



City of Calistoga
1232 Washington St.
Calistoga, CA 94515

13 March 2012

Re: August Briggs Winery (APN 011-050-031)

In 2003 I prepared the site grading and drainage drawings for the August Briggs Winery on Silverado Trail. The plans were prepared based upon a site survey that I performed for the undeveloped property in 2002. That survey showed that the natural drainage of the property sloped away from Mt. Washington in a south-easterly direction toward the "Luvisi" property. The survey extended approximately 30 feet into the front parcel (APN 011-050-030). It indicated that the topography there was consistent with the "Briggs" property. The surface runoff from the front property did not drain across the Briggs property.

The site plans were prepared to allow the natural surface flow to continue in the area of the access driveway from Silverado Trail. The access driveway was designed without a center crown and sloped down from the "upslope" side toward the Luvisi property. The surface of the driveway was designed to be flush with the existing ground so as to not impede any natural water flow. No "downslope" water-carrying swale was included in the design to pull the water away from the Luvisi property, nor was any berm built along the driveway to prevent water from entering the Luvisi property.

A curb was placed at the edge of the Briggs property along the Briggs/Luvisi property line (in the vicinity of the winery). This was done to collect and direct the extra surface drainage produced by the new construction and hardscape away from the Luvisi property. Therefore, the Luvisi property would not see any impact from the new construction. The curb was not put there to direct or contain water from any other property.

No part of the project was designed to direct or impede water coming from APN 011-050-030 from entering APN 011-050-031. There was no water naturally passing in that direction.

My plans for the construction of the August Briggs Winery are on file with the City of Calistoga. Please contact me if you have any questions regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Sterk".

Douglas Sterk, P.E.
USAED-J
Box 92
APO, AP 96338