY EXCESS CUT VOLUMES OR REQUIRED FILL VOLUMES. THEREFORE, EARTHWORK CUT AND FILL VOLUMES, IF ANY, WILL BE MINIMAL FOR THIS PROJECT.

REVISIONS

- 12/09/2015
  - SITE PLAN MODIFICATIONS
    - GARBAGE TRUCK TURNOUT
    - LEFT TURN LANE
    - SOLANO AVENUE CROSS WALK
    - RELOCATED SPA
    - REMOVED SUB-SURFACE STORM WATER STORAGE
    - REVISED STORM WATER NOTES
    - ADDED BIORETENTION FACILITY
    - ADDED STORMWATER LIFT STATIONS
    - ADDED CONNECTION TO CULVERT TO BIORETENTION FACILITY
- 04/10/2017
  - NO REVISIONS THIS SHEET
- 03/04/2019
  - UPDATED RESTAURANT LABELING TO MATCH ARCHITECTURAL PLANS

GRADING & DRAINAGE PLAN

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USE PERMIT PLANS
GRADING & DRAINAGE PLAN

OAK KNOLL HOTEL
5091 SOLANO AVE
NAPA, CA 94558
APN: 035-031-009
PROJECT: M-129.01

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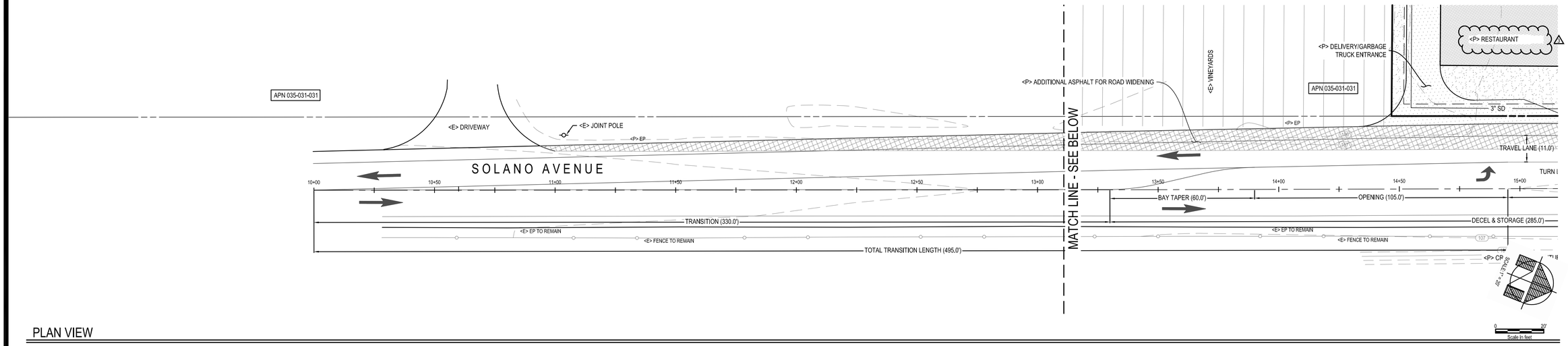
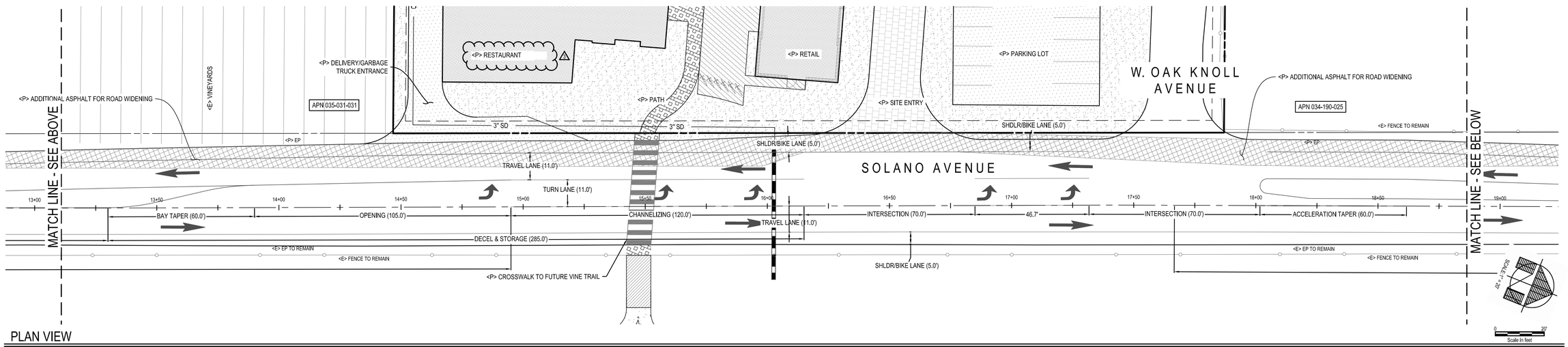


