

**Agenda Item H-1  
Communications**



**CITY OF CALISTOGA  
PLANNING COMMISSION**

**WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER  
DISTRIBUTION OF THE CITY OF CALISTOGA PLANNING COMMISSION AGENDA PACKET.**

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<b>1</b>	Email from David L. Curtis, Rcvd 6/22/2012	Item H.1. Enchanted Resorts
<b>2</b>	Email from Sue Mauro Rcvd 6/22/2012	Item H.1. Enchanted Resorts
<b>3</b>	Letter from George Caloyannidis Rcvd 6/25/2012	Item H.1. Enchanted Resorts
<b>4</b>	Email from Matt Chanoff Rcvd 6/26/2012	Item H.1. Enchanted Resorts
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<b>11</b>	Email from Mr. and Mrs. Lyon Rcvd 6/27/2012	Item H.1. Enchanted Resorts
<b>12</b>	Letter from Kerri Hammond-Abreu Rcvd 6/27/2012	Item H.1. Enchanted Resorts

**From:** dlambertcurtis@aol.com [mailto:dlambertcurtis@aol.com]  
**Sent:** Friday, June 22, 2012 3:13 PM  
**To:** Plans Department  
**Cc:** ercalistoga@gmail.com  
**Subject:** Support for Enchanted Resorts



Sirs,

As a neighbor to Calistoga (Mountain Home Ranch Road) I have been following the proposed development, Enchanted Resorts. I am impressed with their proposal and support its obtaining Planning Committee approval. I am confident that the Committee and the developers can ensure the public that the project will have positive effects, far outweighing the very small, temporary, and tolerable disruption that construction will inevitably bring. The increased economic activity will greatly help the continued prosperity of our community.

Sincerely,

David L Curtis  
3920 Mountain Home Ranch Road  
Calistoga

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**From:** Sue Mauro [mailto:sjmauro@sbcglobal.net]  
**Sent:** Friday, June 22, 2012 3:31 PM  
**To:** Erik Lundquist  
**Subject:**

YES! I support Enchanted Resorts. They will benefit the city and bring needed business downtown to shop and eat and support the local businesses.

*Sue*

Sue Mauro  
Outreach  
Castello di Amorosa Winery  
[www.castellodiamorosa.com](http://www.castellodiamorosa.com)  
Home office: 942-5941  
*The Romance of Italy; The Wines of Napa - Castello di Amorosa*



RECEIVED

JUN 25 2012

COMMENTS ENCHANTED RESORT'S FINAL EIR **BY:** \_\_\_\_\_

**Including responses to comments (C) made by the applicant, his representatives and Staff during the Planning Commission's hearing of June 20, 2012**

**Submitted by:**

**JUNE 24, 2012**

George Caloyannidis  
2202 Diamond Mountain Road  
Calistoga, CA 94515

**General:**

The final FEIR addresses **but does not answer** most of the comments in the record. I will limit this writing to its unsatisfactory response to my own comments dated April 3, 2012.

**Applicant's Compliance:**

I had asked the applicant to submit additional graphic and representation material (comprehensive elevations of the entire project, several sections and physical models) so that the public and the Commission are better able to understand the project's design – especially difficult for the untrained eye to evaluate.

The applicant and his architect ignored the request. In stead, they chose to rely on computer simulations, the accuracy of which *Staff has not verified*.

**Computer Simulations:**

Some of the computer simulations seemed to be inordinately out of scale with trees being shown in heights beyond credible proportions to the buildings.

*Is the applicant or his architectural consultant able to certify that the project's visual impact, when completed will match the computer generated simulations?*

If not and because this aspect lies at the heart of the project, what assurances does the public have from the applicant or the approving government bodies that it has not been misled or that it has done its due diligence?

In addition, the applicant has not shown that his design has taken into account the alleged meticulous timber harvest plan as presented by the consultant, if such a plan exists. Or if the design process *preceded* the harvest plan.

Depending on the sequence, one can also pose the question to the forest management consultant:

*Can she guarantee that the computer simulations have taken into account the timber harvest plan, or can she guarantee that after that plan has been executed, that the project will be invisible from the valley floor?*

If the trees to be thinned out have not been identified and included into the design and therefore not taken into account in the computer simulations, neither the applicant nor the consulting architect can make the claim that such simulations are an accurate reflection of the end product and that the project is not visible from the valley floor as represented which is the paramount claim they both make.

