

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE
PLANNING COMMISSION

FROM: CHARLENE GALLINA, PLANNING DIRECTOR

MEETING DATE: JANUARY 28, 2009

SUBJECT: PRE-APPLICATION CONSULTATION (PA 2008-04)
CONCEPTUAL REVIEW (CDR 2008-04) OF THE
BOUNSALL & WRIGHT WINERY & EVENT CENTER

1 **REQUEST:**

2
3 Conceptual Design Review for the proposed Bounsall & Wright Winery and Event
4 Center on a 7 acre site to be developed in three phases. The project proposes to
5 feature two wineries, a tasting room with a delicatessen and outside picnic areas,
6 two retail buildings, winery office space, and a special event area with an
7 adjacent reception building for a site total of 80,289 square feet. The project site
8 is located at 414 Foothill Boulevard (APNs 011-260-045 through 011-260-076)
9 within the "I" Light Industrial Zoning District.

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11 **PURPOSE OF REVIEW:**

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13 The Conceptual Design Review process provides an opportunity for a property
14 owner or developer to receive feedback on a development concept prior to
15 submitting a formal development application. The scope of Conceptual Design
16 Review encompasses all aspects of a project and allows for identification and
17 discussion of potential issues at the earliest stage in the development process. It
18 is the City's expectation that the property owner will use the feedback received
19 through this process as guidance when preparing the formal development
20 application.

21
22 Upon completion of this review, staff will be presenting this conceptual design to
23 the City Council for review to determine the desire to process a Development
24 Agreement for this proposal and its potential elements. Should the City Council
25 express interest, staff will then provide the Applicant with a final letter that
26 identifies potential issues associated with the project proposal, and any specific
27 studies or detailed information needed to process this proposal in the future.
28 Afterwards, the Bounsall Family and their Project Team will have sufficient
29 information to begin the processing of this project. Please note that as this

30 project moves through the formal review process, additional opportunity for
31 review, comment and application of any specific conditions or requirements will
32 be provided.

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34 **INTRODUCTION AND PROJECT DESCRIPTION:**

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36 **A. Existing Conditions:**

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38 Property Setting and Characteristics: The subject property is approximately 7
39 acres in size and is located at 414 Foothill Boulevard/State Highway 29/128. The
40 terrain is gently sloping from the south to the north toward the Napa River. An
41 existing walnut orchard and several large oak trees are presently located on the
42 property. The Napa River borders the entire width of the property to the North.
43 Several structures currently exist on the property. These include two residential
44 structures (3 Bedroom Single Family Detached; 1 Bedroom Studio)
45 approximately 1,310 sf and 700 sf in size, a 280 sf garden shed, a 140 sf shed, a
46 560 sf shop building and a 30-foot long single wide trailer.

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48 No public water and sewer services exist on the property or within the immediate
49 area surrounding the property.

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51 The surrounding area is described as follows:

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53 West: Adjacent to the property is Elizabeth Hammond's property 3.75 acres in
54 size. This property is located within the "Rural Residential" General Plan Land
55 Use Designation and zoned "RR" Rural Residential. The property is currently
56 developed with a 3 bedroom single family residence and other accessory
57 structures.

58
59 East: Adjacent to the property is the Bingham Ranch 16.24 acres in size. This
60 property is located within the "Rural Residential" General Plan Land Use
61 Designation and zoned "RR" Rural Residential. The property is currently
62 developed with a single family residence and other accessory structures. An
63 existing vineyard is presently located on the property.

64
65 North: Directly across the Napa River are two vacant properties one owned by
66 the City of Calistoga (22.32 acres; the former Fox property) and the other owned
67 by Crystal Geyser Water Company (5 acres). The City's property is within the
68 "Public/Quasi Public" General Plan Land Use Designation and zoned "I" Light
69 Industrial. The Crystal Geyser property is within the "Light Industrial" General
70 Plan and zoned "I" Light Industrial. The City's property is currently being used as
71 a wastewater effluent spray field.

