

**CDR 2008-02/PA 2008-02
COTTAGE GLEN
Correspondence Summary**

| | Date Received | Received From |
|----|----------------------|--|
| 1 | 07/09/08 | Calistoga Affordable Housing cc: Ltr to Neighborhood |
| 2 | 07/22/08 | Lawrence James Less, Esq. |
| 3 | 07/28/08 | Seventh-day Adventist Church |
| 4 | 08/26/08 | Ruben & Dariann Lopez |
| 5 | 08/29/08 | James Barnes |
| 6 | 09/02/08 | Monic and Frank Turner |
| 7 | 09/02/08 | Calistoga Affordable Housing (response Ltr. to Jim Barnes) |
| 8 | 09/02/08 | Bev Barnes |
| 9 | 09/02/08 | Calistoga Affordable Housing (response Ltr. to Seventh-day Adventist Church) |
| 10 | 09/02/08 | Martin Segal |
| 11 | 09/02/08 | Raymond Sittig |
| 12 | 09/02/08 | Jim and Linda Hunter |
| 13 | 09/02/08 | Tom Balcer |
| 14 | 09/02/08 | Susan Hoffman |
| 15 | 09/02/08 | Jay and Betty Lyon |
| 16 | 09/02/08 | Maggie Avenue Residents |
| 17 | 09/02/08 | Daniel Beagan |
| 18 | 09/02/08 | Carol Beagan |
| 19 | 09/02/08 | Ray and Stacey Edds |
| 20 | 09/02/08 | Sharon Corone |
| 21 | 09/02/08 | DK Montez |
| 22 | 09/02/08 | Stephanie Duff-Ericksen |
| 23 | 09/02/08 | Marilyn Mc Coul |
| 24 | 09/02/08 | Alfred and Marilyn Cass |
| 25 | 09/03/08 | Edward and Janis Burke |
| 26 | 09/03/08 | Lyn Barras |
| 27 | 09/03/08 | Walt and Suzanne Kusener |
| 28 | 09/03/08 | Howard and Carolynne Clair |
| 29 | 09/03/08 | Allan Moore, Esq. |
| 30 | 09/03/08 | Michael Way Residents |
| 31 | 09/03/08 | Patrick and Kelley Brogan |
| 32 | 09/03/08 | Kurt Larrecou and Margaret Nicholson |
| 33 | 09/04/08 | Jill Saunders |
| 34 | 09/04/08 | Stephanie Snyder Parry |
| 35 | 09/04/08 | Joleen Hughes |

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|----|----------|---|
| 36 | 09/04/08 | Chris Canning |
| 37 | 09/04/08 | Larry Kromann |
| 38 | 09/04/08 | Heather Huffman Clark |
| 39 | 09/04/08 | Calistoga Affordable Housing re: Support Affordable Housing |
| 40 | 09/04/08 | Mike Costanzo |
| 41 | 09/04/08 | Terri Piper Johnson |
| 42 | 09/04/08 | Linda Koza |
| 43 | 09/05/08 | Eleno Nunez |
| 44 | 09/05/08 | Calistoga Affordable Housing (response to (Response to Neighborhood comments) |
| 45 | 09/05/08 | Walt Kusener |
| 46 | 09/05/08 | Calistoga Affordable Housing (response to Terri Piper Johnson) |
| 47 | 09/05/08 | Wayne Jeronimus |
| 48 | 09/05/08 | George Caloyannidis |
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| 51 | 09/05/08 | Paul & Pam Ingalls |
| 52 | 09/05/08 | Dieter Deiss |
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CALISTOGA AFFORDABLE HOUSING

1332 Lincoln Avenue
Calistoga, CA 94515-0659

July 9, 2008

To Neighbors of the Helmer Parcel
Calistoga, CA 94515

Re: Cottage Glen

Dear Neighbors:

Please join us for a neighborhood meeting to discuss our proposal for a new community of homes on the Helmer property near you. We would like to hear your thoughts about the proposed design, and answer any questions you may have.

The meeting will be held at the following date and time:

Saturday, August 9th
10 AM- Noon
Presbyterian Church of Calistoga
Washington at 3rd Street

The church has graciously agreed to our request to hold the meeting there, but neither the church nor its congregation has endorsed our proposal.

Ross Chapin, our architect, will be on hand to discuss his "pocket neighborhood" design concept, as well as plans for the houses and cottages themselves. Members of our staff and volunteers will also be available to answer questions and listen to your ideas.

In the meantime, we encourage you to take a moment to learn more about our proposal. Please visit the website at www.cottageglen.org where you will find a wealth of information about our plans.

Since the church meeting room has limited capacity, we would appreciate your RSVP to 942-5920, or rose@calistogaaffordablehousing.org by Monday, July 28th.

We look forward to seeing you in early August.

Sincerely,

Bob Fiddaman
President

Cc: Mayor and City Council Members
Planning Commission
City Manager & Planning Staff

LESS & WEAVER
ATTORNEYS AT LAW
 SUTTER PLAZA

Lawrence James Less
 Robert N. Weaver

1388 SUTTER STREET, SUITE 800
 SAN FRANCISCO, CALIFORNIA 94109-5453
 TEL 415/398-9800 • FAX 415/989-0841

OF COUNSEL
 Brian H. Getz

July 23, 2008

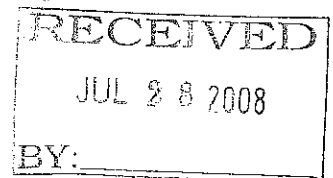
Ms. Charlene Gallina
 Planning and Building Director
 City of Calistoga
 1232 Washington Street
 Calistoga, CA 94515

Re: Cottage Glen

Dear Ms. Gallina:

I spoke to you a few years ago regarding a subdivision being proposed by a previous developer of the Helmer property. My clients, Mr. & Mrs. MacDuff, were opposed to that development for all of the same reasons that they are opposed to the current proposal. The difference of course is that this proposal is far worse as far as my clients are concerned in that it proposes 31 modular homes, 21 of which are to be low income. This, by apparent definition, means something less than \$500,000.00. My clients' home, even in this depressed economy, is worth approximately 2 million dollars (\$2,000,000.00). Enclosed is a photograph of the view of my clients' garden. Looking at the plans, this view will be destroyed. Much, if not all, of the old growth will be eliminated and replaced with a road and parking lot. The net result will be a much less serene setting and 31 families' worth of residents using the same utilities and roads for ingress and egress. The solitude of the area will be destroyed. The sheer number of people will have an adverse effect on the lifestyle of my clients. The added noise of all of those residents will destroy the serenity of the community. The remaining 10 units are apparently to be priced in the \$500,000.00 and \$600,000.00 range. While better than the low income housing this certainly will result in a significant diminishment of the value of my clients' property.

