



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, July 20, 2021 @ 6:00 PM
Published: Wednesday, July 7, 2021 2:45 PM**

In accordance with Executive Order N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways: Members of the public may not physically attend meetings. The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofstheleena.org. All public comments must be emailed by 4:00 PM prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line Planning Commission agenda.

Please see the end of the agenda for detailed PUBLIC PARTICIPATION instructions.

Spanish translation for this meeting will be offered. To access Spanish translation, you will need to join the meeting using the Zoom app from a computer, iPad or iPhone. You will see an icon on the screen that will allow you to choose Spanish translation. To learn how to use Zoom, please see the instructions below.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/83440430194>

Or One tap mobile :

US: +16699006833,,83440430194# or +12532158782,,83440430194#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Meeting ID: 834 4043 0194

International numbers available: <https://us02web.zoom.us/j/83440430194>

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes.

**Ciudad de Santa Helena
Reunión del Comisión de Planificación
20 de julio del 2021 @ 6:00 PM**

De acuerdo con las órdenes ejecutivas N-25-20, N-29-20, y la orientación del Departamento de Salud Pública de California sobre reuniones, se permite la participación pública virtual.

Seguiremos la Orden de la siguiente manera: Los miembros del público no pueden asistir físicamente a las reuniones. La reunión del Comisión de Planificación de la Ciudad se transmitirá en vivo por el Canal 28 de Comcast y en el sitio web de la Ciudad, salvo dificultades técnicas. Aquellos miembros del público que deseen participar deben hacerlo de forma virtual a través de las reuniones electrónicas de Zoom de las siguientes maneras; iniciando sesión en el enlace Zoom ubicado en la agenda de la reunión (descargue la aplicación en su computadora o dispositivo móvil) e ingrese el ID de la reunión o llamando al número ubicado en la agenda e ingrese el ID de la reunión. Se aceptarán comentarios públicos para la reunión del Comisión de Planificación por correo electrónico a publiccomment@cityofsthelena.org. Todos los comentarios públicos se harán públicos y se adjuntarán a la agenda, pero no se leerán en voz alta. Todos los comentarios públicos que se reciban después de las 4:00 PM se adjuntarán a la agenda al día siguiente.

Consulte el final de la agenda para obtener instrucciones detalladas de PARTICIPACIÓN PÚBLICA.

Se ofrecerá traducción al español para esta reunión. Para acceder a la traducción al español, deberá unirse a la reunión utilizando la aplicación Zoom desde una computadora, iPad o iPhone. Verá un icono en la pantalla que le permitirá elegir la traducción al español. Para aprender como utilizar Zoom, consulte las instrucciones a continuación.

Haga clic en el enlace a continuación para participar en la reunión:

<https://us02web.zoom.us/j/83440430194>

O por iPhone one-tap:

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O por telefono:

Marque (para mejor calidad de llamada, marque al numero basado en su localizacion actual):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

ID de la Reunión: 834 4043 0194

Números Internacionales Disponibles: <https://us02web.zoom.us/j/83440430194>

TENGA EN CUENTA: Cualquier persona que desee hablar sobre un tema en la agenda o hacer un comentario en la sección de "comentario público" de la agenda puede hacerlo, pero por favor observe el límite de tiempo de cuarto minutos.

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1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

Chair: John Ponte

Vice Chair: Daniel Hale

Commissioners: Autumn Anderson, Rosaura Segura and Marika Rothfeld.

City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:

This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor

take action on matters not described on the agenda. **Please observe the time limit of four minutes.**

4. CONSENT ITEMS

Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes: July 6, 2021

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[Planning Commission Minutes 07.06.2021](#)

5. PUBLIC HEARINGS

5.1. Request by Greg Desmond, representative of Fulton Lane Distillery, to grant a use permit approval to establish a small distillery operation, "Fulton Lane Distillery", at an existing wine storage and distribution warehouse located at 1020 Fulton Lane in the Service Commercial (SC) zoning district.

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CEQA Determination: Categorically Exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Recommendation:

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from CEQA pursuant to Section 15301; and
2. Accept the required findings and approve a resolution granting conditional use permit approval for the proposed distillery operation locate at an existing wine storage and distribution facility at 1020 Fulton Lane.

[1020 Fulton Ln. - Staff Report](#)

[PUBLIC COMMENT.Pat Woodbridge](#)

[PUBLIC COMMENT.Anthony Ives](#)

[PUBLIC COMMENT.Lars Kronmark](#)

[PUBLIC COMMENT.Michael Laukert](#)

[PUBLIC COMMENT.Rich Barner](#)

[PUBLIC COMMENT.Scott Beattie](#)

[PUBLIC COMMENT.Steve Dveris](#)

[PUBLIC COMMENT.Steven Kay](#)

[PUBLIC COMMENT.Steven Frediani](#)

[PUBLIC COMMENT.Daniel Marshall](#)

[PUBLIC COMMENT.David Capponi](#)

[PUBLIC COMMENT.Dione Carston](#)

[PUBLIC COMMENT.Marko Karakasevic](#)

[PUBLIC COMMENT.Jeff Feeney](#)

[PUBLIC COMMENT.Tina M. Carpenter](#)

[PUBLIC COMMENT.Kerry M Libby](#)

[PUBLIC COMMENT.John n Joy Caldwell](#)

[PUBLIC COMMENT.Jim Barbour](#)

[PUBLIC COMMENT.Kathy Simpson](#)

[PUBLIC COMMENT.Steve Doughty](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

This is an opportunity for staff to report on or update the Commission on any relevant matters.

8. AGENDA FORCAST

Below is a link to a list of pending and upcoming projects which may be of interest to the community.

This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

A list of all current planning projects is available on our city website in the link below:

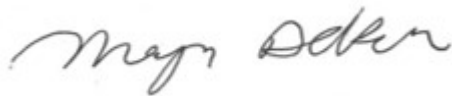
http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for August 3, 2021.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on July 7, 2021.



Maya DeRosa, Planning & Building Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that

item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofsthehena.org> and will be available for public review at the respective meeting.

THE CITY OF ST. HELENA ENCOURAGES ONLINE PUBLIC PARTICIPATION IN VIRTUAL PLANNING COMMISSION MEETINGS

St. Helena, CA– The City of St. Helena is committed to public participation in City government in a manner that is consistent with guidance provided by the Napa County Public Health Official and Governor Newsom's Executive Order N-25-20. These guidelines relate to social distancing, and are intended to protect everyone by limiting the spread of COVID-19 in our community. In adherence to these guidelines, the St. Helena Planning Commission will host a Virtual Planning Commission Meeting on Zoom; a free teleconferencing tool that enables users to watch and/or call into the meeting from their computers or

phones. This meeting will be open to public and allows for live public comment. The meeting will also be recorded, livestreamed, and posted on the City's website after the adjournment of the meeting if technical difficulties occur: <https://sthelena.civicweb.net/Portal/>

The ZOOM web link, meeting ID, and phone number will be listed at the top of the Planning Commission Meeting Agenda. You will be required to enter the meeting ID, but there will be no password or participant ID.

How to Watch or Listen to Planning Commission Meetings:

1. Watch on Comcast Channel 28
2. Watch the livestreaming video on the City's website
3. Watch and Listen on Zoom.us by clicking on the link in the Planning Commission Agenda
4. Listen only by calling the Zoom number listed on the Planning Commission Agenda

Watch Planning Commission Meetings by Joining the Zoom Meeting:

1. By Computer, Tablet, or Smart Phone:

- a. Before joining the virtual Planning Commission Meeting, it is highly encouraged that you download the Zoom App. To sign up for your own free account, visit zoom.us/signup and enter your email address. You will receive an email from Zoom (no-reply@zoom.us). In this email, click Activate Account.
- b. If you are logged into your account, Enter the **Meeting ID** listed on the Planning Commission Agenda. If you have not created an account go to: <https://zoom.us/join> and enter the **Meeting ID**
- c. Select if you would like to connect audio and/or video and tap **Join Meeting**.
- d. For specific instructions for your device, go to: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

1. Listen Only by Telephone:

- a. **Dial** the number listed on the Planning Commission Agenda.
- b. At the prompt, enter the **Meeting ID** provided on the top of the Planning Commission Meeting Agenda and **Press #**. **A participate ID is not required.**
- c. To disconnect from the meeting, hang up the phone.

Ways to Provide Public Comment:

While attending the virtual Planning Commission Meeting, the public will have the opportunity to provide live public comment during Public Forum and after each agenda item. When it is the appropriate time for public comment the Chair will verbally open public comment. At this time each individual is permitted 4 minutes to speak.

