

Erik Lundquist

From: Piper Cole [piper@colbrook.com]
Sent: Wednesday, March 07, 2012 12:13 PM
To: Erik Lundquist
Subject: Opposition to Brian Arden Winery Application



Dear Mr. Lundquist:

As Senior Planner for the City of Calistoga, we are writing to urge you, the Planning Commission and the City Council to reconsider the Brian Arden Winery application.

It is our understanding that, as currently proposed, the Brian Arden Winery application does not conform to the General Plan guidelines, and that it is also not in compliance with either the Maxfield Adams Planned development or the Entry Corridor overlays that are listed in the General Plan.

It is also our understanding that this proposed project concentrates storm water flow that would dump illegally on the neighboring Aubert property. This project simply appears to be too massive for a small parcel. It is neither low-rise nor small-scale in design but would completely dwarf the neighboring Aubert property.

Finally, and perhaps most significantly, there is no mention in the Brian Arden Winery development plan materials of any intention by the Brian Arden Winery to comply with the newly adopted 75% Napa Valley grape sourcing requirements for wineries in the rural residential areas of Calistoga.

We strongly urge your reconsideration and thank you for your attention to this request.

**Piper Cole
Calistoga resident and supporter**

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