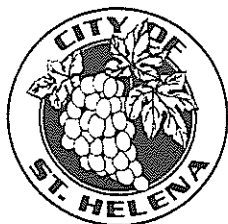


TRISH



City of St. Helena

*"We will conduct city affairs on behalf of our citizens
using an open and creative process."*

1480 Main Street
St. Helena, Ca 94574
Phone: (707) 967-2792
Fax: (707) 963-7748
www.sthelenacity.com

March 19, 2009

Patricia Hornisher
Napa County Conservation & Planning Department
1195 Third Street Room 210
Napa, CA 94559-3092

Re: Kohala Investment Works, LLC, of Hilo, Hawaii
File # P08-00672

Dear Patricia:


The St. Helena Planning Commission reviewed the request of Kohala Investment Works for a Use Permit and Variance for a winery at 588 Zinfandel Lane at their March 3, 2009 meeting. The City Council confirmed the recommendations of the Commission at their March 10, 2009 meeting.

The City of St. Helena requests that the following conditions be incorporated into the approval:

- Fire Access
 - The owner shall enter into a Fire Service Agreement with the City of St. Helena prior to issuance of a building permit. The Fire Service Agreement shall define the limits of water use to that necessary for fire service and shall define the details of the physical connection to the City of St. Helena's Water Distribution System.
 - The St. Helena Fire Chief and City Engineer shall review final plans for fire access and emergency water storage supply prior to issuance of building permit.
- Residential Water Use
 - The existing residential water service may remain to serve a residential use on site, but may not be used to serve the proposed winery use. The water use for the residence shall not exceed historical use.

Please contact me at 968-2659 if you have any questions about this letter. As always, we appreciate the Planning Department's effort to keep the City of St. Helena informed and to allow us to comment on County projects.

Sincerely,


Carol Poole, AICP
Planning Director

RECEIVED

MAR 20 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

From: Carol Poole [CarolP@ci.st-helena.ca.us]
Sent: Tuesday, September 08, 2009 11:20 AM
To: Hornisher, Trish
Cc: John Ferons
Subject: Wheeler Winery 588 Zinfandel Lane

Hi Trish:

The historic municipal water use at 588 Zinfandel Lane is very small – they must have been using well water for everything. In 2006 they used 2,244 gallons during one February, and in August 2009 they used 1,496 gallons. Perhaps their well was down for brief periods. This seems to be enough water for the fire suppression system, but no additional domestic use. Therefore we would want the agreement to say that St. Helena municipal water shall be used for the fire suppression system only. If County Counsel doesn't like that we would like the agreement to allow a maximum use of 1,500 gallons of water per year.

Thanks

*Carol Poole, AICP
Planning Director, City of St. Helena
(707) 967-2792 phone
(707) 963-7748 fax
carolp@ci.st-helena.ca.us*

09/08/2009