

7/7/11

To: Jeff Manfredi, Paul Coates, Nick Kite, Matt Moye, & Carol Bush @ Calistoga Planning Commission

From: Joe Briggs @ August Briggs Winery, 333 Silverado Trail, Calistoga, CA 94515

RE: Second Round, the Conceptual Review of the Brian Arden Winery on APN 011-050-030

Hello Again. I hope you are all having a good summer!

I have been asked to take a look at the Revised Conceptual Plan for Parcel 011-505-030, the Brian Arden Winery Project.

After reviewing the plan, I noted the applicant read the 2003 General Plan and made some changes to their conceptual plan (ie scale subordinate to agricultural use, balance of uses among various parts of the site, etc.).

After looking at the revised Conceptual Plan for Parcel 011-050-030 it is my personal opinion that the Brian Arden Winery Project is still:

1. Not a distinct and different use from the other four Maxfield/Adams Beverage Parcels.
2. Not in line with all of the goals of the 2003 General Plan, Land Use Elements LU25 thru 35

If you have an opportunity to read the minutes of the planning commission meetings (2002) when I was going through the permit process for my winery project, August Briggs Winery APN 011-050-031, it was made clear by Head Commissioner Montez, that there would not be another winery allowed on the five Maxfield/Adams Beverage Parcels.

If you have questions about the permitting process, construction, or operation of the August Briggs Winery, please give me a call anytime.

All the best!

Joe (707-688-7363)