*However, even without these considerations, the computer simulations do not match the actual design material submitted for approval.*

### **Zoning:**

Staff used in excess of 9 minutes to explain how this project complies with the General Plan. It further made the statement that the Rural-Residential Hillside Zoning Ordinance is used in order to regulate *only* density. This is not credible just considering the name of the Ordinance.

My impression is that no one understood Staff's entire rationale for compliance. In fact, Staff's explanation is so convoluted that unless, the Commissioners are able to understand it and fully explain it to the public, they may not rule on this important item solely relying on Staff assurances.

### **1-4**

The FEIR has not answered the charge that it has failed to consider the cumulative effects of Enchanted Resorts *and* the Silver Rose project. It states that:

*Silver Rose is located approx. 1 mile from the project site...Urban development associated with Downtown Calistoga is located between the two sites...These characteristics diminish the potential for the individual effects of each project to overlap in a manner that creates cumulative considerable effects.*

It is clear that both projects have significant negative cumulative effects on multiple levels on parking availability, traffic congestion on Lincoln Avenue and the proliferation of affordable housing within the city limits.

See also 1-9.

### **1-5**

The FEIR has not directly answered the issues raised with 3 references in the General Plan and 1 in the Rural Residential-Hillside Zoning Ordinance regarding the definition of protecting *ridge-lines and ridges*.

To reiterate, the latter states that: *The natural topography, including ridge lines... are to be protected.*

My argument that if the definition of a ridgeline were to be interpreted as the top of trees or vegetation, the Ordinance would have said so but this is not what is not understood under the term *natural topography* nor is this definition accepted by any municipality in California.

Furthermore, I argued that if this was the City's odd interpretation, *it would then be compelled to approve any project on a ridge if one were to surround it with trees*. This would make a mockery of the code.

The FEIR addresses but does not answer the question by referring to Master Response 5 which on pages 2-52 and 2-53 reiterate compliance by stating that the provisions are met because; *the project would retain substantial amounts of existing tree canopy*.

#### **1-6**

The FEIR addressed the charge that it has ignored the impacts of light, glare and noise on the Diamond Mountain lower basin (Napa County) by stating that:

*The City of Calistoga General Plan and Calistoga Municipal Code pertain to the project; the Napa County General Plan and Municipal Code do not.*

I maintained that impacts on the environment have no jurisdictional borders.

The developer can not expect support from Napa County or the immediate neighbors when displaying such hostile attitude.

(C) The noise consultant stated that the noise level generated by the project towards the Diamond Mountain basin would be similar to that of a refrigerator averaged over a 24 hour period. I don't think this noise level is acceptable to any human being, especially not one residing in the Diamond Mountain basin.

#### **1-7**

I have argued that the development should provide on-site work-force housing and that long commutes are in violation of the spirit of AB-32 (CO2 emissions) and SB-375 (sustainable communities).

The FEIR argues that there are 6,600 unemployed persons in Napa County and therefore the assertion that the resort's employees would have long

commutes is “speculative”. However, it is equally speculative to assume that these employees will originate from Calistoga.

While neither AB-32 nor SB-375 specifies trip distances as the FEIR correctly argues, their intent is clear and if the City of Calistoga does not want to pay lip service to its *green city* claim, the only way to insure that employee commutes are minimized is by mandating that new developments provide on-site work-force housing.

This would also avoid the city becoming the depository of the work force housing of so many developments which will have a negative cumulative impact on its cityscape.

### **1-8**

I have argued that the estimated 1,500 daily trips generated by the project will further negatively impact the already congested entry to town and the Level F Hwy 29 / Lincoln Avenue intersection (930 daily vehicle trips) and the already congested Lincoln Avenue itself (520 daily vehicle trips).

The FEIR directs to Master Response 4 but its response is that the developer will pay an in lieu impact mitigation fee of \$267,795; this, after acknowledging that the problem is a real one and *one which is beyond the developer's ability to mitigate*. This is not an adequate response.

