AGENDA ITEM: 9.1

PL14-01: Request by Amy Thorn for Use Permit approval to establish a 21-seat wine tasting facility in an existing 1,061-sf tenant space. The facility will include a single tasting room, an office/storage room and shared restrooms. The parcel is located at 1234 Main Street in the CB: Central Business district.

PREPARED BY: Greg Desmond, Interim Planning Director

APPLICATION FILED: 01/31/14  ACCEPTED AS COMPLETE: 4/8/14

LOCATION OF PROPERTY: 1234 Main Street

APN: 009-083-019

GENERAL PLAN/ZONING: Central Business/CB: Central Business

APPLICANT: Amy Thorn  PHONE: 717.299.3688

PARCEL OWNER: Lawrence Papale  PHONE: 707.963.1704

PROJECT DESCRIPTION
The applicant requests a Use Permit to establish a wine tasting room with 21 seats configured with both bar and table seating. The proposed use would include an office/storage area with glass washing facilities and would be served by a shared restroom. The existing tenant space is 1,061-sf and was previously occupied by a retail clothing store.

In addition to wine tasting the applicant is interested in retail sales of prepackaged food items and wine related gifts. No food will be prepared on site.

Hours of operation will be 11:00 a.m. to 7:00 p.m. seven days a week.

There will be one full-time and one part-time employee.

No expansion of or modifications to the exterior of the existing facility is proposed at this time.

Wine sold at this location would showcase the Thorn Hill Napa Valley brand which consists of wines that are made from 85% Napa Valley grapes. The wines are produced and bottled at a winery facility at 5225 Solano Avenue in the unincorporated Napa County.

REQUIRED ACTIONS
1. CEQA determination that this project is exempt pursuant to Section 15301, Class 1 of the guidelines which exempts the conversion of existing structures from one use to another.
2. Accept, modify or reject the required findings and approve, modify or deny a request for a Use Permit to operate a 21-seat wine tasting room with retail sales of wine related merchandise, at the existing tenant space located at 1234 Main Street.

**ANALYSIS: GENERAL PLAN & ZONING**
The Central Business district (CB) designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. The intent is for the CB district to remain primarily local resident-serving in character. Uses which are primarily tourist-serving are not permitted. The zoning designation is CB: Central Business, which provides for retail, personal service uses, offices, restaurants, hotels/motels and similar and compatible uses.

**ANALYSIS: CEQA**
Staff finds that the project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.

**ANALYSIS: WATER**
The applicant has provided the attached water use analysis report which provides that the project as proposed will not create any additional water demand.

**ANALYSIS: ACCESS & PARKING**
The subject parcel is located in the Parking Impact Overlay District. The purpose of this district, as outlined in Chapter 17.104, Section 17.104.010, is as follows:

*It is the purpose of the parking impact overlay district to establish parking standards for portions of the city generally located within the central business district. That area so designated on the zoning map of the city is found and declared to be an area impacted by the inadequacy in the amount of off-street parking because the buildings and structures therein were constructed in the early history of the city when automobiles were not a predominant feature in the community and are of historic and unique character and should be preserved.*

Section 17.104.020 (D) provides the following:

*An existing building may be substantially remodeled for purposes of historical preservation or restoration without the provision of additional off-street parking, provided:

1. There is no increase in floor area;
2. Any existing off-street parking is maintained;
3. There is no increase in occupancy defined as follows:

For purposes of this section, change or increase in occupancy shall also include the following:

a. Change from a nonconforming use to a permitted use;
b. Change in “group occupancy” as defined in the 1976 Uniform Building Code;
c. Change between uses requiring parking specified in Chapter 17.124;
d. Increase in the number of leaseholders, tenant spaces, or commercial spaces owned, franchised, rented or leased above that existing on April 14, 1981.*

The tenant space offers no off-street parking. The applicant is not proposing an increase in floor area and the project, as proposed, does not meet the criteria above which would require additional off-street parking.
ANALYSIS: PERMITTED TASTING ROOM INVENTORY

Over the past 6 years the City of St Helena has permitted approximately 19 tasting rooms within the Service Commercial and Central Business districts.

