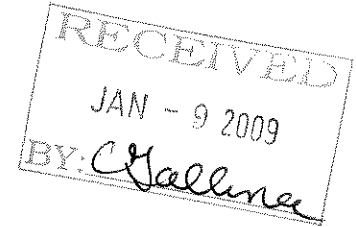


**PRE-APPLICATION CONSULTATION  
AND CONCEPTUAL DESIGN REVIEW**

**THE BOUNSALL & WRIGHT WINERY  
AND EVENT CENTER  
(January 6, 2009)**



**Overview**

The Bounsall & Wright Winery and Event Center is proposed industrial/commercial development is located at 414 Foothill Boulevard in Calistoga, California.

Included in the 7.00 acre project development there are 2.14 acres of project building areas including two wineries, a wine tasting room/delicatessen, fruit stand and cheese sales and like commodities, office space, a reception building, and outdoor/indoor special event areas. The remainder of land is open space and landscaped areas.

**Existing Site Conditions**

This existing walnut orchard is bounded by Foothill Boulevard on the south and the Napa River on the north. Rural properties east and west of the site have existing single family residences on each.

Several structures currently exist on the property and are proposed to be removed or demolished concurrent with the new project development depending upon phasing. These existing structures include two residential structures with building footprint areas of approximately 700 sq. ft. and 1,310 sq. ft., a 280 sq. ft. garden shed, a 140 sq. ft. shed, a shop building of 560 sq. ft. and a 30-foot long single wide trailer.

Presently, public water and sanitary sewer services do not exist within the immediate area surrounding the proposed project site. The terrain is gently sloping from the south to the north toward the Napa River.

**Current Zoning and Land Use Designation**

The subject property, composed of 29 perfected certificate parcels, is designated Light Industrial in the City of Calistoga General Plan. In addition to this land use designation, the subject property carries two PD Overlay Designations: Entry Corridor and Planned Development Goals. Each of these designations provides special design and development guidance to the site. According to the General Plan, Light Industrial, certain commercial uses, such as, retail, offices and eating establishments as well as inns are appropriate uses for the property. The property is zoned Light Industrial (I).

### **Proposed Site Development**

The Bounsall & Wright Winery and Event Center will feature two wineries, a tasting room with delicatessen and outside picnic areas, two retail buildings, winery office space, and a special event area with an adjacent reception building. Access to the project will be over the existing site access located at the west property boundary.

A preliminary site plan has been included with this application. The site plan shows the proposed building types and locations along with the driveway and parking configurations.

### **Project Development is Proposed in Three Phases.**

1. Phase one improvement's to include wine sales building, winery # 1 (building C) or # 2 (Building F), event area and option to construct retail building # 2.
2. Phase two includes second winery either winery # 1 (building C) or # 2 (building F) and option to construct retail building # 2 would follow within one to two years of phase one improvements.
3. Phase three improvements include retail building # 1 and the reception building are anticipated to be completed after phase two.
4. Phase one construction of Wine Sales and Retail building # 2 and Winery # 1 (building C) existing residence may remain until winery building # 2 is constructed.

Table 1 below summarizes the proposed building uses, size and number of employees.

**Table 1- Proposed Building Characteristics**

Building Description	Approximate Size (sf)	Intended Use	Estimated No. of Employees
Deli/Wine Sales	18,500 (two-story)	Wine tasting & Sales Delicatessen	6
Retail Bldg. No. 1	7,250 (two-story)	Miscellaneous Retail	4
Retail Bldg. No. 2	7,800 (two-story)	Specialty fruit / gourmet Miscellaneous Retail	6
Reception	4,000	Events hall	1
Winery No. 1	19,100	40,000 Case Winery	4
Tank Bldg.	3,600	Equipment & Barrel Storage	
Winery No. 2	17,400	40,000 Case Winery, Storage	3

### **Relationship to Neighborhood**

The City of Calistoga lies in the heart of wine country. Vineyards are the predominant land use in the areas within the outer limits of the City and the surrounding outlying areas. Within the City, there are several wine tasting rooms, and a multitude of spa, resorts, retail shops, and restaurants. Delicatessens and wine tasting rooms are prevalent in and around the gateway routes into the City of Calistoga. The proposed Bounsall & Wright Winery and Event Center is consistent with the character of this area.

In addition, this project does include an events area. Calistoga and the surrounding area offer few events area facilities located outside of private vineyard properties.

### **Hours of Operation**

The property will be open seven days a week year round except for Christmas. The proposed hours of operation are anticipated to be 9 am to 6 pm.

### **Water Conservation Measures**

Winery process wastewater discharges will be treated and a portion stored for irrigation of grass or turf areas. Other landscape areas consisting of trees and shrubs will utilize drip irrigation systems and be supplied with water from an onsite well.

### **Resource Conservation**

The site plan has been developed to preserve existing oak trees. Additionally, the existing walnut grove is planned to be preserved in the open space areas.

Treated processed wastewater from the winery operations are proposed to be utilized in the turf areas of the project site.

### **Development Agreement**

The owners of the properties would be agreeable to entertain a Development Agreement with the City of Calistoga.