It would appear that the California Environmental Quality Act that definitely applies to this proposed development along with the attendant environmental impact reports, tentative map applications, design review, map approval and ultimately permits. My clients objected to the previous efforts. They most certainly oppose this development with vigor for all of the same reasons that the previously proposed four (4) developments were opposed. This development absolutely ruins the view which they have enjoyed, become accustomed, and are entitled to. The obvious diminishment in property value is incredible. How can Calistoga approve a modular home priced at less than \$500,000.00 next to a \$2,000,000.00 home? When one considers that there will be 21 such low income homes and 31 modular homes total, it becomes clear that this cannot be accepted by the community.



Ms. Charlene Gallina
July 23, 2008
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I would appreciate it if my firm would be included on all communications with notices of all meetings relative to this unwanted development.

Thank you very much in advance for your anticipated cooperation.

Very truly yours,

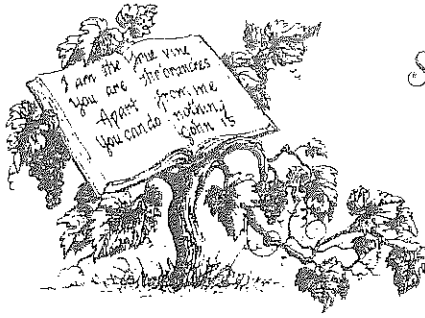
LESS & WEAVER



Lawrence James Less

LJL/kh
enclosure





Seventh-day Adventist Church

3

2102 Grant Street • P. O. Box 557 • Calistoga, CA 94515 • 707-942-4877

August 20, 2008

Charlene Gallina
Planning and Building Director
City of Calistoga
1232 Washington Street
Calistoga, CA 94515

Dear Madam:

The Governing Board of the Calistoga Seventh-day Adventist Church is privileged to convey to you our concern regarding the proposed Cottage Glen Project. We are not against the concept or the proposed land use, however we are requesting the Commission to consider the following issues that we find disturbing.

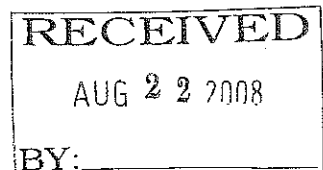
First, widening Redwood Street would require taking away part of our limited lawn area. This lawn currently is all we have to prevent our being crowded into an intolerably small space for a rather large and very attractive building. Second, we also worry about the safety issue if the street should encroach any closer to our children. Third, obviously aesthetics is a concern both to us and to the city. We have a beautiful church, recently redecorated, and a pleasing addition to the city.

Please do not allow the removal of the redwood trees in the center median of Redwood Street or the encroachment of the street on our already minimal church property.

At a meeting of our governing board on August 18th, it was voted to convey to you our appreciation of your work and appeal to you to relate our concerns to the Commission.

Sincerely,

Duane Grimstad
Head Elder and
Acting Chair of the Calistoga Seventh-day Adventist Church Governing Board



**Ruben & Dariann Lopez
1704 Maggie Ave.
Calistoga, CA**

August 23, 2008

City of Calistoga Planning Commission
1232 Washington St.
Calistoga, CA 94515

Cc: Calistoga City Council

Dear Sirs & Madams,

We are writing to express our views against the application for the Cottage Glen Development of the 5.85 acre Helmer property.

The following are reasons why we are against the plan for this development:

1) Due to restricted ingress and egress to the development through the narrow Redwood Dr. lanes (14 ft.) the predominant traffic flow in & out of the area to Grant St. would be through Amber Ave. and onto Maggie Ave. This would change the character of Maggie Ave. from a quiet-cul-de-sac to a busy thoroughfare with up to 60 additional cars per day.

When Redwood Drive (as presently configured) is used for egress onto the Grant "T" intersection it would become the most dangerous city street entrance onto Grant because of its narrowness and the lack of sidewalks on the North side of Grant. The Cottage Glen Concept Site Plan shown in the application for conceptual design review (6/30/08) does not address the central issue affecting ingress and egress onto Grant Street and transforming the Maggie Ave. cul-de-Sac into a thoroughfare by opening the presently closed Amber Way.

The Cottage Glen Concept Site Plan proposal in the summary (8/9/08) shows Grant St. however the site plan does not specify the Redwood Drive intersection. Problems with the Redwood Drive intersection would only be exacerbated when Saturday church services fill the parking lot with an additional 60 cars and the attendant small children that arrive there to play after the services.

As was pointed out during public input in the 8/9/08 Neighborhood Meeting, the Redwood Drive lanes, as presently configured, are not safely accessible by Fire and other large trucks.

Additionally, the plan for disposition of the four legacy Redwoods on the median strip has not been stated.

2) Drainage: The "Application For Silver Spring of Calistoga CDR Approval", re: "resolution of flooding issues" provided in the Homecoming Development (5/9/07) summary proposed that a 48" storm drain will be provided that would route a portion of the run off from the development to Centennial Circle and into the Napa River. This routing is not shown on the CDR 2007-05. Does this routing take this portion of the storm water under the North side of Grant to Centennial? Is this still applicable in the Cottage Glen proposal?

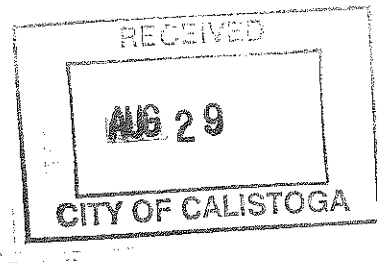
Considering the annual flooding on this lower elevation "water shed" parcel and the corresponding flooding on Grant St./Maggie Ave./ Michael Way, a thorough Civil Engineering analysis based on the amount of covered land would be required before a reasonable judgment can be made before deciding that these changes will help resolve the flooding.

We believe it will not be possible to complete the drainage analysis unless & until a complete drainage plan is shown in CDR.

We recognize the land owner has the privilege to develop the Helmer parcel, but we feel that they should be required to submit a plan with coverage compatible to Maggie Ave. and Michael Way that would conform to our existing neighborhoods. We encourage your support for a revised plan along these lines.

Sincerely,


Ruben & Dariann Lopez



8/30/08

TO: Calistoga Planning Commission
Chairman Manfredi
Commissioner Coates
Commissioner Creager
Commissioner Bush
Commissioner Kite

RE: Cottage Glen

On 9/10/08 the captioned affordable housing project will be brought before you for "Conceptual Design Review". While I am a proponent of affordable housing in and for Calistoga I believe that this project does not meet the necessary criteria of usage for the property on which it is proposed for the following reasons:

1. History of the property
2. Density of the project
3. Traffic, ingress/egress and safety issues.
4. Surface water problems
5. Parking
6. Function of design
7. Funding

1. The General Plan of 2003 designates this parcel as available for residential housing. Four attempts have been made since then to have housing approved on this site and all have failed due to builders/developers inability to address many of the issues cited above. While this parcel remains a viable one, economics and inherent problems with the location have hindered development because of the inability to address the many severe problems.

