



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

 ZONING DISTRICT: GLAC

 Date Submitted: 24 Jun 08

REQUEST:

Date Complete: _____

TO CONSTRUCT A 24,400 SQ. FT WAREHOUSE
 STRUCTURE IN CONJUNCTION WITH AN EXISTING
 CUSTOM CRUSH WINERY ON AN ADJACENT
 PARCEL

Date Published: _____

ZA CDPC BS APPEAL

Hearing _____

Action _____

TO BE COMPLETED BY APPLICANT
 (Please type or print legibly)

 Applicant's Name: MICHAEL MCLAGHLIN

 Telephone #: 707-478-0697

 Fax #: 707-307-4501

 E-Mail: MIKE@BINTOBOTTLE.COM

 Mailing Address: 110 CAMINO ORUGA NAPA CA 94558
No. Street City State Zip

 Status of Applicant's Interest in Property: OWNER

 Property Owner's Name: BIN TO BOTTLE, LLC

 Telephone #: 707-307-4510

 Fax #: 707-307-4501

E-Mail: _____

 Mailing Address: 110 CAMINO ORUGA NAPA CA 94558
No. Street City State Zip

 Site Address/Location: SAME AS ABOVE
No. Street City State Zip

 Assessor's Parcel #: 057-152-013 Existing Parcel Size: 1.05 ACRES

I certify that all the information contained in this application, 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 my knowledge. I 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.

Signature of Applicant

Date

3/5/08

Signature of Property Owner

Date

3/5/08

Print Name

MICHAEL MCLAGHLIN

Print Name

MICHAEL MCLAGHLIN

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

 *Application Fee Deposit: \$ 9,260 Receipt No. 69253 Received by: SK/PA Date: 24 Jun 08

*Total Fees will be based on actual time and materials



Bin To Bottle, LLC owns AP 57-152-013 that is located on Camino Dorado in Napa, an area that is zoned General Industrial. The enclosed Use Permit application proposes a $\pm 24,400$ sq. ft. building on this approximately 1.05-acre property. The building will be used to store full wine barrels and bottled case goods.

Bin To Bottle will use this new warehouse in conjunction with their custom crush winery at 110 Camino Oruga (AP 57-152-14). The winery has an existing use permit to produce 310,000 gallons of wine each year, has adequate water supplied by the city of American Canyon and a processed waste pre-treatment system to treat winery waste before discharge into the Napa Sanitation District system.

With the approval of this new use permit, Bin To Bottle will operate as a campus. Wine making will take place at 110 Camino Oruga and some barrel storage and case good storage will take place in the new warehouse. The warehouse will employ three to four people. Full and empty wine barrels will be shuttled between the new warehouse and 110 Camino Oruga using a shared driveway. The new storage warehouse will not be open to the general public.

There is a demand for additional barrel storage in Napa County and this new warehouse will house approximately 9,000 barrels. This allows some Bin To Bottle customers to store barrels on-site that would otherwise be trucked to outside facilities, sometimes outside of Napa County. Currently some of the barrels stored off-site are then trucked back to Bin To Bottle for bottling. This new barrel warehouse will reduce the number of trucks on our roads as well as decrease the emission of pollutants that these vehicles would otherwise release into our atmosphere. By our estimation, this totals more than 200 flatbed and trailer trucks each year. It makes good sense to operate Bin To Bottle as a campus with both winemaking and wine storage facilities.

To mitigate waste water issues, Napa Sanitation has agreed to allow the new warehouse to have floor drains directed to our processed waste system at 110 Camino Oruga for treatment before being discharged into the Napa Sanitation system. Should the Camino Dorado property be sold and the new owner not given access to the pre-treatment system at 110 Camino Oruga, the valve will be terminated at the property line and process waste will run through an alternate pipe that connects directly to the Napa Sanitation system as shown on civil engineer plans.

In addition, Bin To Bottle continues to work with civil engineers and Orenco Industries to improve upon the existing pre-treatment waste system. (These upgrades are not required by Napa Sanitation District, but are part of Bin To Bottle's plan to operate at optimum efficiency.)

The American Canyon Water District will supply water for the new warehouse. A "Will Serve" letter from the City of American Canyon is included with this packet. Water use will be minimal at the warehouse because almost all wine work will be handled at the 110 Camino Oruga winery. (Bin To Bottle self imposes strict guidelines for water usage, limiting wash downs and using nozzles and barrel washing devices that conserve water.)

The proposed building is more than just a warehouse. Bin To Bottle is a custom crush winery for some very discerning customers. Although located in a General Industrial area, it is very important that the image and look of Bin To Bottle is first class.

