

“E”

Use Permit Application Packet

RECEIVED

JAN 28 2016

AP

file No PI6-00026



A Tradition of Stewardship
A Commitment to Service

Napa County Planning, Building
& Environmental Services

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: _____

Date Submitted: 1-28-16 Resubmittal(s): _____ Date Complete: _____

Request: _____

*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: ZD Wines

Assessor's Parcel No: 030-200-005 Existing Parcel Size: Approximately 6 ac.

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

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

Property Owner: ZD Wines, LLC - Robert DeLeuze and Brett DeLeuze

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

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

Applicant (if other than property owner): Owner (Same)

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

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

able): David B. Gilbreth

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

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):

The present owners of the ZD Winery, in good faith, voluntarily, pursuant to the existing use Permit, including but not limited to the 1990 Project Revision Statement, are requesting confirmation that ZD Winery is entitled to the existing employees, visitation and parking as follows:
25 full-time employees, 10 part-time employees, 225 visitors daily and 33 parking spaces. The project proposes no increase in visitation, full-time or part-time employees or production and no new construction.

What, if any, additional licenses or approvals will be required to allow the use? None

District _____ Regional _____

State _____ Federal _____

Improvements

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

None

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 / No new improvements

- 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): None acres

Employment and Hours of Operation

Days of operation: 7 existing No change proposed
Weekdays 8-5:30 pm
Hours of operation: Weekends 9-5:30 pm existing No change proposed
Anticipated number of employee shifts: 1 existing No change proposed
Anticipated shift hours: 8 existing No change proposed

Maximum Number of on-site employees:

10 or fewer 11-24 25 or greater (specify number) 35

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 DeLeuze

Print Name of Property Owner

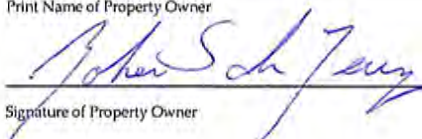
Print Name Signature of Applicant (if different)

Signature of Property Owner

Date

Signature of Applicant

Date

 1-28-2016

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 checked="" type="checkbox"/> On-Site?	<input checked="" 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>
 Use permit # U-697778, approved by the commission on August 16, 1978
 Use permit # U-697778 (Mod #1), approved BOS January 16, 1990
 Use permit # U-90-32, approved by the commission February 6, 1991
 Time Extension approved by the zoning administrator February 7, 1992
 Use permit # P14-00041 Very Minor Modification March 31, 2014

Production Capacity *

Please identify the winery's...

Existing production capacity: 70,000 gal/y Per permit No: _____ Permit date: _____

Current maximum actual production: 72,212 gal/y For what year? 2015

Proposed production capacity: 70,000 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>225</u> existing	Same proposed
Average daily tours and tastings visitation ¹ :	* <u>50</u> existing	Same proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	* <u>10am - 5pm</u> existing	Same proposed
Non-harvest Production hours ² :	* <u>8am - 5pm</u> existing	Same proposed

*The present owners of the ZD Winery, in good faith, voluntarily, pursuant to the existing Use Permit, including but not limited to the 1990 Project Revision Statement are requesting confirmation that ZD Winery is entitled to the existing employees, visitation and parking as follows: 25 Full-time Employees, 10 Part-time Employees, 225 Visitors Daily and 33 Parking Spaces . The project proposes no increase in visitation, full-time or part-time employees or production and no new construction.

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.

From: [David Gilbreth](#)
To: [Balcher, Wyntress](#)
Subject: 61 Passenger Bus Capacity
Date: Tuesday, February 14, 2017 5:13:40 PM

Hi Wyntress,

As we discussed, I am confirming that the buses for ZD have a capacity for 61 passengers. They think the model is Vanhool Motrorcoach. ZD gets them from USA Bus Charters and other carriers.

Best Regards
David

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Existing:

Napa Valley Wine Auction (Non-profit)

Summer Wine Celebration (Non-profit) - Benefiting the Boys & Girls Club Teen Center of Napa, 100-165 people

Crush Challenge (Non-profit), October - Benefiting the Boys & Girls Club Teen Center; UC Davis; DeLeuze Family Professorship to Find a Non-Toxic

Cure for Lymphoma; Amgen Breakaway from Cancer and the Patrick Dempsey Cancer Center, 100-165 people

Abacus Winter Wine Escape, January, 75-100 people

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Existing food service - ZD has a full commercial kitchen on premises.

Off and on-site catering supports special events and trade lunches. On-site cheese, fruit and charcuterie wine pairings are provided on site.

ZD Marketing Program:

Marketing events are limited to the following:

a.

A Frequency: Six (6) times per year

Number of person: 165 maximum

Time of day 10am – 10pm

b.