2. The last 3 applicants proposed developments of 30, 43 and 30-31 homes. The final applicant, Homestead Development in 2007, met with the commission on 5/9/07 and 3 of the 4 commissioners present agreed that density was a problem. Commissioners Coates, Kite and former Commissioner Dill are all on record as agreeing that 30-31 units is too dense for this property to support. The applicant withdrew as had the prior 2 developers and the land owner. Density of over 20 units on this site has always been a problem, why is this time different?

3. Ingress/egress from the proposed site will be via Redwood Ave off of Grant and secondarily from Amber off of Maggie (a cul-du-sac) and then onto Grant. The Redwood route closely borders on the Seventh Day Adventist Church property, the redwood tree planted median strip and the church parking lot. By widening this access into the development there appears to be very little clearance available to the church on the left, Mr. Martin Segal's residence on the right and any potential sidewalk out to Grant

from the development. Grant itself is a very busy street and an access street into downtown from Tubbs Lane and all the dwellings between Tubbs and downtown. The access thru Amber, again off Grant, puts a large traffic load on a cul-du-sac and will have a severe impact on this neighborhood and change its character forever. At 31 units, projected vehicle counts would be between 2 and 3 per unit or 62-93 vehicles potentially in and out of the complex each day. This ballpark estimate does not include visitor or delivery traffic. This appears to be a very densely traffic prone development with no forethought for the traffic conditions, the needs of the surrounding residents and the safety of all concerned. The internal layout will be (to quote the architect on his design concept): "...homes are relatively modest in size, many on small lots and their traditional styles take us back to a simpler time. The automobile was not such a dominant part of our society then...Glen Cottage will embody these design concepts...and the neighborhood will feature narrow streets..." The automobile is a major part of our society and its impact on neighborhoods must be understood and dealt with. This project does neither. Narrow streets and the denial of the impact of the automobile is fantasy.

4. Residents of both Michael Way (their backyards abut the development on the south) and residents of Maggie (their backyards abut the development on the north) have all voiced concern about surface and runoff water during the rainy season and have experienced flooded back yards. The drainage channel on the site is designated a stream by California Fish and Game (letter attached to the 5/7/07 meeting Staff Report). Thirty one (31) units, adjacent roads and other non permeable surfaces will only increase this problem. Water and drainage have historically been a problem and this type of density will only increase this problem. CAH has made the statement that the water problem can be improved by: "...substantial on-site retention facilities, or by improving the off-site drainage capacity, possibly with a larger drain line across the fairgrounds. Depending on the solution, Measure A funds may be needed to help with the costs of these improvements." In other words more public money which is needed for all the citizens of Calistoga for much needed water/sewer upgrades being used to develop a very difficult piece of property.

5. The proposed design includes 83 parking spaces including 17 on the street and 66 in garages with driveway parking or off street spaces for certain units. That equates to 2.13 spaces per resident and 17 for all potential guests, visitors or delivery. If this slim ratio of 2.13 to 1 is exceeded, where will they go? If it reaches the 3 to 1 ration mentioned above that is an extra 27 vehicles and the only possible place, unless they park illegally on the planned "narrow" streets, is on Maggie or the church parking lot. This needs to be fully addressed along with all other automobile/safety concerns.

6. At a neighborhood meeting on Saturday 8/9/08, hosted by CAH, the architect was present and gave an overview of the proposed project to about 40 concerned citizens. When asked about his experience in building affordable housing projects like the one proposed he admitted that he had not built any but had used examples of 2 other projects he had built in Washington State and based his design for this project on the concepts he had used there. When further questioned about the socio-economic make up of the residents of these 2 communities he replied that they included young single and married

professionals, retired singles or couples, empty nesters and individuals who for various reasons had decided to down scale their lives. In other words, the design concept embraced by CAH has nothing to do with affordable housing but rather uses a model that was meant for people who can afford market priced housing but choose to live in a smaller home. No mention was made of young families with children; a certainty for the project before you.

7. At the same meeting referenced in 5 above, questions were asked about where the money would come from to pay for all this. The answers given were vague and evasive. What did become clear was that CAH is looking to the City of Calistoga for about \$50,000/unit, or \$1,550,000, in direct subsidy, the waiving of hook-up fees, about \$30,000-\$40,000 per unit, or \$900,000-\$1,200,000. That's \$2,450,000-\$2,750,000 just for openers. The current balance of money available, by CAH's own numbers is \$800,000. CHA also claims there will be another estimated \$1,200,000 available in the pipeline from unnamed projects to which it will have access. In other words, all of our current available housing money and all of our projected housing money, which may or may not materialize, for just this one project! That plus the vague reference noted in #4 above to Measure A money for water related problems seems to lead one to the conclusion that this project is one that should be rejected. Three other developers have tried to get this project up and going on a "for profit basis" and could not, but now we are being asked to finance it with our general fund dollars, Measure A money and fee waivers. I ask that you reject this approach and this project.

A potential solution:

As of 8/15/08 there existed in Calistoga the following real estate for sale in the price ranges discussed by CAH for Cottage Glen:

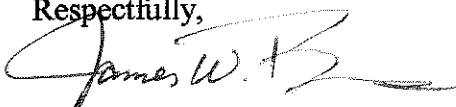
21 single family dwellings ranging in price from \$300,000 to \$699,000 (of these only three were in the \$600,000 range)

18 mobile home units ranging in price from \$50,000 to \$175,000. I know there is a 55 year old age limit but seniors need affordable housing too

3 apartment complexes with a total of 12 units priced between \$555,000 and \$669,000. That's a total of 51 units of dwelling that should be looked at and discussed.

Certainly CAH, whose expertise lies in creative approaches for affordable housing, can be creative enough to use this current oversupply of housing to its advantage. This is a rare opportunity which will probably not exist for very long and one we should look into. It rehabs older single family dwellings, preserves the "old Calistoga", saves precious water/sewer hook ups and can provide affordable housing. We as a community we don't always have to think "build new" to solve our problems. Why don't we try, "think new", instead.

Respectfully,



James W. Barnes
1710 Michael Way

Aug. 8/31/08

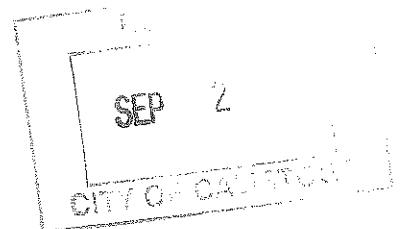
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City of Calistoga Planning Commission

We are Mr. & Mrs. Frank Turner at 1717 Michael Wy. We appose the change in the zoning for the project at 2008 Grant St. Called Cottage Glen affordable housing project, it should stay "R1" single family residential homes.