PLAN VIEW



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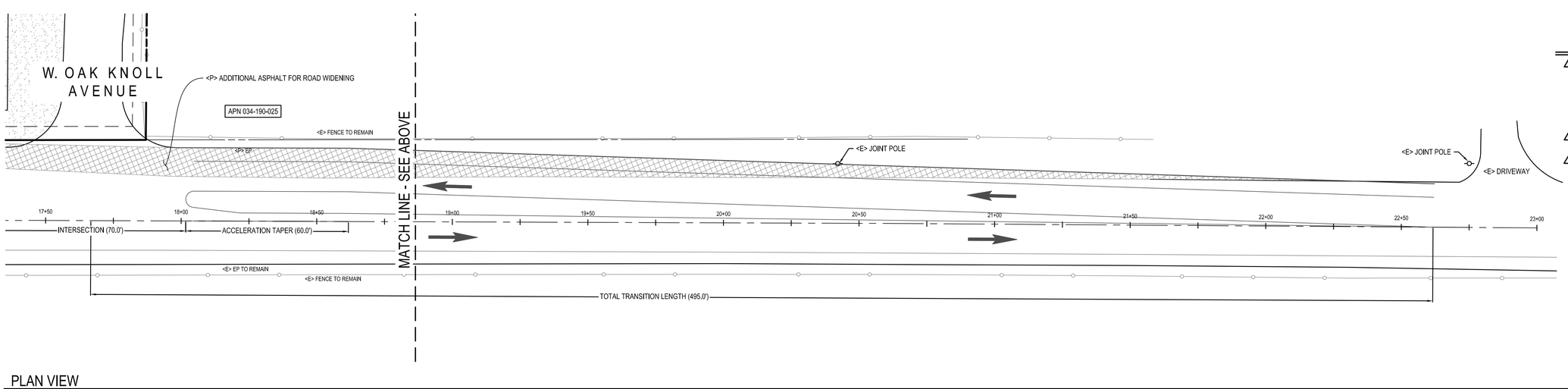

PLAN VIEW

REVISIONS

△1 12/09/2015
- REVISED LEFT TURN LANE TO ALLOW INGRESS / EGRESS FROM WEST OAK KNOLL AVENUE
- SITE PLAN MODIFICATIONS
  - GARBAGE TRUCK TURNOUT
  - SOLANO AVENUE CROSS WALK
  - ADDED STORMWATER FORCE LINE

△2 04/10/2017
- NO REVISIONS THIS SHEET

△3 03/04/2019
UPDATED RESTAURANT LABELING TO MATCH ARCHITECTURAL PLANS

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USE PERMIT PLANS
SOLANO AVE LEFT-TURN LANE