72
73 South: Directly across Foothill Boulevard/State Highway 29/128 is the Diamond
74 Hills Estates Subdivision which has been approved for the development of 35

75 single family residential lots on approximately 67 acres. This property is located
 76 within the "Rural Residential-Hillside" General Plan Land Use Designation and is
 77 zoned "RR-H" Rural Residential-Hillside. This property is currently vacant.
 78 However, within the near future, Enchanted Resorts, Inc. will be commencing
 79 infrastructure improvements on this property to prepare the site for development.
 80

81 **B. Proposed Project:**

82
 83 The Applicant proposes to construct the Bounsall & Wright Winery and Event
 84 Center, approximately 80,300 square feet total in size, that will feature two
 85 wineries, a wine tasting room with delicatessen and outside picnic areas, two
 86 retail buildings, winery office space, a 3 bedroom residence, a bride-groom
 87 preparation room, and a special event area with an adjacent reception building.
 88 The owners of the property are interested in entering into a Development
 89 Agreement with the City for this project proposal.

90
 91 As presented the Applicant proposes to develop the property as follows:
 92

Building Description	Proposed Use	Proposed Square Feet	Proposed Number of Stories
Building "A" Deli/Wine Shop	Wine Tasting & Sales; Delicatessen	18,500	2
Building "B" Retail #2	Specialty Fruit/ Gourmet Misc. Retail	7,250	2
Building "C" Winery #1	40,000 Case Winery	19,100	2 (2 nd floor offices)
	Tank Room	3,600	1
Building "D" Reception	Events Hall	4,000	1
Building "E" Retail #1/ Residence	Miscellaneous Retail, Bride-Groom Preparation Room, Kitchen & Garden Service Area; 2 nd Floor 3 BR Residence	7,800	2
Building "F" Winery #2	40,000 Case Winery & Storage; Private tastings to be provided by appointment only	17,400	2 (2 nd floor offices)
Building "G" Event Pavilion	Wedding Terrace; Open Space	1,200	Terrace Structure

93
 94 The attached site plan shows the proposed building types and locations,
 95 including the location of parking, walkways and open space areas. The

96 proposed architectural materials and design elements to be used for the project
97 is a mix of stone exterior finishes, horizontal wood siding, wood shingle roofing,
98 tile roofing, standing seam metal roofing, exposed structural roof wood members
99 at entries, trellis', decorative barn doors, wood decking and railings, decorative
100 wood brackets and trim, arch openings, and copula features. A materials board
101 and color elevations for each building will be presented at the meeting.
102

103 Total parking proposed for this development is 132 spaces. Access to the
104 project site will be over the existing shared site access with the Brigham Ranch
105 property located at the southwest corner of the property. Interior site circulation
106 proposed is private and will consist of a drive aisle that circulates in a one-way
107 counterclockwise direction. The Applicant has also proposed a public access
108 trail for pedestrians and bicycles through the subject property connecting State
109 Highway 29/128 to the Napa River. At this time, the Applicant has not proposed
110 public access along the Napa River nor proposed the construction of a bridge
111 over the Napa River in order to provide a connection to the City's existing Class I
112 Bikeway.
113

114 The hours of operation proposed for this facility is 9 am to 6 pm, seven days a
115 week year round except for Christmas. The proposed project has been design to
116 preserve existing oak trees and walnut trees within the open space areas.
117 Treated processed wastewater from the winery operations are proposed to be
118 utilized for irrigation of grass or turf areas. Other landscape areas consisting of
119 trees and shrubs will utilize drip irrigation systems and be supplied with water
120 from an onsite well.
121

122 The Applicant is proposing three phases for project development as follows:
123

124 Phase 1: Development of Wine Sales Building (Building A), Winery #1 (Building
125 C) or Winery #2 (Building F), Event Pavilion (Building G) with an option to
126 construct Retail Building #2. If Winery #1 and Wine Sales/Retail Building #2 is
127 constructed in this Phase, then the existing residence may remain until Winery
128 Building #2 is constructed.
129

130 Phase 2: Development of the second Winery with an option to construct Retail
131 Building #2. This Phase would follow within one to two years of Phase 1.
132

133 Phase 3: Development of Retail Building #1 and Reception Building (Building D).
134 This phase would follow after completion of Phase 2.
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136 **STAFF ANALYSIS AND IDENTIFIED ISSUES**

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138 In response to discussions held with the Applicant with respect to formulating
139 recommendations associated with the Draft Urban Design Plan, staff met with the
140 applicant and their project team to begin to identify issues associated with this

141 proposal. Included in these meetings was staff discussion on the following
142 issues: interpretation of General Plan policies for the Bounsall property,
143 recommended policies associated with the Draft Urban Design Plan (see
144 attached excerpt for the Highway 29 Corridor Character Area, the City's Growth
145 Management System and development review process, and the Development
146 Agreement process. Included in this discussion was staff direction for the
147 Applicant to seek pre-application conference and conceptual design review input
148 from other Departments/Agencies and the Planning Commission prior to formally
149 applying for a Growth Management Allocation and/or the submittal of a request to
150 the City Council for obtaining an Memorandum of Understanding for the
151 processing of a Development Agreement.