1. **Send a Public Comment in by 4:00 PM Prior to the Meeting to:** publiccomment@cityofsthelena.org

The easiest way to provide public comment is to email your public comment. Public comments may be emailed to publiccomment@cityofsthelena.org. Please include in the subject line "COMMENT TO PLANNING COMMISSION and the AGENDA ITEM". Any public comment is required to be submitted no later than 2 hours before the scheduled meeting and will be included as an attachment to the agenda. All public comments will be made publicly available and attached to the agenda item and will not be read out loud. All public comments that are received after 4:00 PM will be attached to the agenda the following day.

2. Provide Comment through Zoom meeting from a computer, tablet, or smart phone

This option allows the public to virtually attend the meeting as a muted 'attendee' with no video or screen sharing capabilities. You will be able to see and hear those participating in the meeting, but they will not be able to hear you until the host unmutes you.

If you wish to provide public comment during a specific agenda item or during public forum, you can use the "**raise hand**" feature located in the control panel at the bottom of your screen. The icon is a small blue hand. In Windows you can also use the Alt+Y keyboard shortcut to raise or lower your hand. In Mac you can also use the Option+Y keyboard shortcut to raise or lower your hand.

The host will be notified that you've raised your hand and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. To be removed from the queue, just click the '**raise hand**' button again.

3. Call in to the ZOOM meeting from a cell phone or landline phone only

This option allows the member of the public with the opportunity to verbally participate in public comment.

If you wish to speak during public comment time dial ***9** on your telephone.

The host will be notified that you would like to speak and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. You may press ***9** again if you wish to be removed from the queue.

You will be notified at the end of your statement that you have been muted.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, July 6, 2021 @ 6:00 PM
Virtual Meeting

A complete video recording of this meeting, except for closed session, can be found at <https://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

Present: Chair John Ponte, Vice Chair Daniel Hale, Commissioner Marika Rothfeld, Commissioner Autumn Anderson, and Commissioner Rosaura Segura
Absent: None
Staff Present: Maya DeRosa, Planning & Building Director, Aaron Hecock, Senior Planner, and Xinia Gamero, Permit Technician II

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM

No public comment was received.

4. CONSENT ITEMS

4.1 Approval of Minutes: June 15, 2021

Vice-Chair Daniel Hale moved to approve the Minutes on the Consent Calendar. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: John Ponte, Marika Rothfeld, Daniel Hale, Autumn Anderson, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

5. PUBLIC HEARINGS

5.1 *This item will be continued to a date uncertain.

Request by Greg Desmond, representative of Fulton Lane Distillery, to grant a use permit approval to establish a small distillery operation, "Fulton Lane Distillery", at an existing wine storage and distribution warehouse located at 1020 Fulton Lane in the Service Commercial (SC) zoning district.

No public comment was received.

No action was taken on this item.

- 5.2 Request by Tracey Skupny of Lang & Reed for adoption of a resolution approving a use permit amendment in order to expand wine tasting uses into the entirety of the existing building (up to 18 seats) located at 1244 Spring Street/1200 Oak Avenue in the Central Business zoning district.

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and
2. Accept the required findings and approve a resolution granting use permit amendment approval for wine tasting uses to expand to 18 seats in the building located at 1244 Spring Street/1200 Oak Avenue.

Chair Ponte opened public comment.

No public comment was received.

Senior Planner Aaron Hecock reported on the item and showed a presentation.

Applicant, Tracey Skupny addressed the Planning Commission.

No public comment was received.

Vice-Chair Daniel Hale moved to approve staff recommendation with the added condition that ADA access to Suite #1 through the back of the building must be maintained at all times during business hours. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: John Ponte, Marika Rothfeld, Daniel Hale, Autumn Anderson, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

- 6.1 Nomination and election of a new Planning Commission Chair and Vice Chair and designation of the Commission Secretary.

Prepared By: Xinia Gamero, Permit Technician II

Recommendation:

It is recommended that the Commission nominate and vote to elect a new Chairperson and Vice Chairperson, and designate the Commission Secretary, as identified in Rule 1 of the Planning Commission By-Laws.

Commissioner Rosaura Segura nominated Xinia Gamero, Permit Technician II as Secretary of the Planning Commission. The motion was seconded by Vice-Chair Daniel Hale and on roll call carried by the following vote:

AYES: John Ponte, Marika Rothfeld, Daniel Hale, Autumn Anderson, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

Commissioner Autumn Anderson nominated John Ponte to continue serving as Chair of the Planning Commission. The motion was seconded by Vice-Chair Daniel Hale and on roll call carried by the following vote:

AYES: Marika Rothfeld, Daniel Hale, Autumn Anderson, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: John Ponte

RECUSE: None

Commissioner Autumn Anderson nominated Daniel Hale to continue serving as Vice-Chair of the Planning Commission. The motion was seconded by Commissioner Marika Rothfeld and on roll call carried by the following vote:

AYES: John Ponte, Marika Rothfeld, Daniel Hale, Autumn Anderson, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

7. DEPARTMENT REPORTS

Planning and Building Director Maya DeRosa reported on the following:

- Congratulating Chair Ponte and Commissioner Rothfeld on their re-

- appointment to the Planning Commission.
- Future return to live Planning Commission meetings update.

8. AGENDA FORCAST

None.

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **6:33 P.M.**

The July 6, 2021 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

John Ponte, Planning Commission Chair

Maya DeRosa, AICP
Planning and Building Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of July 20, 2021

FILE NUMBER: PL21-020

SUBJECT: Request by Greg Desmond, representative of Fulton Lane Distillery, to grant a use permit approval to establish a small distillery operation, "Fulton Lane Distillery", at an existing wine storage and distribution warehouse located at 1020 Fulton Lane in the Service Commercial (SC) zoning district.

APPLICATION FILED:05/07/21

ACCEPTED AS COMPLETE:07/02/21

LOCATION OF PROPERTY: 1020 Fulton Lane

APN: 009-191-001

GENERAL PLAN/ZONING: Service Commercial

APPLICANT: Greg Desmond

PHONE: (707) 287-5957

BACKGROUND

The subject property is located in the Service Commercial (SC) district, which provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses and similar compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the Central Business district. Light manufacturing uses are permitted in the SC district subject to the approval of a use permit.

PROJECT DESCRIPTION

The project applicant, Greg Desmond, is requesting approval of a use permit to convert approximately 3,050 square feet of an existing 5,560 square foot warehouse from wine storage to a small whiskey and brandy distillery operation. The project will involve the installation of one (1) 2,600 gallon still capable of producing 10,800 gallons of whiskey of 26,400 gallons of brandy annually for a total production capacity of 45, 800 gallons of product, and two (2) 650 gallon stills capable of producing 5,400 gallons of whiskey or 13,200 gallons of brandy annually.

The applicant anticipates that actual production will be split evenly between whiskey and brandy, 11,450 gallons each, resulting in an estimated maximum production volume of 22,900 gallons of finished product per year, which is half the amount that the stills are capable of producing. The beer and wine required for the distillation process will be sourced from local growers, vintners, and brewers, and will be delivered to the site via tanker truck and transferred directly to the still or storage tanks located inside the building. The only other ingredient required for blending purposes will be water which will be sourced from an off-site spring. The beer and wine will be distilled on site and transferred to wood barrels that will be taken to an off-site aging and bottling facility. Wastewater from the distilling process will be held in on-site storage tanks located inside the building, then hauled off-site by a tanker truck as needed.

No tasting room or other use that may increase traffic to the site is proposed in connection with the requested use permit. Hours of operation will be 8:00a.m. to 5:00p.m. Monday through Friday. One (1) employee will be needed to maintain current and proposed operations (office, warehouse, and distilling). Additional employees may be needed for deliveries and barrel loading. Two (2) 2,600 gallon tanker trucks will deliver to the site weekly, one (1) for the delivery of spring water and one (1) for the delivery of beer or wine. A 24-foot flatbed truck will remove barrels from the site once every two (2) months.

ANALYSIS

CEQA

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301, Existing Facilities, which exempts projects consisting of the operation, repair, maintenance, permitting, licensing, or minor alteration of existing public or private facilities involving negligible or no expansion of the existing or former use. The project involves the addition of a small distilling operation in an existing warehouse. No alterations to the existing tenant space are proposed that would significantly increase traffic to the site.

GENERAL PLAN

The subject property has a general plan land use designation of Service Commercial (SC). The SC land use designation includes service retail uses that have larger space needs than are available in the Central Business District. The SC designation includes areas fronting State Route 29/Main Street south of Sulphur Creek. The St. Helena General Plan Update 2040 and Eight Year Action Plan include the following policies that are relevant to the proposed project.

