

NAPA COUNTY
PLANNING, BUILDING & ENVIRONMENTAL SERVICES
1195 THIRD STREET, ROOM 210 * NAPA, CALIFORNIA, 94559 * (707) 253-4417

**CERTIFICATE OF PUBLIC CONVENIENCE OR NECESSITY TO
RETAIL ALCOHOL BEVERAGE TYPE 21 LICENSE**

APPLICANT'S NAME Raconteur Fine Wines, LLC

MAILING ADDRESS 521 Alexis Court, Napa CA 94558

TELEPHONE NUMBER (707) 927-2928

CONTACT PERSON/TELEPHONE NUMBER (if different) Lauren Hall / (415) 471-0615

NEW TRANSFER If Transfer, Name of existing License Holder:
Foodshed Take Away Inc

Location of existing business:
3385 Old California Way, Napa, CA 94558

LOCATION OF PROPOSED BUSINESS: 521 Alexis Court, Napa, CA 94558

ASSESSOR'S PARCEL NO(S): 05722002800

DESCRIPTION OF PROPOSED ACTIVITIES TO BE LICENSED: See attached for further details.
Current license: ABC Type 20 (off-sale beer & wine). Premium wine sales.
New License application: ABC Type 21 (off-sale general, beer/wine/spirits)/. Premium wine & spirits

NAME(S) AND ADDRESS(ES) OF PROPERTY OWNER(S):
Alexis I, LLC
P.O. Box 458, Orinda CA 94563

SIGNATURE OF APPLICANT:  (MATTHEW B. WILSON)

APPLICANT'S LEGAL NATURE: Individual Partnership
 Association Corporation LLC Other
Attach list of names and addresses: general partners/current officers (LLC or Association); or copy of articles of incorporation (corporation)

I hereby authorize the right of access to the property involved, as deemed necessary by the County of Napa for preparation of reports related to this application.

63P III

10/10/2019

Signature of Property Owner

Date

FOR OFFICE USE ONLY			
Zoning District:	Existing Land Use File(s)#:		
Fee \$	Receipt #	Received By:	Date:

COMPANY FINE WINE



October 8, 2019

Napa County Planning, Building and Environmental Services
1195 Third Street, Second Floor
Napa, CA 94559

Subject: Minor Modification Request

Existing Use Permit #: 98432-UP

APN: 57-220-028&027

Approval Date: June 9, 1999

This letter serves as a request for a minor modification to existing Use Permit #98432-UP; the minor modification addresses clause #6 on the aforementioned Use Permit.

Applicant, Raconteur Fine Wines LLC, currently leases a 6215 sq ft space from Alexis Court I LLC at 521 Alexis Court in the county of Napa and operates under a Type 20 ABC license, allowing off-sale wine sales. The space serves as the primary location of storage and shipping point of bottled wine.

Raconteur Fine Wines LLC is currently in escrow to purchase a Type 21 license (off-sale general) which will replace the existing Type 20 license (off-sale beer & wine), contingent upon the approval from the Alcohol Beverage Control (ABC). The Type 21 license would allow the company to sell bottled spirits, in addition to their current wine portfolio, in the state of California through its existing retail channels. The firm is willing to adhere to any and all conditions placed on the sale of the ultra-premium, aged sprits.

All other procedures, terms and conditions that are outlined in the approved Use Permit continue to apply.

Thank you for your consideration.

Kindest regards,



Lauren Hall

Sales Director

Raconteur Fine Wines LLC (dba Company Fine Wine)

Attachment (page 1 of 1): Certificate of Public Convenience or Necessity (PCN) to Retail Alcohol Beverage Type 21 License Application (cont.)

Applicant: Raconteur Fine Wines, LLC

Further clarification of proposed activities:

Current Business Model: Off-site retail sales of premium wine to individuals and corporations (Type 20 ABC license which allows beer & wine sales). The firm's main focus is filling wine cellars with mature, rare, and highly allocated wines from the top, global winegrowing regions and producers; the firm also occasionally organizes wine tastings and gifting programs for corporate clientele (all off-site).

Desired change: Upgrade to a Type 21 license which simply allows the addition of spirits to our portfolio.

No modification to our business model or is intended; but we are willing to adhere to any conditions that the Board/Planning Dept. may want to place on this Use. We focus exclusively on rare and highly allocated wines and do not post our inventory online. This upgrade will simply allow us to offer old & rare high-end spirits to discerning collectors that we already work with. We are not high volume and do not intend to advertise our spirit services, so do not anticipate many (if any) on-site sales, though we will always remain in compliance with any requirements and conditions placed on our use and licensing.

Raconteur Fine Wines LLC Clarification, list of names and addresses: general partners/current officers of LLC:

Matthew B. Wilson, LLC Manager
1872 Main Street, St. Helena, CA 94574

Noland Albright, CFO
1803 Marian Lane, Santa Rosa, CA 95405

Benton E. Kraner, Vice President
4360 Sanctuary Way, Bonita Springs, FL 34134

Tod H. Friedman, Vice President
356 S. Parkview Avenue, Bexley, OH 43209

Jared I. Rubin, Vice President & Secretary
156 South Drexel Avenue, Bexley, OH 43209