

Erik Lundquist

From: Karen Cakebread [karen@ziatawines.com]
Sent: Wednesday, March 07, 2012 1:36 PM
To: Erik Lundquist
Subject: Arden Winery

Dear Erik:

I am writing to urge you, the Planning Commission and the City Council to reconsider the Brian Arden Winery application. Although they have specific feedback from the Planning Commission they generally have not addressed all the issues.

In addition, the Brian Arden Winery application does not conform to the General Plan guidelines. It also does not comply with the Maxfield Adams Planned development or the Entry Corridor overlays that are listed in the General Plan. The winery looks like a "high rise" building and not at all "low rise" per the Entry Corridor overlays. In previous meetings with the City, the owners were asked to downscale the project, but rather, they up scaled it with new retail and hospitality areas.

As stated by others in previous public hearings, I too have concerns about traffic congestion in this Silverado Trail corridor. I've worked at wineries for 20+ years and have first-hand experience in "back-of-the-house" operations of a winery. The scale of this project leaves very little room to support SAFE visitor/pedestrian traffic let alone all the trucks, forklifts, mobile bottling lines, etc. that are necessary for both wineries to run their operations via one single driveway accessing the two properties. I do hope you can visualize visitors parking on the shoulder of Silverado Trail for overflow parking, or when access is blocked due to routine operations.

There is no mention in the Brian Arden Winery development plan materials of any intention to comply with the newly adopted 75% Napa Valley grape sourcing requirements for wineries in the rural residential areas of Calistoga. I echo Chairman Manfredi's earlier comments "when the grape sourcing rule is adopted Brian Arden Winery will need to be in full compliance on Day 1, not when they reach full capacity" as stated in previous documents.

My conclusion is this is the wrong location for this scale of project. Let's keep Calistoga's entry and Mt. Washington as it should be; rural. I applaud the Aubert's for doing a beautiful job of enhancing the original structure to blend into the landscape.

Regards,
Karen

Karen Cakebread
ZIATA Wines
P.O. Box 407
Calistoga, CA 94515
T. 707.942-5779
M. 707.225-7442
F. 707.942-1665
karen@ziatawines.com
www.ziatawines.com

3/7/2012