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Use Permit Application Packet



A Tradition of Stewardship  
A Commitment to Service

file No P15-00278-MOD <sup>maj</sup>

Napa County  
Planning, Building, and Environmental Services  
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417  
web [www.countyofnapa.org](http://www.countyofnapa.org) email [planning@countyofnapa.org](mailto:planning@countyofnapa.org)

Use Permit Application

RECEIVED

To be completed by Planning staff...

AUG 25 2015

Application Type: Major Mod  
Date Submitted: 8/25/2015 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_  
Request: \_\_\_\_\_

Napa County Planning, Building  
& Environmental Services

\$ 5,000. 109725  
\*Application Fee Deposit: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_ Received by: TA Date: 8/25/2015

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

To be completed by applicant...

Project Name: Wilkinson/Bin to Bottle Custom Crush Wine Production Facility

Assessor's Parcel No: 057-152-012 Existing Parcel Size: +/- 3.5 acres ac.

Site Address/Location: 122 Camino Oruga Napa CA 94558  
No. Street City State Zip

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

Property Owner: Milan-Camino Oruga, LLC

Mailing Address: 13949 Ventura Blvd. Suite 350 Sherman Oaks CA 91423  
No. Street City State Zip

Telephone No ( 818 ) 501 - 5600 E-Mail: vsheynin@mwestholdings.com

Applicant (if other than property owner): John Wilkinson, Bin to Bottle

Mailing Address: 110 Camino Oruga Napa CA 94558  
No. Street City State Zip

Telephone No ( 707 ) 307 - 4510 E-Mail: john@bintobottle.com

Representative (if applicable): Beth Painter, Balanced Planning

Mailing Address: 10 Canopy Lane Napa CA 94558  
No. Street City State Zip

Telephone No ( 707 ) 337 - 3385 E-Mail: beth@bpnapa.com

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**Use Permit Information Sheet**

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**Use**

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

Refer to attached narrative.

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

District _____	Regional _____
State _____ ABC _____	Federal TTB _____

**Improvements**

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

Refer to attached narrative.

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Improvements, cont.

Total on-site parking spaces: \_\_\_\_\_ existing \_\_\_\_\_ proposed

Loading areas: \_\_\_\_\_ existing \_\_\_\_\_ proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

- Type I FR
  - Type II 1 Hr
  - Type II N (non-rated)
  - Type III 1 Hr
  - Type III N
  - Type IV H.T. (Heavy Timber)
  - Type V 1 Hr.
  - Type V (non-rated)
- (for reference, please see the latest version of the California Building Code)*

Is the project located in an Urban/Wildland Interface area?  Yes  No

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

Employment and Hours of Operation

Days of operation: \_\_\_\_\_ existing M-F, non-harvest\* proposed

Hours of operation: \_\_\_\_\_ existing 7 am-6 pm, non-harvest\* proposed

Anticipated number of employee shifts: \_\_\_\_\_ existing one proposed

Anticipated shift hours: \_\_\_\_\_ existing 8 hour shifts, typically proposed

\*as is typical, extended hours during harvest

Maximum Number of on-site employees:

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

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## Certification and Indemnification

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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.

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Print Name of Property Owner

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Print Name Signature of Applicant (if different)

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Signature of Property Owner

Date

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Signature of Applicant

Date

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<p style="text-align: center;"><i>Karl Stovin</i></p> <hr/> <p><small>Print Name of Property Owner</small></p>	<p style="text-align: center;"><i>John Wilkinson</i></p> <hr/> <p><small>Print Name Signature of Applicant (if different)</small></p>
<p style="text-align: center;"><i>[Signature]</i></p> <hr/> <p><small>Signature of Property Owner</small></p>	<p style="text-align: center;"><i>[Signature]</i></p> <hr/> <p><small>Signature of Applicant</small></p>
<p style="text-align: center;"><i>8/25/15</i></p> <hr/> <p><small>Date</small></p>	<p style="text-align: center;"><i>8/24/15</i></p> <hr/> <p><small>Date</small></p>

## 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 type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Will food be prepared...	<input type="checkbox"/> On-Site?	<input type="checkbox"/> Catered?		
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None

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

### Production Capacity \*

Please identify the winery's...

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

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

Proposed production capacity: 250,000 gal/y

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

### Visitation and Hours of Operation

Please identify the winery's...

