

Erik V. Lundquist, Senior Planner  
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Dear Mr. Lundquist:

Thank you for sending us the newest Bounsall project plans. They appear to affect us more than the previous ones, as do the new developments all around us (Enchanted Resorts across Foothill Blvd. from our property, and T-Vine at the other side of us). This project will most certainly have a more negative impact on our property than we originally believed.

Our property, the Bingham Ranch at 512 Foothill Blvd., has been owned and farmed by our family since 1882. It includes a productive one-hundred-year-old vineyard, and a historic cottage, and we have no intention of yielding to the voracious development going up around us. In fact, we are appalled that the city of Calistoga has given little thought to such things as the impact of this development on the traffic flow and consequent safety issues, nor to its environmental effect on air and water quality, the increase of noise and light pollution, loss of trees and foliage, and the addition of yet more concrete to the valley.

Our property lies at the confluence of all this proposed activity. Enchanted Resorts on the presently forested mountain across Route 29 from us intends to cut down an incredible number of trees for its project and will pour more and more vehicles out onto the main road into Calistoga, where there is NO signal, NOR any reduction of the 50-mph speed limit. And here we wish to cite Laurie Gray Bounsall's e-mail of October 14, 2010 to you, and our letter, dated September 16, 2010. The Enchanted Resorts development will significantly worsen the air quality and the safety of those of us owning the Bounsall and Bingham Ranch properties.

Add to this development the T-Vine project just to the north of us on Route 29. People trying to turn into and out of these driveways, including our own shared with the Bounsalls, already risk their lives daily because of the speed at which cars and enormous trucks go, and that within the actual city limits of Calistoga.

The stop-and-go-traffic light in Calistoga at the corner of Route 29 and Lincoln Avenue is inadequate to the task of handling commuter and tourist traffic. Imagine the impact hundreds of additional residents on the mountain and visitors to T-Vine and Bounsall events will have on this stretch of the highway. Currently, during peak periods in the mornings and evenings when traffic slows, engines idle for extended periods of time, spewing fumes into the air; at other times they roar through at 50 or more mph. Since at least 2009, there have been repeated, even desperate requests for a reduction in the speed limit from residents along that stretch, all ignored or denied.

And now the proposal before you would add two more wineries, various shops, tasting rooms, a reception facility, and the probability of massive traffic issues on shared "country" driveways! We do not see the scale-back that the city requested earlier. In that regard, we endorse the excellent letter written to the Planning Commission on February 11, 2009, by Elizabeth A. Hammond, a neighbor on the other side of the Bounsall property. She says it all, from the vantage point of development from her direction.

But we have development on three sides! And what of the rural residential zoning of Ms. Hammond's and our properties? How did industrial zoning get squeezed in on these 6-plus acres now proposed for heavy development? We, at the Bingham Ranch face not only the hazards of increased traffic indicated above, but also complete lack of privacy and the threat of people coming onto our property from the shared driveway, plus the noise and pollution of traffic on two flanks, not to mention noise from two directions emanating from the planned "events" at both the Bounsall and T-Vine projects.

We understand that both T-Vine and the Bounsalls would like to reap the benefits of our vineyard view to attract visitors, but we request reciprocal understanding of the potential disruption to us in dealing with their traffic and with viewing their industrial plants abutting our property line. We request that the Planning Commission ask the Bounsalls at their expense to include at minimum a 6-foot opaque fence or stone-veneer wall along our joint property line.

And what about preserving the *real* rural agricultural look of historic Calistoga? How do you, on the Planning Commission, intend to accommodate the increased vehicular activity at the very edge of town? How do you reconcile these developments with the goal of preserving a softer, greener approach to Calistoga? How will you accommodate the increased demand for parking in town, for groceries, for other amenities? Does every town in the Napa Valley have to go the same route and sell out to development at the expense of its own unique character?

We at the Bingham Ranch urge you to reconsider the impact all this development would have on the air quality, on the natural beauty of our surroundings, and the safety of our citizens. In particular, we wish to preserve the privacy, the quiet and the security of our property from nearby industrial and/or tourist activity. Our zoning is *rural residential*, which is exactly what the Bingham Ranch is, and intends to remain.

We urge you to weigh these considerations in your decision.

Sincerely,

Marshall M. Seymour, Partner  
cc: Elizabeth A. Hammond

Peter S. Hurd, Partner