- **LU4.2.** Support the development of industries that are consistent with viticulture and winery support services and similar compatible uses. Support role of the City as an agriculturally-based service center for the surrounding area, including Calistoga, Angwin, Deer Park, Meadowood, Madronne Knoll, Rutherford, and the unincorporated area south of St. Helena.

The project proposes to add a small distilling operation to an existing wine storage and distribution facility. Approval of the project would support a small local business as well as the local wineries and breweries that will supply the wine and beer needed for the distilling operation, and is similar and compatible to the existing operations.

- **ES1.2.** Identify and expand economic sectors in which the City has competitive advantages, and capitalize on these strengths in order to diversify local economic activities and strengthen St. Helena's role as an agriculturally-based service center for the surrounding area.

Located in the Napa Valley, St. Helena has a competitive advantage in viticulture and winery support services because of the proximity to prime farmland and vineyards. The project site is located off of State Route 29, a primary transportation corridor in the Napa Valley, which the distilling operation would capitalize on. Additionally, the distilling operation would partner with local wineries and breweries, further strengthening and diversifying the local economy.

- **ES2.2.** Ensure a diverse mix of uses that avoids an over-representation of any particular use. Remove the cap on the number of hotel and motel rooms and restaurant seats but continue to limit vacation rentals.

St. Helena is widely known for its viticulture and winery operations but does not have an overconcentration of distilleries. The project diversifies the existing operations and capitalizes on the fact that St. Helena currently has only one (1) distillery operation.

- **PF1.1.** Require the approval of a new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply system.

The proposed distillery is a small operation that would utilize approximately 750 to 1,000 gallons of water per each run, all of which will be sourced from off-site springs and will not impact City Water services to the site. The existing water usage for the warehouse is approximately 15 to 30 gallons per day and that usage will remain unchanged.

ZONING

The project site is located in the SC district, which permits light manufacturing uses subject to the approval of a use permit. No development is proposed in connection with the request add the distillery operations to the existing wine storage and distribution facility.

PARKING

The multi-tenant service commercial center provides eleven (11) parking spaces between the three buildings in the center. The existing wine warehouse would require two (2) parking spaces pursuant to the requirements established in Section 17.124.030 of the SHMC. Three (3) parking spaces are dedicated to the wine warehouse and distillery operation. Only one (1) employee will be needed for the operation, including the proposed distillery operations.

WATER

The current water usage for the wine storage warehouse is 15 to 30 gallons daily and will remain unchanged with the addition of the proposed distilling operations. All water

required for distilling, 750 to 1,000 gallons per run, will be sourced from an off-site spring and delivered to the site. There will be no impact to City Water services.

USE PERMIT

Light manufacturing uses require the approval of a use permit within the SC district. Pursuant to Section 17.168.050 of the SHMC, the Planning Commission must take the following findings to support the motion to approve the use permit.

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

The proposed use consists of a very small distilling operation (22,900 gallons/432 barrels annually, or approximately 1,907.5 gallons/36 barrels per month) in the Service Commercial district, surrounded by other service uses. Even if the applicant distilled product at the actual capacity of the stills, (45,800 gallons/864 barrels annually or 3,815 gallons/72 barrels per month) the operation would still be very small, all operations will be contained entirely indoors, and any odor, fumes, dust, light, glare, radiation or refuse generated by the operation would be insignificant and not injurious to the surrounding community.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

The proposed distillery operation would be very small and conducted entirely within an enclosed building within the Service Commercial district surrounded by other service uses. Any noise generated by the operation would be insignificant and would not adversely affect the health, safety, or welfare of neighboring properties or uses.

3. That the proposed use would not generate traffic noise in excess of the normally acceptable range identified in the general plan.

With one regular employee and two (2) truck deliveries per week, and one (1) pick up every other month, the proposed use will not significantly increase traffic to the project site, which is located within a multi-tenant service commercial center. Therefore, traffic noise would not be generated in excess of the normally acceptable range identified in the general plan.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

The proposed distillery operation is small, located within an existing multi-tenant service commercial center that is already served by a full range of services and would not create demand that is in excess of what is normal for similar uses.

Additionally, water required for distilling will be trucked in from an off-site spring, and wastewater generated by the operation, 2,000 to 2,250 gallons per run, will be captured and stored on-site, and hauled off-site as necessary.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

No new construction is proposed in connection with the proposed distillery operation and adequate ingress and egress to the site is already provided.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

The proposed distillery operation will contribute to, rather than conflict with the City's goal of maintaining the economic viability of a local serving economy and will provide additional opportunity for growth for a small, local business, which will also support other local businesses.

7. That the proposed use would not be compatible with the surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

The proposed distillery operation is located in the Service Commercial district which allows for light manufacturing subject to the approval of a use permit. The project site is surrounded by other service commercial uses and would not be in conflict with the purpose established for the district.

8. That the proposed use would not be in conflict with the City's general plan.

The service commercial land use district includes service retail uses that have larger space needs than are available in the Central Business District. The proposed distillery operation is consistent with the permitted uses. Additionally, general plan land use policies LU4.2, ES1.2, ES2.2, and PF1.1 are specifically relevant to the project.

9. That the proposed use would not be injurious to the public health, safety, or welfare.

The proposed distillery operation is consistent with the regulations and guidelines of the SHMC, the City of St. Helena General Plan, and is categorically exempt from the requirements of CEQA. Therefore, the proposed use would not be injurious to the public health, safety, or welfare.

10. That granting the use permit would not set precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the general plan.

The proposed distillery operation is consistent with the general plan vision for the service commercial land use district and does not set a negative precedent. Similar uses of similar size within the appropriately zoned district would not be detrimental to the City and would not be in conflict with the general plan.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.

The multi-tenant service commercial center provides eleven (11) parking spaces between the three buildings in the center. The existing wine warehouse would require two (2) parking spaces pursuant to the requirements established in Section 17.124.030 of the SHMC, which requires one (1) parking space for every 5,000 square feet of warehouse. The existing warehouse has a combined square footage of 5,560 square feet. Only one (1) employee will be needed for the operation, including the proposed distillery operations. Three (3) parking spaces within the center have been dedicated to the proposed distillery and existing wine storage operation.

12. That the capacity of surrounding streets are adequate to serve the automobile and delivery truck traffic generated by the proposed use.

The surrounding streets were designed to accommodate the service commercial uses permitted by the land use and zoning district. The proposed use is a very small distillery operation that will not increase automobile traffic to the site and will only increase delivery truck traffic by a very insignificant amount.

ISSUES

Staff has not identified any outstanding issues related to this application that require additional discussion.

CORRESPONDENCE

At the time of packet distribution staff had not received any correspondence related to the application.

STAFF RECOMMENDATION

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from CEQA pursuant to Section 15301; and

2. Accept the required findings and approve a resolution granting conditional use permit approval for the proposed distillery operation locate at an existing wine storage and distribution facility at 1020 Fulton Lane.

ATTACHMENTS

[PC RESOLUTION 1020 FULTON LN](#)

[PROJECT PLAN AND PHOTOS](#)

[WRITTEN STATEMENT](#)

[WATER USE ANALYSIS](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
APPROVING USE PERMIT TO ESTABLISH A SMALL DISTILLERY OPERATION AT
AN EXISTING WINE STORAGE AND DISTRIBUTION FACILITY LOCATED AT
1020 FULTON LANE IN THE CITY OF ST. HELENA, CALIFORNIA**

PROPERTY OWNER: Greg Minnick

APN: 009-191-001

PROJECT APPLICANT: Greg Desmond

Recitals

1. The project applicant requests adoption of a resolution approving a use permit in order to establish a small distillery operation, "Fulton Lane Distillery", at an existing wine storage and distribution warehouse located at 1020 Fulton Lane in the Service Commercial (SC) zoning district; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on July 20, 2021; and
4. Now, therefore let it be found that the Planning Commission approves the use permit thereby authorizing the requests contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the additions and minor alterations to existing structures.
- C. In accordance with SHMC Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:
 1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

*1020 Fulton Lane
Resolution / Conditions of Approval
July 20, 2021*

The proposed use consists of a very small distilling operation (22,900 gallons/432 barrels annually, or approximately 1,907.5 gallons/36 barrels per month) in the Service Commercial district, surrounded by other service uses. Even if the applicant distilled product at the actual capacity of the stills (45,900 gallons/864 barrels annually or 3,815 gallons/72 barrels per month) the operation would still be very small, all operations will be contained entirely indoors, and any odor, fumes, dust, light, glare, radiation or refuse generated by the operation would be insignificant and not injurious to the surrounding community.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

The proposed distillery operation would be very small and conducted entirely within an enclosed building within the Service Commercial district surrounded by other service uses. Any noise generated by the operation would be insignificant and would not adversely affect the health, safety, or welfare of neighboring properties or uses.

