

“E”

Use Permit Application Packet



A Tradition of Stewardship
A Commitment to Service

file No P17-00389-mod

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

RECEIVED

To be completed by Planning staff...

NOV 15 2017

Application Type: Major Mod

Date Submitted: 11/15/2017 Resubmittal(s): _____
Napa County Planning, Building & Environmental Services
Date Complete: _____

Request: _____

*Application Fee Deposit: \$ 5000.00 Receipt No. _____ Received by: TA Date: 11/15/17

*Total Fees will be based on actual time and materials

To be completed by applicant...

Project Name: ZD WINES Application to Modify Use Permit

Assessor's Parcel No: 030-200-005 Existing Parcel Size: 5.75 ac.

Site Address/Location: 8383 Silverado Trail
No. Street City State Zip
Napa CA 94558

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

Property Owner: ZD Wines, LLC

Mailing Address: 8383 Silverado Trail
No. Street City State Zip
Napa CA 94558

Telephone No(707) 963 - 5188 E-Mail: brettd@zdwines.com; robertd@zdwines.com; brandon@zdwines.com

Applicant (if other than property owner): ZD Wines, LLC

Mailing Address: 8383 Silverado Trail
No. Street City State Zip
Napa CA 94558

Telephone No(707) 963 - 5188 E-Mail: same

Representative (if applicable): David B. Gilbreth

Mailing Address: 1152 Hardman Avenue
No. Street City State Zip
Napa CA 94558

Telephone No(707) 337 - 6412 E-Mail: davidgnapa@icloud.com

Use Permit Information Sheet

Use

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

Consistent with environmental economies of scale, ZD Wines respectfully seeks a modification to its existing Use Permit P16-00026, solely to increase its production from 70,000 gallons to 120,000 gallons. Water and Waste Water Analyses confirm that there is existing capacity for the requested increase in production. There will be no change to the number of employees nor to visitation and no new construction or any other changes to the winery.

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):

No new improvements are required as this is only an increase in production within the existing winery. Water and Waste Water Analyses confirm there is existing capacity for the requested increase in production.

From: [David Gilbreth](#)
To: [Balcher, Wyntress](#)
Subject: ZD Use Permit Modification
Date: Wednesday, April 18, 2018 3:05:44 PM

Hi Wyntress,

As we discussed on the phone, my clients would like to modify the project description by simply adding “During crush 2 full-time employees shall travel to and from the winery outside of peak traffic flows”.

Please add this to the project description. Of course if you need anything else please contact me.

I appreciate you and your efforts.

David B. Gilbreth
(707) 337-6412

Improvements, cont.

Total on-site parking spaces: 33 existing no change proposed

Loading areas: 3 existing no change proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated): No change

- 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 No change

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

Employment and Hours of Operation

Days of operation: Sunday-Saturday existing no change proposed

Hours of operation: 8:00am to 5:00pm existing no change proposed

Anticipated number of employee shifts: 1 existing no change proposed

Anticipated shift hours: _____ existing _____ proposed

Maximum Number of on-site employees:

- 10 or fewer 11-24 25 or greater (specify number) 25 full-time; 10 part-time

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.

Robert deLunze, CEO

Print Name of Property Owner

Print Name Signature of Applicant (if different)

John J. Perry 11-10-17

Signature of Property Owner

Date

Signature of Applicant

Date

Supplemental Application for Winery Uses

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	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input checked="" type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input type="checkbox"/> Catered?	
Public display of art or wine-related items	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> 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: 70,000 gal/y Per permit No: _____ Permit date: _____

Current maximum actual production: 70,820 gal/y For what year? 2017

Proposed production capacity: 120,000 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:	<u>No change</u> existing	<u>no change</u> proposed
Average daily tours and tastings visitation ¹ :	<u>No change</u> existing	<u>no change</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>Sun-Sat 10:00-5:00</u> existing	<u>no change</u> proposed
Non-harvest Production hours ² :	<u>No change</u> existing	<u>no change</u> 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.