This project for low income homes would effect and decrease the value of all the property on Michael Wy, Grant St and Maggidy.

Sincerely
Mona Turner
Frank Turner



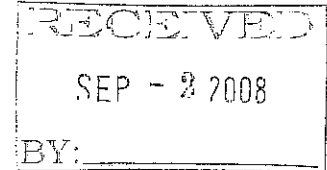


CALISTOGA AFFORDABLE HOUSING

1332 Lincoln Avenue
 Calistoga, CA 94515-0659
 Tel 707.942.5920 Fax 707.942.1201

September 2, 2008

Planning Commission
 City of Calistoga
 1232 Washington St
 Calistoga, CA 94515



Re: **Cottage Glen- Jim Barnes' Letter of August 30, 2008**

Dear Chairman Manfredi and Planning Commissioners:

I'm sure the Commission will receive lots of letters about Cottage Glen. Jim Barnes' letter calls for a specific response from us, not only due to the number of issues raised, but because Jim is a high profile member of the community and is a candidate for City Council.

I was disappointed to see Jim's letter opposing Cottage Glen, especially since he has ignored my offers to meet with him to discuss our proposal. I have offered in person, in telephone calls, and in several letters over the past two months to meet with neighbors on Michael Way and Maggie Avenue- all such offers have been ignored. No neighbor on either street has ever been willing to meet.

I was also disappointed to see his letter so filled with incorrect facts, misunderstandings, exaggerations and bias. On many points, it is just plain wrong. It's not a good use of the Planning Commission's time to have to sort out the truth from the fictions his letter contains.

I'm most disappointed that Jim, as a candidate for election to the City Council, has chosen to take such a strong advocacy position on a proposal in his own neighborhood. Especially without learning all the facts first. An elected or appointed city official owes it to the community to consider a proposal like Cottage Glen without bias, and with a fair and open mind. The long view and overall community interests should be a high priority, not the narrow views of a few neighbors who have only their self-interest in mind. Certainly both sides of the issue deserve to be heard.

With all that in mind, I'd like to address some of the specifics in Jim's letter.

1. History of the Property. Jim has the history of prior proposals for the Helmer parcel all wrong. They haven't failed due to the developers' inadequacies or "problems"

with the site, but to some neighbors' opposition to every proposal that's ever been made. Every idea, from a few luxury homes to mid-priced housing has been fought by some neighbors, initially over a tennis court, but more recently over typical NIMBY arguments like density, traffic, drainage, and every other conceivable claim. It's a sad state of affairs when a few people enlist their neighbors to mount so much opposition to proposals that have merit. I have never seen a willingness from opposing neighbors to sit down with any prior developers (or CAH) in an attempt to agree on any reasonable compromise. Just opposition. It is self-interested opposition from some neighbors that has prevented development on this parcel, not any other "problems." It's time for it to stop.

2. Density of the Project. Again, Jim and the other opposing neighbors are just plain wrong. Please see the attached "Myths and Facts about Density." We supported some of the earlier proposals for this site as we believed they were at quite acceptable density. Our own proposal, while at a similar density, has several attributes that make it superior to any plans put forth so far- a clustered approach, much more open space with a small park and community gardens, and much smaller houses that will put 40% less building area on the site. It's time to get reasonable about density for this parcel, or it will never be developed. That may be what some neighbors want, but is that good for Calistoga?

3. Traffic and Safety. Jim's statements are all speculation. They are specious arguments, grasping for negatives with no facts to back them up. A traffic study by engineering experts chosen by the city will give us some real answers. To say that a parcel that already has two city-owned public streets leading right up to it for access shouldn't be developed is ridiculous. To attack the plan for its narrow, walkable streets (with parking "bulbouts") is naive and ignorant of their many advantages, such as slowing cars down, less impervious surface (reducing runoff), lower maintenance cost, and the sense of community they provide. We have several similar narrow streets in "old" Calistoga, and they are part of the charm. Lastly, for Jim to say this proposal is a "fantasy" because it denies the impact of the automobile is another ridiculous statement. We are doing exactly what he suggests when he says "the automobile is a major part of our society and its impact on neighborhoods must be understood and dealt with."

4. Drainage. It amazes me that some neighbors like Jim oppose development of this parcel based on drainage issues. As I have stated many times, drainage in the area will be improved with development- a very real benefit to the neighbors. This is an example of the "closed mind" approach that will seize on any argument to oppose development, even one that is so obviously false. "My mind is made up, don't confuse me with the facts" comes to mind. The fact is any parcel developed in Calistoga is required to not add surface runoff to adjacent properties, so drainage can never be made any worse for neighbors. In this case, there is surface drainage from a large surrounding area flowing through the property, and it will have to be dealt with, again to the benefit of neighbors. If the solution to that issue involves "downstream" improvements that benefit the whole northwest quadrant of the city, the use of Measure A funds will be entirely

appropriate. One of the two projects approved for Calistoga in Measure A is flood protection and drainage improvements in the Grant Street area.

5. Parking. Wrong facts here. The concept plan submitted has 85 parking spaces total (not 83), with 62 on-site and 23 on the street. We have already said we will increase that to 93 for a total of 3:1 parking, with 62 spaces on-site and 31 spaces on the street. We will find places to add the additional 8 spaces needed (not 27) for this ratio in the final plan. This parking plan will meet or exceed all city and state parking requirements.

6. Design. I'm not sure what Jim's argument is here. We selected a nationally recognized architect who has won several design awards because his design philosophy of small houses and cottages in a friendly neighborhood setting fits Calistoga and this site perfectly. The "smaller is better" approach also happens to fit the needs of an affordable housing development. Ross Chapin brings a track record of excellence in design to Cottage Glen. We get no credit from some neighbors for opting for high quality design. The buyer market we envision for Cottage Glen compared to Ross Chapin's projects in the northwest is also attacked with no basis in fact. The Wall Street Journal article we distributed to neighbors features a young family living in one of his projects, and they are not the only family that has found cottage living attractive. The WSJ article refers to "a mix of single professionals, young families, and retired empty-nesters." Here in Calistoga, where we expect to have more families, we already have received unsolicited interest from seniors, young couples, and singles. I would also ask relative to his last comment- is there something wrong with housing for young families? Do we really want to shut them out from living where they work, here in Calistoga?

7. Funding. Wrong again. Jim's estimate of our planned request for city financing is exaggerated by as much as 83%. Our initial feasibility studies indicate a need for city financing in the \$1.5 to \$1.8 million range. That financing will be secured by mortgages likely to exceed the funded amount substantially. In Saratoga Manor, the city has mortgages about twice the amount funded, and most of the original investment was recouped through a grant. Jim is right that the city only has \$800,000 on hand for affordable housing now, but there are future sources that will triple that amount, many with a high degree of probability. We have never asked for a waiver of development fees on any project, and have no intent to do so for Cottage Glen. Measure A funds will only be requested if the drainage solution includes improvements that benefit a wide area of Calistoga, making the use of public funds appropriate.

