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Previous Project Conditions



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

January 29, 1990

Norman and Rosa Lee deLeuze
ZD Wines
8383 Silverado Trail
Napa, CA 94558

Re: Appeal of Conservation, Development and Planning Commission decision of
October 4, 1989 regarding use permit #U-697778 (Modification #1).
Assessor's Parcel Number 30-200-05

Dear Mr. and Mrs. deLeuze:

Please be advised that on January 16, 1990 the Napa County Board of Supervisors upheld your appeal relating to conditions No's 1 and 8 of use permit #U-697778 (Modification #1) and denied your appeal to Condition No. 5 of that same permit. Attached please find the final conditions of approval, reflecting the Board's action of January 16, 1990. Extensions of time for this permit and activation of it are also affected by Ordinance No. 947, incorporated herein by reference. A copy of this Ordinance is included for your information and use.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeffrey Redding".

JEFFREY REDDING
Director

cc: Robert Westmeyer, County Counsel
Trent Cave, Director of Environmental Management
Harry Hamilton, Director of Public Works
John Tuteur, County Assessor
Bill Hall, Building Codes Administrator
Michael Miller, Supervising Planner



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

January 29, 1990

RE: Permit Request # U-697778 Modification #1
Assessor's Parcel 30-200-05

Charles Wagner
Caymus Vineyards, Inc.
P. O. Box 268
Rutherford, California 94573

Dear Mr. Wagner:

Please be advised that the Napa County Board of Supervisors on January 16, 1990 denied your appeal to a decision made by the Conservation, Development and Planning Commission on October 4, 1989, to permit the expansion of the ZD Wines facility, 8383 Silverado Trail, to 50,000 gallons/year and to adopt a Negative Declaration for the project. In a related action the Board of Supervisors upheld an appeal by Mr. and Mrs. Norman deLeuze and modified conditions of approval required by the Planning Commission on October 4, 1989. A copy of the revised conditions are included for your information.

Very truly yours,

A handwritten signature in cursive script that reads "Jeffrey R. Redding".

JEFFREY R. REDDING
Director

JRR:jc1f/WagnerC.za

cc: John Tuteur, Assessor
Bill Hall, Building Codes Administrator
Michael Miller, Supervising Planner
Richard Mendelson, Esq.

CONDITIONS OF APPROVAL
Z D Wines

USE PERMIT # 697778 Mod. 1

Meeting Date: October 4, 1989

- 1) The permit shall be limited to an annual winery production capacity of 50,000 gallons with public tours and tastings. No building construction, other than structures designated as "existing" on the attached site plan, which is a reduced version of plans on file with the Planning Department, is authorized by this permit.
- 2) Any expansion of production capacity, changes in use, or construction (including new signs, grading and paving) not specifically authorized by this permit, including any conversion of interior space to another use, may be permitted by the County only upon submission to the Department and consideration of an application for separate Use Permit.
- 3) Provisions for 18 off-street parking spaces, at least twelve of which are available to visitors on a dust-free all-weather surface approved by Public Works.
- 4) Compliance with Mitigation Measures #1 through #32 contained in the attached Project Revision Statement.
- 5) Except as permitted by County ordinance or adopted Board of Supervisors' policy, no outdoor social activities, including picnicking, outdoor dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature shall be conducted.
- 6) Retail sales shall be limited to wine produced and bottled at the winery.
- 7) Compliance with all applicable zoning standards and requirements of various County departments and agencies; PROVIDED that installation of a left turn lane and related improvements to Silverado Trail fronting the property shall be in accord with plans prepared by James L. Cassayre dated October 21, 1988, with the following permissible variations:
 - a) cut or fill, + or - five (5) feet horizontal distance;
 - b) changes necessary to comply with Mitigation Measure # 21.

