

Planning Commissioners
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This is to voice my opposition to the Use Permit and Mitigated Negative Declaration for the Brian Arden Winery.

In all fairness to Brian Arden this proposal should not have moved past the conceptual stage. Brian Arden would then have been able to locate another parcel for the winery.

The fact that there will be two wineries on the same road and this winery is in front of the existing winery does not make sense; if this winery is constructed there will be three wineries within 2500 feet of each other, which seems to constitute a cluster, that is not desirable according to the city general plan.

Our biggest concern is the drainage from the Brian Arden Winery that will be directed through our property and into a private ditch. After 14-17 inches of winter rainfall the soil profile is saturated and all subsequent rainfall is runoff. What happens if the 100-year rainfall occurs then??? The retention ponds could be full of water and the 2.9 inches in one hour equals the 5.07cfs post peak flow without detention.

Another more probable event is consistent rainfall occurring during a several day period. (Dec 18 1955; 5.0in, 19th 6.42in, 20th 3.91in, and Dec 21, 1955 4.22in Angwin weather station) I would presume that the retention ponds are full and overflowing and the full flow would be entering our property and creating additional erosion as well as increased TDML entering the Luvisi ditch and the Napa River. How would the retention system handle this type of rainfall?

- a Currently any drainage from the Arden property sheet flows into our vineyards slowly depending upon rainfall rate. No noticeable erosion has occurred.
- b The velocity of storm water leaving the proposed "Valley Drains" is 2.0 CFS at approximately 900 gpm this is not sheet flow but a flow that can cause erosion.
- c The proposed re-grading of the entrance road to slope it back to the Silverado Trail will concentrate the flow and contribute to additional erosion. The area between our vineyard and the Silverado trail does not have a ditch to handle any increased water flows.
- d Arden proposes adding 3-0' of fill to raise the buildings and parking lots up to increase the water retention area. Water is still concentrated into two points for release. In addition raising the area by 3 feet creates a viewshed problem since the facility will now be above the surrounding area. What type of screening is needed to integrate the facility into the landscape?
- e The ditches on our property are private especially the ditch between Frediani and Luvisi properties.