In use:
1. Acme Fine Wines – 1080 Fulton Lane
2. Karl Lawrence Cellars – 639 Main Street
3. Clif Family Winery - 1312 Vidovich Avenue
4. 750 Wines – 1224 Adams Street
5. Bello Family Vineyards – 929 Main Street
6. Cunat Family Vineyards – 1426 Main Street
7. Long Meadow Ranch - 738 Main Street
8. Napa Valley Estate Wines – 1118 Hunt Avenue
9. Handwritten Wine – 1010 Main Street
10. VGS Chateau Potelle – 1200 Dowdell Lane
11. Orin Swift – 1325 Main Street
12. Herb Lamb Vineyards – 1080 Fulton Lane

No longer in use:
1. Tamber Bey Vineyards, LLC – 1234 Adams - VACANT

Approved (no tenant yet):
1. Vineland Station L.P. - 1281 Vidovich Avenue
2. Vineland Station L.P. - 1282 Vidovich Avenue
3. Vineland Station L.P. - 657 Main Street
4. W&W Four Seas – 1299 Main Street
5. Perlieu Wines – 1220 Adams Street
6. Castelucci Wines – 1414 Main

ANALYSIS: SIGNAGE

The applicant is not proposing any signage at this time.

ANALYSIS: USE PERMIT

The Planning Commission must make the following Use Permit 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.
2. That the proposed use would not generate levels of noise that 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.
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.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to 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.
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, business owners and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

CORRESPONDENCE: OPPOSITION/SUPPORT
At the time of packet distribution staff has received three (3) letters in support of the proposed project. The letters are attached to this staff report.

STAFF COMMENTS / RECOMMENDATIONS
Staff concludes that the Use Permit findings can be made and recommends approval subject to the attached draft conditions.

PLANNING COMMISSION ACTION
1. CEQA determination that this project is exempt pursuant to Section 15301, Class 1 of the guidelines which exempts the conversion of existing structures from one use to another.
2. Accept, modify or reject the required findings and approve, modify or deny a request for a Use Permit to operate a 21-seat wine tasting room with retail sales of wine related merchandise, at the existing tenant space located at 1234 Main Street.

ATTACHMENTS
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Water report .......................................................................................................18
Written Statement for Thorn Hill Vineyards
Use Permit

Applicant:
Thorn Hill Vineyards

Location:
1234 Adams Street, St. Helena, California

Type of Business:
Wine Tasting Room and Related Retail Sales

Summary Description of Business:
Thorn Hill Vineyards is desirous of operating a wine tasting room at 1234 Main Street. The wine tasting room will serve Thorn Hill’s Napa Valley wines. The tasting room will be open 7 days a week from 11:00 – 7:00. Seating will be available for customers inside the tasting room and there will be standing room for tastings at the bar. A floor plan is included in this application. One full time person will be hired to manage the tasting room and a part time wine clerk will be added as needed. Prepackaged food items such as chocolates, dips, condiments and baked goods will be sold and sampled, and wine-related gifts will be sold. All food will be prepared off-premises. The tasting room will showcase Thorn Hill’s Napa Valley wines (made from 85% Napa Valley grapes) including but not limited to their Chardonnay, Napa Valley Cabernet Sauvignon (made from 85% Saint Helena grapes), a Petite Sirah (made from the 85% Saint Helena grapes) and a late harvest Napa Valley Sauvignon Blanc and a Petite Sirah Port. Owner and winemaker Amy Thorn will be the first woman winemaker to open a tasting room in Saint Helena. Amy is passionate about each artisan wine she crafts. She personally selects and oversees each varietal’s production. Each vintage that will be featured in the tasting room is crafted by Amy Thorn with premium fruit grown in the Napa Valley. Thorn Hill’s wines are produced and bottled at their winery facility located at 5225 Solano Avenue in Napa, CA.

Sales Generated:
The majority of sales from this operation will be from wine tasting fees for sampling wines onsite, glass pours for onsite consumption, bottled wine sales for onsite and offsite consumption (take-away and shipped purchases) and retail sales of wine accessories. Thorn Hill will also sell:

Thorn Hill wine club memberships for semi-annual allocations of wine.

Thorn Hill branded apparel, including hats, shirts and jackets. Thorn Hill branded and non-branded wine accessories, including wine openers, glassware and books.

