



Exceptional Handcrafted Wine



March 7, 2012

Mr. Erik V. Lundquist
Senior Planner
City of Calistoga
1232 Washington Street
Calistoga, CA 94515

RE: **OPPOSITION** to Mitigated Negative Declaration and Use Permit for Brian Arden Winery

Dear Mr. Lundquist,

I have reviewed the documents listed on the attached and am opposed to the Mitigated Negative Declaration and the Use Permit for the Brian Arden Winery. My opposition is based on the facts that Brian Arden Winery's application does not conform to the 2003 General Plan guidelines, the Maxfield-Adams Planned Development, or the Entry Corridor overlays that are listed in the General Plan. Additional concerns are the historical storm water flow issues, the overly large size of the project for the parcel; the lack of intention to comply with the 75% WDO grape sourcing standard; and Brian Arden Winery's apparent disregard of the Planning Commission's concerns and requests.

Sincerely,

A blue ink handwritten signature, appearing to read "David R. Duncan", written over a horizontal line.

David R. Duncan
Twomey Cellars

DRD:kms

Reviewed Documents:

1. Brian Arden Winery vs. Thomas Hotel vs. Aubert Winery Square Footage Analysis.
2. An email dated 2/22/12 Don Luvisi to the City of Calistoga regarding continuing concerns about storm water.
3. City of Calistoga's notice of Brian Arden Winery Notice of Intent to Adopt a Mitigated Negative Declaration dated 2/17/12.
4. Letter dated 10/24/11 from Meibeyer Law Group to the City of Calistoga Planning Department summarizing the project's conflicts with the General Plan and storm water issues.
5. Letter dated 2/16/12 from Meibeyer Law Group to the City of Calistoga Public Works Department challenging Brian Arden Winery's storm water plan.
6. Letter dated 2/14/12 from Bartlet Engineering to the City of Calistoga Public Works Department questioning Brian Arden Winery's storm water plan.
7. Memorandum dated 2/6/12 from Green Valley Consulting Engineers, consulting engineers to the City of Calistoga, who also questioned Brian Arden Winery's storm water plan.
8. Letter dated 2/2/12 from Don Luvisi to the City of Calistoga confirming storm water concerns and historical storm water sheet flow.
9. Brian Arden Winery Project Application dated 11/22/2011.
10. Brian Arden Winery Site Plan and Building Set for formal application.