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing 27,350 sq. ft. .63 acres
 Proposed 27,350 sq. ft. .63 acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

47,746 sq. ft. 1.10 acres 19.0 % of parcel

Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing 18,729 sq. ft. Proposed 18,729 sq. ft.

Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing 7,806 sq. ft. 38.14 % of production facility
 Proposed 7,806 sq. ft. 38.14 % of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

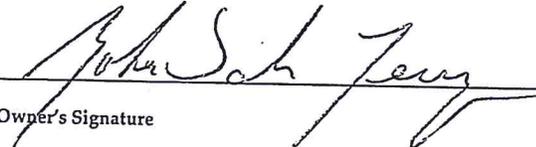
- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
 Marketing Events and/or Temporary Events (Class III)

Please Identify the winery's...

Cave area Existing: 0 sq. ft. Proposed: 0 sq.
 Covered crush pad area Existing: 2,529 sq. ft. Proposed: 2,529 sq.
 Uncovered crush pad area Existing: 0 sq. ft. Proposed: 0 sq. ft.

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c), I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.


Owner's Signature

11-10-17

Date

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Water Supply/ Waste Disposal Information Sheet

Water Supply SEE ATTACHED RSA WATER AVAILABILITY ANALYSIS

Please attach completed Phase I Analysis sheet.

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

Liquid Waste SEE ATTACHED RSA WASTE WATER FEASIBILITY REPORT

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.):	_____	_____
Name of disposal agency (if sewage district, city, community system):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	_____ gal/d	_____ gal/d
Anticipated future waste flows (peak flow):	_____ gal/d	_____ gal/d
Future waste disposal design capacity:	_____ gal/d	_____ gal/d

Solid Waste and Recycling Storage and Disposal

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

Hazardous and/or Toxic Materials

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

Grading Spoils Disposal

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

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday *No Change

Number of FT employees: <u>25*</u> x 3.05 one-way trips per employee	=	<u>76.25</u> daily trips.
Number of PT employees: <u>10*</u> x 1.90 one-way trips per employee	=	<u>19</u> daily trips.
Average number of weekday visitors: <u>225*max.</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>173.08</u> daily trips.
Gallons of production: <u>120,000</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>2.16</u> daily trips.
Total	=	<u>270.49</u> daily trips.
Number of total weekday trips x .38	=	<u>102.79</u> PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>No Change</u> x 3.05 one-way trips per employee	=	_____ daily trips.
Number of PT employees (on Saturdays): <u>No Change</u> x 1.90 one-way trips per employee	=	_____ daily trips.
Average number of weekend visitors: <u>No Change</u> / 2.8 visitors per vehicle x 2 one-way trips	=	_____ daily trips.
Total	=	_____ daily trips.
Number of total Saturday trips x .57	=	_____ PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): <u>No Change</u> x 3.05 one-way trips per employee	=	_____ daily trips.
Number of PT employees (during crush): <u>No Change</u> x 1.90 one-way trips per employee	=	_____ daily trips.
Average number of weekend visitors: <u>No Change</u> / 2.8 visitors per vehicle x 2 one-way trips	=	_____ daily trips.
Gallons of production: <u>120,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>2.16</u> daily trips.
Avg. annual tons of grape on-haul: _____ x .11 truck trips daily ⁴ x 2 one-way trips	=	_____ daily trips.
Total	=	_____ daily trips.
Number of total Saturday trips x .57	=	_____ PM peak trips.

Largest Marketing Event- Additional Traffic No Change

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

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

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

Water Board - Storm Water Multiple Applications - Report Tracking System [Help](#) [Logout](#)

You are logged-in as: Robert Deleuze - ZD Wines.
If this account does not belong to you, please log out.

Navigate To:

NEC Recertification Confirmation

The application was successfully received by the State Water Resources Control Board.