152
153 Therefore, the submittal of the attached conceptual design is the first step in this
154 process. However, in the interest of pursuing all options for securing a
155 water/wastewater allocation, the Applicant opted to also request a Growth
156 Management Allocation (GMA). During processing of their GMA staff
157 recommended and the City Council concurred that the applicant should proceed
158 forward in requesting a Memorandum of Understanding in order to reserve an
159 allocation through the processing of Development Agreement, given the scope
160 and proposed timing of this project. A major benefit for pursuing this avenue was
161 to provide an opportunity for the Applicant to secure a longer timeframe for the
162 processing and construction of such a project rather than phase project approval
163 within yearly increments. In addition, the processing of a Development
164 Agreement would remove any uncertainties with respect to the required payment
165 of processing and development impact fees and make them known up front in
166 the process.

167
168 Based upon the Applicant's submittal of conceptual project plans, provided below
169 is list of issues that staff recommends Commission discussion and direction to
170 the Applicant and their project team.

171

172 **Land Use**

173

174 General Plan: The project site has a General Plan Land Use designation of Light
175 Industrial. This designation promotes heavy commercial and light industrial uses,
176 including manufacturing, auto repair, bottling plants, storage, assembly, service
177 and repair, and greenhouses. The maximum FAR permitted is 0.60. In addition,
178 uses are required to be appropriately planned and designed to minimize conflict
179 with adjacent areas. Accessory commercial uses, such as retail, offices and
180 eating establishments, may also be permitted provided they conform to all
181 relevant General Plan Land Use Element policies.

182

183 Furthermore, the project site is located within a Planned Development Overlay
184 designation (PD 1: Bounsall Property) which merits particular attention because
185 of its size, location, and environmental constraints. Under this designation,

186 innovative design standards are to be applied to achieve a superior design.
187 Development in a PD area is subject to design review. Identified below is
188 specific guidance for the project site.

189
190 *Bounsall Property*

191
192 *This property is one of the first large parcels approached from the*
193 *down-valley entrance to Calistoga. As such, its appearance and*
194 *land use can play a key role in maintaining Calistoga's rural, small*
195 *town character. Development of this site shall be designed to*
196 *convey the agricultural qualities of the upper Napa Valley, including*
197 *viticulture and orchards, and shall encourage for the preservation of*
198 *open space. Consequently, it would be appropriate to enhance the*
199 *property's viability as agricultural open space. Therefore,*
200 *development of the property with a winery and/or inn, scaled*
201 *proportionately to the amount of open space and set within*
202 *vineyards or orchards, is allowed as a means to encourage*
203 *agricultural preservation. Residential uses shall be prohibited,*
204 *except for employee housing, such as a resident manager's*
205 *quarters.*

206
207 The project site is also located within Entry Corridor EC1 – Downvalley Foothill
208 Boulevard which has been described below. Such designation will also be
209 subject to General Plan's Entry Corridor policies, as well as other applicable
210 policies contained in the General Plan.

211
212 *Entry Corridor 1: Downvalley Foothill Boulevard*

213
214 *The majority of people approach Calistoga along Foothill Boulevard*
215 *from the southeast, and pass through this entry corridor. The entry*
216 *corridor is currently undeveloped except for a small number of*
217 *single-family homes set back from the road, and some vineyards*
218 *and orchards outside of the city limits. A portion of the right-of-way*
219 *is an open gravel area running alongside the road, which is*
220 *controlled by Caltrans. All development in this area should*
221 *maintain the rural and open space qualities, with minimal visibility*
222 *from the highway.*

223
224 The purpose of the Entry Corridor Overlay is to make certain that the "country
225 town" appearance of Calistoga will be preserved "by ensuring that new
226 development is of a scale subordinate to the agricultural uses of properties
227 located at these entry corridors." All development in this area is required to
228 incorporate features to achieve this goal.

