

LAVA VINE WINERY
963 & 965 Silverado Trail

REVISIONS TO PROJECT DESCRIPTION

February 22, 2012



In response to issues raised at the Planning Commission meeting of February 8, 2012, the applicants agree to revise the submitted project as follows:

1. **Eliminate other leasable administrative office uses.** While this use has been permitted under the existing conditional use permit, the applicants are agreeable to restrict office uses to their own administrative uses for the winery on completion. This will reduce the "intensity of use" on the property and reduces the required parking by 3 spaces. It will also have a beneficial impact on traffic circulation.
2. **Eliminate bicycle rentals.** While the applicants were optimistic a low-impact arrangement could be made with the Calistoga Bike Shop to provide bicycle rentals in this location, they are agreeable to eliminate that activity. This will also reduce the "intensity of use" on the property, and likewise will have a beneficial impact on both parking and traffic circulation.
3. **Reduce the amount of permitted events.** The existing Conditional Use Permit (2007-08) allows unlimited wine related events for up to 25 people and up to four events in excess of 25 people (with no maximum number of people stipulated) per calendar year with an Administrative Use Permit for each such larger event (public notice to adjoining properties within 300 feet is required). The applicants are agreeable to no increase in events beyond those currently permitted.
4. **Require that the winery will be closed to public tasting, tours and events during bottling.** The applicants have never intended to be open to public tasting or for winery related events during bottling, and are agreeable to add this provision as a condition of the Conditional Use Permit.
5. **Agree to install a left turn lane from Silverado Trail if required.** This issue is somewhat complex due to differing left turn warrant standards considered appropriate by the county, and the city and CalTrans. That has been exacerbated by a flawed traffic engineering report. Time will be needed to resolve the issues to the satisfaction of the appropriate jurisdictions (in this case, both the county and the city). The applicants will agree to a condition in the use permit that they install a left turn lane prior to completion and opening of the winery if required by the County's Public Works Department.

A handwritten signature in blue ink, appearing to be "J. R. L.", located at the bottom left of the page.