The building itself will be made of metal that fronts Camino Dorado. It will be painted a bronze with a contrasting lighter roof. The front of the building will have a unique feature that enhances the building. Lavender, natural grasses and bushes also compliment the front of the building. Vines will be trained up a decorative trellis on the front of the building. These trumpet vines will fill in over a two-year period and creep up approximately 18 feet toward the top of the building. (Please see enclosed diagram)

The view from the northern side of the building will be an improvement over the existing tan fence and tan building that is seen from North Kelly Road. It will be tastefully painted and landscaped. In addition, Mr. Jim Barbour, owner of the property between North Kelly Road and our proposed warehouse, plans to also build a refined building. We are working with Mr. Barbour to address any site issues that would affect our adjoining properties in an effort to compliment each other's project. The building that he constructs will effectively hide our building's view from North Kelly Road as seen in enclosed images B, C and D.

The east side of our building backs up to United Rental's building and yard. There are mature trees bordering the two properties and we plan to add additional landscaping to further enhance what is considered the back of our building.

The fourth side of the warehouse is next to Bin To Bottle's Tank Pad. The new building will shield most of this building. This view is also obstructed from view on Camino Dorado by mature redwood trees as seen in enclosed image A.

The monument sign we plan to erect in the front of the new building facing Camino Dorado will be set in the landscaped area at ground height. It will conform to all local codes and be approximately 10 feet long by 3 feet high by one foot deep.

The following people are involved with this project and are available for questions or clarifications concerning the Bin To Bottle warehouse and this Use Permit application:

- Mike McLoughlin, Bin To Bottle, Owner 707-478-0697
- John Wilkinson, Bin To Bottle, Owner 707-307-4500
- Dan Westphal, O'Malley, Wilson & Westphal, Architect 707-636-0828
- Jodee Hinton, Applied Civil Engineering, Civil Engineer 707-320-4968
- Tom Andrews, Andrews & Thornley, General Contractor 707-252-3478



RECEIVED

OCT 09 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Mr. Ron Gee
Napa County Conservation, Development & Planning Dept.
1195 Third St., Suite 210
Napa, CA 94559

APN 57-152-013
Use Permit # P08-02846-UP

Dear Ron,

Please accept this letter as a formal request to include an exception to the standard FAR lot coverage ratio for our proposed 24,400 sq. ft. warehouse building as allowed within the Napa County Airport Industrial Area Specific Plan (AIASP). The new building will exceed the maximum 50% FAR allowed by 6% on our 1.05-acre site. Our proposal complies with all other AIASP setback, parking and landscape site development standards.

In 2006, Bin to Bottle LLC and 110 Camino Oruga LLC completed a lot line adjustment where 110 Camino Oruga absorbed an 1,800 sq. ft. strip of land on the South side of the new warehouse, adjacent to the existing winery's tank pad. With the approval of this use permit, Bin to Bottle will operate as a campus between the existing winery at 110 Camino Oruga and the newly proposed building. That same strip of land will be paved and the fence removed, effectively making the strip of land completely accessible and useable by the new warehouse property. The way in which the winery/warehouse will utilize the land will virtually make it part of the new warehouse development, effectively reducing the FAR.

We understand that our project will meet the requirements necessary for the approval of this exception.

Please let me know if you require anything else as it relates to this matter and thank you for all your assistance.

Best regards,

John Wilkinson
Managing Partner
Bin to Bottle

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): WAREHOUSE FOR STORING WINE IN BARRELS AND BOTTLED CASE GOODS
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify):
- C. Estimated Completion Date for Each Phase: Phase 1: 3/1/09 Phase 2:
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
☒ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: NONE
- F. Additional Licenses/Approval Required:
District: Regional:
State: DEPT. ABC PERMIT Federal: TTB PERMIT

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 40,397
Proposed total floor area on site: 24,397
Total development area (building, impervious, leach field, driveway, etc.): 40,397
New construction: YES
existing structures or portions thereof to be utilized: NONE
existing structures or portions thereof to be moved: NONE
- B. Floor Area devoted to each separate use (in square ft):
living: NONE storage/warehouse: 24,005 offices: 256
sales: NONE caves: NONE other: BATHROOM - 64
septic/leach field: NONE roads/driveways: 16,000 ENTRY - 72
- C. Maximum Building Height: existing structures: new construction: 32'
- D. Type of New Construction (e.g., wood-frame): METAL BUILDING
- E. Height of Crane necessary for construction of new buildings (airport environs): 60' TEMPORARY
- F. Type of Exterior Night Lighting Proposed: SHIELDED & DOWNWARD DIRECTING
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes ☐ No ☒
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V - non rated):
☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☒ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☒ Type V (non-rated)
(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	<u> </u>	<u>14</u>
B. Customer Parking Spaces:	<u> </u>	<u>3</u>
C. Employee Parking Spaces:	<u> </u>	<u>11</u>
D. Loading Areas:	<u> </u>	<u>1</u>