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231 Listed below are the features that will apply to this project:

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- *Setbacks shall be wide in order to preserve rural characteristics and shall be landscaped with trees, vineyards and/or native vegetation.*
- *Walls, fences and berms included in landscaping should incorporate materials and design that blend harmoniously with the surrounding landscape.*
- *Existing orchards and stands of mature trees shall be maintained or replaced with similar vegetation.*
- *Unique natural features shall be preserved and remain visible.*
- *New buildings should reflect small-scale, low-rise design characteristics with an understated visual appearance, and should maintain existing small-town and open space qualities.*
- *Parking areas should not be visible from the entry corridor roadway.*
- *All development within designated entry corridors shall be subject to design review.*
- *New development shall not include shopping centers, gas stations, "big-box" retailers, or other commercial centers with strip retail characteristics, and formula businesses shall be discouraged.*
- *Commercial uses permitted in the entry corridor should complement rather than compete with Calistoga's downtown commercial core. Examples of such uses include, but are not limited to, nurseries, destination spas and resorts, museums, winery and vineyard-related businesses and community facilities such as a library or recreational use. Such uses shall be allowed only if they are consistent with the underlying land use designation.*

Staff finds that this project has substantial merit and should be encouraged. However, given General Plan policies as noted above, staff is recommending Commission discussion on whether or not the proposed mix of uses and functions to be provided on a daily (retail sales) or regular basis (special events), as well as the proposed scale and intensity of two wineries (each to produce 40,000 cases) will meet the desired character for this entry corridor property. To assist the Commission, please note that staff intends on providing at the meeting a range of winery sizes located in Napa Valley for comparison purposes.

Zoning:

Provided below are the "I", Light Industrial District regulations that are applicable to the project site.

"I" Zoning District / Base Zone Requirement		Concept Plan
Minimum Lot Area	20,000 sq. ft.	7 acres
Minimum Lot Width	100 feet	Feet
Minimum Lot Depth	200 feet	Feet
Max. Lot Coverage by Structures	40%	18% of total area
Floor Area Ratio	.60 per General Plan Industrial Land Use Designation	.26
Open Space/Landscaped Areas	N/A	39% of total area
Hardscape Areas	N/A	9% of total area
Drive Aisle-Parking Pavement Areas	N/A	30% of total area
Setbacks for Buildings	Shall be no less than required in an abutting R District	
Side Yard (Rural Residential)	20 feet	42 feet from disputed property line; 40 feet from Bingham Ranch
State Highway 29/128	20 feet	50 feet
Building Height	30 feet at eaves or parapet except all structures within 50 feet of residential property line shall have a height not to exceed the maximum permitted in the adjacent residential district. Rural Residential height limit is 25'. Towers, cupolas, etc shall not exceed 25 feet above this height limit.	Varies per Building Ridge Heights have been provided herein: Building A – 41'6" Building B – 34'; 50'6" (tower) Building C – 38'6" Building D – 23'3" Building E – 31'7" Building F – 32'3"
Parking Requirements	Given the proposed mix of uses, a parking study should be required to determine the amount of parking necessary.	132 spaces

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Staff has discussed with the Applicant that this project at a minimum will require approval of a "PD" Planned Development (i.e. Rezone), a Subdivision Map and the processing of a Preliminary and Final Development Plan (Conditional Use Permit and Design Review). It should be noted that this project requires approval of a PD because of the inconsistency between the General Plan policy and the Zoning District designation for the project site. In processing a PD, this

280 mechanism will allow for the maximum flexibility to accommodate such
281 development proposal. It should be noted that due to the conceptual nature of
282 the plans at this early stage of the process, staff fully intends to work closely with
283 the Applicant's project team to ensure compliance with applicable regulations
284 and recommendations identified below, should the Applicant be allowed to
285 proceed ahead in the processing of this proposal.

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287 **Proposed Architectural Design**

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289 The proposed architectural materials and design elements to be used for the
290 project is a mix of stone exterior finishes, horizontal wood siding, wood shingle
291 roofing, tile roofing, standing seam metal roofing, exposed structural roof wood
292 members at entries, trellis', decorative barn doors, wood decking and railings,
293 decorative wood brackets and trim, arch openings, and copula features. A
294 materials board and color elevations for each building will be presented at the
295 meeting. As explained by the Applicant's architect, Mary Sikes & Associates, the
296 design concept was developed for the project site after an extensive study of
297 architecture examples within the City of Calistoga and Napa Valley existing today
298 and in the past. Staff is recommending Commission discussion on the proposed
299 architecture to determine whether or not such design, as well as the bulk, scale
300 and mass proposed is consistent with the Napa Valley architectural heritage and
301 our desire to maintain a small town character. To assist in this evaluation, staff
302 recommends the Commission review the photographic survey provided in the
303 Draft Urban Design Plan.