3. That the proposed use would not generate traffic noise in excess of the normally acceptable range identified in the General Plan.

With one regular employee and two (2) truck deliveries per week, and one (1) every other month the proposed use will not significantly increase traffic to the project site, which is located within a multi-tenant service commercial center. Therefore, traffic noise would not be generated in excess of the normally acceptable range identified in the general plan.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

The proposed small distillery operation is located within an existing multi-tenant service commercial center that is already served by a full range of services and would not create demand that is in excess of what is normal for similar uses. Additionally, water required for the distilling will be trucked in from an off-site spring, and wastewater generated by the operation, 2,000 to 2,250 gallons per run, will be captured and stored on-site, and hauled off-site as necessary.

5. That the proposed uses would provide adequate ingress and egress to and from the proposed location in that ingress and egress to the project site.

No new construction is proposed in connection with the proposed distillery operation and adequate ingress and egress to the site is already provided.

6. That allowing the proposed uses would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

The proposed distillery operation will contribute to, rather than conflict with the City's goal of maintaining the economic viability of a local serving economy and will provide additional opportunity for growth for a small, local business, which will also support other local businesses.

7. That the proposed uses would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

The proposed distillery operation is located in the Service Commercial district which allows for light manufacturing and subject to the approval of a use permit. The project site is surrounded by other service commercial uses and would not be in conflict with the purpose established for the district.

8. That the proposed uses would not be in conflict with the City's General Plan.

The service commercial land use district includes service and retail uses that have larger space needs than are available in the Central Business District. The proposed distillery operation is consistent with the permitted uses. Additionally, general plan land use policies LU4.2, ES1.2, ES2.2, and PF1.1 are specifically relevant to the project.

9. That the proposed uses would not be injurious to public health, safety, or welfare.

The proposed distillery operation is consistent with the regulations and guidelines of the SHMC, the City of St. Helena General Plan, and is categorically exempt from the requirements of CEQA. Therefore, the proposed use would not be injurious to the public health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.

The distillery operation is consistent with general plan vision for the service commercial land use district and does not set a negative precedent. Similar uses of similar size within the appropriately zoned district would not be detrimental to the City and would not be in conflict with the general plan.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long-term parking needs of employees and business owners and customers is available.

The multi-tenant service commercial center provides eleven (11) parking spaces between the three buildings in the center. The existing wine warehouse would require two (2) parking spaces pursuant to the requirements established in Section 17.124.030 of the SHMC. Three (3) parking spaces are dedicated to the wine warehouse and distillery operation. Only one (1) employee will be needed for the operation, including the proposed distillery operations. Three (3) parking spaces within the center have been dedicated to the proposed distillery and existing wine storage operation.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

The surrounding streets were designed to accommodate the service commercial uses permitted by the land use and zoning district. The proposed use is a very

small distillery operation that will not increase automobile traffic to the site and will only increase delivery truck traffic by a very insignificant amount.

Planning Department Conditions of Approval

- D. The Planning Commission approves a use permit for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 2. The use permit shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
 3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 5. All required fees, including planning fees, development impact fees, and toilet retrofit fees, shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 6. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
 7. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
 8. This use permit approval is conditioned upon the plan set provided as part of PL21-020 approved by the Planning Commission on July 20, 2021. Minor modifications may be approved by the Planning Director, but all other changes will be subject to approval of an amended use permit.

1020 Fulton Lane
Resolution / Conditions of Approval
July 20, 2021

9. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
11. Installation of equipment shall be in compliance with plans submitted and reviewed by the Planning Commission on July 20, 2021, except as modified herein.
12. Low flow (water restricting) plumbing devices shall be installed.
13. Any changes to the operations affecting the conditions of approval shall require the filing and approval of an amended use permit.

Building Department Conditions of Approval

14. A building permit is required for all onsite demolition, construction and/or change of occupancy.
15. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2019 Title 24 codes.
16. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
17. The applicant shall provide a construction waste management plan with the building permit application.
18. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
19. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
20. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
21. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department.

1020 Fulton Lane
Resolution / Conditions of Approval
July 20, 2021

Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

Public Works Department Conditions of Approval

22. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
23. Based on the water neutrality report submitted with the project, there will be no proposed increases to water use for this project. The application stated that all water used in the distilling process will come from spring water trucked in from outside of the City. Accordingly, the water use for this project will be limited to that average use consumed by one employee and restroom (estimated not to exceed 30 gal/day.) Consumption will be monitored from meter readings from the site. If water usage exceeds existing conditions, actions may include locking off the water meter and possible revocation of the Use Permit.
24. None of the distillery tanks, storage tanks, or wastewater treatment facilities associated with the distillery will be allowed to be connected to the City's public sewer system. All waste generated from distilling process shall be held and off-hauled from the site and disposed of. The only allowed connection to the City's water system shall be the existing bathroom. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.20, Sewer Service System, of the St. Helena Municipal Code.
25. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
26. The applicant shall be required to adhere to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharged. The annual stormwater illicit discharge inspections are performed and invoiced by the City Public Works Department.
27. Containment curbing shall be required around all tanks that contain beer, wine, distilled spirits and wastewater (including wastewater holding tanks) to ensure that if a spill occurs that the spill will remain contained and no enter into the public storm drain system or drainage courses in the area.

Fire Department Conditions of Approval

1020 Fulton Lane
Resolution / Conditions of Approval
July 20, 2021

28. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.

I HEREBY CERTIFY that the foregoing use permit application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on July 20, 2021 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director

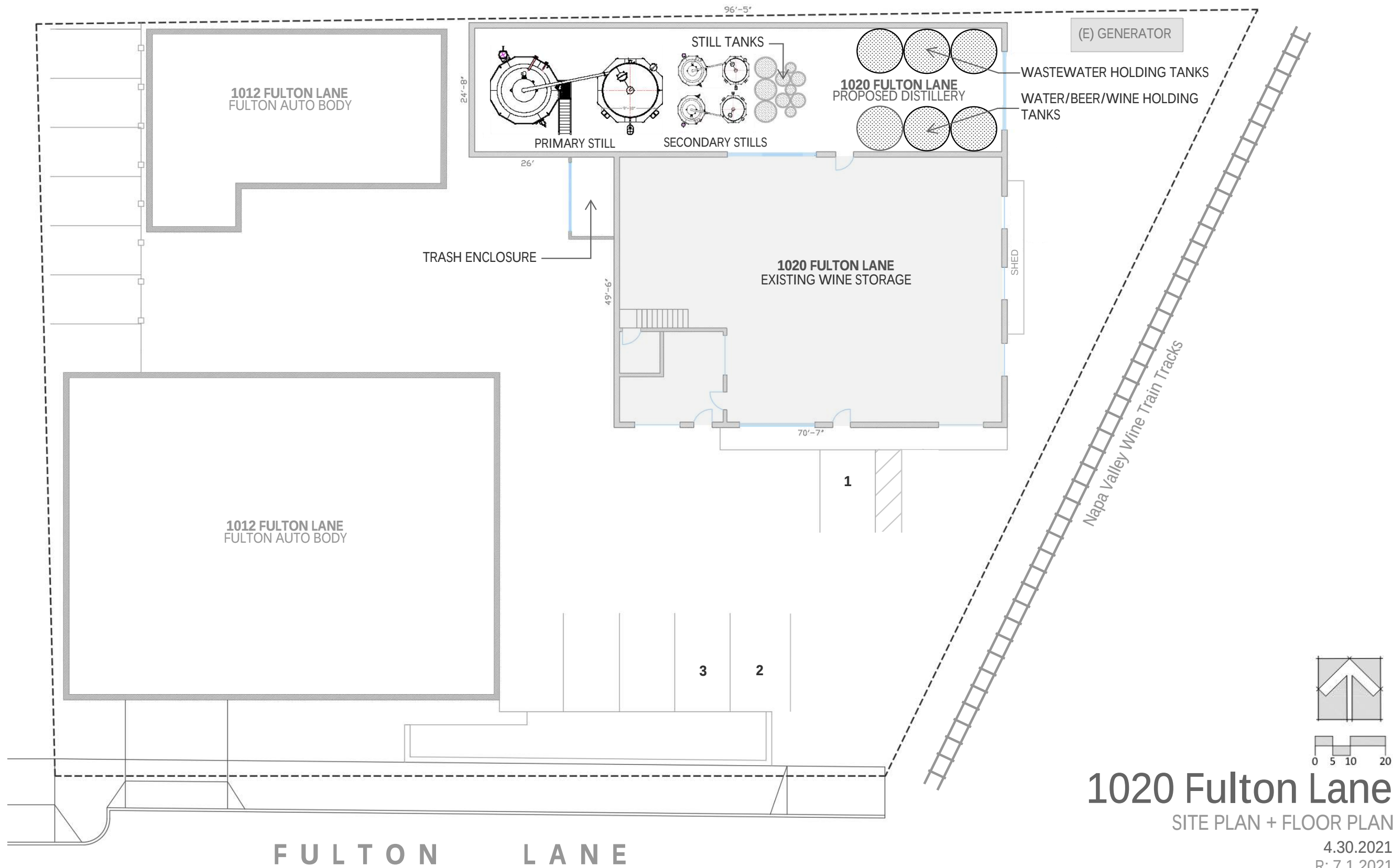




Photo 1 - showing western edge of parcel looking at 1012 Fulton Lane (Fulton Lane Auto Body) and east along Fulton Lane.