Frequency: One (1) time per year

Number of person: 100 maximum

Time of Day 10am -10pm

These historical marketing events take place between the hours of 10am and 10pm and support Non-profit Charities: NVV Events - Napa Valley Wine Auction (Non Profit) and Premier Napa Valley Wine Auction events. Summer Wine Celebration & Auction – Benefitting the Boys and Girls Club Teen Center of Napa. Crush Challenge – Benefitting the Boys and Girls Club Teen Center of Napa & UC Davis deLeuze Family Endowment to Find a Non Toxic Cure for Lymphoma. Abacus Winter Wine Escape ZD's Annual Top Customer Event.

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	_____ 7,068 _____ sq. ft.	_____ 38.0 _____ % of production facility
Proposed	_____ 7,068 _____ sq. ft.	_____ 38.0 _____ % 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. ft.
Covered crush pad area	Existing: _____ 2,529 _____ sq. ft.	Proposed: _____ 2,529 _____ sq. ft.
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 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

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	Well _____	Well _____
Name of proposed water supplier (if water company, city, district):	N/A _____	N/A _____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	3,205 _____ gallons per day (gal/d)	
Current water source:	Well _____	Pond _____
Anticipated future water demand:	3,205 _____ gal/d	--- _____ gal/d
Water availability (in gallons/minute):	40 _____ gal/m	800 _____ gal/m
Capacity of water storage system:	--- _____ gal	370,000 _____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	_____ Pond _____	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage _____	Winery Process Wastewater
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	On site _____	On site _____
Name of disposal agency (if sewage district, city, community system):	N/A _____	N/A _____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	1,940 _____ gal/d	1,750 _____ gal/d
Anticipated future waste flows (peak flow):	1,940 _____ gal/d	1,750 _____ gal/d
Future waste disposal design capacity:	1,944 _____ gal/d	3,000 _____ 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): _____ N/A _____

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

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>50</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>38</u> daily trips.
Gallons of production: <u>70,000</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>1.8</u> daily trips.
Total	=	<u>135</u> daily trips.
Number of total weekday trips x .38	=	<u>51</u> PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>6</u> x 3.05 one-way trips per employee	=	<u>18.3</u> daily trips.
Number of PT employees (on Saturdays): <u>2</u> x 1.90 one-way trips per employee	=	<u>3.8</u> daily trips.
Average number of weekend visitors: <u>100</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>71.4</u> daily trips.
Total	=	<u>93.5</u> daily trips.
Number of total Saturday trips x .57	=	<u>53.3</u> PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): <u>7</u> x 3.05 one-way trips per employee	=	<u>21.35</u> daily trips.
Number of PT employees (during crush): <u>5</u> x 1.90 one-way trips per employee	=	<u>9.5</u> daily trips.
Average number of weekend visitors: <u>125</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>89.3</u> daily trips.
Gallons of production: <u>70,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>1.3</u> daily trips.
Avg. annual tons of grape on-haul: <u>600</u> x .11 truck trips daily ⁴ x 2 one-way trips	=	<u>1.2*</u> daily trips.
*420 tons / yr ÷ 20 tons / load ÷ 36 days x 2 one-way trips = 1.2		
Total	=	<u>122.7</u> daily trips.
Number of total Saturday trips x .57	=	<u>70</u> PM peak trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>19</u> x 2 one-way trips per staff person	=	<u>38</u> trips.
Number of visitors (largest event): <u>165</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>118</u> trips.
Number of special event truck trips (largest event): <u>4</u> x 2 one-way trips	=	<u>8</u> 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).



A Tradition of Stewardship
A Commitment to Service

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

Project name & APN: ZD Wines, LLC 030-200-005
Project number if known:
Contact person: Robert deLeuze / Brett deLeuze
Contact email & phone number: robertd@zdwines.com 707-963-5188
Today's date: 01/28/2016

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>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.</i> A ground mounted PV (photovoltaic / Solar) system was installed in 2008. It was engineered to meet 100% of our energy needs, which it did for many years. As we acquired additional electric vehicles and converted to electric water heating, our energy needs have increased. In 2014, 12% of our total energy used was purchased. We are now purchasing our electricity from MCE and we are enlisted in the 100% renewable option.
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>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.</i> N/A

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.

Erosion Control Plan # 02495-ECPA was completed prior to replant in 2003. Organic cover crop is in place.

We planted 59 olive trees (organically farmed) around the vineyard perimeter with permanent beneficial habitat for birds and beneficial insects.

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	7 vehicles & 3 tractors
Typical annual fuel consumption or VMT	Annual Vehicle Miles Traveled - 48,945
Number of alternative fuel vehicles	3 Electric Cars, 3 Tractors on 99.9% Bio-Diesel
Type of fuel/vehicle(s)	3 Electric, 3 Bio-Diesel, 2 gasoline/hybrid, 2 gasoline trucks
Potential annual fuel or VMT savings	Annual Vehicle Miles Traveled - 23,000 on full electric

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).