N/A

Maximum daily tours and tastings visitation: \_\_\_\_\_ existing \_\_\_\_\_ proposed

Average daily tours and tastings visitation<sup>1</sup>: \_\_\_\_\_ existing \_\_\_\_\_ proposed

Visitation hours (e.g. M-Sa, 10am-4pm): \_\_\_\_\_ existing \_\_\_\_\_ proposed

Non-harvest Production hours<sup>2</sup>: \_\_\_\_\_ existing \_\_\_\_\_ proposed

<sup>1</sup> 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.

<sup>2</sup> It is assumed that wineries will operate up to 24 hours per day during crush.

## Water Supply/ Waste Disposal Information Sheet

### Water Supply

Please attach completed Phase I Analysis sheet.

#### Domestic

#### Emergency

Proposed source of water  
(e.g., spring, well, mutual water company, city, district, etc.):

American Canyon

Am. Canyon

Name of proposed water supplier  
(if water company, city, district):

American Canyon

Am. Canyon

Is annexation needed?

Yes  No

Yes  No

Current water use:

\_\_\_\_\_ gallons per day (gal/d)

Current water source:

American Canyon

\_\_\_\_\_

Anticipated future water demand:

avg. 2,000 gal/d

\_\_\_\_\_ gal/d

Water availability (in gallons/minute):

\_\_\_\_\_ gal/m

\_\_\_\_\_ gal/m

Capacity of water storage system:

\_\_\_\_\_ gal

\_\_\_\_\_ gal

Type of emergency water storage facility if applicable  
(e.g., tank, reservoir, swimming pool, etc.):

\_\_\_\_\_

### Liquid Waste

Please attach Septic Feasibility Report

#### Domestic

#### Other

Type of waste:

sewage

winery waste

Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):

NSD

NSD

Name of disposal agency  
(if sewage district, city, community system):

NSD

\_\_\_\_\_

Is annexation needed?

Yes  No

Yes  No

Current waste flows (peak flow):

\_\_\_\_\_ gal/d

\_\_\_\_\_ gal/d

Anticipated future waste flows (peak flow):

\_\_\_\_\_ gal/d

\_\_\_\_\_ gal/d

Future waste disposal design capacity:

\_\_\_\_\_ gal/d

\_\_\_\_\_ gal/d

### Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at [www.countyofnapa.org/dem](http://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): \_\_\_\_\_



**PROJECT STATEMENT (REVISED AUGUST 23, 2016)**  
**Custom Crush Wine Facility**  
**122 Camino Oruga, Napa**

**OWNER/APPLICANT**

Bin to Bottle, LLC  
110 Camino Oruga  
Napa, CA 94558

**APN:** 057-152-012

**ACREAGE** +/- 3.5 acres

**GENERAL PLAN MAP DESIGNATION:** I, Industrial

**ZONING DESIGNATION:**

GI, General Industrial  
:AC, Airport Compatibility

**GENERAL PROJECT DESCRIPTION:**

The property, 122 Camino Oruga, is located near the intersection of Kelly Road and Camino Dorado in the Industrial area of the Napa County General Plan. Surrounding uses include (but are not limited to) a custom crush winery, barrel storage, barrel manufacturing, and cork distribution. Pursuant to Use Permit U-27172, the site is currently permitted for 20,014 square feet of industrial building. United Rental utilized the building for many years for heavy equipment rental. The building was originally leased by Bin to Bottle from the Milan Group for dry goods storage and office and is now owned by Bin to Bottle, LLC. This proposal is to convert the permitted use to wine production and wine storage. The proposed project consists of the adaptive reuse of this building for grape processing (sort, crush, press) and tank storage and the addition of a second building for barrel storage and associated site work (parking lot improvements, truck access, wastewater system).

The existing building is a comprised a ±3,000 square foot office building connected to a ±17,250 square foot warehouse building. The exterior changes proposed to the building include pressure washing & painting the walls and roof to provide a similar look and feel to the treatment of the original adjacent building at 110 Camino Dorado constructed in 1971. Crushing and pressing during harvest will take place inside the building. The existing office area will remain as office area and be refurbished to house a break room and toilet facilities. The

new building on the eastern portion of the site will be barrel storage and will be constructed in a similar aesthetic as the new adjacent building at 130 Camino Dorado. The process waste treatment system tanks will be located on the south side of the existing building.

In summary, this project proposes to:

1. Convert the existing warehouse into wine storage (tank) and wine processing and redecorate the existing office area.
2. Construct a second ±28,000 square foot barrel warehouse building.
3. Add several ramps for access to existing loading docks and add a process wastewater system and mechanical pad to the exterior areas of the existing building.
4. Improve the parking area and enhance the site landscaping.