:jcl1a/DeLeuze.CA

Revised: 1-16-90

RECEIVED

SEP 11 1989

506 4/31

PROJECT REVISION STATEMENT
ZD Winery Expansion

NAPO VALLEY
DEVELOPMENT DEPARTMENT

I hereby revise my proposal to expand the production of a 25,000 gallon/year winery and hold public tastings on Assessor's Parcel 30-200-05 (i.e., Use Permit U-697778 (Mod 1)) to include the measures specified below:

Hydrology (Flood Hazard Intensification)

1. The spoils generated by construction of the proposed project, including the required left turn lane and any caves installed in the future, shall not be deposited in the floodway or channel of any stream or in any pond or lake. The location of the spoils disposal area ultimately selected shall be submitted to the Napa County Public Works Department for review and approval at least ten (10) working days prior to the commencement of any grading or excavation work on-site.

Hydrology/Water Quality/Ecosystem (Erosion/Sedimentation Increases, Water Quality Degradation, & Wildlife Habitat Destruction)

2. All ground disturbing activities within 100 feet of the top of the banks of the unnamed drainageway crossing the area disturbed by left turn lane installation associated with construction of said left turn lane or installation of any other on-site improvements shall be limited to the dry season (i.e. April 15 to October 1).
3. All ground disturbing activities outside this area shall also be restricted to the dry season (i.e., April 15 to October 1); OR all run-off from the area disturbed shall be directed through one or more properly sized and maintained temporary on-site debris catch basins prior to being discharged to the above referenced drainageway.
4. All areas disturbed by project construction, with the below exception, shall be reseeded with grasses and forbs acceptable to Napa County Resource Conservation District prior to October 15 of each construction year. Those areas that are further than 100 feet from the top of the bank of the unnamed drainageway crossing the area disturbed by left turn land installation and are going to be further disturbed need not be reseeded if temporary debris catch basins are installed.
5. Those improvements needed to keep any concentrated run-off discharged from eroding the banks and bed of the unnamed drainageway involved shall be installed prior to commencement of any use of the new left turn lane required. Their design shall be acceptable to and approved by the Napa County Public Works Department and the Napa County Resource Conservation District. Said improvements shall be periodically inspected and properly maintained.

6. Upslope run-off shall not be allowed to flow over the faces of the cut and/or fill slopes created. Drainage shall be intercepted and diverted away from cuts and fills by use of upslope berms or interceptor ditches. Energy dissipation structures shall be installed where necessary.
7. All fills within which the spoils from this project are placed shall be replanted with shrubs, grasses and forbs acceptable to the Napa County Resource Conservation District by October 15th of the year in which they are deposited; **OR** all run-off from said fills shall be discharged through properly sized and maintained debris catch basin(s).
8. A detailed integrated erosion control plan for the required left turn lane shall be submitted to the Napa County Public Works Department for review at least ten (10) days prior to commencement of any grading work on-site. Said plan shall identify seeding, mulching and fertilizer materials, application times, and rates. It shall also specify the exact design and location of all erosion control measures to be installed. This plan must be accepted and approved by the Napa County Resource Conservation District prior to submission to the Napa County Public Works Department. Evidence of this agency's approval shall be provided by signed certifications on the plan itself. No grading work shall be initiated on-site until said plan has been approved by the Public Works Department. All measures recommended in the plan approved by the Public Works Department shall be implemented.

Noise (Construction Period Noise Production)

9. Outdoor noise-producing construction activities in areas within 1,300 ft of any off-site residence shall be limited to weekdays, with the below exception, between 7:00 AM and 5:00 PM; **OR** a written waiver of this requirement by the inhabitants of every residence involved shall be submitted to the Napa County Conservation, Development and Planning Department prior to the commencement of any work. Upon a showing of extreme unforeseeable hardship, outdoor noise-producing work may be permitted between 7:00 AM and 3:30 PM within 1,300 feet of an off-site residence on no more than three (3) Saturdays. Said Saturday work shall not commence until approval has been received from the Planning Department.