NA - No New Construction

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:

Financial incentive given to employees for every day of Carpooling, including riding a bike.

Charging stations provided for electric vehicles at no charge, using energy generated by PV system.

Estimated annual VMT 48,945

Potential annual VMT saved 10,000

% Change 20%

Already Doing Plan To Do

BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

NA - No New Construction

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.

Both hot water heaters in the facility have been converted to use electric heating.

This change was made after the PV system installation.

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.

Energy efficient lighting throughout winery (M8's and LED). The most recent lighting upgrade was installed in 2014 by Reyfl Electric, Inc. converting production area lighting from metal halide to induction lighting, which included a PG&E rebate.

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.

Existing roof is a light colored thick ceramic tile. Unknown if they are rated energy star.

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!

We have a sign on the Silverado Trail indicating that we are a member of the Napa Valley Bike Coalition and have installed a water faucet at the driveway for bicyclist use.

We have given most of our employees bicycles and have two loaners at the winery. A shower is available at the winery and a rack will be installed.

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.

We are located on the Silverado Trail with an existing class II bike lane.

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.

Our winery process wastewater is treated with an aerobic digester and is used for drip irrigation in the vineyard and winery landscape.

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%.

We have low flow toilets and use high pressure low flow systems for winemaking operations.

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.

We have a permanent cover crop in our CCOF certified organic vineyard and we have obtained No Exposure Certification through the State Water Resources Control Board for Storm water.

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.

There is no new development / landscape but existing irrigation will be improved with change to drip where appropriate.

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.

We recycle all Glass, Cardboard, Paper, Shrink Wrap, Plastic, Styrofoam, Bulbs, Batteries. We compost on site and have a green waste bin for alternative.

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.

We compost all Grape Pomace, Yard trimmings and Food Waste generated on site. Some items not appropriate for our compost are recycled through our green waste can.

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.

Our Environmental Policy Statement and our Green Purchasing Policy is included in our Employee Handbook.

All of the fruit we grow and almost all of the fruit that we purchase is organically grown.

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.

We planted redwood trees on the south side of the winery, across the primary entrance / driveway around 1980 and they are now quite tall.

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.

Three EV charging stations are currently in place and we plan to add 5 more charging stations including a photovoltaic roof.

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.

NA - there is currently no regular bus service on the Silverado Trail at our location.

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 buried 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.

No new construction requested. Building is very well insulated. Night air exchange system is used for cellar cooling. Office spaces use electric heat pumps powered by solar.

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.

No new construction requested.

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 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.

We use recycled materials for much of our office supplies.

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.

We have vegetable gardens on site that is offered to all employees as available.

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.

Recycling bins are strategically placed and labeled. Biweekly meeting include regular updates and reminders.

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?

Our ZD Wines Carneros Estate Vineyard is certified organic. Tractors are fueled by biodiesel. Rainwater is collected from roofs for irrigation. Owl houses, bluebird houses are in place. Compost is regularly applied to vineyard. Beneficial habitat helps maintain our beneficial insects. The property overproduces electricity from the solar array. Roadways are all season gravel with no asphalt. We do not burn. We opted in to the soon to be constructed Los Carneros Water District recycled water program.

BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?

We have been encouraging (financially and by example) all of our growers to farm organically for many years. 100% of the fruit we process is farmed organically. Not all will be certified due to the three year waiting period. Our 50th harvest will be in 2018 and we should have 100% of our wine from certified organically farmed fruit.

Comments and Suggestions on this form?

ZD WINES COVERAGE AND DEVELOPMENT AREA



LEGEND

- PAVED IMPERVIOUS AREAS = 18,004 SF
 - WINERY BUILDING = 24,131 SF
 - EMPLOYEE PARKING = 3,219 SF
 - VISITOR PARKING = 2,392 SF
-
- + WINERY DEVELOPMENT AREA = 27,350 SF
 - + + + WINERY COVERAGE AREA = 47,746 SF



RECEIVED

JAN 28 2016

Napa County Planning, Building
& Environmental Services

RSA⁺ 1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +

RSA⁺ | CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980

THESE DOCUMENTS ARE THE PROPERTY OF LEONG ARCHITECTS INC. ANY UNAUTHORIZED USE WITHOUT WRITTEN CONSENT IS PROHIBITED BY LAW. LEONG ARCHITECTS, INC. DISCLAIMS RESPONSIBILITY FOR DOCUMENTS IF USED WHOLE OR IN PART AT ANY OTHER LOCATION



leong architects
 NAPA VALLEY - NEW YORK
 P.O. BOX 2 ST. HELENA CA 94574
 t: 707 963-5461
 f: 707 963-1719
 www.leongarch.com
 email: info@leongarch.com