### **DESCRIPTION OF USE PERMIT PLANS**

The site plans, floor plans and elevations included with this Use Permit Modification request include all the renovation details and were prepared by Applied Civil Engineering and von Raesfeld & Associates Architects. The plans include:

#### **GENERAL**

T-1: Title Sheet (general information, parking, areas, index)

#### **EXISTING CONDITION**

EC:1.0 Existing Conditions Site Plan

#### **CIVIL**

C 1: Overall Site Plan

C2: Conceptual Grading Plan

C3: Impervious Surface Exhibit

C4: Stormwater Control Plan Exhibit

#### **ARCHITECTURAL**

A1.0 Site Context / Roof Plan

A1.1 Enlarged Site Plan

A2.0 Floor Plan

A3.0 Building Sections

A4.0 Elevations

A4.1 Wall Sections (east wall)

#### **LANDSCAPE**

L1.0 Conceptual Landscape Plan

In addition, site photographs have been provided to show the existing condition of the building at 122 Camino Oruga and the surrounding Bin To Bottle buildings. The existing building and site landscaping have not been maintained by the previous owner. The exterior areas are in need of improvement. The renovated building will complement the surrounding Bin to Bottle buildings and will improve the overall aesthetics of the immediate area. Landscaping will be added that is both drought tolerant and will function as bio-retention areas for storm water management. Refer to site photographs for examples.

## **ARCHITECTURE**

Similar to the adjacent Bin-to-Bottle development at 110 and 130 Camino Dorado this site will have a combination of an early ( $\pm 1971$ ) structure and a new barrel warehouse structure. The development of this site will use a similar approach; (i) clean up of the existing building, (ii) develop a new contemporary building and (iii) unify the project with a single color scheme.

The existing office building is wood framed construction clad in slump-stone masonry; the existing warehouse building is a pre-engineered metal building clad with metal siding; both structures have a metal roof. Architecturally the building massing is somewhat pre-determined by the existing building's height and proportions. Accordingly, and as noted above it will be cleaned up and painted. The existing building will be used for stainless steel tank storage and does not require added insulation. The existing warehouse has an 8'-0" concrete wainscoting which adds visual interest; this will be repeated on the new warehouse but at a lower height (4'-0").

The new barrel building follows a similar proportion but is slightly shorter (27' versus 32'). Like the newer building on the adjacent 130 Camino Dorado site this building has a simple straight line parapet hiding the low roof slope and providing a cleaner more contemporary look. Simple square windows are added (the same as the adjacent warehouse) in key locations that provide light to the interior circulation areas and some visual interest when viewed from the surrounding area. The new barrel warehouse will be clad with 4" rigid insulated metal panels providing an R-value of  $\pm 30$  in accordance with the requirements of the California Energy Code. Additionally the roof of the new barrel warehouse will also be clad with 4" rigid insulation panels with a standing seam roof designed to accommodate solar panels.

Upon completion the project (existing + new) this site in conjunction with the adjacent will read as a single use, with consistent architectural character (old + new). The color scheme will be similar to the adjacent building recently constructed by Bin-to-Bottle.

**FACILITY OPERATIONS**

The facility will include all aspects of wine production including crushing, pressing and fermenting wine grapes during harvest and tank storage within the existing building. Wines may be bottled at this location during non-harvest with use of a mobile bottling line. The interior tank layout and winery systems shown on the Floor Plans and Elevations are preliminary only. All tanks will be located within the building but final tank size will be determined during final construction. Tanks may be replaced over time and are not a fixed architectural feature.

This new facility will operate in a similar manner to the adjacent Bin to Bottle custom crush winery and barrel storage building. This facility will not contain a traditional tasting room for the general public. Marketing will be limited to trade meetings where individual producers would meet with distributors, restaurants, wine shop owners and similar types of wine buyers. Although retail sales will be allowed, it will be limited to customers invited to the facility by appointment only. Custom crush clients will not have individual signage. The only signage will be to identify the building and it's operator.

**PARKING STANDARDS**

Section 18.110.010 of the Zoning Code and pages 64-65 of the Napa Valley Business Park Specific Plan outline some of the parking standards for this Zoning District. Zoning Code acknowledges that not every use is specifically listed. Pursuant to the table included in Section 18.110.030, an estimate of parking demand has been provided. For uses not specifically listed in the code, an estimate was made that includes the fact that this facility will be operated in coordination with the adjacent Bin To Bottle operations. As a result, there is a lower parking demand. For example, no stand alone administrative area will be required in the new building and employees will work at both locations. There is more than sufficient area to add parking in the future if the use changes.