Noise (Traffic Noise)

10. No more than 1 round trip per day by a bus (10 wheel 4 axle) shall be made to the expanded winery. Said trip shall not occur before 9 AM nor after 4:30 PM.

Noise (Operation Noise)

11. Outdoor noise-producing activities associated with operation of the expanded winery shall only occur between 8:00 AM and 5:00 PM except while the crush is underway. During this period, outdoor noise-producing activities associated with wine production may take place outside these hours.
12. Any activities for site visitors held outdoors shall cease by 6 PM on weekdays and 3 PM on Saturdays and Sundays. One (1) event per year shall be allowed outside these hours.
13. No sound amplification equipment shall be used on-site outdoors except at the one event per year allowed under Condition #12 above.

Ecosystem (Wildlife Habitat Destruction)

14. No spoils generated by construction of the required left turn lane or other improvements associated with this project including any caves installed in the future shall be deposited in the riparian zone along any drainageway, on or off-site, in any marsh or wetland, or in any vernal pool. The location of the spoils disposal area ultimately selected shall be submitted to the Napa County Conservation, Development and Planning Department for review and approval at least ten (10) working days prior to the commencement of any grading or excavation work on-site.

Aesthetic (View Degradation)

15. Annual grasses and/or drought-tolerant ground covers shall be planted, where feasible on all new/expanded cut and/or fill slopes created. The property owner and his successors-in-interest shall permanently maintain said grasses and ground covers outside the public right-of-way.
16. All piles of spoils visible from Silverado Trail, other public roads, private roads, and/or off-site residences generated by construction of the proposed project, including installation of the required left turn lane and excavation of any future caves, shall be removed prior to commencement of use of the new left-turn lane required.

Aesthetic (Light & Glare)

17. Shields shall be placed on any new lights installed to direct the illumination produced downward and away from Silverado Trail.

Cultural (Archaeological Resource Damage)

18. The applicant/property owner and their successor's-in-interest shall employ a qualified professional archaeologist on the Society of Professional Archaeologists (SOPA) List to monitor all project related ground disturbing activities within 10 feet of the boundaries of the recorded archaeological site present. The selected archaeologist shall use Archeo-Tec's Recommended Monitoring Procedures. If significant artifactual materials are encountered at any time, all work within 35 feet shall be halted. Said work shall remain stopped until the archaeologist has evaluated the find, developed any mitigation measures needed, prepared a report of his findings, and filed said report with the Napa County Conservation, Development and Planning Department. All mitigation measures suggested shall, with the concurrence of the Director of the Planning Department, be implemented. All lessees of, and contractors doing work on, this property shall be informed of, and bound by contract to honor, the requirement to stop work immediately if artifactual materials are encountered. A report outlining the results of the monitoring program shall be submitted to the Planning Department prior to commencement of any public tours/tasting on-site.

19. The applicant/property owner and their successors-in-interest shall see that all work in any area not monitored by a qualified professional SOPA-listed archaeologist is halted within 35 feet if concentrated artifactual materials (i.e., worked stone, bone, charcoal, human remains, etc.) are encountered during any ground disturbing activities associated with this project. Said work shall remain stopped until a qualified professional SOPA-listed archaeologist has evaluated the find, developed any mitigation measures needed, prepared a report of his findings, and filed said report with the Napa County Conservation, Development and Planning Department. All mitigation measures suggested shall, with the concurrence of the Director of the Planning Department, be implemented. All contractors doing work on this project shall be informed of, and bound by contract to honor, the requirement to stop work immediately if artifactual materials are encountered.

Traffic (Safety)

20. A northbound left-turn lane with associated acceleration and deceleration tapers shall be installed on Silverado Trail at the entrance to the expanded winery within 120 days of use permit approval or by July 1, 1990, whichever comes later, but in any event before commencement of any public tours/tasting on-site.