VINEYARD VIEW ROOM REMODEL
 ZD Wines LLC
 8383 Silverado Trail - Napa - CA - 94558

USE PERMIT
 MODIFICATION
 SECOND FLOOR

REVISIONS

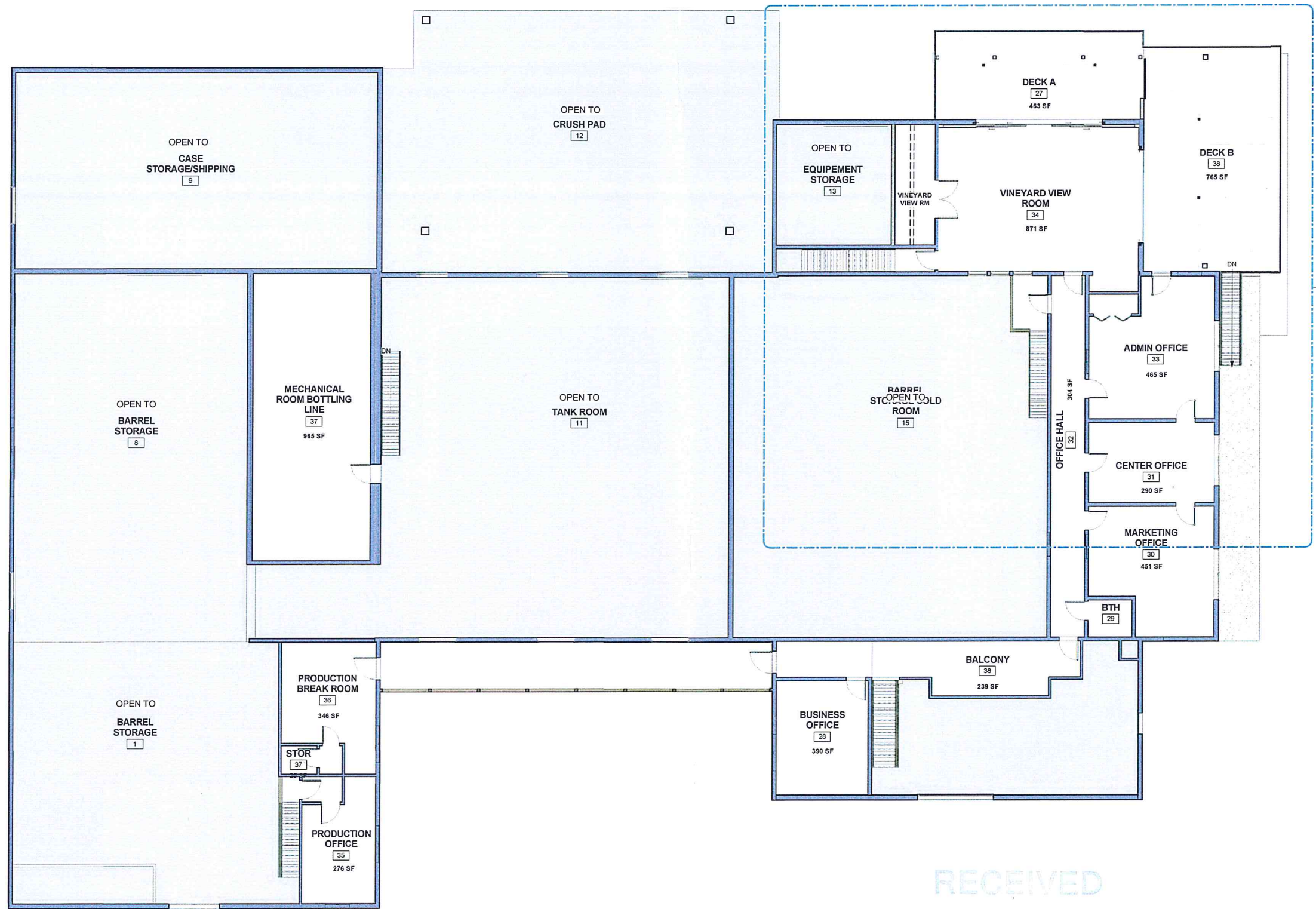
No.	Description	Date

Project number:
 Date: 09/12/16

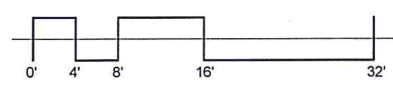
A202-00

Scale 1/8" = 1'-0"

© COPYRIGHT 2016 LEONG ARCHITECTS, INC.



RECEIVED
 SEP 13 2016
 Napa County Planning, Building
 & Environmental Services



① SECOND FLOOR
 1/8" = 1'-0"

W:\work\1\Projects\1\ZD Winery\Rev\ZD Winery 2017.rvt 9/12/2016 7:25:38 PM