Increased traffic congestion at the entry of town will have significant adverse effects on the town's image, livability and ultimately, its economy.

The applicant, repeatedly made the irrational argument that since that intersection has an already F level of service, the additional 930 daily vehicle trips would have no significant impact.

(C) Consultant W-Trans has used State data in his impact traffic study without projections into the future. It is rational to believe that because Calistoga is a pass-through knot between a residential, low employment region (Lake County) and employment centers (Napa, Fairfield etc), that such data are not indicative of Calistoga traffic patterns.

On June 22 at 4:00 pm, traffic towards that intersection was lined up 500 feet *south* of Diamond Mountain Road.

I also asserted that due to the congestion at the intersection vehicles will use Pine, Hazel, Myrtle and Cedar Streets as by passes.

The FEIR answered that because the above by pass routes only buy a 2-city block short-cut they would not be worth utilizing. The two block advantage is significant enough in order to entirely avoid the intersection and it does reflect current driving practices.

### 1-9

I had pointed out that the EIR has failed to address mitigation measures for the development's impact on the downtown parking availability.

The FEIR's response is that: *CEQA Guidelines do not recognize parking – either onsite or offsite - as a potentially significant impact that must be evaluated as part of the environmental review process. Thus the Draft EIR is silent on the topic.*

This is not a satisfactory response because the impact on the Calistoga downtown environment – even at the 520 vehicle trip level – will be profound if not resolved. It is that much more dramatic if one considers the cumulative impact of the Silver Rose development which would add even more vehicle trips to an estimated total number of 1,200 per day.

### 1-10

The FEIR's response that the visual impact from the Oat Hill Mine Trail is too distant to be of any consequence is not convincing.

Though the Land Trust of Napa County is precluded from taking positions on what it believes may be potentially political issues, I defer to the comments by Mr. Denis Sutro who has served on the Land Trust's board for many years and was active in assembling the trail to include the Duff and Wildlake Ranches.

Mr. Sutro is demanding “*effective and permanent screening of the development from the view shed of the eastern valley*”.

This flies in the face of developer documented representations during tours that though the views towards the valley floor will be minimal, the views towards the Palisades will be significant.

(C) During his presentation, Mr. Harkin showed a photograph showing a vista of the valley floor from the project and this prior to any tree thinning at this location. In addition, during his presentation, the consulting architect praised the project's *vistas down to the town of Calistoga*.

Both the photograph and this statement do not support the project's full screening from the town as the development claims.

### 1-11

In reviewing the project from an architectural point of view, I had determined that the various structures built on successive vertical terraces and with very small spaces separating them longitudinally will appear as one massive building 80 – 100 feet tall and 700 feet long. During further review,



these dimensions are significantly larger. Sadly, elevations have not been requested by the City as I had urged and they have not been provided. The FEIR's argument is that because the buildings are many and do not exceed 35 feet in height, this demand does not merit a response.

*Based on the drawings provided, I made a more detailed investigation which I will present during subsequent oral communication.*

Once again, I urge the Commission to demand the following documentation without which the Commission will be unable to assess the project's accurate visual impact:

- 1) **Accurate topographic survey of the building site.**
- 2) **Scaled plot plan**
- 3) **Composite building sections**
- 4) **Composite elevations**

That trees squeezed in the tight spaces between buildings or adjacent to the multiple retaining walls may partially screen them from view in the long term, as the FEIR maintains is not credible because their life will be limited. Further, the EIR argues that: *Mitigation Measure AFR-2a, requires that tree removal activities use existing roads to the maximum extent feasible to minimize disturbance to the retained forest.*

It should be pointed out that the "existing roads" can only be considered "existing" because they were created and deforested under a now abandoned plan for 35 homes.

No one at CDF or the City knows how many trees were removed before that project had even reached a credible stage of being implemented. According to my estimate, in excess of 1,000 mature trees were removed and that without the benefit of an environmental review in what is an acknowledged environmentally sensitive area - so that we now have a new "existing" condition as a baseline from which we can further degrade the forest.

(C) The consulting architect made the statement that piers and grade beams, in stead of strip footings will be used in an effort to minimize damage to trees. However, grade beams are just as damaging to the root systems as strip footings and once a building is in place no root system can survive once its drip-line is covered regardless of the choice of footings.