21. A sign shall be installed at the winery driveway/Silverado Trail Intersection prohibiting left turns onto Silverado Trail; OR a full width, center-road, left turn return lane with associated taper for traffic turning left from the winery driveway onto Silverado Trail shall be provided.
22. The existing entranceway to the winery shall be reconstructed in such a manner as to permit an automobile upon coming to the gate when it is closed, to turn around without backing up. If a new gated entranceway is installed, the gate shall be set back far enough to provide adequate stacking distance for at least two (2) cars outside the public right-of-way. Moreover, the entryway design selected shall permit a motorhome design vehicle upon coming to the gate when it is closed, to turn around without backing up.
23. Adequate facilities for the loading, unloading, and turn-around of all trucks serving the expanded winery shall be provided on-site outside the public right-of-way.
24. No parking spaces or loading/unloading areas installed shall directly access off Silverado Trail.
25. Pickups and deliveries of grapes, supplies and wines shall, to the greatest extent feasible, be scheduled outside the hours the proposed winery is open to the general public.

Traffic & Public Safety (Traffic Safety & Fire Protection)

26. The driveway to the expanded winery shall be made 20 feet wide along its entire length prior to commencement of any public tours/tasting on-site. It shall have an all-weather year-round surface and be capable of supporting heavy fire engines and other emergency equipment. Said road shall at a minimum meet the Napa County Fire Warden's standards for access roads to residential sites in regards to grade, curve radius, clearance, etc. Its design shall be acceptable to and approved by the Napa County Fire Chief.


Traffic (Congestion & Parking)

27. The number of visitor-carrying vehicles entering the subject property per day shall be limited to 60 or fewer.
28. At least 18 improved parking spaces shall be provided on-site.
29. Access to the property shall be denied at the entry gate when the improved parking area(s) provided are full.

Public Safety (Fire Protection)

30. A monitored smoke detector system(s) acceptable to and approved by the Napa County Fire Chief shall be installed in all non-processing areas in the existing building within 120 days of use permit approval. In processing areas, heat detectors shall be installed.
31. A copy of a revised business plan meeting Napa County Environmental Management Department guidelines shall be provided if required to the Napa County Fire Chief with 120 days of use permit approval.
32. A lock box system acceptable to and approved by the Napa County Fire Chief shall be installed at an acceptable location at the expanded winery within 120 days of use permit approval. A copy of the required business plan shall be placed therein.
33. Fire truck access acceptable to and approved by the Napa County Fire Chief shall be provided to at least two (2) sides of the expanded winery within 120 days of use permit approval.

I further **commit myself and my successors-in-interest to communicate the above specified requirements in writing to any future purchasers of the property prior to transfer of title.**


Norman DeLeuze, Proprietor
ZD WINES

9/11/89
Date



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden
Chairman

August 21, 1978

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4416

ZD Wines
P.O. Box 900
Sonoma, CA 95476

Gentlemen:

Your Use Permit Application Number U-697778 to establish a winery
on a 5.94 acre parcel.

located on the westerly side of Silverado Trail southeasterly of Conn Creek
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

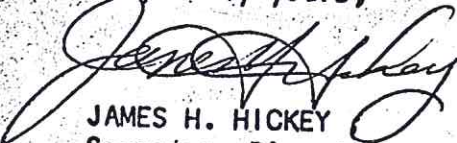
APPROVAL DATE: August 16, 1978

Your Use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,


JAMES H. HICKEY
Secretary-Director

JHH:jl

cc: Donald W. Jonas
Chief Building Inspector
County of Napa

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
REPORT AND RECOMMENDATION

Meeting of August 16, 1978

Agenda Item: 10

APPLICATION DATA:

APPLICANT: ZD Wines

REQUEST FOR: Use Permit to establish a winery on a 5.94 acre parcel

LOCATION: On the westerly side of Silverado Trail approximately one mile southeasterly of Conn Creek Road (State Highway #128) within an AP District (Assessor's Parcel #30-200-05).