Use	Square footage	Parking Requirement	Parking Demand
Barrel Storage	28,000	1 space/1,000 sf for first 10,000 sf and 1/2,000 for over 10,000 sf	19
Interior tank and work area	17,250	Not specifically listed, mix of tank storage and work area.	9
Office/accessory office	2,200		
office	500	1 space per 250 sf	2
break room, bathroom, conf.	1,700	not specifically listed	2

REQUIRED PARKING 32  
 PARKING PROVIDED 33

## **OTHER SITE DEVELOPMENT STANDARDS**

In the General Industrial (GI) Zoning District, the storage and warehousing of wine, including aging is an allowable use (18.44.020, A (7)). Agricultural processing facilities, including wineries are allowed upon issuance of a use permit (18.44.020 B(5)). The GI Zoning District contains development standards, which have been adhered to with this design. No variation to the GI development standards is requested.

- Site Grading and disturbance shall be minimized. *This project includes a reuse and improvement to an existing building and one new building.*
- Applicable front Yard Setback, 25 feet
- No required side or rear yard setback
- Minimum of one off-street loading space. *Loading areas provided.*
- Front yard landscaping. *20 foot from the street curb line*
- Screening of work areas provided
- Parking lot landscape plan *one tree per six spaces*
- Signage as allowed by Code for Bin to Bottle, no signage for individual clients.

The Napa Valley Business Park Specific Plan also includes development standards for the General Industrial area.

*The General Industrial land use designation is intended to accommodate and encourage general industrial development. On-site and common improvement requirements in this area are generally less stringent than in industrial park areas, e.g. metal buildings, open storage, and visible product manufacturing, such as batch plants and lumber yards, are allowed (page 62, Napa Valley Business Park Specific Plan).*

This property is within Zone D of the Napa County Airport Land Use Compatibility Plan. The building use, coverage, building height and employment density meets the restrictions as outlined in this plan.

## **ENVIRONMENTAL INFORMATION**

The site has been developed with an Industrial building for many years, and there is no disturbance of undeveloped area. The Voluntary Best Management Practices Checklist describes the additional measures that are incorporated into the design of the building and the operation of the business that will provide environmental benefit over the existing use.

### **SEWER AND WATER SERVICE**

The building is already provided water service from the City of American Canyon. The applicant is in the process of obtaining a "Will Serve" letter indicating that American Canyon will continue to serve the property for the proposed use. Similarly, Napa Sanitation District (NSD) currently provides sewer service and the applicant has obtained a "Will Serve" letter indicating that they will continue to serve the proposed custom crush facility. Winery wastewater will be managed in a similar manner to the Bin to Bottle facility. The equipment for the process wastewater management will be located on the exterior of the building and will be screened from view.



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: Bin to Bottle, 057-152-012  
Project number if known: P15-00278  
Contact person: Beth Painter  
Contact email & phone number: beth@bnpapa.com, 337-3385  
Today's date: \_\_\_\_\_

## Voluntary Best Management Practices Checklist for Development Projects

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

### Practices with Measurable GHG Reduction Potential

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

Already Doing	Plan To Do	ID #	BMP Name
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<input type="checkbox"/>	<input type="checkbox"/>	<b>BMP-1</b>	<b>Generation of on-site renewable energy</b> <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>  <u>We are considering installing photovoltaic panels. The new roof will be clad in 4" rigid insulation panels with a standing seam that is designed to accommodate solar panels. We already have them at our adjacent location (130 Camino Dorado). We will seriously consider installing them, but have not yet completed a full cost-out of a system, or calculated the potential reduction of electrical consumption.</u>
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<input type="checkbox"/>	<input type="checkbox"/>	<b>BMP-2</b>	<b>Preservation of developable open space in a conservation easement</b> <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>  _____ _____
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Already Plan  
Doing To Do

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

*Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO<sub>2</sub>e and add the County's carbon stock.*

As part of our wastewater system we will be creating a bioretention swale on the east side of the property. It will include a combination of drought tolerant vegetation and rocks for efficient drainage and natural water flow.

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

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

**Number of total vehicles** \_\_\_\_\_

**Typical annual fuel consumption or VMT** \_\_\_\_\_

**Number of alternative fuel vehicles** \_\_\_\_\_

**Type of fuel/vehicle(s)** \_\_\_\_\_

**Potential annual fuel or VMT savings** \_\_\_\_\_

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

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

We will exceed Title 24 standards. At a minimum, we will do so such that we meet any additional (more stringent) requirements set by the local building code.