## 1-13

In response to my comments regarding that the removal of trees 12 to 26 inches DBF pointed to a violation of the General Plan provisions, the FEIR maintains that there are no statements in the General Plan to support this.

The General Plan is supported by the Calistoga Municipal Code which states that: *All trees over 12 inch DBF are protected (19.01).*

The removal of the trees for the now existing roads approved by the City under Permits # 08-05 and 08-16 both granted in 2007 were in violation of the Municipal Code provisions.

In spite of various levels of permits and alleged inspections this was an irreversible violation and there is no reason to believe that the various layers of independent inspectors who purportedly will be monitoring future logging activities will be any more vigilant in policing the deforestation of an additional 8,185 trees, if one were to trust this count.

The fact that no one knows how many trees were felled during the already conducted deforestation puts a question mark that a reliable protocol will be followed in this much larger scale operation.

I further questioned the visual impact of the structures in case of a forest fire or disease. The FEIR characterizes this concern as *speculative*.

*All project impact assessments are speculative in nature* because they try to open a window into the future. However, fire is not speculative enough an incident so as to compel the developer not to insure against it!

However, there is nothing speculative about the fact that trees have a limited life. As I commented before it is most certain that in the tight spaces between buildings, the forest will be unable to regenerate itself, gradually degrading the shielding canopy and opening progressively wider views of the valley floor to the developer's delight.

## **1-15**

I and the Urban Design Plan identified the forest as being a valuable aesthetic resource for the City of Calistoga and Napa County.

The FEIR responded by stating that this argument *would be speculative...since the project site (including forest) is in private ownership and, therefore, is not a public resource.*

I must remind the Commission that by its own statement, "*Development is a Privilege*". While the owners of a parcel may not be precluded from all reasonable use of their property – in this case, the developer has already been granted an entitlement for 35 homes - they are required to obtain approvals for all development including that of the forest. Such approvals must take the public interest in consideration.

The FEIR further supports its position by stating that the project is required to comply with the applicable provisions of the City's Tree Ordinance, but it does not explain how further cutting down of thousands of trees of 12 inches

in diameter in violation of the Municipal Code complies with that Ordinance.

Further, the FEIR argues that its: *Forest Management Plan will improve the health of the forest by thinning smaller trees to accelerate the rate of growth of larger diameter trees.*

(C) As argued at the beginning the extensive presentation of the forest consultant gave the impression that its timber harvest plan was executed in the interest of the *entire* forest's health. But this is not the case. The statement would have been correct had the project been designed *around* the harvest plan but in this case, the harvest plan was created *after* the design had removed the trees it wanted so that the harvest plan was left to address the health of only the portion of the *remaining* forest.

The consultant's presentation was misleading in this respect.

#### **1-16**

I have argued that the project does not comply with provisions of SB 375.

The FEIR responded by stating that Sustainable Community Practices envisioned by the Bill require that the Metropolitan Transportation Commission must be adopted by the Association of Bay Area Governments, a process which is not yet completed.

While this is correct, Calistoga professes and advertises itself to be a green city and the applicant claims that the project is a model of green practices.

#### **1-18**

The FEIR does not address the issue of safe crossing of Hwy 29 by bikers and pedestrians.

#### **1-21**

The FEIR refers to Master Response 2 in addressing the comprehensive visual impact of the project's massing and my request for comprehensive frontal elevations and physical models of the entire project.

Master Response 2 gives no reason why the project avoids providing these elevations and model.

#### **Small Town Character**

The recent practice of massive projects claiming that they reflect Calistoga's "small town character" is discredited by the mere fact that so much language is being employed by all to prove that they are screened from view. In fact, such a claim is a testament of the opposite.

There is no architect-wizard in the world who can house almost one quarter million square feet on top of a mountain and achieve such an objective by the simplistic chopping up of the project in smaller – still out of scale - pieces.

In fact, it is that very small town character which the Chamber of Commerce projects in pictures of Calistoga's buildings in its efforts to attract tourists. Calistoga's true small town character, the one disputed by no one wherever it is found, is *displayed, not hidden* from view.

