ATTACHMENT 3

Derek Rayner

From:	Google Calendar <calendar-notification@google.com> on behalf of SCOTT LESTRANGE <lestrange2u@gmail.com>
Sent:	Friday, April 17, 2015 9:34 AM
To:	Derek Rayner
Subject:	Accepted: Scott La Strange Meeting @ Fri Apr 17, 2015 10am - 11am (lestrange2u@gmail.com)

SCOTT LESTRANGE has accepted this invitation.
Scott La Strange Meeting

When	Fri Apr 17, 2015 10am – 11am Pacific Time
Where	1328 Berry Street (out front; tailgate meeting) (map)
Calendar	lestrange2u@gmail.com
Who	• Derek Rayne • SCOTT LES • Aaron Fultoı • Zach Siviglia

Invitation from Google Calendar

You are receiving this courtesy email at the account drayner@ci.calistoga.ca.us because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at https://www.google.com/calendar/ and control your notification settings for your entire calendar.

invite.ics

Scott & Linda LeStrange
1701 Garnett Creek Court
Calistoga, California 94515

February 17, 2016

City of Calistoga
1232 Washington Street
Calistoga, California 94515

Notice is hereby given to the City of Calistoga not to enter our property located at 1328 Berry, 1332 Berry and 1332 1/2 Berry Street in the City of Calistoga. (APN# 011-222-001) Consent and permission is denied to the City except for meter readings and emergency incidents.

The City of Calistoga is put on notice that any construction on the said property poses a danger to owners, renters, pedestrians and students of the Calistoga Elementary School.

Owners:

Scott LeStrange

Linda M. Poggi-LeStrange

Dated: February 17, 2016

cc: Calistoga Joint Unified School District

5/9/16

Dear Mayor Canning,

Linda and I have discussed meeting with you and the City, and feel we cannot consent to any walkway through our property for reasons I have previously expressed to you. We presently believe the meeting would be unproductive.

Obviously, the relationship with the City as it related to the walkway started out shockingly to us - to say the least. We were blindsided by the lack of notice from the City of Calistoga, and the presumptuous placement of markers on our property without our permission was unconscionable.

Here are some additional reasons for not providing our permission for the walkway;

1) No detailed drawings or measurement for the walkway have been presented to us for our engineers to review.

2) No reports of environmental studies conducted have been presented to us.

3) No comprehensive, documented plan to inform us how 15 feet of pristine riverbank is going to be protected and preserved (and if necessary, restored) has been made available to us.

4) No written indemnity agreement has been put forth in the event of litigation.

5) No offer of any payment to us of the costs associated with a walkway (i.e. taxes, insurance, FEMA costs, and loss of rental value associated with the construction of the bridge).

It is our hope that the City has another option for the pedestrian walkway. Linda and are fully prepared to litigate these issues, which would be costly to the City and certainly delay the project for months.

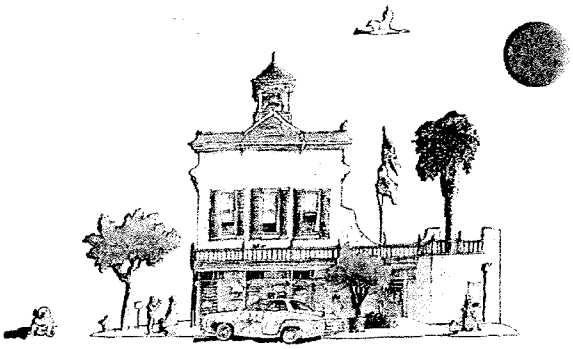
Sincerely,

Scott LeStrange & Linda M. Poggi-LeStrange

Linda & Scott LeStrange
1701 Garnett Creek Court
Calistoga, CA 94515-1011

CITY OF CALISTOGA

1232 Washington Street • Calistoga, CA 94515
Telephone 707-942-2828 – Public Works Dept.
Fax 707-942-9472
www.ci.calistoga.ca.us



July 13, 2016

USPS TRACKING # & CUSTOMER RECEIPT **9114 9999 4423 8714 6389 06**
For Tracking or inquiries go to USPS.com or call 1-800-222-1811.