"Potential Solution"

Jim offers what he claims are potential solutions. They are not practical ideas that would help solve our housing problem. At best, his suggestions are naïve and infeasible. More likely, they are just another attempt to distract from the issue at hand, which is the Conceptual Design Review of an affordable housing proposal that just happens to be in his neighborhood.

I've said before, the key to making houses affordable here is with subsidized financing. The houses on the market today are still not affordable with conventional financing, or more families would be buying them. I don't know of any viable programs that would make existing housing stock more affordable on a "one-off" basis. If such a program becomes available, it won't really help in the long run, as it won't add to our housing stock. Where are we going to house all the new employees from Solage, Calistoga Ranch, Village Inn, Terrano, Roman Spa, Wilkinson's, Francis House, and Indian Springs when they are built or expanded? If we're going to grow jobs, we need to build some housing.

The idea that the mobile home parks can provide a solution is most disingenuous. It does nothing for all the singles, couples, or families under 55, who are the primary market we want to help. Calistoga is pretty well fixed for senior housing, but has nothing for the next generation.

Conclusion

Jim suggests that CAH should be more creative in finding housing solutions, including using the "current oversupply" to advantage. There is no current oversupply. What we have right now is a market frozen by concern that values will fall further. When that concern evaporates (and it will) we'll see a resurgence in activity. Everyone will realize we never had an oversupply, but in fact the demand for more housing was always there and continued to grow while we did nothing.

We have chosen instead to be creative by taking advantage of this market to acquire the Helmer site at a bargain price. It's a site we otherwise could not afford. The development of Cottage Glen will result in some new affordable housing when the market recovers. We think that is a solid win for Calistoga as a community. Some neighbors may not agree, simply because they don't want Cottage Glen in their neighborhood, for whatever their reasons may be.

I've been very disappointed at the reaction of some neighbors to our proposal, and now that includes Jim's. I had hoped for a more neighborly approach, or at least the opportunity to have some rational dialog. So far there have been no design suggestions, no compromises offered, and no attempt to negotiate anything.

I know the Planning Commission has already spent a great deal of time and effort reviewing earlier proposals for the Helmer property, all to no avail since no development has ever moved forward. I know you have also tried to be considerate of some vocal neighbors' concerns in the past, and I'm sure you will continue to hear them out.

However, its time to put unreasonable and self-interested neighbor demands that make development infeasible in perspective with the broader community interest. As Jim Barnes alludes to himself, this is a prime parcel that for years has been identified in our

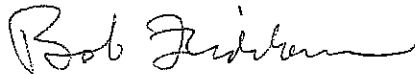
General Plan as ideal for residential development. We believe Cottage Glen is by far the best proposal for this site ever presented, and it will go a long way toward achieving Calistoga's stated housing goals.

We hope your review of our proposal's concept will be positive, which will allow us to proceed with confidence to complete the expensive design, engineering, and environmental studies needed to move forward.

We want to build Cottage Glen. It will be a very real benefit to Calistoga.

Our development team looks forward to meeting with you next week.

Sincerely,

A handwritten signature in cursive script that reads "Bob Fiddaman".

Bob Fiddaman
President

Cc: Planning Staff

Encl: "Myths and Facts About Density"

**COTTAGE GLEN
MYTHS AND FACTS
ABOUT DENSITY**

MYTH: Cottage Glen is high density.

FACT: Cottage Glen is not high density. At 5.3 units per acre, it is at the low end of medium density, defined in the General Plan as 4 to 10 units per acre. This site has been designated for medium density development since the General Plan of 1990, and was specifically described in the 2003 General Plan as a site appropriate for more than 30 houses.

MYTH: Cottage Glen's density does not fit in with the neighborhood.

FACT: Cottage Glen is well within the range of the density variables we find all over Calistoga, including this neighborhood. Examples: 1) Maggie Avenue, with typical lots at 8,000 SF is almost twice as dense as Michael way, where most lots are about 15,000 SF; 2) Centre Court, the other side of Michael Way from Maggie Avenue, has lots smaller than Maggie Ave, averaging less than 7,500 SF; 3) the Palisades subdivision, only a short distance from Michael Way is similar in density to Cottage Glen, with typical lots ranging from 5,000 SF to 6,000 SF; 4) There are numerous areas in old Calistoga where lots of 5,000 SF or less are mixed in with larger lots, including the Fillmore/Harley Street area, Miriam/Park Street area, and Myrtle/Cedar Street area.

FACT: It is actually the Michael Way subdivision with its large lots that doesn't conform to neighboring areas nor General Plan approved densities, not the other way around. As a result, Michael way is surrounded by higher densities.

FACT: Under the 2003 General Plan, Michael Way, which is in the same Medium Density Residential area as Cottage Glen, could not be subdivided today at its unusually low density. The plan calls for new subdivisions to be at no less than 50% of the maximum prescribed density. That would require Michael Way to have a density of 5 units per acre- it is less than 3. Cottage Glen, at 5.3 units per acre, is only slightly above the minimum called for in the General Plan.

MYTH: Neighborhood uses should all be at similar densities and uses.

FACT: Such an approach to planning would be quite humdrum. Fortunately, we have examples all over Calistoga where adjacent densities and uses are varied. This is especially true in old Calistoga, which all agree is the most charming area we have.

FACT: The neighborhood where Cottage Glen is proposed already has a variety of uses that lend interest yet are compatible, including the County Fairgrounds with its RV park and golf course, the Adventist Church, and parcels with older apartments and cottages adjacent to single family homes. A middle school might be built at one end of Michael Way.

MYTH: Cottage Glen does not meet current R-1 zoning requirements.

FACT: With average lot sizes of approximately 6,100 SF under the traditional plan alternative, Cottage Glen not only meets the typical zoning requirement of 6,000 SF for a market-rate development, it exceeds the 5,000 SF required for affordable housing.

MYTH: Cottage Glen needs a "density bonus" to be built.

FACT: Both city and state density bonuses are available to a development like Cottage Glen, but they aren't needed as it conforms to density requirements already.

MYTH: Cottage Glen is just like all the earlier proposals for this site from a density standpoint.

FACT: Earlier proposals have ranged from 28 to 43 units, with some plans including townhomes. Cottage Glen, with 31 units proposed, would have much smaller homes, which will result in 40% less building area on the site. Cottage Glen has no townhomes.