OAK KNOLL HOTEL
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NAPA, CA 94558
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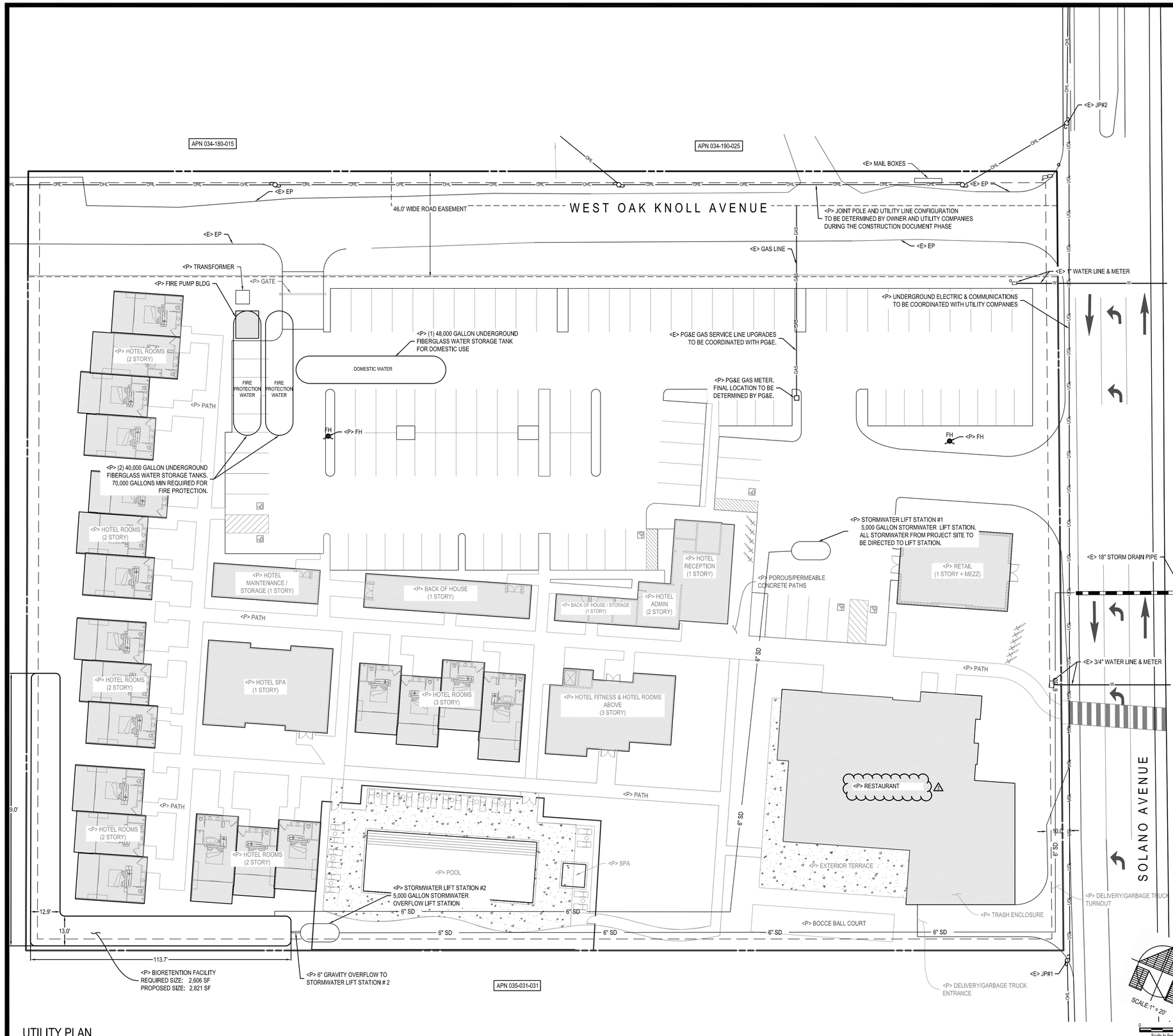

UTILITY PLAN

UTILITY NOTES

ELECTRICAL NOTES

1. THE EXISTING ELECTRICAL SYSTEM IS SERVED BY SEVERAL JOINT POLES AND OVERHEAD LINES LOCATED ON THE PROJECT PARCEL. THE JOINT POLES ALSO CONTINUE PG&E SERVICE THROUGH THE PROJECT PARCEL TO ADJACENT PARCELS ON THE NORTH AND WEST.
2. THE MAIN INTENTION OF THE PROPOSED ELECTRIC SYSTEM DESIGN IS TO REMOVE THE JOINT POLES AND OVERHEAD LINES ON THE PROJECT PARCEL AND REPLACE WITH UNDER GROUND LINES. TO PROVIDE CONTINUED SERVICE TO THE ADJACENT PARCELS. ELECTRICAL LINES WILL BE ROUTED AROUND THE PROJECT PARCEL. JOINT POLE #1 TO JOINT POLE #2 ALONG THE PROPERTY FRONTAGE ON SOLANO WILL BE UNDER GROUNDED. NEW JOINT POLES WILL BE INSTALLED ON OAK KNOLL AVENUE WEST TO BRING POWER AND COMMUNICATIONS TO THE ADJACENT PARCELS THAT WERE PREVIOUSLY SERVED BY THE JOINT POLES ON THE PROJECT PARCEL.
3. OWNER TO COORDINATE WITH PG&E REGARDING THE CONVERSION OF OVERHEAD LINES TO UNDER GROUND LINES WITHIN THE PARCEL. RE-ROUTING OF PG&E POWER LINES AROUND THE PROJECT PARCEL FOR CONTINUED SERVICE, AND THE REMOVAL OF ANY PG&E ELECTRICAL UTILITY EASEMENTS WITHIN THE PROJECT PARCEL.