Mr. and Mrs. Scott LeStrange
1701 Garnett Creek Court
Calistoga, CA 94515-1011

RE: Berry Street Bridge – Temporary Pedestrian Bridge

Dear Mr. and Mrs. LeStrange:

The City has reviewed and is responding to your letter dated May 9, 2016 regarding the concerns you have of the temporary easement for construction and to serve pedestrian and bicyclists during the construction of the Berry Street Bridge Replacement Project.

Enclosed is a set of 95% plans and a CD with the environmental studies you requested. Sheets L-1 and CD-1 show the temporary impacts to your property. The plans also address how the riverbank is intended to be protected and restored as a part of the bridge replacement project (see plan CD-4) and to comply with the associated regulatory permits. Please note the construction schedule is a relatively short time frame to minimize disruption, and the bridge is anticipated to be removed/replaced in a five month construction window – with the work occurring in the summer/fall season of next year.

We recently received approval from Caltrans authorizing the City to initiate acquisition of the needed rights-of-way (ROW) for this project. Prior to this authorization the City and its consultant team was not allowed to formally discuss ROW acquisitions. We have authorized our consultants and sub-consultants to begin the formal appraisals - which will take into consideration all the points and concerns you have expressed.

In response to your concerns over compensation and indemnity, please be assured that a formal Offer of Just Compensation will be presented to you for the temporary construction/pedestrian easements needed for the bridge replacement project.

As required by statute the City is required to provide you Just Compensation. Further it will be necessary to execute a Right of Way Agreement. As envisioned the agreement will contain indemnification language protecting you from any liability associated with the temporary use of your property. After you have had a chance to review the agreement we are more than happy to discuss any additional language that you feel is needed to adequately protect.

In the very near future you will be contacted by the City's contracted Right-of Way Agent - Associated Right of Way Services, Inc. (ARWS) to discuss the right-or-way acquisition process. If you have any questions regarding this matter please feel free to contact Steve Castellano, SR/WA, R/W-NAC who is our right-of-way Consultant at (925) 691-8500.

Sincerely,

Michael Kirn
Public Works Director

CC without attachments

Dylan Feik, City Manager
Steve Castellano, SR/WA, R/W-NAC, Right of Way Consultant
Zach Siviglia, Mark Thomas & Company

City of Calistoga Public Works Department
414 Washington Street
Calistoga, CA 94515
T: (707) 942-2780 Fax: (707) 942-9472

LETTER of TRANSMITTAL

TO: Mr. & Mrs. Scott LeStrange

DATE: July 13, 2016
RE: Berry Street Bridge – Right of way
Attachments to Letter dated 7/13/16

COPIES	DATE	DESCRIPTION
1	7/13/16	CD with the following documents: Archaeological Survey Report, US Fish & Wildlife Service Opinion Letter, Berry Street Initial Study and Mitigated Negative Declaration, Berry Street Noise Memorandum, Historical Properties Survey, Native American Heritage Commission Letter
1	7/13/16	95% Construction Plans

Please find attached the above-mentioned items for your review.

Thank you.

Louise Harrison
Administrative Services Technician
Public Works Department

October 3, 2016

Re: Calistoga-Berry Street Bridge Replacement Project
Site Address: 1328 Berry Street, Calistoga, CA
APN: 011-222-001

RECEIVED
OCT - 4 2016

Dear City of Calistoga,

We are in receipt of your letter regarding the appraisal of our property for the temporary walkway of the new Berry Street bridge. For reasons stated in our letter dated 5/9/16, we object to and will not consent to any appraiser entering our property. Before agreeing to such a walkway, we want all the plans finalized that were referred to in the data you provided us. Further, an independent environmental engineer should review all plans and prepare a report on the options other than a walkway through our property.

It should be noted that Scott LeStrange contacted California Fish and Game and they stated that they were preparing a report on the project, but no such report was provided to us. Further, in talking to Fish and Game they noted that all bridges that were part of the Napa flood control had no pedestrian walkways.

We would also request that you send all data of the new Berry Street bridge to the Sierra Club and all parties that have an interest in preserving water ways and river banks in Napa county.

It is our belief that a pedestrian walkway is not needed and that you explore other options some of which were discussed during the planning commission meeting this year.

Sincerely,

Scott & Linda LeStrange

Cc: Brian Drake
Associated Right of Way Services