

VIA NORMA  
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**Attachment 34**

3-28-2012

Calistoga has always been a tourist town, a funky little getaway from "the city" and a destination for relaxation and pampering.

Recently there has been much concern about how many tasting rooms are too many and concern about "foreign grapes" making their way into local wines. Concerns as to how we protect the integrity of our culture, preserve the local flavor, and our way of life. Unfortunately we seem to have put more emphasis on tasting rooms and wineries than resort sprawl.

Until now, we had not voiced our problems with the most recent development. When Solage was first proposed I thought it was a good idea. It would create jobs, provide a great amount of tax revenue, and bring in a lot more folks to dine/stay/spend, a big plus for all concerned.

I help manage my family's vineyard just south of Solage and unfortunately since they opened we have seen a huge increase in trespassers. We farm a commercial vineyard and the guests of Solage and Indian Springs, (they are both issued easily identifiable bikes), seem to feel that anywhere they can ride is there personal resort, despite the "no trespassing" signs that are posted at all access points of our property. They have no idea what chemicals I may have just sprayed, which is the reason for the signs, and will often ride right through the yards of our homes. They, from my experience, are extremely rude when asked to ride back to the Silverado Trail or the bike path.

We went to the meeting for the neighbors of the Silver Rose project a few weeks back and were told traffic would not be a factor. Then last week a helicopter landed on the property, I never thought to be concerned with air traffic. What is the current ordinance for landing aircraft within the city limits? Last time I checked the airport had been closed. I am sure the issues of bicycle, vehicle, and tour bus traffic will be addressed in a similar manor.

What has happened to the serial business ordinance? These resorts will be built by huge developers and run by international resort operators.

Once we have built it we cannot go back. We cannot "un-build". It's there for good, or bad, and we will have to live with it.

Before Solage was built, Calistoga had approximately 570 hotel / B&B rooms. Solage added 89, Silver Rose will add 145, and The Enchanted project will add 196 for a total of 403 new rooms. That is a 70% increase in just a few years.

Will the City of Calistoga yet again need to up our water rates to expand our water and sewer capacity? They did that just a few years ago and have been striving to out grow it ever since.

You are not selling "your soul" you are selling all of ours, and that concern needs to be addressed, not just potential city revenues.

I grew up here, many others moved here. So, why did people move here? Why didn't they choose Orlando or some other resort town? Because Calistoga is small, funky, and unique?

If this project, and the others, is built, Calistoga will be fundamentally changed forever.

Projects of this grand scale must be considered carefully and I think this one, and the others coming down the pipe, should be considered by all of the residents of Calistoga and not just a select few.

That way we can all decide where we want to live.

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Jim Frediani 100 Silverado Trail

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Rooms in Calistoga prior to Solage approx 570

Solage rooms 89

Silver Rose rooms 85 + 21 house rooms 7-2 bedroom, 10-3 bedroom, 4-4 bedroom = 145

Enchanted rooms 110 + 13 homes x 3 bedrooms = 39 + 20 (resident club units) = 196

For a grand total of 403 rooms added in only a few years that is a 70% increase in the number of hotel / B&B rooms.

\*\*Information regarding rooms retrieved from the Calistoga Chamber of Commerce, City of Calistoga, and Solage websites