GAS NOTES

1. THE PROJECT PARCEL CURRENTLY FEATURES A COMBINATION OF PROPANE AND NATURAL GAS.
2. OWNER TO COORDINATE WITH PG&E REGARDING GAS SERVICE UPGRADES.

DOMESTIC WATER NOTES

1. DOMESTIC WATER FOR THE HOTEL WILL BE PROVIDED BY TWO EXISTING CONNECTIONS TO THE CITY OF NAPA WATER SYSTEM. THE EXISTING METERS ARE 1" AND 3/4" IN SIZE. BASED ON THE WILL SERVE LETTER PROVIDED BY CITY OF NAPA WATER DEPARTMENT, THE MAXIMUM FLOW RATE FROM BOTH WATER LINES IS 65 GALLONS PER MINUTE.
2. THE PROJECT PROPOSES TO USE A PUMP SYSTEM AND 48,000 GALLON UNDER GROUND FIBERGLASS TANK FOR DOMESTIC WATER STORAGE TO ENSURE PROPER FUNCTION DURING DAILY PEAK FLOW DEMANDS.
3. ALL PUMP AND CONTROL EQUIPMENT REQUIRED TO SUPPLY THE HOTEL SITE WITH WATER ARE TO BE DESIGNED AT THE CONSTRUCTION DOCUMENT PHASE.

FIRE PROTECTION WATER NOTES

1. CITY WATER SHALL NOT BE DIRECTLY USED FOR THE FIRE PROTECTION SYSTEM. BASED ON NAPA COUNTY CODE, AN ESTIMATED MINIMUM 70,000 GALLONS OF WATER MUST BE STORED ON-SITE FOR USE BY HYDRANTS AND BUILDING SPRINKLERS.
2. TO MEET STORAGE REQUIREMENTS, TWO (2) 40,000 GALLON UNDER GROUND FIBERGLASS STORAGE TANKS WILL BE USED. THE STORAGE TANKS WILL BE CONNECTED TO A PUMPING SYSTEM CAPABLE OF SUPPLYING THE REQUIRED FLOW RATES AND PRESSURE TO ALL HYDRANTS AND BUILDING SPRINKLERS.
3. ALL PUMP AND CONTROL EQUIPMENT REQUIRED TO SUPPLY THE HOTEL SITE WITH FIRE PROTECTION WATER ARE TO BE DESIGNED AT THE CONSTRUCTION DOCUMENT PHASE.

DOMESTIC WASTEWATER NOTES

FOR THE ON-SITE DOMESTIC WASTEWATER TREATMENT AND DISPERSAL DESIGN, PLEASE REFER TO PLANS PREPARED BY FALL CREEK ENGINEERING. ADDITIONAL TANKAGE AND EQUIPMENT BEYOND WHAT IS SHOWN ON THIS UTILITY PLAN IS REQUIRED FOR THE WASTEWATER SYSTEM.

REVISIONS

△1 12/09/2015
- REMOVED UNDERGROUND STORMWATER STORAGE TANKS
- REMOVED WASTEWATER LIFT STATION
- REMOVED CONNECTION TO NSD
- ADDED BIORETENTION FACILITY
- ADDED STORMWATER LIFT STATIONS
- ADDED CONNECTION TO CULVERT TO BIORETENTION FACILITY
- MOVED FIRE WATER STORAGE AND DOMESTIC WATER TANKS