FINDINGS:

SPECIAL INFORMATION:

1. The applicant is proposing to construct a 5,800 square foot building for use as a winery.
2. Details of the proposed winery are contained in the attached supplemental information sheet.
3. Comments and recommendations from various County departments and other agencies are attached.

ENVIRONMENTAL ANALYSIS:

4. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended.

PLANNING AND ZONING ANALYSIS:

5. The AP District allows facilities for the processing of agricultural products, including wineries, upon grant of a use permit.
6. The procedural requirements for use permits outlined in the Zoning Ordinance have been satisfied in regard to this application.
7. The proposal is in conformance with the designation of Agricultural Resource specified for the property on the adopted Land Use Element of the County General Plan.
8. Approval of this proposal would have no detrimental effects on the public health, safety or general welfare.

Page 2

Report and Recommendation

ZD WINES - USE PERMIT

Meeting Date: 8-16-78

RECOMMENDATION:

ENVIRONMENTAL: Issue a Negative Declaration to this proposal.

PLANNING: APPROVAL with findings and subject to the following conditions:

1. Any future expansion of the winery or change of use shall require submission of a separate use permit application for consideration by the Commission.
2. A minimum of five (5) off-street parking spaces be provided on a dust free, all weather surface approved by Public Works.
3. No public tasting or tours be allowed.
4. Any plans for exterior signs be submitted to the Department for review and approval with regard to design, area, height and placement.
5. All structures be located at least 90 feet from the centerline of Silverado Trail.
6. The winery be constructed of materials that blend with its rural surroundings.
7. All storage, including wine storage tanks, be within the proposed structure or screened from public view.
8. Any exterior lighting be directed away from Silverado Trail.
9. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval prior to finalization of the building permit.
10. Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies.
11. This permit be limited to a 25,000 gallon winery.

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: Wine production and storage.

PRODUCT OR SERVICE PROVIDED: Wine

FLOOR AREA: EXISTING STRUCTURES none SQ. FT. NEW CONSTRUCTION approx. 5000 SQ. FT.

2. NEW CONSTRUCTION:

TYPE OF CONSTRUCTION: See enclosed floor plan

FENCING: TYPE chain link LOCATION back of bldg. HEIGHT 8'

MAX. HEIGHT (FT.): EXISTING STRUCTURES _____ PROPOSED STRUCTURES 30'

3. AVERAGE OPERATION:

HOURS OF OPERATION 8am - 5pm A.M. TO _____ P.M. DAYS OF OPERATION 5

NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: _____ FULL TIME 1 PART TIME 4

NUMBER OF DELIVERIES OR PICK-UPS: .5/week avge. PER DAY

NUMBER OF VISITORS ANTICIPATED: _____ PER DAY 3 PER WEEK

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON ATTACHED PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING: none

PROPOSED LANDSCAPING: grape vineyard, with some shrubs & trees around bldg.

PARKING SPACES: EXISTING SPACES _____ EMPLOYEE _____ CUSTOMER _____
PROPOSED SPACES 6 EMPLOYEE 3 CUSTOMER 3

UTILITIES:

WATER SUPPLY SOURCE: well

METHOD OF SEWAGE DISPOSAL: septic tanks and leach field, as shown on plot plan
Return solid waste (pomace, etc) to vineyard or dump.

LICENSES OR APPROVALS REQUIRED:

DISTRICT Fictitious Business Name
STATE A30 License, Sellers Permit,
Dept Ag. License

~~REGIONAL~~ ATF Producers Basic Permit
FEDERAL ✓

WINERY OPERATION:

x CRUSHING x FERMENTATION x STORAGE/AGING x BOTTLING/PACKING
x SHIPPING: VIA truck: x ADMINISTRATIVE: _____ TOURS/PUBLIC TASTING
OTHER: _____