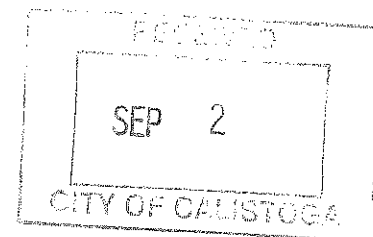
MYTH: Cottage Glen violates the General Plan policy to "feather" densities from the city center to the city limits.

FACT: Feathering, fortunately, is not always applied on a rigid basis. There are many exceptions in Calistoga where adjacent land uses bend the idea with entirely satisfactory results: **1)** probably the best example is that the density on Maggie Avenue is almost double Michael Way's; **2)** Centennial Circle is denser than several parcels that are closer to downtown; **3)** Rancho de Calistoga and Mitzi

Drive are denser than some properties closer to downtown; 4)
There are numerous examples of smaller developments with higher density adjacent to lower-density uses, such as the ½ acre parcel immediately behind homes on Maggie Way that has 5 cottages (a density of 10 per acre).

MYTH: Higher density equates to a lower quality of life and lower real estate values.

FACT: Good design has a far greater impact on the quality of life and real estate values than density ever will. Cottage Glen's clustered site plan, with its small park and community gardens, will create one of the most attractive and livable neighborhoods in Calistoga.



September 2nd, 2008

**TO: City of Calistoga Planning Commission -
Chairman Jeff Manfredi
Vice-Chairman Clayton Creager
Commissioner Paul Coates
Commissioner Carol Bush
Commissioner Nicholas Kite**

RE: Cottage Glen Conceptual Design Review – Sept. 10, 2008

Dear Sirs and Madam:

On September 10th, 2008, the Cottage Glen project will come before you for a conceptual design review. I reviewed their informational packets and attended their Aug. 9th presentation and am against this project as proposed. I ask that you review and consider the following:

1. Density

A. CAH/Cottage Glen is proposing 31 homes on the Helmer Property, located between Maggie Ave. and Michael Way, at the end of Redwood Avenue off Grant. Calistoga's General Plan (on page LU-17) talks about "feathering" development – i.e. higher density projects should be adjacent to other more densely developed areas. The General Plan also states that new projects have design requirements for compatibility with surrounding neighborhoods.

The Cottage Glen proposal indicates that "Calistoga has a density bonus allowing lots of 5,000 sq ft for affordable houses and it is expected that state mandated concessions will allow even smaller lots". FYI, Michael Way consists of 1/3 acre (or larger) lots and Maggie consists of ¼ acre lots (or larger). It would appear that Cottage Glen intends to build cookie cutter houses on smaller than 5,000 sq. ft. lots. The number and design of these houses and tiny lot sizes is not "feathering" and would not be compatible or blend with the surrounding neighborhoods.

B. This property is also not appropriate for a 31 home development because the lot itself is not very accessible. Redwood

Page two

Sep. 2nd, 2008 Letter to City of Calistoga Planning Commission

Avenue is made up of two small lanes bisected with mature redwood trees. Should Redwood Avenue be considered as the main access road, it would have to be widened to accommodate traffic and emergency vehicles. This would entail cutting the beautiful redwood trees and, more importantly, it would take a large chunk out of the Adventist Church property and almost all of the side yards of the two white houses across from the church.

Additionally, using Redwood as the main access would immensely increase traffic flow onto Grant and could create a hazardous situation with vehicles exiting so closely between Maggie and Michael.

The only other street that could provide access to the property would be Amber – and traffic leaving the Helmer property via Amber would be then taken down Maggie Ave. Maggie is currently a very quiet dead end cul de sac street and any additional auto traffic would be very disruptive.

C. There are major water “issues” on this property. A small stream runs through this property and there is a lot of flooding during the heavy winter rains. The Calistoga General Plan says on Page I-46 that natural drainage courses shall be treated as wetland resources and drainage facilities. How will the remediation of this be handled? Additionally, where would the money come from -- our tax dollars/Measure A \$?

D. This density also raises traffic and parking concerns. The conceptual site plan included in Cottage Glen’s packet reflects approximately 83 parking spaces – or some 2.6 per household – including ALL guest parking. The General Plan indicates that R-1 housing must have 2 off street spaces per unit. Therefore, anyone living at the proposed Cottage Glen would only have a .6 guest parking spot. Additionally, the streets shown are extremely narrow. I believe our General Plan asks for streets 56’ in width, and the Cottage Grove packet says theirs are only 18’ – what about accessibility for emergency vehicles and garbage trucks?

E. A project of this density would also require the elimination of several large heritage trees, which should not be allowed.

2. Design –

A. Ross Chapin, the architect for the CAH/Cottage Glen concept has never done an affordable housing project before. At the community meeting, he showed several projects much like the one proposed and their owners are mostly seniors, singles and/or single parents with one child – not families.

B. The cluster housing shown on the colored concept site plan leaves several “green” areas, but very little in the way of yards for each unit. Who would maintain the “green” areas? Can the families eligible for this housing afford monthly maintenance fees on top of their mortgages? Would the “green” areas (one is designated park) bring even more cars that have no place to park?

C. Mr. Fiddaman spoke at the public meeting about bringing in pre-fabricated houses for this site. However, there was no discussion about how “green” the construction might be.

D. The Calistoga General Plan states on page 98 that new developments should avoid the “cookie cutter” look. Cottage Glen IS definitely cookie cutter.

E. The General Plan says that Affordable Housing projects (Page H-88 P.2) should include units for large families. I didn’t see how Cottage Glen is handling this.

3. Affordable Housing –

A. Currently, there is a large inventory of what could be considered “affordable” housing on the market, including two at Saratoga Manor, an earlier Calistoga Affordable Housing (CAH) project. Why doesn’t CAH arrange financing for people eligible for CAH to purchase the homes currently for sale? If there are tax dollars to help them get into Cottage Glen, why couldn’t those same dollars help them obtain financing. Families could then have yards and neighborhoods IMMEDIATELY!

There are also several multi units available, which could be purchased to accommodate families needing rentals.

Page four

Sep. 2nd, 2008 Letter to City of Calistoga Planning Commission

B. Isolation/Discrimination – I believe that a development such as Cottage Glen is inappropriate for any small town. The lack of housing size and variety isolates and, frankly, discriminates against lower income families by putting them in “cage” type communities. Calistoga would end up with pod type housing that is very different from everything else in town and “typecasts” lower income families. As indicated in item A. under Affordable Housing, I believe a much more civilized and economy friendly way to handle this would be to help these families purchase the homes currently on the market all over town.

4. Questions for the Planning Commission:

A. In what way would this development enhance neighborhood values, not diminish them – particularly for the Adventist Church and white houses along Redwood Avenue?

B. How could this development be viable under R-1 standards? Would this become a PD?

C. How does a project of 31 homes (especially right after 18 were approved for Vintage Oaks) fit in with Calistoga’s 1.35% growth management?