△2 04/10/2017
- NO REVISIONS THIS SHEET

△3 03/04/2019
UPDATED RESTAURANT LABELING TO MATCH ARCHITECTURAL PLANS

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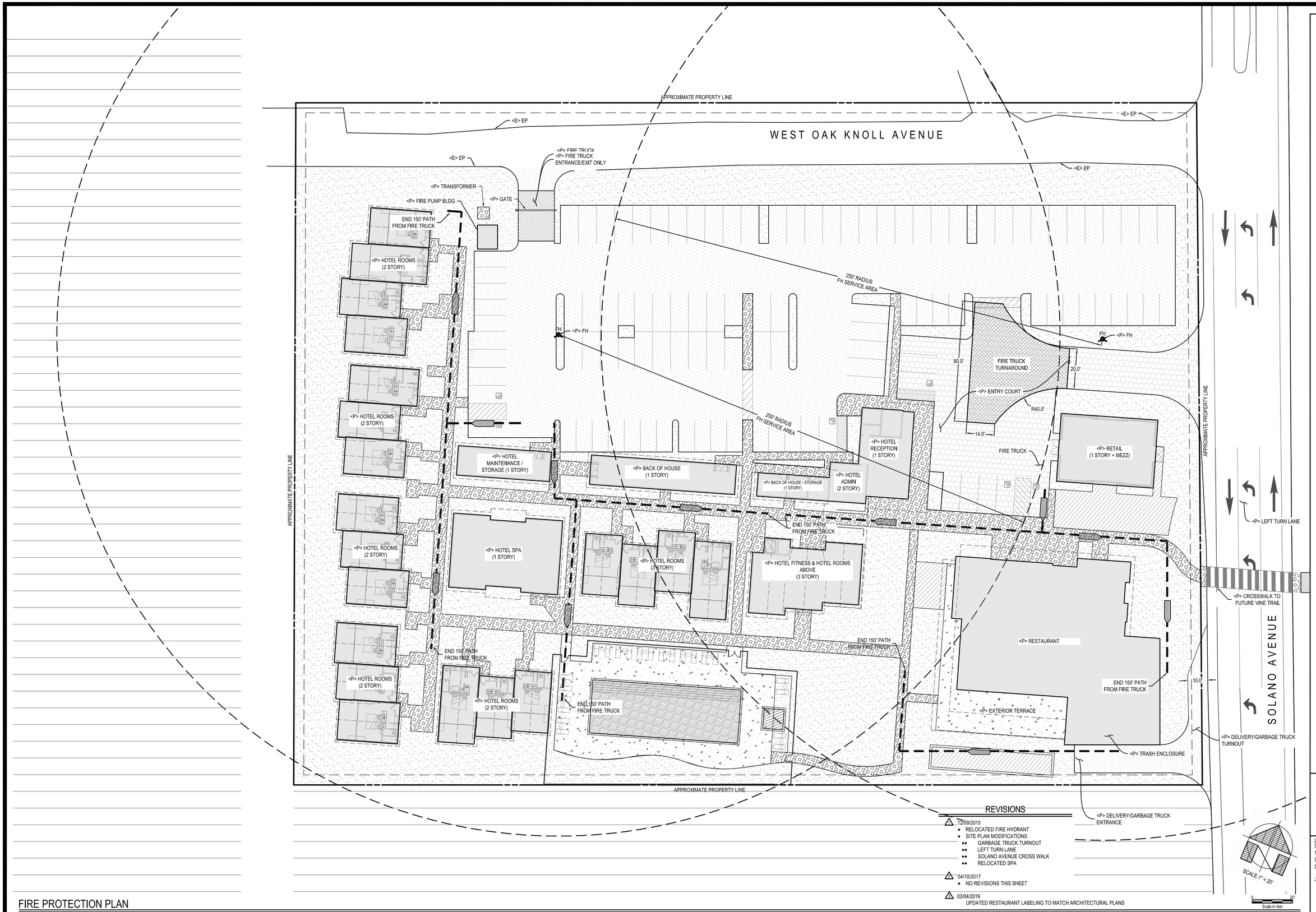

REVISIONS

1 12/09/2015
- RELOCATED FIRE HYDRANT
- SITE PLAN MODIFICATIONS
  - GARBAGE TRUCK TURNOUT
  - LEFT TURN LANE
  - SOLANO AVENUE CROSS WALK
  - RELOCATED SPA

2 04/10/2017
- NO REVISIONS THIS SHEET

3 03/04/2019
UPDATED RESTAURANT LABELING TO MATCH ARCHITECTURAL PLANS

FIRE PROTECTION PLAN

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