

Richard Spitler

From: Bounsall, Jeff [JBounsall@pacunion.com]
Sent: Wednesday, July 06, 2011 8:15 PM
To: Richard Spitler
Subject: FW: Bounsall MOU/Winery Ordinance

Hi Richard

We met with a Napa County Planner yesterday and he said there are no requirements for Industrial zoned properties in Napa County to meet the NV Winery Definition Ordinance and the same with St. Helena Industrial Zoning Ordinance. Both do not specifically document the exclusion since the Winery Definition Ordinance is strictly for **Agriculture Properties**. The same would apply to Yountville.

The Bounsall Family has been in the planning stages with our properties for many years and we have spent many thousands of dollars on our architecture plans which the city has received, reviewed and have agreed to the quality and idea of development. We have received planning conceptual approval and MOU approval from the City council. These plans include very High end Architecture and will provide expensive city infrastructure such as bike paths and other major city benefits. We cannot afford to build these structures with the WDO affecting our winemaking. When we met with the planning commission we described our intent for the wine sales building which is to sell deli sandwiches and have open space for picnics. We cannot afford to sell \$100 bottle of wine to customers who want to picnic and have lunch.

Please take into consideration we will be selling Calistoga AVA and Napa Valley Wines that will be sold to a higher clientele and will produce and label the wines per the district rules. We also will be selling low end wine to customers who will be picnicking at the property wine sales area who can afford a lower class wine. These customers are the average American Citizens looking to enjoy the wine country the same as high end clientele. Please take into consideration many of our customers will be buying merchandise and staying in our Calistoga Hotels, Spas and eating at our local restaurants. Some of our wines will have a label of the maker of the wine and will sell in the range of \$5-\$35 per bottle. We need the winery ordinance exemption to produce and bottle wine for this purpose. We have been Calistoga business citizens for many generations here in Calistoga and have not wavered from our proposal for many years and wish to service all class citizens of our country. When we met with the Planning Commission at our conceptual hearing we were requested to reduce our case goods. We are not sure why since we have 18% building coverage proposed and now we have potentially lost our winemaking potential.

Please consider the above when reviewing our request.

Thank you

Jeff, Bill & Kathy Bounsall