It is time for developers, architects and the Calistoga government to stop trying to fool its people with the trivialization of this overreaching General Plan mandate and change the Plan if it so wishes.

**From:** Matt Chanoff [mailto:mattchanoff@gmail.com]  
**Sent:** Tuesday, June 26, 2012 12:21 PM  
**To:** Erik Lundquist  
**Cc:** Jack Gingles; Michael Dunsford; Chris Canning; Gary Kraus; Karen Slusser  
**Subject:** Enchanted Resort project



Dear Mr. Lundquist,

I am writing to express my opposition to the Enchanted Resorts project as currently configured. I attended the planning meeting last week with what (I hope) was an open mind. I've had concerns about the project, but am generally support needed development, and many of my initial concerns (for example about construction noise) were answered in the revised EIR. However, I left the meeting with several strong impressions:

- This is too big. Even if all the environmental and traffic concerns were met, it creates what almost amounts to an alternate town center on Diamond Mountain. The current plan calls for low density residential in the hills and more significant development in the center of Calistoga for good reason - that's the sort of development that will keep the area looking good and feeling like a good place to live or visit.

- Several of the claims in favor of Enchanted Resorts struck me as implausible. I simply didn't believe all the statements about how tearing down all but twenty acres of the forest would be good for the forest. I didn't believe the visualizations - in the animated flyover, you couldn't even see the buildings for all the trees - it looked like low-slung huts in a redwood forest, not a resort among 40' trees. The still photos also showed buildings obscured by trees and vegetation, even though fire regulations will actually will keep those trees and vegetation 100' back. Also, in light of the subsequent comments by long-time residents, I didn't believe that this area isn't a migration path for animals or wouldn't affect the local spotted owls.

- All the jargon raised a red flag. What was called an "overlay" on the current plan had an almost Orwellian sound: An "overlay" means a STRICTER set of rules around a piece of land; it was used at the meeting to mean the exact opposite - a way of relaxing both the intent of the general plan and the specific zoning for that area. I had a similar reaction to the comments about operational (not just construction) noise levels. I don't know exactly what 40 db would mean - but it was described as an average over a 24 hour period, so it's certainly averaging quieter night-times with much louder day times. The comment that 40 db is as quiet as a refrigerator gave me no confidence that there wouldn't be constant noise. Everyone on Diamond Mountain Road knows that the area is a huge echo chamber.

I urge the planning commission to deny this project and work with the developers on something that will really "sit lightly on the land."

Sincerely,

Matt Chanoff

1440 Diamond Mountain Rd.

**From:** Peggy Berlin [mailto:pegberlin@comcast.net]  
**Sent:** Tuesday, June 26, 2012 5:34 PM  
**To:** Plans Department  
**Cc:** Erik Lundquist  
**Subject:** Enchanted Resorts



Dear Planning Commission and Staff,

I have owned property in Calistoga for 24 years and I am a 16 year resident of Calistoga. I have served the community in several community oriented committees and as a School Trustee including as the President of the School Board. I feel I am well qualified to express my opinion about the proposed development of Enchanted Resorts. I am writing to state my support of the proposed Enchanted Resorts development. The project would bring numerous benefits to the City including: tax revenue, increased economic activity and many jobs for our local citizens including opportunities for our youth.

While I appreciate the small-town feel of Calistoga, we need progress to be sustainable, this kind of development is exactly what our town needs. As a two term elected official I am well aware of how difficult it is to face controversy when making decisions that effect the whole community. It has also been my experience that those against an issue are far more vocal than those for it. Consequently, as decision makers, it is critical that we look at the greater good and not the greater noise.

The additional tax revenue would support upgrades for our City infrastructure and would provide additional funding for our school system. More tourists in Calistoga will mean more patrons for our local restaurants and business owners. All of these things would be good for our community.

It seems to me that the developer has gone to great lengths and expense to work with all of the various stakeholders in town and has put together a project that will be the right fit for Calistoga. Please take into mind all city residents when considering this proposal. Please also consider the possibility that denying all proposed development could well make Calistoga unsuitable to any developer who would consider investing in our community. We can not afford such a reputation! Controlled growth is a must for our communities survival. No growth is a death knell!