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

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

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

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

Estimated annual VMT \_\_\_\_\_

Potential annual VMT saved \_\_\_\_\_

% Change \_\_\_\_\_



Already Plan  
Doing To Do

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

*See description below under BMP-5.*

We will exceed the Title 24 standards. At a minimum, we will do so such that we meet any additional (more stringent) requirements set by the local building code.

**BMP-8 Solar hot water heating**

*Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.*

**BMP-9 Energy conserving lighting**

*Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.*

We will use LED lighting throughout the building.

**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.*

The roof will be clad with 4" rigid insulation panels that are light in color, similar to the Bin to Bottle buildings at 130 Camino Dorado and 110 Camino Oruga.

**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 will have bike racks and offer incentives such as \$50/month stipend for riding your bike to work a minimum of 2x a week.

**BMP-12 Bicycle route improvements**

*Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.*

Already Plan  
Doing To Do

**BMP-13 Connection to recycled water**

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

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**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 will install water efficient fixtures throughout.*

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**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.*

As part of our wastewater treatment system, we will have bioretention swales planted with drought resistant grasses and plants as well as rocks for efficient drainage and natural movement of water in the area.

**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 will be minimal landscaping around the front of the building and it will consist of drought tolerant grasses and plants, similar to the bioretention swales mentioned above.

**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 have successful recycling programs at all of our existing sites and will implement one at this new location as well.

Already Plan  
Doing To Do

**BMP-18 Compost 75% food and garden material**

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

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**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.*

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**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.*

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**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.*

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**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.*

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Already Plan  
Doing To Do

**BMP-23**

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

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

We are constrained on the existing building, but as noted elsewhere on the application we are using energy efficient building materials, and implementing systems (night air circulation, fly wheel technology, etc.) to maximize energy efficiency. For the new building on the site we will incorporate as many additional energy saving features as possible.

**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.*

The site is such that these goals can be achieved.

**BMP-25 Will this project be designed and built so that it could qualify for LEED?**

<b>BMP-25 (a)</b>	<input type="checkbox"/>	<b>LEED™ Silver</b> (check box BMP-25 and this one)
<b>BMP-25 (b)</b>	<input type="checkbox"/>	<b>LEED™ Gold</b> (check box BMP-25, BMP-25 (a), and this box)
<b>BMP-25 (c)</b>	<input type="checkbox"/>	<b>LEED™ Platinum</b> (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](http://www.countyofnapa.org).*

**BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

*Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*

Already Plan  
Doing To Do

- BMP-28 Use of recycled materials**

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

When possible we will use post-consumer products in our ongoing operations.

- BMP-29 Local food production**

*There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*

- BMP-30 Education to staff and visitors on sustainable practices**

*This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*

We use Smart Thermostats, instruct employees on temperature management and use automatic shut-offs on lights when feasible.

- 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?**

Yes, at our adjacent locations (130 Camino Dorado & 110 Camino Oruga) we used many of the same energy efficient building materials.

We employ a night air system in combination with fly wheel technology that hyper cools the building and allows us to efficiently store and use energy to distribute that cool air throughout the day, keeping our energy demand/use from the grid low during peak demand times. We will use the same system at the new location.

We have drought tolerant landscapes, recycle, and encourage employees to practice wise energy and water use. Over the past 3 years we have reduced our water usage at the two facilities by more than 4000,000 gallons annually by investing in new technologies, low flow water systems, drip irrigation, etc.

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

We have recently invested in a new technology called BlueMorph UV that we use to clean and disinfect tanks. We estimate that by using BlueMorph we will reduce our water consumption for tank cleaning by 66%, approximately 132,000 gallons annually, (this is in addition to savings noted above). The winery is also a CCOF (California Certified Organic Farmers) certified facility.

**Comments and Suggestions on this form?**

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EXISTING CONDITIONS AT 122 CAMINO ORUGA  
FROM STREET



CLOSE UP OF BUILDING ENTRANCE





NORTH SIDE OF BUILDING



SOUTH SIDE OF BUILDING





EAST SIDE OF BUILDING



WEST SIDE OF BUILDING





EXISTING BIN TO BOTTLE, 110 CAMINO ORUGA



EXISTING BIN TO BOTTLE, 130 CAMINO DORADO



# EXISTING ROCK SWALE/BIORETENTION