GALLONS OF WINE TO BE PRODUCED: 15000 INITIAL OR CURRENT PRODUCTION _____ GALLONS/YEAR
30000 ULTIMATE PRODUCTION _____ GALLONS/YEAR

6/10/77



NAPA COUNTY

CONSERVATION AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA
AREA CODE 707/253-4416

JAMES H. HICKEY
Director

May 10, 1988

Rosa Lee de Leuze
ZD WINES
8383 Silverado Trail
Napa, CA 94558

RE: Modification of #U-697778 - Addition of 21' X 16' office addition
within existing building and enlargement of existing outdoor crush pad
APN 30-200-05

Dear Ms. de Leuze:

This letter is in response to your April 25, 1988 request for a modification of permit #U-697778 to construct additional office space inside the current facility and increasing the area of the concrete outdoor crushing, pressing and loading pad at the rear of the winery.

Section 12809 of the Napa County Code allows a one time administrative approval of minor modifications to an approved use permit if the modifications do not affect the overall concept, density or intensity of the project. In addition, the requested minor modification shall not result in any structure being increased more than 10% in size, based on the size of the structure approved under the original use permit.

Based upon the contents of your April 25, 1988 letter and plans dated March 31, 1988, under the authority granted to the Planning Director request for additional office space and an increase in the outdoor concrete crushing, pressing and loading pad at the rear of the winery is approved. This approval does not constitute approval of any increase in the number of employees, annual production or any other aspect of the existing winery operations. Further, any additional changes to the project beyond this request will require the filing of a revised use permit application for review by the Conservation, Development and Planning Commission.

Very truly yours,

JEFFREY REDDING
Deputy Planning Director

JG:P2H

cc: James H. Hickey, Director
Bill Hall, Building Codes Administrator
Ron Childress, Battalion Chief, California Department of Forestry
Chris Vallergas, State Fire Marshall Office

office - 336 sq ft.



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

CALIFORNIA 94559-3092
JEFFREY REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA,
AREA CODE 707/253-4416

February 7, 1991

Assessor's Parcel # 30-200-05

Norman & Rosa Lee DeLeuze
ZD Wines
8383 Silverado Trail
Napa, California 94558

Dear Mr. and Mrs. DeLeuze:

Please be advised that Use Permit Application Number #U-90-32 has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions.

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: February 6, 1991

EXPIRATION DATE: February 20, 1992

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$300.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions.

Very truly yours,

A handwritten signature in cursive script that reads "Jeffrey R. Redding".

JEFFREY R. REDDING
Director

cc: John Tuteur, County Assessor
Deanna Silvestri, Acting Supervising Building Inspector

CONDITIONS OF APPROVAL

Use Permit # U-90-32 (ZD Wines)

1. The permit is limited to the following:
 - a) an increase in the production capacity to 70,000 gallons/year;
 - b) construction of a 13,500 square foot building addition, 1000 square foot second floor storage area conversion, and the 1856 square foot conversion of the existing covered crush pad in conformance with the attached floor plans and listed building area uses and dimensions; and,
 - c) marketing activities outlined as occasional private lunches for retailers and restaurateurs, average 10 guests, less than 6 times per year; and,
 - d) food service limited to private lunches and dinners for the crew during the crush.

The exterior elevations of the proposed addition shall substantially conform with the submitted architectural renderings. Style, size, materials and colors used shall be such as to make the addition blend with the existing structure and appear to be an integral part thereof.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission consideration.
2. Submit a detailed landscaping, fencing, and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan is to be submitted prior to issuance of any building permit. To the greatest extent possible, drought-resistant, native plants should be utilized in the landscaping. Landscaping, fencing, and the additional parking space are to be completed prior to occupancy of the winery addition. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
3. There shall be a total 21 off-street parking spaces provided, on a dust-free all-weather surface approved by the Public Works Department.