D. What about water allocation limits (see 3. above)?

E. How will this be financed? What fees will the City be asked to waive? How much City money and how much State money? Mr. Fiddaman was unable to provide this information at the Aug. 9 meeting.

F. What ARE the statistics for people who would actually be eligible for a project like this? How much “affordable” housing does Calistoga need? How many people? The City is only 5,000 + and the General Plan states there are only 254 – 300 townspeople working in Agriculture. While teachers, police and fire personnel might want to buy in town, lots of “service” workers (hotel, restaurant, spa, etc) might only want to rent. Perhaps a better project would be affordable apartments.

Page five

Sep. 2nd, 2008 Letter to City of Calistoga Planning Commission

As you can see from this lengthy letter, I am against the Cottage Glen project as presented. This density and design are entirely inappropriate for the location.

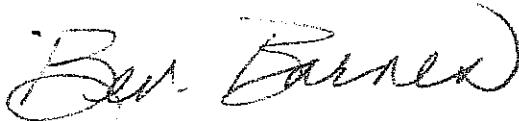
Because of the access and water issues, this property should probably NEVER have been designated as Medium Density. I would encourage the City to revisit this location and consider revising it to "low" density for any future projects

OR...

There are no parks on this side of town. Perhaps this property should be turned into a City park for the enjoyment of those living on the North West side of town.

I appreciate your attention to and consideration of my concerns and urge you to deny the Cottage Glen conceptual design on September 10th.

Sincerely,



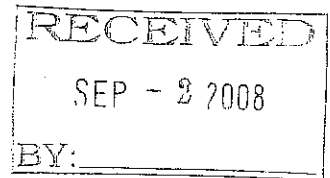
Bev Barnes
1710 Michael Way
Calistoga, Ca 94515
Tel: 942-2241

Cc: Mayor Jack Gingles
Vice-Mayor Michael Dunsford
Councilperson Karen Slusser
Councilperson Placido Garcia
Councilperson Gary Kraus



CALISTOGA AFFORDABLE HOUSING

1332 Lincoln Avenue
 Calistoga, CA 94515-0659
 Tel 707.942.5920 Fax 707.942.1201



September 2, 2008

Pastor Duane Grimstad, Head Elder
 Seventh-day Adventist Church
 P.O. Box 557
 Calistoga, CA 94515

Re: **Cottage Glen**

Dear Pastor Grimstad:

Thank you for your letter of August 20th to Charlene Gallina regarding our proposed new neighborhood adjacent to your church property. I also appreciate the opportunity to meet recently with you and other church elders to explain our proposal and learn about your concerns.

I thought it might be helpful to describe to you our position on various issues raised in your letter and during our meeting.

Redwood Avenue: As you know, any required improvements to Redwood Avenue will not be our decision, but will be based on recommendations from the city staff with ultimate decisions made by the Planning Commission. We agree with your approach completely, namely that 1) *Redwood Avenue should not be widened.* We are optimistic that preserving Redwood Avenue substantially in its current state can be achieved. We anticipate there may be a requirement to make some improvements at the intersection with Grant Street which would be to the church's benefit as well as ours. There may be a request for a sidewalk (which is probably only feasible on the church's side of the street) which we would prefer to avoid the expense for. If required by the city we believe it could be made attractive and accomplished with minimal impact on the church. A sidewalk may provide the church some benefit as well. 2) *The redwood trees in the center median should remain.* Again, we're optimistic that trimming the trees to allow better emergency vehicle access will be all that's required.

Amber Way: We tentatively prefer that Amber Way be open and used as the secondary access to Cottage Glen. We will all have a better understanding of traffic and circulation options when we have the results of a traffic engineer's study.

Fencing: We will work with you to agree on a satisfactory fencing plan between Cottage Glen and the church parking lot.

Maintenance shed: We have no problem with keeping the maintenance shed in its current location, although we'll have to obtain approvals from the city and various financing agencies to accomplish that. I'm optimistic that can be worked out.

I believe those are the main topics we've discussed. If I've forgotten something, or you have other questions or concerns, please give me a call.

We look forward to making Cottage Glen a neighbor you'll be pleased to have.

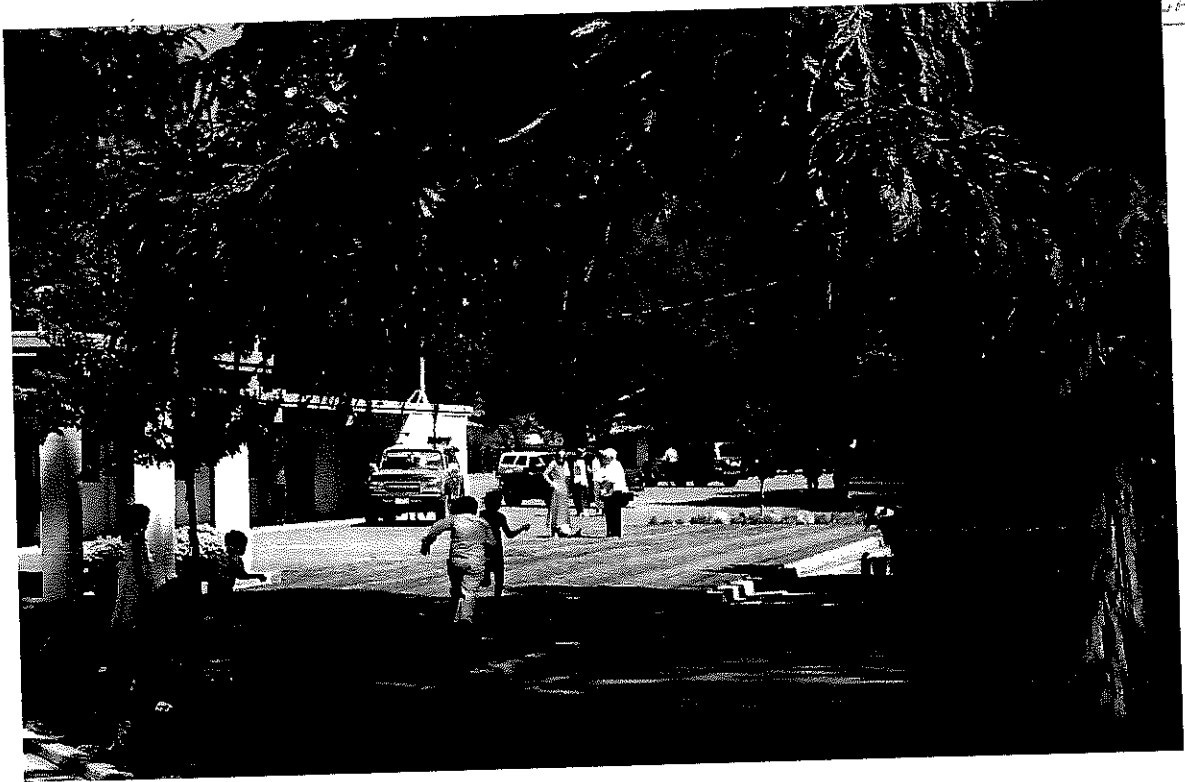
Sincerely,

A handwritten signature in black ink, appearing to read "Bob Fiddaman". The signature is written in a cursive, flowing style.