304
305 **Circulation & Traffic**

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307 Access to the project site will be over the existing shared site access with the
308 Bingham Ranch property located at the southwest corner of the property. It
309 should be noted that Caltrans has limited this site to one shared access. Interior
310 site circulation proposed is private and will consist of a drive aisle that circulates
311 in a one-way counterclockwise direction. Given this proposal, the Fire Chief will
312 be requiring a second access road be integrated into the project due to the
313 potential for impairment of this access by vehicle congestion and/or the
314 emergency itself. An alternative currently under consideration by the Applicant is
315 the designation of an Emergency Vehicular Access (EVA) to be located at the
316 southeast corner of the property. It should be noted that such an EVA would be
317 only accessible to emergency vehicles and would be designed with a lockable
318 gate similar in design to the EVA that was provided with the Solage Resort off of
319 Brannan Street. Other potential options include providing an EVA in conjunction
320 with a pedestrian/bicycle bridge over the Napa River or the implementation of an
321 access road that is extended from Pine Street to service and connect future
322 redevelopment of the proposed Highway 29 Corridor properties as discussed in
323 the Draft Urban Design Plan. Staff recommends Commission discussion on this
324 issue to determine whether or not access should be extended from Pine Street.

325 With respect to traffic generation, Caltrans and staff has informed the Applicant
326 that a traffic study will be required to ensure that project related impacts to State
327 Highway 28/128 are thoroughly assessed and mitigated.

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329 **Parking**

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331 With conceptual design of the project, the total parking proposed this
332 development is 132 spaces. Given the proposed mix of land uses and various
333 functions that are proposed to be operating at the same time, the City's parking
334 regulations currently do not provide specific parking ratios for a special event
335 center or wineries. Therefore, staff will be requiring the preparation of a parking
336 study, as part of the traffic study, to determine the appropriate amount of parking
337 to be provided on-site. It should be noted that this study will likely analyze
338 whether or not this project may be compatible for sharing common parking
339 facilities. Furthermore, the proposed layout of the project's drive aisle and
340 parking areas have been placed in close proximity to State Highway 28/128.
341 Given that this site is within the "Downvalley Foothill Boulevard" Entry Corridor,
342 staff recommends Commission discussion on whether or not the placement of
343 these facilities is appropriate. To assist the Commission in this discussion, a
344 colored perspective drawing of the line of sight for this area has been provided
345 showing parking and drive aisle will not be visible from the State Highway given
346 the higher elevation of the highway in respect to the lower elevation of these
347 elements in addition to the vegetation existing or to be provided that borders
348 along the entire width of the project site.

349
350 **NAPA River**

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352 The Napa River borders the entire width of the property to the North.
353 Development within this area is subject to General Plan policies for its protection
354 and preservation as a valuable resource and asset to the City. The Open Space
355 and Conservation Element requires a minimum setback of 30 feet from the top of
356 the high bank. Improvements within this area are limited to access for
357 maintenance, erosion control and pedestrian/bicycle pathways. Furthermore,
358 within this setback, vegetation removal, grading, earthmoving, construction of
359 structures, including any type of fencing is prohibited. Given this setback
360 requirement, any proposed improvements in this area will be subject to the
361 provisions of the City's Conservation Regulations. Furthermore, the Flood
362 Insurance Rate Map (FIRM) from the Federal Emergency Management Agency
363 designates the majority of the project site as a "Special Flood Hazard Area"
364 subject to inundation by a 100 year flood and a portion of the site as a "Floodway
365 Area." The proposed site plan depicts the location of this delineation. Given this
366 delineation, all improvements within this area will be subject to the City's
367 Floodplain Management Regulations.

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370 **Department/Agency Comments**

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372 Attached for Commission review are all the Department and Agency comments
373 received to date on this project proposal. It should be noted that all these
374 comments will need to be address should the Applicant be allowed to proceed
375 ahead in the processing of this proposal.

376
377 **Prior Approvals and Authorizations**

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379 The City Business License records have revealed that William Bounsall secured
380 a business license for a contractor's business on-site for several years. Based
381 upon this authorization, the site has been utilized for equipment storage and an
382 office for the business. However, it should be noted that the extent of this use is
383 currently in question and under review by the Department to determine whether
384 or not this use was grandfathered in under previous Zoning District regulations
385 and/or General Plan Land Use Designation or should be subject to current
386 Zoning Ordinance Regulations.