Sincerely,

Peggy Berlin  
H- (707) 942-6566  
C- (707) 235-9037  
[pegberlin@comcast.net](mailto:pegberlin@comcast.net)

**From:** pamgwaltney@comcast.net [mailto:pamgwaltney@comcast.net]  
**Sent:** Tuesday, June 26, 2012 5:36 PM  
**To:** Erik Lundquist  
**Cc:** ERCalistoga@gmail.com  
**Subject:** Enchanted Resort



Dear Mr. Lundquist,

I'd like to state my hope that the Enchanted Resort development will be approved. It's simply prudent to do so.

Quite frankly, I don't understand the opposition to the Enchanted Resorts development, other than the objection that traffic would increase. Wanting to "keep things they way they are" is a death sentence for any town or city, especially when the town has financial challenges -- and when the town in question is located in one of the prime tourism destinations in the country. Calistoga can limp along the way it is, but it isn't appealing or attractive to see empty storefronts downtown. And what happens when there is an infrastructure problem requiring a large expenditure?

This development, along with Silver Rose (if approved by voters) will be a huge plus to the city of Calistoga. When opponents say that other businesses need to be developed here rather than these new projects, I have to ask *what* businesses? I'm not hearing any suggestions from these opponents as to how to bring new businesses to Calistoga, and how to make Calistoga financially secure.

Speaking of financially secure: It's also important to provide more jobs, needless to say.

There are two major industries in the Valley: wine and tourism. It's as simple as that. Let's be more forward looking.

Sincerely,

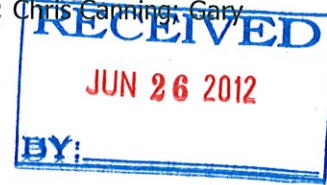
Pamela Gwaltney

**From:** Cedelimur [mailto:cedelimur@aol.com]

**Sent:** Tuesday, June 26, 2012 6:35 PM

**To:** Plans Department; Erik Lundquist; Jack Gingles; Michael Dunsford; Chris Canning; Gary Kraus; Karen Slusser

**Subject:** Enchanted Resort



Dear Planners, Honorable Mayor, Council people,

I'm herein voicing my opinion against the Enchanted Resort project as it stands now. I don't think anyone is completely against the relentless progress of development, however there are developments that are inappropriate for the size and scope of the small town of Calistoga. The Enchanted Resort, in my opinion is one.

The site location is stacked on the ridge line, which for the City of Calistoga mitigates any adverse view shed, noise, light pollution issues as the project will minimally be visible from the downtown area. This, however, places the burden of this development squarely on those that live outside of the City, specifically on those that don't have a say on how this development looks, the Diamond Mountain residents. We have no voice or vote and apparently our input is disregarded. If the project's setbacks were substantially larger, placing the development in Calistoga's viewshed, we wouldn't care as much, but apparently your constituents would. Calistogans are clear that they don't want to hear or see this project either.

With the destruction of wildlife habitat, the cutting down of 8,100 trees, the traffic, the parking in town not being adequate, potential future water and sewer issues, this Council and the Planners need to reconsider the project's scope as too big for the site and to ask the developers to consider everyone's needs, including the creatures that live within the scope of Enchanted Resort as well as the all residents impacted and their legitimate concerns, instead of only a select few.

It seems evident to me that a lot of Calistogans are not that gun-ho on a development of this size as it will definitely change the way we/they do quotidian business in Calistoga. If the Silver Rose, the Enchanted Resort and any future development envisioned by John Merchant are implemented in their entirety, life in Calistoga will become unbearable. If taking an extra ten minutes to clear the intersection at the red blinking light becomes the norm, then at the bottom of Diamond Mountain Road, I will mostly likely take a right instead of a left to conduct my business in St Helena, Napa or elsewhere. I would think that most of the Enchanted Resort's guests seduced to stay in such high end accommodations might feel the same.

It's not that there aren't restaurants and coffee shops in Calistoga, it's that there is a considerable lack of higher quality establishments and no amount of extra traffic will make their fare more attractive without self reflection and improvements to the products they're selling. To think that extra traffic will increase their business is a specious argument.

Lastly, I propose that this council legislates a vacancy tax on landlords equal to or greater than the projected lost tax revenues to the city that would have been generated by their vacant storefronts in town.