A limited selection of prepackaged food items, including chocolates and condiments and baked goods, etc. All food will be prepared off-premises.
Seating:
Main Tasting Bar: The curved shaped tasting bar depicted in the submitted drawings of the tasting room will be the primary location for wine tastings.

Inside Table Seating (8 seats): There will be table seating available for those who would prefer to sit.

Proposed Hours of Operation:
Tasting/Retail Hours: 11:00 a.m. – 7:00 p.m. Seven days a week
Special Events: Extended hours for prime season and/or special events to 9:00 p.m.

Staffing:
There will be one full-time staff person hired to manage the tasting room with one additional part-time employee on duty depending on the tasting room traffic.

Interior Modifications:
Plumbing: Minor plumbing modifications to install a bar sink and a water-efficient, glassware dishwasher.

Electrical: Minor electrical modifications will be made to the existing electrical system for enhanced lighting.

Tasting Bar: A curved, free-standing bar will be built utilizing the footprint of the existing bar area. The tasting bar will house the POS system, one telephone and two below-counter wine refrigerators, plus storage for wine glasses.

Parking:
There are a total of three street parking spaces along the front and side of the building.

Signage:
The Thorn Hill logo will be put on the awning.
A Signage Application will be submitted separately if needed.

Storefront Windows: The Thorn Hill logo will be displayed on each window. 2' x 3' decals will be applied to the two 6' x 8' main windows in the front of the building.

Hours of Operation: A small sign on or near the main door will display the hours of operation.

Amy Thorn
Owner and Winemaker
Thorn Hill Vineyards

February 7, 2014
Date
April 5, 2014

St. Helena Planning Commission
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Dear Commissioners:

My family owns the property at 1234 Main Street which is the subject of a use permit application for a wine tasting room scheduled for your consideration on April 15, 2014. We have submitted the application jointly with Thorn Hill Vineyards, the lessee of the premises. Thorn Hill Vineyards is owned and operated by Amy and Jack Thorn. Amy is the winemaker for the winery.

In our two buildings on Main Street we have eight retail tenants, all of whom have been in business over 10 years. Our goal is to choose and promote long term and stable businesses that will contribute to the commercial viability of the downtown district which is the hub of our town’s economic wellbeing. We believe that Amy and Jack Thorn will be that kind of tenant and that their tasting room will prove to be a valuable asset to the business health of our community.

For these reasons I urge you to approve our application for a use permit for Thorn Hill Vineyards. I will gladly answer any questions you may have about our submission on Tuesday evening the 15th.

Very truly yours,

[Signature]

Lawrence Papale
St. Helena Planning Commission
City of St. Helena
1480 Main Street
St. Helena, CA 94574

April 3, 2014

Dear Planning Commissioners,

I am writing to you to express my support for the approval of a Conditional Use Permit for the Thorn Hill Vineyards Tasting Room in St. Helena.

As a resident of Napa Valley and winemaker for Allora Vineyards, Red Cap Vineyards, and Encano Vineyards, I think that the Thorn Hill tasting room will be a great addition to Main Street and will add to the diversity of businesses that support one another in the center of town.

I know the owner, Amy Thorn, and believe she will be a welcome addition to the St. Helena business community.

Sincerely,

Rudy Zuidema
707-310-4925
To: St. Helena Planning Commission Members

Re: Thorn Hill Vineyards Conditional Use Permit

This letter is regarding the Conditional Use Permit that has been submitted by Thorn Hill Vineyards to open and operate a tasting room in the downtown sector of St. Helena. I am writing to you as the owner of Allora Vineyards to offer my full support.

I was pleased to see the Conditional Use ordinance for the downtown sector of St. Helena changed to reflect a broader scope of businesses, including tasting rooms, allowed to operate on or off the main street of St. Helena. This will only enhance the retail viability and diversity of the downtown area and give visitors even more reasons to come and shop in all the stores that operate in this area.

Thorn Hill Vineyards will be a great host to St. Helena visitors and the surrounding businesses. I have known the owner, Amy Thorn, for a number of years and have been selling our Saint Helena Cabernet Sauvignon and Petite Sirah grapes to Thorn Hill since 2007. Her winery, operations and attention to customers is first class.

