

**Contract Planner**

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**From:** Merrill Lindquist [merrill@emhvineyards.com]

**Sent:** Thursday, May 03, 2012 5:28 PM

**To:** Jack Gingles

**Cc:** Contract Planner

**Subject:** Silver Rose project

Mr. Gingles:

I am writing to convey my opposition to Bald Mountain's plans to develop the Silver Rose property.

I have read the plans, attended the Planning Commission meetings, met at the site with Kelly Foster and his Project Manager on more than one occasion, and tried to voice my feelings about the inappropriateness of the scale of this project.

As an owner and resident of 25 Rosedale Road for more than 12 years, I am concerned about the impact of any project here in Calistoga that is of such a grand scale. These are not Calistogans, nor Napa Valley folks, who are looking to set up shop in our neighborhood. These developers and investors have witnessed our Calistoga lifestyle, which is rich in character and peacefulness, and above all is grounded in agricultural spirit. But they do not wish to become part of our lifestyle, they want to sell it - and in doing so, change it for US forever. They will not be living here.

21 homes on 22 acres is way too dense - particularly when it is in addition to an 80-plus room hotel, winery, deli, parking lots, fountains, swimming pools, restaurants, etc. Add to that outdoor weddings broadcast on loudspeaker, complete with music and DJs and all that goes with it. The trucks, the traffic, the lack of adherence to our rural character - all of it is way out of line. And yet, it has gone this far. They even hired their own planner so they could move it through OUR system faster.

My property, 3/10<sup>ths</sup> of a mile from the property line of the Silver Rose resort - yes, just 3/10<sup>ths</sup> of a mile away - would have to be 40 acres larger in order for me to build another home. 40 acres! But I am in the Ag Preserve, and the Silver Rose is not. Yet we are all in the same "neighborhood." This resort is not neighborly; it is an intrusion into our lifestyle. I can't build a garage with a second story - I have been told it can only be one story, with another half-story allowed for storage. No kitchenette, no accommodation for MY invited guests. And that's ok. That's what makes the Ag Preserve special - we've already said "no" to that type of commercial intrusion.

Yet we are offering up everything to outsiders - just developers and investors and others who want to sell us. WE work our vineyards, WE maintain the peaceful environment, WE respect each other. It's what we have bought into, and we live with and for the laws set up in this agricultural space.

Rosedale Road cannot and should not bear the weight of this type of over-development. Already the Solage Resort has changed life here forever, and yet they have been tasteful and as low profile as a resort of that type could be. But their customers ignore our "private" and "no trespassing" signs, they enter our vineyards and our properties as if they have purchased that right. This is only going to increase with a grand resort placed in the middle of our rural area.

When I purchased my property, I was saying NO to the lifestyle of Silicon Valley. NO to multiple houses on a lot. NO to traffic and neighbors who did not even know each others' names. I lived there, I knew what it was and what it meant, and I did not want it for myself or my daughter. Now here it comes, right down Rosedale Road.

I implore you and the Planning Commission and City Council to take a look at what this proposed over-development means to this town.

Sincerely-

***Merrill Lindquist***

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