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	_____	<u>Mon - Fri</u>
B. Expected Hours of Operation:	_____	<u>7:30 - 5 pm</u>
C. Anticipated Number of Shifts:	_____	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	_____	<u>3</u>
E. Expected Number of Part-Time Employees/Shift:	_____	<u>1</u>
F. Anticipated Number of Visitors		
• busiest day:	_____	<u>4</u>
• average/week:	_____	<u>5</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	_____	<u>8</u>
• average/week:	_____	<u>10</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities
Food Serving Facilities

• restaurant/deli seating capacity:	<u>N/A</u>
• bar seating capacity:	_____
• public meeting room seating capacity:	_____
• assembly capacity:	_____

B. Residential Care Facilities (6 or more residents)
Day Care Centers

	<u>Existing</u>	<u>Proposed</u>
• type of care:	_____	_____
• total number of guests/children:	<u>N/A</u>	<u>N/A</u>
• total number of bedrooms:	_____	_____
• distance to nearest existing/approved facility/center:	_____	_____

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY	Domestic	Emergency
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>CITY</u>	<u>CITY</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>AMERICAN CANYON</u> Yes ___ No <u>X</u>	<u>AMERICAN CANYON</u> Yes ___ No <u>X</u>
C. Current Water Use (in gallons/day): Current water source:	<u>N/A</u>	<u>N/A</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>600</u>	<u>—</u>
E. Water Availability (in gallons/minute):	<u>N/A</u>	<u>N/A</u>
F. Capacity of Water Storage System (gallons):	<u>N/A</u>	<u>N/A</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>N/A</u>	<u>N/A</u>
F. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE	Domestic (sewage)	Other (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>DISTRICT</u>	_____
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>NAPA SANITATION</u> Yes ___ No <u>X</u>	Yes ___ No ___
C. Current Waste Flows (peak flow in gallons/day):	<u>N/A</u>	_____
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>500</u>	_____
E. Future Waste Disposal Capacity (in gallons/day):	<u>N/A</u>	_____
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>GARBAGE Co.</u>	_____
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>CONSTRUCTION Co.</u>	_____
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>N/A</u>	_____
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>N/A</u>	_____



**Napa County Department of Environmental Management
CUPA-Related Business Activities Form**

Business Name: BIN TO BOTTLE, LLC

Business Address: AP # 57-152-013

Contact: ADAM BRAUNSTEIN Phone #: 707-307-4510

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 16 CFR Parts 30, 40 or 70?

☐ YES ☒ NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?

☐ YES ☒ NO

2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO

C. ABOVE GROUND STORAGE TANKS (AST's)

Own or operate AST's above these thresholds:

Any tank capacity with a capacity greater than 660 gallons, or
The total capacity for the facility is greater than 1,320 gallons?

☐ YES ☒ NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?

☐ YES ☒ NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

☐ YES ☒ NO

3. Treat hazardous waste on site?

☐ YES ☒ NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☐ YES ☒ NO

5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

☐ YES ☒ NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Same examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

☐ YES ☒ NO

TRAFFIC INFORMATION

Project Trip Generation						
Personnel / Visitors				Vehicle Trips		
	Operations Daily M - F	Marketing Events Minimum Maximum Weekends			Operations Daily M - F	Marketing Events Minimum Maximum Weekends
Operating Hours	7:30-5	N/A				
Employees				Employee Trips		
Full-Time	3			Full-Time	6	
Seasonal Peak	1			Seasonal Peak	2	
Peak Hours				Peak Hours	4	
Total Employees	4			Total Employee Trips	8	
Event Support Staff				Event Support Staff		
Full-Time				Full-Time	N/A	
Seasonal Peak				Seasonal Peak		
Total Support Staff	N/A			Total Support Staff Trips		
Visitors	1			Visitor Trips	1	
Peak Hours	1			Peak Hours	1	
Total Visitors	1			Total Visitor Trips	1	
				Total Trucks - Deliveries, Shipping, etc. Trips	350/yr	
Grand Total	4-5					
Provide supporting documentation for trip generation rates						
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.						

Number of People Onsite					
	Seasonal		Marketing Events		
	Full-Time	Peak	Marketing Events	Marketing Events	Marketing Events
No. Employees	3	1			
Support Staff, caterers, clean-up, etc.	N/A		N/A	N/A	N/A
Visitors	1				
Residents	N/A				
Grand Total	4	1			


APPS-Traffic Information

INDEMNIFICATION AGREEMENT

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.



Applicant

3/5/08

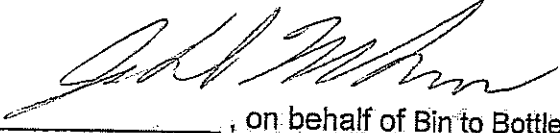
Date

Property Owner (if other than Applicant)

P08 - 00141

Project Identification

ACCEPTANCE

I, John Wilkinson , on behalf of Bin to Bottle, who has authorized me to execute this document, accept the conditions set forth in this communication.

Managing Partner (Title) Date: _____

(Title) Date: _____