Allowing oversized developments to go forward will not solve the current town business problems and most probably only aggravate the overall budget shortcomings in the long run.

Thanks for your time and consideration,



Yours

Charles de Limur  
1771 Diamond Mountain Road  
Calistoga, CA 94515

707 942 6949  
cedeLimur@aol.com

----- Forwarded Message -----  
From: Matt Reid <matt.reid@att.net>  
To: plans@ci.calistoga.ca.us  
Sent: Tue, June 26, 2012 7:12:26 PM  
Subject: Enchanted Resorts



Dear Planning Commissioners:

Thank you for your work on the Enchanted Resorts project. In light of your meeting Wednesday evening, I'd like to raise a few points not adequately addressed in the Final EIR in a few broad categories: environment/water and public safety. I have many concerns beyond these (not least, traffic\*) but I think these areas are the most critical and really should keep the project from being built as proposed.

The California Department of Fish & Game response to the Draft EIR raised a surprising number of concerns (should these not have been adequately addressed within the Draft EIR?). DFG seems primarily concerned with habitat impact from the development, including on threatened or endangered species such as the Northern Spotted Owl and Steelhead. DFG also raises the concern that water for the development may not be available, with the result that the City's newly promised outflow from Kimball Dam may not be achievable. Do we really want to re-expose the City to litigation on this issue? I focus on these points because your time is valuable, but all 14 issues raised by DFG are alarming.

The City's response (Master Response 1) to the water issue is somewhat confusing. The City repeatedly cites figures that expected growth has not materialized, implying that the water for that growth remains available. But it never demonstrates that the water ever was available, or that it is now. This is

a bit of a red herring.

Regarding public safety, I was alarmed when I read the Draft EIR that there was no adequate way for emergency vehicles to reach the site. The Draft EIR mooted the idea of having emergency vehicles use all lanes (inbound and outbound) in order to reach the site. I think this is a very dangerous concept, and said so in my comments. It is difficult to imagine that guests and workers could be prevented from trying to leave the scene of a disaster, in which case the emergency vehicles would not be able to reach the site. In the City's response to my comments they argue disingenuously that they never said that the emergency

vehicles would use all lanes (they merely discussed it as a solution). Fair

enough, but where, then, is the solution?

Fire is always a risk in this area and the risks to the development should be taken less cavalierly than the City seems willing to do.

By no means am I opposed to a development at the proposed Enchanted Resorts site, but I believe that the proposed development is too large, and raises far too many concerns, most notably with regard to the environment and to public safety, as well as to traffic. I apologize for the length of this note but I do hope that the Planning Commission will take these concerns under consideration at Wednesday's meeting.

Thank you.

Sincerely,  
{Signed}  
Matthew Reid  
1311 Pine St  
Calistoga CA 94515  
707-360-5419

\*In the response to my comments regarding traffic, the City misunderstands my concern regarding the intersection of Foothill Blvd and Lincoln Ave. The City seems to believe that since that intersection is already unacceptable (by LOS standards) additional traffic will have no further impact. This is ludicrous.



-----Original Message-----

From: Scott Buginas [mailto:sjbugs@sbcglobal.net]  
Sent: Tuesday, June 26, 2012 9:29 PM  
To: Plans Department  
Cc: Erik Lundquist; Michael Dunsford  
Subject: Disenchanted with the Enchanted Resort project

Please adhere to the General Plan which was assembled with much sweat and thought and study. Thank you.

Scott Buginas

Sent from my iPad



Item H-1, June 27, 2012  
Communications No. 10

-----Original Message-----

From: Lindalou and Michael [mailto:tunes@lindalouandmichael.net]  
Sent: Tuesday, June 26, 2012 11:16 PM  
To: Plans Department  
Cc: Erik Lundquist; Jack Gingles; Michael Dunsford; Chris Canning; Gary Kraus; Karen Slusser  
Subject: Enchanted Resorts

Dear Planning Commissioners and City Council members,  
We want to state again how strongly opposed we are to the Enchanted Resorts project for the following reasons:

1. It is just too damn big! A project about 1/4 of this size would benefit Calistoga's economy without destroying its small town character, but changing the General Plan and the zoning for this over-sized development is just a bad idea and is not smart growth.
2. There are no meaningful provisions for affordable housing for the employees or mitigation for the extra 1500 daily car trips on our already crowded roads.
3. Most importantly, cutting down 8,185 trees in the last remaining forested parcel within the city limits is totally unacceptable and obscene. Once those trees have been cut and the ecosystem and wildlife there has been destroyed there is no turning back. If the developers should fail and leave town the damage will have been done.