Conditions of Approval

Use Permit #U-90-32 (ZD Wines)

4. Comply with all applicable building codes, zoning standards, and requirements of all County Departments and all other regulating agencies.
5. Comply with the 6 Mitigation Measures described in the Project Revision Statement signed by the applicant dated January 21, 1991.
6. Comply with all applicable conditions and measures which were included in previously approved use permits. Any conditions that are in conflict with the requirements of this permit shall be null and void.
7. Retail sales shall be limited to wine fermented and bottled at the winery . No picnicking or outdoor wine tasting shall be permitted.
8. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased or otherwise used by any other entity.
9. All uses of the site henceforth undertaken by the winery in conjunction with marketing shall be in compliance with the Marketing Plan approved herein and incorporated by reference. The winery facility shall not be used for events hosted by entities other than the winery itself.
10. Visitor parking areas shall be clearly delineated. Parking control signs acceptable to the Director shall be installed to indicate "No parking" areas and "Winery Personnel Only" areas. Location and sign specifications shall be included on the required landscape plan.
11. The production capacity of the winery shall not exceed 70,000 gallons/year as averaged over any consecutive three(3) year period. In any given year production shall not exceed 84,000 gallons. The applicant shall report to the Planning Department in December of each year the number of gallons produced during the year.
12. The applicant shall report to the Department on an annual basis the source of his grapes verifying that 75% of his production over 50,000 gallons is from Napa County grapes. The report shall include the Assessor's Parcel Number of the properties involved and the tons of grapes obtained from each. This information is proprietary and as such shall not be available to the public. For the public record, the applicant shall annually submit to the Department a statement indicating compliance with the County's grape source requirement and specify the percentage of Napa County grapes utilized.

JAN 23 1991

PROJECT REVISION STATEMENT
Z D WINES

NAIPA COUNTY CONSERVATION
DEVELOPMENT AND PLANNING DEPT

I hereby revise my proposal to increase production capacity from 50,000 gallons/year to 70,000 gallons/year with the construction of a 13,500 sq. ft. addition to the existing winery building, Assessor's Parcel 30-200-05 (i.e., Use Permit #U-90-32) to include the measures specified below:

Hydrology & Water Quality (Sedimentation Increase and River Degradation)

1. Landscaping shall be installed adjacent to the paved areas along the western property line. Such landscaping shall incorporate plants with strong root systems, including but not limited to groundcovers and low growing shrubs, which will serve to reduce erosion.
2. Grading and other ground disturbing activities shall only occur between April 15 and October 15, unless County-approved erosion control methods which prevent the movement of sediment from the site are installed. Such erosion control measures shall be developed in compliance with any erosion control ordinances in effect at the time permits are requested.

Air Quality (Dust)

3. Water and/or dust pallatives shall be applied in sufficient quantities during grading or construction operations to limit the amount of dust produced to the minimum possible.

Aesthetic (View Degradation & Increased Nighttime Light)

4. Any new lights installed shall include shields which will direct the illumination produced downward and away from the Silverado Trail.
5. Landscaping, which shall both screen and enhance the proposed expansion of the winery, shall be installed between the proposed structure and the Silverado Trail, in accordance with a County-approved landscape plan.

Cultural (Archeological Site)

4. The applicant/property owner and their successor's-in-interest shall see that all work is halted within 35 feet if concentrated artifactual materials (i.e., worked stone, bone, charcoal, human remains, etc) are encountered during any ground disturbing activities associated with this project. Said work shall remain stopped until a qualified professional archaeologist (on the Society of Professional Archeologist's (SOPA) list) has evaluated the find, developed any mitigation measures needed, prepared a report of his findings, and filed said report with the Napa County Conservation, Development and Planning Department. All mitigation measures suggested shall, with the concurrence of the Director of the Planning Department, be implemented. All contractors doing work on this project shall be informed of, and bound by contract to honor, the requirement to stop work immediately if artifactual materials are encountered.