Photo 2 - south eastern edge of parcel looking at the front elevation of 1020 Fulton Lane.



Photo 3 - view of front elevation of parcel showing portions of 1012 and 1020 Fulton Lane. Wine Train tracks are visible in the background.



Photo 4 - view of front and eastern elevations of 1020 Fulton Lane. Wine Train tracks are visible in foreground.

RECEIVED
By Xgamero at 3:39 pm, May 07, 2021

1020 Fulton Lane
Site Photos
4.30.2021

Fulton Lane Distillery – Use Permit Project Statement – UPDATED 7.1.2021

Physical Address: 1020 Fulton | APN: 009-191-001 | Zoning: SC: Service Commercial | Parcel Size: 26,332 sf

Project Site:

The subject parcel is 26,332 sf (.60 ac) and is located 650' east of Main Street, just a few blocks north of downtown St Helena. The site is flat and developed with three existing commercial structures, two of which operates as Fulton Auto Body Shop and the other is leased by the applicant and used as a wine warehouse. The site is developed with associated landscaping, parking and access improvements. The site is zoned (SC) Service Commercial and shares a property line to the east with the Napa Valley Wine Train. Parcels located to the north, east and west share the SC zoning designation and the parcel to the south (across Fulton Lane) is zoned (BP) Business and Professional Office. Beyond those immediately adjacent to the subject parcel include parcels zoned (MR) Medium Density Residential and (A-20) Twenty-Acre Agriculture.

Project Description:

The project proposes to convert 3,050 sf of the 5,560 sf existing warehouse from wine storage to a new use as a production distillery. No expansion and/or exterior modifications are proposed and the operation will not be open to the public.

The following outlines existing and proposed uses in the existing structure:

<u>Existing</u>	<u>Proposed</u>
<i>Wine Storage: 5,240 sf</i>	<i>Distillery: 3,050 sf</i>
<i>Office: 320 sf</i>	<i>Wine/Distillery Storage: 2,190 sf</i>
<i><u>Total: 5,560 sf</u></i>	<i>Office: 320 sf</i>
	<i><u>Total: 5,560 sf</u></i>

Operations:

The project will involve the installation of the following distillery equipment:

- (1) 2,600 gallon still capable of producing 10,800 gallons of whiskey or 26,400 gallons of brandy annually.
- (2) 650 gallon stills capable of producing 5,400 gallons of whiskey or 13,200 gallons of brandy annually.

It is anticipated that actual production will be split evenly between whiskey and brandy resulting in an estimated maximum production volume of 22,900 gallons per year. No wine or beer will be produced on site; however, both will be sourced from local growers, vintners and brewers as a key ingredient in producing brandy and whiskey. The only other ingredients required will be water which will be sourced from an offsite spring for blending purposes.

Distillation Metrics:

The (3) stills are capable of producing the following output volumes:

<u>Type</u>	<u>Weekly</u>	<u>Monthly</u>	<u>Annually</u>
<i>Whiskey:</i>	<i>338 gallons (6 barrels)</i>	<i>1,350 gallons (25 barrels)</i>	<i>16,200 gallons (306 barrels)</i>
<i>Brandy:</i>	<i>616 gallons (12 barrels)</i>	<i>2,465 gallons (47 barrels)</i>	<i>29,600 gallons (558 barrels)</i>

It is anticipated that actual production will be split evenly between whiskey and brandy resulting in an estimated maximum production volume of 22,900 gallons per year.

Distillation Process:

The distillation process occurs in the following phases:

1. Beer or Wine reception. Wine or beer is delivered to the site via tanker truck and transferred directly to the still (and/or storage tanks located within the existing warehouse).
2. Distillation. Beer or wine is pumped into the still and distilled at 176-194 degrees. Resulting in distillate (ethyl alcohol) and water.
3. Aging and Bottling. Distillate is transferred to wood barrels and taken to an offsite aging and bottling facility.

Input – Wine and Beer:

The primary ingredients required for distilling whiskey and brandy are beer and wine. The following outlines the volumes of each which will be required for each run:

- Whiskey: 2,250-2,500 gallons of beer is required for each run.
- Brandy: 2,375-2,594 gallons of wine is required for each run.

All wine or beer used for production will be sourced off-site, delivered to the site and stored in tanks within the existing warehouse.

Input – Water:

The distilling process will also require water. Water demand for each product is outlined below:

- Whiskey: 750-1,000 gallons of water is required for each run.
- Brandy: 788-875 gallons of water is required for each run.

All water used for production will be sourced from off-site springs as the City's municipal water is unsuitable for use in production. The project will use small amounts of municipal water for washing and domestic use. Water imported to the site will be delivered to the site and stored in tanks.

Wastewater Generation:

The following outlines wastewater generation for each product.

- Whiskey: 2,000-2,250 gallons of wastewater will be generated by each run.
- Brandy: 2,125-2,250 gallons of wastewater will be generated by each run.

The project is proposing to install a 'hold and haul' treatment system for the project. This system will capture and store production wastewater to be hauled away when necessary.

Traffic + Deliveries:

The project will require the following trips to and from the project site.

- A 2600-gallon tanker truck will deliver spring water to the site 1 time per week.
- A 2600-gallon tanker truck will deliver beer or wine to the site 1 time per week.
- A 2600-gallon tanker truck will haul away wastewater from the site 1 time per week.
- A 24-foot flatbed delivery truck will remove barrels from the site 1 time every 2-months.

Employees:

The project will require one employee. Additional employees may be required for deliveries and/or barrel loading.

Zoning District Consistency:

The project is consistent with the purpose of the (SC) Service Commercial District which is as follows:

The Service Commercial district (SC) designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the central business district. The intent is for the SC district to be primarily local resident-serving in character. Strictly tourist-serving retail uses are prohibited within this designation.

Summary:

The applicant finds that this project is consistent with both the guiding policies of the St Helena General Plan and with the use and development standards of the St Helena Zoning Code. Further, that the project will enhance the range and diversity of agricultural products which the Napa Valley and City of St Helena are well known for.

Attachments:

- | | | |
|-----------------------|----------------------|------------------|
| 1 – Area plan | 3 – Site photos | 5 – Title report |
| 2 – Site + Floor plan | 4 – Water Use Report | |

RECEIVED
By Xgamero at 3:38 pm, May 07, 2021

WATER USE ANALYSIS

FULTON LANE DISTILLERY
1020 FULTON LANE, ST. HELENA, CA 94574
APN: 009-191-001

APRIL 30, 2021



PREPARED BY:
MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574

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I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the Fulton Lane Distillery project with compliance with the City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The tenant of the building at 1020 Fulton Lane is proposing to convert a portion of the existing warehouse from wine storage to a new use as a production distillery. There is an existing auto body shop that uses two other buildings on the parcel.

This report will analyze and estimate existing water usage (pre-project) and future water usage (post-project) to determine the net increase (or decrease) in water usage. If water use is projected to increase, mitigation measures will be detailed that will bring the project into compliance with the City's "no net increase" policy for water use.

II. Existing Water Use Analysis

The existing building is currently used for wine storage and an office, including 1 full-time employee and occasional part-time temporary employees. Existing water use for the building can be estimated at **15 to 30 gallons per day**.

III. Proposed Water Use Analysis

This project proposed to convert a portion of the existing warehouse from wine storage to a new use as a production distillery. The distillery requires one employee to operate each 4-day run. No new or additional employees will be needed for the proposed use. Therefore, proposed water use for the building can be estimated at **15 to 30 gallons per day**.

IV. Conclusion

Table 1, below, provides a summary of the existing water use, proposed water use, and net effect of the project on total usage of City water.

Table 1: Estimated Total Water Use

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	30	10,950	0.034
Proposed Water Use	30	10,950	0.034
Net Water Usage	0	0	0.000

This report demonstrates that the proposed project is in compliance with City of St. Helena water use requirements; specifically, the requirement that all proposed projects are water-neutral with respect to City water use.