387
388 The applicant has stated that they have perfected 29 certificates of compliance
389 parcels and a roadway system for the subject property. However, it should be
390 noted this action has resulted in long standing boundary dispute between
391 Elizabeth Hammond and the Bounsall family. In 2004, Mrs. Hammond retained
392 Michael Brooks & Associates to confirm the true location of the questioned
393 boundary. As a result, Mr. Brooks' survey confirmed that the Bounsall's survey
394 was incorrect and there have been numerous attempts to resolve the
395 discrepancies between their surveys between the two parties. To the City's
396 knowledge, this boundary dispute has not been resolved to date. Therefore, staff
397 finds that this issue needs to be resolved in conjunction with the processing of
398 this development proposal and will be addressed accordingly. However, it
399 should be recognized that the development proposal presented integrates a 20
400 foot setback from the property boundary line in question, thus, a minimum
401 building side yard setback of 40 feet is being proposed at this time.

402
403 **CEQA Review and Environmental Constraints**

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405 The project will also be subject to the California Environmental Quality Act
406 (CEQA) and will require the preparation of an Initial Study of environmental
407 impacts. In order to complete staff assessment, the Applicant will be advised
408 that various studies will need to be prepared to determine compliance with City
409 regulations and CEQA review. Studies identified to date include: a traffic/parking
410 study, water and wastewater needs assessment, an arborist report, a preliminary
411 soil report, a historical, cultural, and archeological resources study, and
412 infrastructure and drainage studies. (Refer to Department/Agency Comments)
413 Other studies may also be required once more information is received from the
414 Applicant and comments have been received from agencies and other City

415 Departments. Once these studies are formally submitted, the initial study will be
416 completed to determine all potential impacts associated with this project and to
417 identify appropriate mitigation measures to be applied. Opportunity for public
418 review of this environmental assessment will be provided prior to any action of
419 the formal application.

420

421 **Project Approvals**

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423 At this time, the Applicant is requesting a Development Agreement (DA) with the
424 City to secure a growth management allocation for water and wastewater. The
425 first step in this process is to secure a Memorandum of Understanding from the
426 City Council in order to reserve an allocation through the processing of a
427 Development Agreement, given the scope and proposed phasing of this
428 proposal. Upon completion of this Conceptual Design Review with the Planning
429 Commission, the Applicant proposes to seek authorization for executing a MOU.

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431 Upon MOU execution, the process for approval of such an application is as
432 follows:

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434 Planning Commission Recommendation & City Council Action:

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- CEQA Review;
- Development Agreement;
- A General Plan Amendment to amend the Light Industrial Land use Designation;
- A Rezone to establish a Planned Development District;
- A Text Amendment to establish Planned Development Regulations;
- Preliminary and Final Development Plan (includes Conditional Use Permit & Design Review)
- A Subdivision Map (Tentative & Final)

It should be noted that the above requests will likely be processed concurrently, unless determined during the negotiations of the MOU that some entitlements such as the Final Development for each building may be phased within the terms of an approved Development Agreement.

450 **Public Comments**

To date, no written comments have been received on this application. However, concerns have been expressed by representatives for Mrs. Hammond regarding the proposed intensity and magnitude of development on the property with respect to the number of visitors that the proposed project will generate.

457 **RECOMMENDATION:**

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459 Staff recommends that the Planning Commission review the conceptual site plan
460 and elevations, receive comments from the applicant and the public, and provide
461 preliminary comments to the Applicant and staff on the following as well as other
462 issues of commission concern.

463

464 It should be noted that the Planning Commission comments received during
465 conceptual design review are advisory only and should not be considered by the
466 Applicant to be requirements or an endorsement of the project until a complete
467 application is considered through the formal review process.

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469 **ATTACHMENTS:**

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1. Project Description

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2. Assessor Map Book 11, Page 26

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3. Draft Urban Design Plan Excerpt – Highway 29 Corridor

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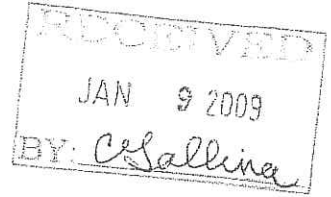
4. Applicant Comments on the Draft UDP dated August 6, 2008

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5. Department/Agency Comments

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6. Project Plans



**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 improvements 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.