I understand and explicitly agree that with regards to all CEQA and Permit Streamlining Act (i.e., GSC 63920 - 63962) deadlines, this revised application will be treated as a new project. The new date on which said application will be considered complete is the date this project revision statement is received by the Napa County Conservation, Development and Planning Department.

Norman C DeLeuze 1/21/91
Norman DeLeuze Property Owner date

Rosa Lee DeLeuze 1/21/91
Rosa Lee DeLeuze Property Owner date



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

March 31, 2014

Brett DeLeuz
ZD Wines
8383 Silverado Trail
Napa, CA 94558

Re: Request for Very Minor Modification Use Permit #P14-00041
Assessor's Parcel Number: 030-200-005

Dear Mr. DeLeuz:

The Napa County Planning, Building, and Environmental Services Department has reviewed your request for a Very Minor Modification, #P14-00041, submitted February 21, 2014.

Use Permit #U-697778 was approved on August 16, 1978 to establish a 25,000 gallon per year winery on the above indicated parcel. Subsequently, Use Permit #697778 Mod. 1 was approved on October 4, 1989, to increase the production capacity of the winery. Included in the conditions of approval for this modification request was Condition #5 which stated:

"5. Except as permitted by County ordinance or adopted Board of Supervisors' policy, no outdoor social activities, including picnicking, outdoor dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature shall be conducted."

Use Permit #U-90-32 was approved on February 6, 1991 to increase winery production and an expansion of the winery facilities. Included in the conditions of approval for this modification request is Condition #7 which stated:

"7. Retail sales shall be limited to wine fermented and bottled at the winery. No picnicking or outdoor wine tasting shall be permitted."

The Very Minor Modification application requests that Condition #5 of Use Permit #697778-MOD.1 be deleted to allow the winery to conduct outdoor wine tasting and other activities of a similar nature. The application further requests approval to establish the areas shown on the submitted site and floor plans for wine consumption to occur, consistent with AB 2004.

This very minor modification application is not requesting any new construction, or any change in production, visitation levels, marketing, coverage or employees.

THEREFORE,

- a. The referenced Use Permit #697778 Mod.1. Condition #5, regarding outdoor social activities, will be removed.
- b. In addition, Use Permit U-90-32 Condition #7 will be modified to read:
 7. Retail sales shall be limited to wine fermented and bottled at the winery. ~~No picnicking or outdoor wine tasting shall be permitted.~~
- c. Consistent with Assembly Bill 2004 (Evans) and the Planning, Building, and Environmental Services Director's July 17, 2008 memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premise consumption of wine purchased from the winery may occur solely in: "The Grove"; "The Courtyard", "The Fountain Area", "The Patio", "Deck A", "Deck B", and "Tasting Room" as delineated on the Plans prepared on 8-27-92. Any and all visitation associated with on-premise consumption shall be subject to the 50 person maximum daily tours and tastings visitation limitation and/or applicable limitations of permittee's marketing plan.

Please be advised that this request as outlined above has been **APPROVED** by the Director. It should be noted that all previous Use Permit conditions not in conflict with this modification will still apply.

The Department has determined this application to be Categorically Exempt from the provisions of CEQA, the California Environmental Quality Act, pursuant to Section 15301, Appendix B, Class 1(3) (Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code) of the Napa County's Local Procedures for implementing the California Environmental Quality Act.

The modification is effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the ninety day period in which to protest imposition of any fees, dedications, reservations, or other exactions that may have been adopted as conditions of approval has begun.

Pursuant to Section 18.124.080 of the Napa County Code, the modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of this permit.

Should you have any questions, please contact Wyntress Balcher, Planner II at (707) 299-1351 or e-mail at wyntress.balcher@countyofnapa.org.

Sincerely,



David Morrison
Director

By: Wyntress Balcher, Planner II

cc: Napa County Departments/Divisions - Engineering, Environmental Health,
Building, Fire, J. Tuteur (Assessor), Jeff Tangen
Project Files