I sincerely hope that you approve their Conditional Use Permit so that we can all benefit from this new business operating in St. Helena.

Thank you,

Terry Klein, Allora Vineyards
USE PERMIT PL14-001  
CITY OF ST. HELENA, STATE OF CALIFORNIA  
GRANTED TO 1234 MAIN STREET

APPLICANT: Lisa Thorn  
APN: 009-083-019

RECITALS

1. The applicant submitted a request for Use Permit approval to establish a 21-seat wine tasting facility in an existing 1,061-sf tenant space. The facility will include a single tasting room, an office/storage room and shared restrooms. The parcel is located at 1234 Main Street in the CB: Central Business district.

2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on April 15, 2014.

RESOLUTION

The Planning Commission of the City of St. Helena, State of California, approved the Use Permit on the following basis:

A. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.

B. The Planning Commission makes the following use permit findings, Section 17.168.050, 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.
2. That the proposed use would not generate levels of noise that 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.
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.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to 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.
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.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

C. The Use Permit for the above described use is granted subject to compliance with the following conditions. The Use Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. 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 Use Permit shall be vested within one (1) year from the date of approval. A building permit for the tenant improvements allowed under this permit shall have been obtained within one (1) year from the effective date of the permit or the permit shall expire; provided however that the permit 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.

2. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.

3. The permit 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.

4. Any request for an extension of the permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

5. All required fees, including planning fees, development fees, housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of 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. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City 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. Provided they are in general compliance with the permit, minor modifications may be approved by the Planning Director.

9. 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 owner/applicant is responsible for meeting with the Building Official/Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

11. This permit authorizes a 21-seat, indoor only, tasting room in an existing commercial space located at 1234 Main Street. Tastings will be limited to the hours of 11:00 a.m. to 7:00 p.m. This business shall remain distinct from those businesses authorized for operation as a food,
beverage or drinking establishment as regulated through the Food & Beverage Establishments Inventory. Specifically - this permit does not authorize the preparation of food on-site.

12. The project is subject to Ordinance No. 2009-6, Chapter 17.48 Central Business Zoning District pertaining to Wine Shops, Off-Site Winery Tasting Rooms and Winery Offices. A Winery tasting room in the Central Business district is defined as:

“Winery tasting rooms are establishments that sell wines on behalf of one or more wineries and enable consumers to taste wine (with and without charge) as a regular part of the sales process. The wines for tasting and for sale must be made from a minimum of 75% Napa Valley grapes and must be labeled Napa Valley or be a sub-appellation of the Napa Valley. The permit requires a Type 02 ABC license. Food may be provided if it is at no cost to the consumer, is made off-premises and the facilities are approved by Napa County Environmental Management.”

13. Prior to initial occupancy, the winery shall apply for a St. Helena Business License and include a written statement demonstrating compliance with Municipal Code Section 17.48.030 pertaining to Winery Tasting Rooms. The business license shall be reviewed by and approved by the Planning Director prior to issuance.

14. For sales taxes purposes, the tasting room shall be the Place of Sale for all retail transactions occurring within the tasting room. In addition, unless otherwise prohibited by regulations of the State Board of Equalization, the tasting room shall be considered the sales tax venue for all retail sales initiated within the tasting room but which result in any subsequent delivery of goods to the customer.

15. The applicant shall comply with all conditions of the Napa County Department of Environmental Management pertaining to glass washing for wine-tasting.

16. Fire equipment shall be inspected annually by the Fire Department.

17. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works:

1. 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, Caltrans Standards and Specifications, 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.
2. The applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.

3. Improvement plans shall incorporate all grading, drainage, and utilities shown on the approved Use Permit package, those improvements agreed to in public hearings, the requirements of these conditions of approval, and those improvements required by any codes in effect at the time of plan submittal.

4. The applicant shall be required to submit 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 Discharges. The annual stormwater illicit discharge inspections are performed and invoiced to the applicant by Napa County Department of Environmental Management.

5. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena’s Water Standards.

6. Where fire sprinklers are required, applicant shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with building plans prior to permitting to verify fire service lateral and meter sizing.

7. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared, including installing a new water efficient 1.28 gal toilet, 1.5 gpm faucets, and a high temperature glass dishwasher. The applicant shall retrofit the shared restrooms. All non-conforming appliances and plumbing fixtures shall be removed from the premises. The water analysis shall be replicated in full on the architectural plans.

8. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Any new fixture units added to the existing building may require assessing the existing sewer lateral, possible upgrade of the sewer lateral to the building, including a sewer cleanout at the property line.

9. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food waste is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.

10. The applicant shall comply with the provisions of St. Helena Municipal Code 17.48.090.C.6.d., including but not limited to maintaining a minimum four foot (4’) clear path of travel along the sidewalk to provide for disabled access and maintaining a one and one-half foot (1-1/2’) clear recovery zone from the face of curb. No obstructions of any kind shall be allowed in those zones. Tables shall not be left on the sidewalk when the business is open.
closed. Table placement shall be limited to the placement on the “recommended outdoor seating configuration” conceptual plan attached herewith.

11. An encroachment permit shall be obtained from the City of St. Helena for outdoor dining use. The application must include documentation of required liability insurance. The City of St. Helena maintains the preeminent right to use the sidewalk and suspend the right to encroach whenever the city needs use of the sidewalk for other public use or for repair.

12. New sidewalk may be required in the public right-of-way to maintain and connect the current path of travel as determined by the Public Works Director.

13. Any missing or broken curb, gutter and/or sidewalk along the project frontage shall be installed and/or replaced per City specifications prior to Certificate of Occupancy, extent to be determined by the Public Works Department.

14. 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.

15. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

16. Non-existent, deteriorating or non-standard driveway approaches shall be replaced at the direction of the Public Works Department prior to Certificate of Occupancy.

17. Any existing driveway approach not directly connected to a driveway shall be replaced with sidewalk/curb/gutter, as applicable and as directed by the Public Works Department, prior to Certificate of Occupancy.

18. An encroachment permit shall be required for any work performed in the public right of way.

**I HEREBY CERTIFY** that the foregoing Use Permit 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 April 15, 2014 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

______________________________
Greg Desmond
Interim Planning Director

______________________________
By: Lisa Thorn
Applicant

______________________________
By: Lawrence Papale
Property Owner
THEORETICAL
WATER USE REPORT

FOR THE

THORN HILL VINEYARDS

LOCATED AT

1234 MAIN STREET
ST. HELENA, CA 94574

COUNTY: NAPA

INITIAL SUBMITTAL: APRIL 7, 2014

PREPARED FOR REVIEW BY:
CITY OF ST. HELENA DEPARTMENT OF PUBLIC WORKS
1480 MAIN STREET
ST. HELENA, CA 94574
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I. BACKGROUND & INTRODUCTION

Thorn Hill Vineyards is proposing a new wine tasting room in the City of St. Helena at 1234 Main Street in St. Helena. In order to be compliant with the City of Saint Helena’s current definition of ‘Safe Water Yield’, the development is required to be water neutral. In other words, the post-construction water use of a property must be less than or equal to the pre-construction water use.

The current use for 1234 Main Street is a clothing store titled ‘On The Vine’. The store is run by two employees, with the only water usage deriving from a restroom facility located in a common area shared by adjacent businesses ‘Cricket’ and ‘Somatic Health Center’.

Thorn Hill Vineyards is proposing to remodel the clothing store and create a wine tasting room open to the public. Per the written statement provided for the Use Permit, the wine tasting room will be open 7 days a week from 11am to 7pm. Seating will be available for customers in the form of two four-person tables, and standing room will be available at the proposed bar. One full time person will be hired to manage the tasting room, and one part time clerk may be brought in as needed depending on actual foot-traffic.

