



Project Description
Bounsall & Wright Winery and Events Center

The Bounsall & Wright Winery and Events Center is a planned commercial/industrial development located at 414 Foothill Boulevard in Calistoga, California. The project acts as a bridge between the agricultural use of the neighboring and unincorporated areas in the county and the more concentrated visitor serving uses of central downtown. This linkage is accomplished through the inclusion of the wine processing/industrial use of the site and the careful selection of wine related and special event commercial uses that are meant to augment the visitor serving, retail and lodging uses of downtown Calistoga.

The site is laid out in somewhat of a quad configuration with the buildings and the on-site circulation respecting the boundaries and street pattern of the underlying subdivision. A total of six buildings having a total square footage of $\pm 70,000$ sq. ft are proposed for the ± 7 acres site. This results in building site coverage of $\pm 15\%$.

The site is accessed from an existing roadway cut at the southwest corner of the property. The site circulates in somewhat of a grid pattern with a central rotary. Parking is provided around the perimeter of the uses rather than in a large parking lot. An EVA at the southeast corner of the site and a bicycle/pedestrian path to the Napa River are also proposed.

The proposed uses consist of are two wineries, deli/wine tasting with in-door, deck and out-door seating, a farm/fruit stand to showcase local product, and a hospitality/events area.

Building A	Deli/Wine Tasting and Sales	16,500 sq. ft.	Wine tasting, sales, delicatessen, in-door, deck, out-door seating
Building B	Farm Stand	7,000 sq. ft.	Specialty fruit, farm stand, gourmet foods and related retail
Building C	Winery #1	12,500 sq. ft.	10,000 – 40,000 cases
Building D	Event/Hospitality	6,000 sq. ft.	Events hall
Building E	Replacement Residential	0 sq. ft.	Eliminated
Building F	Winery #2	18,500 sq. ft.	10,000 – 40,000 cases