NEC ID	2 28NEC000840
Certifier Name	Robert Deleuze
Certified Date	09/05/2017
Certification ID	10259

Please print out this screen as proof of certification. The confirmation details was also email to the address on file

[Download Copy of Record](#)

[Print NEC Receipt](#)

[Back To Industrial Recertification List](#)

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STORMWATER

NO EXPOSURE CERTIFICATION

2017



Betourne Environmental Consulting

No Exposure Certification

This No Exposure Certification (NEC) constitutes notification by ZD Wines, LLC there is no exposure of the facility's industrial activities, equipment, and materials to storm water in accordance with the requirements in Section B.12.a.i. of the Industrial Activities Storm Water General Permit No. 97-03-DWQ (General Permit). Facility operators are required to re-evaluate their facilities annually and certify in their annual reports that the NEC eligibility requirements are continuously being met.

I. WDID NO.

II. FACILITY OPERATOR INFORMATION

Name: ZD Wines LLC Contact Person: Brandon DeLeuze
Location: 8383 Silverdo Trail Title: Wine Maker/ Partner
City: St. Helena State: CA Zip: 94558 Phone: (707)963-5188

III. FACILITY SITE INFORMATION

Facility Name: ZD Wines LLC Contact Person: Brandon DeLeuze
Location: 8383 Silverado Trail Title: Wine Maker/ Partner
City: St. Helena State: CA Zip: 94558 Phone: (707)963-5188

SIC Code(s) 2 / 0 / 8 / 4 Type of Business: Winery

IV. DOCUMENT CHECKLIST (Please check each item to verify that the documents are attached)

- | | |
|--|---|
| <input type="checkbox"/> Copy of Facility's Storm Water Pollution Prevention Plan | <input type="checkbox"/> Copy of Facility's Monitoring Program |
| <input checked="" type="checkbox"/> Checklist to Evaluate Potential Storm Water Pollutant Sources (Attachment 1) | <input type="checkbox"/> SWPPP and Monitoring Program Checklist (Attachment 2) |
| <input type="checkbox"/> Copy of the Last Annual Report | <input type="checkbox"/> A Report Explaining each Question Answered "Yes" in Attachment 1 |

V. CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted, is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Additionally, I certify that:

- (1) All prohibited non-storm water discharges have been eliminated or otherwise permitted.
- (2) All authorized non-storm water discharges have been identified and addressed in the SWPPP.
- (3) All areas of past exposure have been inspected and cleaned, as appropriate.



Betourne Environmental Consulting

- (4) All significant materials related to industrial activity (including waste materials) are not exposed to storm water or authorized non-storm water discharges.
- (5) All industrial activities and industrial equipment are not exposed to storm water or authorized non-storm water discharges.
- (6) There is no exposure of storm water to significant materials associated with industrial activity through other direct or indirect pathways such as from industrial activities that generate dust and particulates.
- (7) The facility will be re-evaluated at least once a year to establish that conditions (1), (2), (4), (5), and (6) above are continuously met. (Certification in future annual reports is required.)

Brandon DeLeuze
Printed Name

Wine Maker/Partner
Title

9/15/2015

Signature

Date

REGIONAL WATER BOARD USE ONLY

<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Retained at Regional Board Office <input type="checkbox"/> Returned to Applicant
_____ Printed Name	_____ Signature
_____ / ____ / ____ Date	



Betourne Environmental Consulting

CHECKLIST TO EVALUATE POTENTIAL STORM WATER POLLUTANT SOURCES

1. All prohibited non-storm water discharges have been eliminated or otherwise permitted.

	Yes	No
a. Are materials or equipment cleaned outdoors?	___	<u> x </u>
b. Are wash or rinse waters generated on-site?	<u> x </u>	___
c. Are there any discharges (other than storm water) entering the storm drain system?	___	<u> x </u>
d. Do any drains under roofed areas discharge to the storm drain system?	___	<u> x </u>
e. Have there been any accidental spills into the storm drain system in the last year?	___	<u> x </u>
f. Are any process waste waters disposed of outdoors?	___	<u> x </u>

2. All significant materials related to industrial activity (including waste materials) are not exposed to storm water or authorized non-storm water discharges.