Cindy Tzaopoulos

From: Maya DeRosa
Sent: Monday, July 19, 2021 2:14 PM
To: Cindy Tzaopoulos
Cc: Chantal Power
Subject: FW: [External] Fulton Lane Distillery Project

Hi Cindy,
Could you please post this email below to the PC agenda page for tomorrow and also email the PC?

MAYA DEROSA, AICP
PLANNING AND BUILDING DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1572 Railroad Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelelena.org | <http://cityofsthelelena.org/planning>

-----Original Message-----

From: Pat Woodbridge <woodbridgepat@yahoo.com>
Sent: Monday, July 19, 2021 2:11 PM
To: Maya DeRosa <MDeRosa@cityofsthelelena.org>
Subject: [External] Fulton Lane Distillery Project

As a resident of St Helena, I would like to express my support for the Fulton Lane Distillery Project.

- 1 - It's a great opportunity for a new job creating project for our city and our Valley. We don't need any more jewelry stores or knic-knac tourist shops. We need new industries and growth.
- 2 - This enterprise will help our local wine community that's been hard hit with smoke taint affecting their grapes/wines. This will help local growers recoup from their losses. We will have more fires in our future as we've had in our recent years.
- 3 - Diversifying what draws tourists to our city need not focus just on wine. Putting all our eggs in one basket hasn't helped our city's tax base. We need to look to the future.
- 4- Many folks want to keep things as they've always been. That's what is leading our town to bankruptcy. Look at all the empty store fronts. Those are jobs that were lost and gone because we haven't opened up opportunity for diversification in the business community.
- 4 - Our water rates have gone sky high we don't need out taxes etc getting worse yet.

Please give your support to the Fulton Lane Distillery Project.

Sincerely,
Pat Woodbridge
1426 Oak Ave
St. Helena, CA
Sent from my iPad

July 19, 2021

City of St. Helena
% Maya DeRosa
% Chantal Power Planner

RE: Brandy Distillery Fulton Lane

Dear Ms. DeRosa,

I am writing to you regarding the above referenced project. As a frequent visitor to your great city and to Napa Valley in general, I became aware of this project a short time ago. I thought it was a great idea. It has been depressing to see the fires affect all of the wineries, businesses, and residents in general over the past few years. With the advent of Covid, it was even worse.

I would like to inform you of my support for this project. My background is in Investment Management and Community Development. I am active in my communities, sit on various boards that encourage diversification and inclusion, as well as diversification of risks in projects. This goes towards a sustainable development approach for the long-term. Unfortunately, climate change has altered the landscape of the region and it will continue to do so. I was in Bakersfield, California last year in September working as the lead regional manager for the Census when I heard about the last fire and the disaster it was causing for the crops. I think this particular distillery project could help offset some of the losses by promoting a unique partnership between vineyards who lose crops due to smoke damage while also providing another project for community development.

If you have any questions, please reach out to me. I appreciate you taking the time to read this.

Thank you so much.

Anthony Ives
707-227-9932
anthony2.ives@gmail.com

Cindy Tzaopoulos

From: Chantal Power
Sent: Monday, July 19, 2021 3:37 PM
To: Cindy Tzaopoulos
Subject: FW: Support for Fulton lane

From: Lars Kronmark <Lars.Kronmark@culinary.edu>
Sent: Monday, July 19, 2021 3:35 PM
To: Chantal Power <cpower@cityofsthelena.org>
Subject: [External] Support for Fulton lane

TO who it may concern

I like to add my full support for this project

This project will bring to St Helena on step closer again to world class reputation

I see this great opportunity this big investment in St Helena the best we can get and wish for creating a new unique industry, going forward It will help local workers from winery workers and wine makers who wants to move to a new direction to my culinary student who in our hospitality trade can gain this unique knowhow now in demand again

I vote yes and hope the council will support

Lars
Kronmark

Lars Kronmark CWP Professor Culinary Arts
2555 Main street St Helena Ca 94574
Office 707 967 2403

Lars Kronmark CWP Professor Culinary Arts
2555 Main street St Helena Ca 94574
Office 707 967 2403

Cindy Tzaopoulos

From: Chantal Power
Sent: Monday, July 19, 2021 2:46 PM
To: Cindy Tzaopoulos
Subject: FW: [External] Fulton Lane Distillery Project

From: michael@foodwurkz.com <michael@foodwurkz.com>
Sent: Monday, July 19, 2021 2:37 PM
To: Chantal Power <cpower@cityofsthelena.org>
Subject: [External] Fulton Lane Distillery Project

Chantal Power

Planner

City of St. Helena

Dear Chantal,

I am contacting you in regards to the upcoming meeting / community hearing for the proposed Fulton Lane Distillery Project. I am "IN FAVOR" of this project and believe it will be an added benefit to the St. Helena community on multiple levels.

1. New employment opportunities
2. The distillery is complimentary and goes hand in hand with the current wine business established in the Napa Valley. It will allow for diversity and show a positive new business venture.
3. A distillery will be a positive injection of finances to the City of St. Helena via collection of tax revenues.
4. As we have learned with the still lingering effects to Glass Mountain Fire, loss of very valuable grape crops is devastating. Having a distillery local, this would open up opportunity to recoup some of the lost revenue through distillation of the "tainted" grapes.
5. Distillation is a lost art here in the Napa Valley having a hands on, local company. By allowing the Fulton Distillery project we can bring this back as a vibrant and exciting part of the wine/spirits business.

Thank you for your time and consideration. I am excited you have allowed me to voice my opinion of this project.

All the best

Michael

--

Michael Laukert
1241 Adams Street # 1071
St. Helena, CA 94574

Michael@foodwurkz.com
707.738.0164

Cindy Tzaopoulos

From: Chantal Power
Sent: Monday, July 19, 2021 2:45 PM
To: Cindy Tzaopoulos
Subject: FW: [External] Fulton Lane distillery project

-----Original Message-----

From: Rich Barner <rich@barnerenterprises.com>
Sent: Monday, July 19, 2021 1:15 PM
To: Chantal Power <cpower@cityofsthelena.org>
Subject: [External] Fulton Lane distillery project

I am writing this email in full support of the distillery project on Fulton Lane. I think it's great for the St Helena economy, it will produce more tax revenue and will put to good use the wine ruined by smoke. There's a multitude of other reasons as I'm sure you know. Thank you for your time.

Sincerely,

Rich Barner

Cindy Tzaopoulos

From: Chantal Power
Sent: Monday, July 19, 2021 3:48 PM
To: Cindy Tzaopoulos
Subject: FW: [External] Distillery on Fulton

From: Scott Beattie <scott.c.beattie@gmail.com>
Sent: Monday, July 19, 2021 3:47 PM
To: MDeRosa@cityofsthelena.or
Cc: Chantal Power <cpower@cityofsthelena.org>
Subject: [External] Distillery on Fulton

Dear Maya,

As someone who has lived, worked and gone to school in the city of Saint Helena at various times over the last 30 years I want to let you know that I fully support this distillery project. I have been a beverage professional my whole life and would love to see some new products, other than wine, coming out of the Napa Valley. I also think these spirits would create additional tax revenue for the city, which it badly needs, and also give us a chance to use smoke tainted grapes which otherwise will just be left to rot.

Thank you so much for your time!

Scott

Scott Beattie
Partner Goose & Gander, St. Helena
Author 'Artisanal Cocktails:
Drinks Inspired by the Seasons from the Bar at Cyrus'
Bartender Montage, Healdsburg
707-812-3665
Scottbeattie@gmail.com
IG #scottbeattie

Cindy Tzaopoulos

From: Chantal Power
Sent: Monday, July 19, 2021 2:46 PM
To: Cindy Tzaopoulos
Subject: FW: Proposed Distillery in St.Helena

From: Steve Dveris <sdveris@sdmedia.com>
Sent: Monday, July 19, 2021 2:33 PM
To: mderosa@cityofsthelena.org; Chantal Power <cpower@cityofsthelena.org>
Subject: [External] Proposed Distillery in St.Helena

Dear Planning Team,

I am in support of the proposed distillery for St. Helena. Feel like it would be a great addition to Napa Valley and diversify our base of business and tourism. Also, potential hedge against smoke taint for wineries that are affected by wild-fires since they could turn juice into brandy.

Anything that adds to tax base and tourism is what we need right now.

Sincerely, Steve Dveris.