We understand the need for growth and revenue for the city, and we are not opposed to growth, but the magnitude of this particular project is just way out of character for Calistoga. Please don't allow this development to proceed on this scale. We know something is going to be developed on that property but they need to go back to the drawing board and come up with a much smaller plan!

Thank you for your careful consideration of this extremely important decision and for all your efforts to take care of our town.

Lindalou and Michael Ryge



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**From:** Jandblyon@aol.com [mailto:Jandblyon@aol.com]

**Sent:** Wednesday, June 27, 2012 7:46 AM

**To:** Jack Gingles

**Cc:** Plans Department; Erik Lundquist; Michael Dunsford; Chris Canning; Gary Kraus; Karen Slusser

**Subject:** New developments

I am very much in favor of your approval and support of both Enchanted Resort and

Silver Rose projects.

Without new developments such as these, the city's budget and all programs getting

help from the City will be greatly impacted.

Thank you.

Sincerely,

Jay & Betty Lyon

Calistoga Springs Mobile Home Park

RECEIVED

JUN 27 2012

BY:

Item H-1, June 27, 2012  
Communications No. 12

Dear Calistoga Planning Commission,

I am writing to you to ask that strong consideration to not pass on the Enchanted Resort Project to the Calistoga City Council, but rather send them back to their land planners and scale down the scope of the project so that the project does not take up more than 50% of the 88 acres rather than the 67 acres proposed.

As I read the EIR, the Soil, Seismicity portion details that the report was done in dry weather, and that it

could not be determined at the time, what the impact would be in wet weather. It also states that that a large percentage of the project is going to be built on more than a 5.1% grade, and as a reference, the Napa County does not allow a vineyard planting on more than 4% grade and that is with terracing and the right engineering. That along with the grade there is not a guarantee of what will happen when fill, foundations and road materials are added to the soil. Soil and Water Engineers could certainly confer that the load on a grade of that caliber could certainly have a negative impact on everything that lies underneath and below it. I have a series of photographs from last March when it rained for two days, and the flooding that occurred from Pine St. down to the City Limits sign to the South at 100 Foothill Blvd. Every property was flooded and especially from 100 Foothill north to 500 Foothill. The ER Project has not mitigated a solution to the flow of water off the hill to the Napa River to avoid the property owners along that corridor to incur the cost of expensive clean up for the flooding that will occur. I believe the land owners should be able to hold both the City of Calistoga and the Enchanted Resort Developers accountable for the damage and costs to rectify a problem or for the future years when all of these issues come into play because of a permit to them to build this size project.

I am not opposed to development in Calistoga, but I am opposed to the fact that City Government has not suggested or encouraged (a word many of developers/applicants have used as they present their projects and claim the usage of that word comes directly from the City Planning Dept and City Government). That many of these applicants have not SHOWN their investment into Calistoga as a city by doing Philanthropy as Aaron Harkin's flyer from Enchanted Resort stated. Why haven't they been encouraged to provide our children and senior citizens (both of which will probably not be able to afford an experience at their property) something to increase a better life here in Calistoga for them by some recreational, or multi-use

Building? Or with 200 job opportunities, and folks who will work here but not be able to afford here, build a Boys and Girls Club so that the children (almost 300 a day) can have somewhere to be while their parents work until dinner time and then they have to drive home. Or why is the Council and Planning Commission doesn't realize that an inclusive resort without any affordable housing more greatly divides the socioeconomic groups further by not having those who work for such a property not live on that property in affordable housing they provide? I think those of us who live here, have invested into our community in many ways, but for a huge corporation to come and make a profit for ultimately themselves, should be viewed cautiously.

Thank You.

Sincerely,

Kerri Hammond-Abreu