	Yes	No
a. Are there any materials stored outdoors?	___	<u> x </u>
b. Are there any materials handled outdoors?	___	<u> x </u>
c. Are there any outdoor loading docks?	___	<u> x </u>
d. Are there any above ground liquid or non-liquid storage tanks outdoors?	___	<u> x </u>
e. Are there any outdoor loading/unloading operations?	___	<u> x </u>
f. Are there any products or by-products manufactured or used outdoors?	<u> x </u>	___
g. Are there any waste products manufactured or used outdoors?	___	<u> x </u>
h. Are there any outdoor waste disposal areas?	___	<u> x </u>

i.	Is any process wastewater disposed of outdoors?	Yes	No
		<u> x </u>	
j.	Are there any drums, pallets, or containers outdoors?	<u> </u>	<u> x </u>
k.	Are materials handled/stored on immediate access roads/railways?	<u> </u>	<u> x </u>
l.	Are vehicles maintained or fueled outdoors?	<u> </u>	<u> x </u>
m.	Are any materials stored or disposed of in outdoor ponds or impoundments?	<u> </u>	<u> x </u>
n.	Are materials stored outdoors temporarily?	<u> </u>	<u> x </u>
o.	Does any manufacturing take place outdoors?	<u> </u>	<u> x </u>
p.	Have there been any spills or leaks outdoors in the last year?	<u> </u>	<u> x </u>
q.	Are there areas where materials remain exposed to storm water from past industrial activity?	<u> </u>	<u> x </u>
3. All industrial activities and industrial equipment are not exposed to storm water or authorized non-storm water discharges.			
a.	Are any material handling vehicles (such as forklifts) parked outdoors?	Yes	No
		<u> </u>	<u> x </u>
b.	Is permanent industrial equipment located outdoors?	<u> </u>	<u> x </u>
c.	Is portable industrial equipment used outdoors?	<u> </u>	<u> x </u>
d.	Do any material handling vehicles (such as forklifts and trucks) or outdoor industrial equipment come into contact with materials?		<u> x </u>
e.	Is there any unhooded rooftop equipment (such as air conditioners, scrubbers, etc.)?	<u> x </u>	<u> </u>
4. There is no exposure of storm water to significant materials associated with industrial activities through direct or indirect pathways such as from industrial activities that generate dust and particulates.			
a.	Are there any emissions of dust or particles from stacks or air exhaust systems?	Yes	No
		<u> </u>	<u> x </u>
b.	Are there any emissions of dust or particles from other outlets such as windows, loading docks, etc.?	<u> </u>	<u> x </u>
c.	Have there been any spills or leaks associated with maintenance of stacks or air exhaust systems?	<u> </u>	<u> x </u>

NEC Checklist Evaluation Narrative

Below is an explanation of all entries in the NEC Checklist answered YES

- 1.b All wash and rinse waters for wine producing are collected and treated to enable reuse for agricultural using in ZD Wines vineyards.
- 2.f Stems, seeds, and grape skins are collected composted on agricultural land and used in the vineyards.
- 2.i See answer to 1.b
- 3.e Typical air conditioner with associated condensate generation.



A Tradition of Stewardship
A Commitment to Service

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

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 Plan
Doing To Do

ID # BMP Name

BMP-1 Generation of on-site renewable energy
If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

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 Plan
Doing To Do

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

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

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

Estimated annual VMT _____

Potential annual VMT saved _____
% Change _____

Already Plan
Doing 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!

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 Plan
Doing To Do

BMP-13 Connection to recycled water

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

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 Plan
Doing To Do

BMP-18 Compost 75% food and garden material

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

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 Plan
Doing To Do

BMP-23

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

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

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)	<input type="checkbox"/>	LEED™ Silver (check box BMP-25 and this one)
BMP-25 (b)	<input type="checkbox"/>	LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	<input type="checkbox"/>	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 Plan
Doing To Do

- BMP-28 Use of recycled materials**
There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.
-

- 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:

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