**FOOD&WINE / TRAVEL+
LEISURE**

STEVE DVERIS

✆ 415 302 8355 / **SAN FRANCISCO DIRECTOR**
3234 ATHERTON CIRCLE / NAPA, CA 94558

Cindy Tzaopoulos

From: Chantal Power
Sent: Monday, July 19, 2021 3:02 PM
To: Cindy Tzaopoulos
Subject: FW: Distillery Project on Fulton Lane in St. Helena

From: Steven Kay <sk@stevenkay.com>
Sent: Monday, July 19, 2021 3:01 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>; Chantal Power <cpower@cityofsthelena.org>
Subject: [External] Distillery Project on Fulton Lane in St. Helena

Dear Ms. DeRosa and Ms. Power,

As a homeowner in the City of St. Helena, I write in support of the distillery project on Fulton Lane for the following reasons:

1. The distillery would generate much needed tax revenue for the City of St. Helena;
2. The distillery is a good diversification for the City of St. Helena;
3. The distillery is complementary to the wine business and would be a welcome addition to the wine industry;
4. The distillery would bring distillation of other spirits, I believe, back to the City after many years of absence; and
5. If I understand correctly, the distillery can deal with smoke-affected wine, thus helping to protect the wine industry from a total loss related to smoke damage.

Thank you for your consideration.

Kind regards,
Steven

Steven Kay
Attorney At Law
100 The Embarcadero, Penthouse
San Francisco, CA 94105-1291
Main: (415) 278-9800
Direct: (415) 278-0800
Cell: (415) 254-1201
Fax: (415) 512-9269
E-mail: sk@stevenkay.com

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Cindy Tzaopoulos

From: Chantal Power
Sent: Tuesday, July 20, 2021 8:59 AM
To: Cindy Tzaopoulos
Subject: FW: [External] Fulton lane is

We just received another support letter.

CHANTAL POWER, AICP
CONTRACT PLANNER

City of St. Helena | Planning & Community Improvement Department
1572 Railroad Avenue | St. Helena, CA 94574
Direct: (909) 754-1653 | cpower@cityofstheleena.org | <http://cityofstheleena.org/planning>

From: Steven Frediani <fredianism@gmail.com>
Sent: Tuesday, July 20, 2021 8:57 AM
To: Chantal Power <cpower@cityofstheleena.org>
Subject: [External] Fulton lane is

Hi, my name is Steve Frediani. I am writing to you in regards to the proposal of a distillery on Fulton lane. I believe it will be welcomed addition to the town of St Helena, increasing much needed revenue for the city with the possibility of additional jobs to the area.

I have been a neighbor to the applicants for several years and believe you will find them to be good neighbors just as I have.

Thank you for your time. Steve



Attn: Maya DeRosa/Planning Director: MDeRosa@cityofsthehena.org
Chantal Power/Planner: cpower@cityofsthehena.org

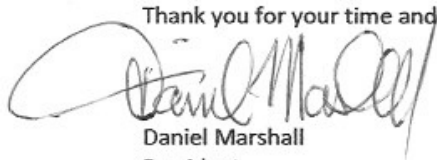
Regarding Support of Woodbridge distillery project on Fulton Lane in St. Helena.

Dear Ms. DeRosa and Ms. Power,

I write to you in support of the proposed distillery as follows:

1. I believe this project will be a good diversification for the City of St. Helena
2. That The distillery is complimentary to the wine business and will be a welcome addition to the surrounding wine industry.
3. That The distillery will bring distillation of brandy and other spirits back to the city after many years of absence.
4. That The distillery is very good for generating much needed tax revenue for the City of St. Helena.
5. That The distillery can deal with smoke affected wine and distill it into valuable brandy for future sale insulating the wine industry from a total loss related to smoke damage.

Thank you for your time and consideration to this matter,



Daniel Marshall
President
Daniel Marshall, Inc

DANIEL MARSHALL, INC.

1232 Village Way # C Santa Ana, California, 92705
(714) 973-8660 info@DanielMarshall.com Fax (714) 550 0631

Cindy Tzaopoulos

From: Chantal Power
Sent: Tuesday, July 20, 2021 8:20 AM
To: Cindy Tzaopoulos
Subject: FW: [External] Distillery on Fulton Lane

From: DAVID CAPPONI <dcapponi@comcast.net>
Sent: Monday, July 19, 2021 9:44 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>; Chantal Power <cpower@cityofsthelena.org>
Subject: [External] Distillery on Fulton Lane

Maya & Chantal,

I wanted to take a couple of minutes to reach out to you and express my support for the Distillery project on Fulton Lane.

I believe that the distillery would bring a good diversification to our town's economy.

The distillery is complementary to the wine industry and will provide an appropriate place for wineries to sell damaged wine.

The distillery will be selling high priced brandy and spirits which will help the city with needed tax revenue.

While the project will be required to bring in its own processing water from an outside source, the distilling process naturally uses significantly less water than a production winery. Possibly 1/100th of the water of a comparable winery project.

While St. Helena had several distillery's in the past, it has been decades since a distillery has operated in town.

I have known and worked with the owners of this project for 20 years. All of their projects bring an extreme high value to both property and product. I have lived in St. Helena for 40 years and my business is directly across the vineyard from this project. I believe that this project is a good fit for St. Helena and that it will bring value to our town.

David Capponi

Cindy Tzaopoulos

From: Chantal Power
Sent: Tuesday, July 20, 2021 8:20 AM
To: Cindy Tzaopoulos
Subject: FW: [External] Distillery of Fulton Lane

From: Dione Carston <dioneherself@gmail.com>
Sent: Monday, July 19, 2021 9:18 PM
To: Chantal Power <cpower@cityofsthelena.org>
Cc: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Distillery of Fulton Lane

From: Dione Carston <dioneherself@gmail.com>
Subject: **Distillery of Fulton Lane**
Date: July 19, 2021 at 9:11:10 PM PDT
To: MDeRosa@cityofsthelena.org

To Whom It May Concern:

I just heard about the possibility of a small distillery on Fulton Lane. I would like to voice my support for the following reasons:

1. I am in support of varying from the one and only valley export, that being wine.
2. My husband is a grower and wine maker. It is my understanding, that distilled spirits are the only use for smoke damaged grapes. My husbands family lost millions of dollars last year due to smoke damaged fruit. While I'm sure this small distillery could not process or probably use ALL tainted fruit, it's a beginning to a climate problem that doesn't seem to be going anywhere. This seems like a natural marriage for the Napa Valley.
3. I am in support of the tax revenue for badly needed infrastructure.

I feel positive about the opportunity of someone with forward thinking at this point in our economy and history.

Sincerely,
Dione Carston
536 Mund Road
St. Helena, CA. 94574
707.738.6969

*1341 Main Street
St. Helena, CA. 94574
707.963.7669

Cindy Tzaopoulos

From: Chantal Power
Sent: Tuesday, July 20, 2021 10:26 AM
To: Cindy Tzaopoulos
Subject: FW: [External] Fulton Lane Distillery. I'm all for it.

Another support letter.

CHANTAL POWER, AICP
CONTRACT PLANNER

City of St. Helena | Planning & Community Improvement Department
1572 Railroad Avenue | St. Helena, CA 94574
Direct: (909) 754-1653 | cpower@cityofsthelena.org | <http://cityofsthelena.org/planning>

From: Marko Karakasevic <marko@charbay.com>
Sent: Tuesday, July 20, 2021 9:59 AM
To: Chantal Power <cpower@cityofsthelena.org>
Subject: [External] Fulton Lane Distillery. I'm all for it.

Greetings Chantal,
I'm reaching out in regards to the Fulton Lane Distillery project. I'm all for it. It will be a great addition to St Helena on so many levels. The product produced will be fantastic, exactly what one would expect from St Helena. It's exciting. I'm going to attend the zoom meeting this afternoon, and look forward to seeing this project move forward. Have a nice day.

Marko Karakasevic
Master Distiller of Charbay
707-312-0206

--

Marko Karakasevic
Master Distiller of Charbay
707-312-0206

July 20, 2021

To the City of St. Helena Staff and Planning Commission,

Thank you for taking the time to hear Jayson Woodbridge's application for a distillery on Fulton Lane.

The good news is that it is already a winery and the transition from fermenting wine to fermenting alcohol is somewhat symantical. It's also a nod to our history here in town.

The real take-away here is that as our city struggles to embrace the post-Covid world and add quality elements to town, a distillery on Fulton Lane gives us something to point at.

We need to do more to deliver the audience to our City.....this is a chance for that.

With Gratitude,

Jeff Feeney

Cindy Tzaopoulos

From: Maya DeRosa
Sent: Tuesday, July 20, 2021 11:26 AM
To: Cindy Tzaopoulos; Chantal Power
Subject: FW: [External] Fulton Lane Proposed Distillery

MAYA DEROSA, AICP
PLANNING AND BUILDING DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1572 Railroad Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofstheleena.org | <http://cityofstheleena.org/planning>



Help End St. Helena's Water Crisis



Indoor
< 65 Gal
per person per day



Outdoor
< 2,500 Gal
per month



**Business and
Agricultural**
↓ at least 10%

For summer watering rules and conservation tips, visit www.cityofstheleena.org!