This report discusses the existing and proposed internal water demand for the project, with a focus on water reduction measures.
II. WATER-USE ANALYSIS

A. Baseline Water Use

The baseline water use for the store is based on the existing water-use within the offices. According to the Napa County Department of Environmental Management (NCDEM) Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems Table 4, offices have a daily water use of 20 gallons per employee per day. Based on the two employees in the clothing store, the existing water use baseline for the store is 40 gallons per day. See the table below for annual baseline water use for the existing clothing store:

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<th>Office Water Usage - per Napa County</th>
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<tbody>
<tr>
<td>Napa County Office Usage</td>
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<tr>
<td>Number of Employees: 2 people</td>
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<tr>
<td>Gallons per day per employee: 20</td>
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<table>
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<tr>
<th>ESTIMATED OFFICE WATER USE</th>
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<tbody>
<tr>
<td>Gallons</td>
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<tr>
<td>Daily</td>
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<tr>
<td>Clothing Store</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

The baseline water use is 40 gallons per day, or 0.04 acre-feet per year base on the internal consumption of water for the property.

B. Proposed Water Demand with Water Reduction Measures

While the proposed wine tasting room is expected to maintain the number of employees at two, there are no set expectations for anticipated customers per day. As the tasting room will be open for 8 hours per day, this report will assume the wine tasting room will receive 4 wine tasting visitors per hour every day. This culminates to 32 visitors per day.

Water use in the wine tasting room will be limited to employee restroom use and washing of glasses. The restroom will not be a public restroom, so it is not anticipated the visitors will be using the restroom facilities. For the wine glass washing, the wine tasting room will be installing a glass washing sink and a very-low flow steam dishwasher with the capacity to handle 24 wine glasses per load. Assuming each wine tasting visitor will require 4 glasses per tasting, the total number of glasses requiring cleaning will be 128 glasses. Based on a 24-glass capacity dish-washer, the dish-washer is expected to run 6 times per day.
To account for the increased water usage for the glass washing sink and washer, the project proposes to retrofit the existing toilets and sinks shared by this business and the two adjacent businesses, ‘Cricket’ and ‘Somatic Health Center’. The two existing toilets will be replaced with high efficiency toilets with a demand of 1.28 gallons per flush, and the two sinks will be replaced with low-flow fixtures utilizing a water flow of 1.5 gallons per minute. See Appendix 1 for more information on the proposed water fixtures in the building. See below for the proposed water use calculations for the wine tasting room.

### PROPOSED WATER USAGE

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>Water Use</th>
<th>Daily Use</th>
<th>Duration</th>
<th>Occupants</th>
<th>Glasses per Load</th>
<th>Total Daily Water Use</th>
<th>Total Annual</th>
<th>Total Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lavatory Toilet (Employee Use)</td>
<td>1</td>
<td>1.28 gal</td>
<td>3</td>
<td>2</td>
<td></td>
<td></td>
<td>7.7 gal</td>
<td>2,803 gal</td>
<td>0.009 af</td>
</tr>
<tr>
<td>Lavatory Sink (Employee Use)</td>
<td>1</td>
<td>1.5 gal</td>
<td>3</td>
<td>0.3 min</td>
<td>2</td>
<td></td>
<td>2.3 gal</td>
<td>821 gal</td>
<td>0.003 af</td>
</tr>
<tr>
<td>Wine Tasting Room Dishwasher*</td>
<td>1</td>
<td>0.86 gal/cycle</td>
<td>6</td>
<td>24 glasses</td>
<td>5.2 gal</td>
<td>1,883 gal</td>
<td>0.006 af</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wine Tasting Room Sink**</td>
<td>1</td>
<td>1.5 gal</td>
<td>6</td>
<td>1 min</td>
<td></td>
<td></td>
<td>9 gal</td>
<td>3,285 gal</td>
<td>0.010 af</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>24 gal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>24 gal</td>
<td>8,793 gal</td>
<td>0.027 af</td>
</tr>
</tbody>
</table>

* The dishwasher has the capacity to load up to 24 glasses per one cycle.
** The wine tasting room sink is assumed to be used for 1 minute for every dishwasher load

The total water use estimated for the wine tasting room with the retrofits to the restroom toilets and sinks is 24 gallons per day. As the baseline water use for the business is 40 gallons per day, the proposed water usage is less than the baseline water usage for the property.

### III. CONCLUSION

The construction of a new tasting room is not expected to increase the water-use on the property if the recommendations of this report are followed. Between the utilization of high efficiency toilets, low-flow sinks, and a high efficiency dishwasher, the post-construction water-use will be less than the pre-construction water-use and meet the City of Saint Helena’s water neutral requirement.