

Communication "C" June 3, 2008 Calistoga City Council Meeting

Item # 9: Vineyard Oaks Subdivision

Vineyard Oaks Issues - Calistoga City Council 6/3/08
Statement of Paul Holm 2551 Grant Street

I am unable to attend the Council Meeting and would like the following questions and objections to the Vineyard Oaks Development entered into the record:

Overview

1. 2551 Grant Street was built in the 1890s, as one of the oldest Calistoga farm properties
2. The property is sloped toward Garnett Creek and has had serious problems with erosion, cresting and flooding of the low lying areas adjacent to the Creek.
3. I have done extensive terracing and other work to mitigate the erosion.
4. Currently most years the water does flood the low lying areas of my property.

My biggest concerns are with the current drainage plan

1. Outfall strong enough to damage even stone bridge -- If the outfall is strong enough to damage the bridge - then won't it damage the earthen banks and trees that are in the creek bed?
 - a. I was told by the City that the outfall would not be on the East side of the bridge, because it would damage the bridge. If that is true then won't it do even more damage to the creek and my property on the West side?
2. The development will move the current flooding from Mora and dump it onto my property, causing increased erosion and flooding -- The Developer's own Consultant stated twice in the 5/28 Planning Commission Hearing that the drainage plan would help alleviate flooding on Mora but would have an adverse impact on my property where the outfall will be.
 - a. It is my understanding that the full impact of the runoff from above the Development - the water that sheets off the hills and now is absorbed on its way down to Grant.
3. Velocity and volume of water during heavy rains not accounted for -- The study stated a maximum of 1/2" increase in the creek, but that is an average over the whole creek. There is no accounting of what will happen in terms of velocity and volume during heavy rains, as the property already has issues with the low lying areas.
4. No surveying of actual property/location of the outfall site and actual environmental impact on trees and wildlife at that location - There was no actual assessment of my property, with its low lying areas, trees and wildlife -- where the developer is now planning to dump 32 plus acre feet

of water which currently runs off down Mora and elsewhere.

- a. There are hundred(s) year old trees in the Creek bed that cannot be replaced, including Oaks and Cottonwoods. Since the creek that runs through my property was not inspected as part of the drainage plan, there was no consideration taken of these trees.
 - b. Since it is still unclear where the outfall will be, there has been no actual environmental assessment of the outfall. It is still unclear whether it will be in the abutment wall or the wing wall - assumedly there would be different environmental impacts.
5. Better Alternatives with less environmental impacts and risk to personal property: Why isn't the 1992 Plan that takes the runoff through the Fair grounds and into existing culverts/outfalls not being used, as it seems less negatively impactful?

Given the potential negative environmental impact and impact to my property, I urge the City Council to require a full Environmental Impact, including the impact on the area where the outfall will be.

Thank you,

Paul Holm

