

**Kristin Casey
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Mayor Gingles and City Council Members:

I want to thank the staff and the Planning Commissioners for listening and agreeing to incorporate most of the concerns that were raised by myself and other citizens when we spoke at the public hearing in August. My request to the Council is that you consider all of our suggestions and support them as suggested in the staff report.

In regard to the Highway 29 entrance to Calistoga, I understand that staff and the Planning Commissioners did not want to entertain suggestions that would make a "substantive change to the adopted UDP." However, let me just mention some verbiage that I believe has been lost in translation between our original General Plan and the UDP, which I believe could be reinstated in the proposed amendments, without affecting the "substantive" portions of the adopted UDP:

- The new language regarding the Bounsall property has lost the strong original reference to "agricultural open space" and "agricultural preservation." The original General Plan provisions also specifically called for preservation of existing trees and orchards. I believe it is crucial to continue to emphasize the importance of agricultural preservation and open space in the amended version of the General Plan. Only in this way will future Planning Commissioners and Council Members be reminded that it has always been considered important to highlight the agricultural importance of the Bounsall property, even when it gets developed.
 - I therefore request that you consider including more strongly-worded statements about agricultural preservation and agricultural open space, and that you consider the original call for preserving orchards and trees, where this property is now being discussed at page LU-55.

You may also want to think about the impact on neighboring residences, as well as on traffic in an already-difficult portion of Highway 29, of a special events center at this location. You are the City Council, and you are not bound to incorporate something from the UDP into the General Plan if you decide that it isn't really in keeping with Calistoga's small town character, or is detrimental to your citizens who live in the nearby area.

Thank you,
Kristin Casey