From: Tina Carpenter <tina@carpenter-creative.com>
Sent: Tuesday, July 20, 2021 11:24 AM
To: Maya DeRosa <MDeRosa@cityofstheleena.org>
Subject: [External] Fulton Lane Proposed Distillery

Dear Maya,

I am writing to let you know of my support for the distillery project proposed on Fulton Lane in St. Helena, CA.

In order to continue growth and business opportunities in our towns, diversity is key.

Having the ability to showcase our local Napa Valley talents through a distillery will give our visitors to the valley yet another opportunity to connect with agriculture and the artisanal products of which we are known as well as to generate tax revenue for the city of St. Helena.

In addition, utilizing an historic property such as the Fulton Lane property as a distillery would be an exquisite way to preserve its history and bring back a part of our towns's past.

Please consider this proposal.

Sincerely,
Tina M. Carpenter



Tina Carpenter
www.carpenter-creative.com
p 707.363.4222 f 707.255.7357

Cindy Tzaopoulos

From: Chantal Power
Sent: Tuesday, July 20, 2021 11:05 AM
To: Cindy Tzaopoulos
Subject: FW: Fulton Lane Distillery Project, St. Helena

And another...

From: KERRY LIBBY <KERRYLIBBY1@msn.com>
Sent: Tuesday, July 20, 2021 11:04 AM
To: Maya DeRosa <MDeRosa@cityofstheleena.org>; Chantal Power <cpower@cityofstheleena.org>
Subject: [External] Fulton Lane Distillery Project, St. Helena

Greetings Ms. DeRosa and Ms. Power,

It has recently come to my attention that a distillery project has been explored and may potentially open in St. Helena. I would like to take a moment to voice my opinion on this matter.

First, a distillery in St. Helena would provide a multitude of benefits as well as serve as a positive accompaniment to the existing wine industry. As climate history has proven, wildfires will continue to occur throughout the valley despite best efforts to control/eradicate them. Winemakers will continue to suffer revenue loss unless an alternative means of manufacturing smoke damaged crop can occur. In my investigation and research of this subject, it is my understanding that distilleries can provide such a service since the phenols that exist in smoke tainted grapes is an undesirable character in wine, but during the distillation process, can result in a delicious character in brandy and other spirits. Wineries in the area will no longer be subject to total revenue loss after fire if this type of distillery mitigation is accepted by City officials such as yourself.

Secondly, a distillery can add another tourism element to the wine industry, attracting not only wine enthusiasts to the area, but spirit enthusiasts as well, increasing tourism and ultimately resulting in additional tax revenue for the City of St. Helena and subsidiary revenue to surrounding businesses.

Lastly, revitalizing the distillery industry in St. Helena will add diversification to the city. From a historical standpoint, St. Helena can capitalize on the distilleries that once prevailed in the 1800s, promoting the region not only as that of producing world-renowned and award-winning wines, but potentially award-winning spirits as well.

I very much look forward to news that this project will be accepted as a new business in St. Helena as I am sure that its addition to the community will be fruitful to all, but most importantly, serve as a complimentary asset to the existing wineries which suffer the most financial loss due to wildfires that will always exist. Thank you for your time and consideration.

Best Regards,

Kerry M Libby, MSSL

Cindy Tzaopoulos

From: Chantal Power
Sent: Tuesday, July 20, 2021 3:25 PM
To: Cindy Tzaopoulos
Subject: FW: [External] Fulton Lane Distillery project

Another letter to add...

From: John Caldwell <john@caldwellvineyard.com>
Sent: Tuesday, July 20, 2021 3:21 PM
To: Chantal Power <cpower@cityofsthelena.org>; Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Fulton Lane Distillery project

July 20, 2021

To: Maya DeRosa
Director of Planning

To: Chantal Power
Planner

Dear Maya and Chantal,

My name is John Caldwell. I have been a resident and business owner in Napa Valley since 1970. My family owns a successful vineyard and winery in the Coombsville Appellation of Napa. I'm also a rectifier of spirits within the City of Napa. We blend whisky, brandy and tequila for sale under our own label.

I understand you will be reviewing a application from a Napa Valley resident that wants to build a distillery on Fulton Lane in your community. I wholeheartedly support this project. It will have a very positive impact on the economy of St Helena and Napa Valley in general. Having a Napa Valley brandy again after 35 years will be so nice for all.

I pray you will give this application a positive thumbs up review.

Sincerely,
John n Joy Caldwell

Cindy Tzaopoulos

From: Chantal Power
Sent: Tuesday, July 20, 2021 2:47 PM
To: Cindy Tzaopoulos
Subject: FW: Fulton Lane Distillery

Another letter came in.

CHANTAL POWER, AICP
CONTRACT PLANNER

City of St. Helena | Planning & Community Improvement Department
1572 Railroad Avenue | St. Helena, CA 94574
Direct: (909) 754-1653 | cpower@cityofsthelena.org | <http://cityofsthelena.org/planning>

From: jim <jim@barbourvineyards.com>
Sent: Tuesday, July 20, 2021 2:45 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>; Chantal Power <cpower@cityofsthelena.org>
Subject: [External] Fulton Lane Distillery

Dear Maya and Chantal,

Just a note that I'm in full support of the application by Fulton Lane Distillery. We need to support diversification of our business environment here in Napa Valley and in St. Helena, in particular. We should capitalize on this opportunity to broaden our tax base and use this application as the start of a movement to attract new businesses to our community and revive St. Helena.

Jim Barbour

Cindy Tzaopoulos

From: Chantal Power
Sent: Tuesday, July 20, 2021 2:34 PM
To: Cindy Tzaopoulos
Subject: FW: [External] Fulton Lane Distillery

One more just came in.

CHANTAL POWER, AICP
CONTRACT PLANNER

City of St. Helena | Planning & Community Improvement Department
1572 Railroad Avenue | St. Helena, CA 94574
Direct: (909) 754-1653 | cpower@cityofstheleena.org | <http://cityofstheleena.org/planning>

From: Kathy Simpson <kathysimpson@earthlink.net>
Sent: Tuesday, July 20, 2021 2:31 PM
To: Maya DeRosa <MDeRosa@cityofstheleena.org>; Chantal Power <cpower@cityofstheleena.org>
Subject: [External] Fulton Lane Distillery

Dear Maya and Chantal,

I noted with interest the Fulton Lane Distillery project that will be reviewed tonight at the Planning meeting. I don't often comment on projects but would like to throw in my two cents.

It seems this project would be good for the City for several reasons. Our city needs new energy and a distillery would add another dimension to the business climate, not to mention another source of tax revenue. With so many persistently empty storefronts on Main Street, the distillery could help the City recover some of that lost revenue.

As a wine community, we're looking for ways to reach new audiences and demographics. The addition of a new, exciting distillery would give buzz to St. Helena. "All boats rise with the tide", as Robert Mondavi said. I see this as a complementary project to the wine industry and also one that could be of service to it. Should we ever find ourselves with smoke-tainted grapes, like last year, at least we could turn them into a delicious brandy at Fulton Lane Distillery.

Thank you for your consideration.

Best regards,

Kathy Simpson

St. Helena Home & Napa Valley Business Owner

Cindy Tzaopoulos

From: Chantal Power
Sent: Tuesday, July 20, 2021 12:54 PM
To: Cindy Tzaopoulos
Subject: FW: [External] Support for the Distillery on Fulton lane

Another letter of support for the Fulton Lane Distillery project.

CHANTAL POWER, AICP
CONTRACT PLANNER
City of St. Helena | Planning & Community Improvement Department
1572 Railroad Avenue | St. Helena, CA 94574
Direct: (909) 754-1653 | cpower@cityofstheleena.org | <http://cityofstheleena.org/planning>

-----Original Message-----

From: Steve <prvwine@gmail.com>
Sent: Tuesday, July 20, 2021 12:12 PM
To: Chantal Power <cpower@cityofstheleena.org>
Subject: [External] Support for the Distillery on Fulton lane

Thank you for giving me the opportunity to support the distillery on Fulton Lane in Saint Helena.
Having lost my entire 2020 grape crop to smoke damage, I would love to have been able to save my grapes and have that wine distilled.

Not only would the city receive much-needed tax revenue , this would also provide many much-needed, well paying jobs, which would bring more revenue to the city.

My grandfather worked at one of the original distilleries in Napa in the 1940s.
It was at the Hedgeside Distillery near Silverado country club of today.

Feel free to contact me, if the need be.

Thank you again,

Steve Doughty
Point Reyes Vineyards
415-663-1552
P. O. Box 1177
Pt.Reyes Station
CA. 94956