Bob Fiddaman
President

Cc: Charlene Gallina

RECEIVED
SEP 2 10
CITY OF CALISTOGA



Saturday, August 30, 2008

City of Calistoga Planning Commission
1232 Washington St.
Calistoga, CA 94515

Commissioners Bush, Coates, Craeger, Kite, Manfredi

Some of my concerns about the CAH Corporation proposal for development of the Helmer parcel are explained below.

The selected site is a fragile environment influencing the life and activities of people, plants, and animals. The proposed development would be catastrophic to that environment.

CAH corporate representatives claim the well-known drainage problem in this area will improve as a result of their proposal. They make this claim without having an engineering study and analysis of the problem. If the problem is not improved but instead made worse by the proposed development, the City of Calistoga and the CAH Corporation may be held liable for damage caused to surrounding properties. CAH corporate representatives have made clear their intent to use Measure A funds to pay for undefined improvements. The use of Measure A funds to support any proposed development effort would betray the trust of all citizens of Calistoga who approved and pay for the fund. The funds would be better spent on projects affecting the health and safety of all residents, not only those who might benefit from subsidized housing. The

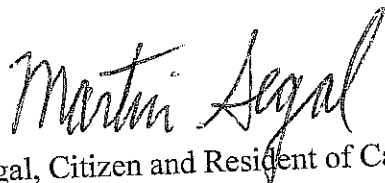
long-awaited improvement of the Kimball Water Treatment Plant is one project that fits this objective. Currently, tap water delivered by the City of Calistoga may pass mandatory chemical analysis but it doesn't pass the smell test. At one time it smells like highly chlorinated public pool water and at another time it smells like old bilge water.

There is no justification for overriding R1 zoning and permitting dense housing that is out of place, especially when affordable housing is already available in Calistoga. CAH corporate representatives invited the public to visit the Saratoga Manor "self-help" neighborhood. I took them up on their invitation and discovered a 3-bedroom/2-bathroom two story townhouse with spacious living room, cheerful kitchen, fireplace, and private patio available for \$335,000. A copy of the Morgan Lane Real Estate brochure for 1410 North Oak Street is attached.

The traffic safety issue is of high importance. Grant Street, with exposed drainage ditch and intersection at Redwood Avenue, is a particularly dangerous area. When the annual rains fill the ditch to overflowing, it is sometimes not possible to see where the edge of the road ends and the ditch begins. I have personally witnessed four incidents in which vehicles have wound up in the ditch. A photo of road markers and a "no parking" sign taken down when a pickup truck hit the ditch last Tuesday morning is attached, showing this to be a dangerous place even on a sunny, clear day. Fortunately, no serious injuries were caused by these incidents. Only one arrest was made for drunk driving. Those of us who live on Grant Street know that the speed limit is not enforced and that vehicles travel at dangerously high speeds on a daily basis. A significant increase in vehicle traffic would result from the proposed development making it even more dangerous. A related and more threatening situation results for pedestrians, bicyclists, skateboarders, skaters, joggers, pets, and infants in strollers where there are no sidewalks and no crosswalks and a single unprotected bike lane is shared by all. CAH corporate representatives have talked about placing sidewalks on Redwood Avenue. It is worthless to have a sidewalk that dead-ends in a drainage ditch. In fact, where this has been done before, it results in the ditch becoming a trash receptacle. Please see the attached photo taken at the entrance to Saratoga Manor.

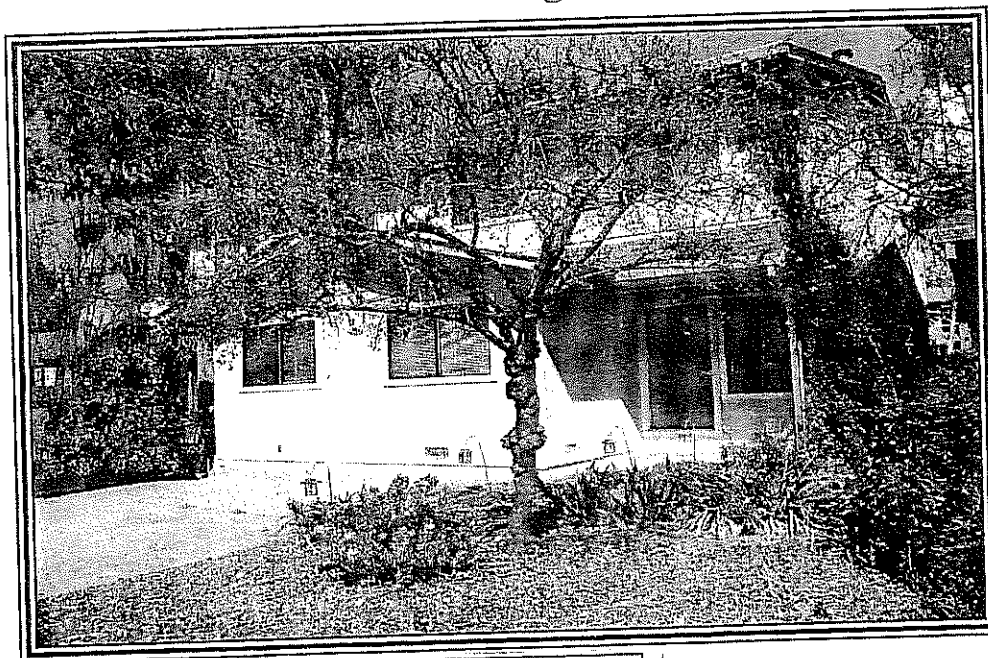
As can be seen from the photo at the top of this letter, Redwood Avenue is a beautiful part of Calistoga. The citizens of Calistoga would be ill served by any development that altered or diminished this in any way. I am prepared to do whatever it takes to save the Redwoods that define Redwood Avenue and I implore you to prevent the alteration or destruction of the church garden that has served the needs of our community for so many years.

Sincerely,



Martin Segal, Citizen and Resident of Calistoga
2058 Grant Street
Calistoga, CA 94515

1410 North Oak Street
Calistoga



\$360,000

~~335,000~~

- 3 Bedrooms/2 Baths
- Spacious Living Room
- Fireplace in Living Room

- 2 Story Townhouse
- Cheerful Kitchen
- Private Patio

V

ery well maintained townhouse in "Saratoga Manor", close to downtown Calistoga for shopping and restaurants.

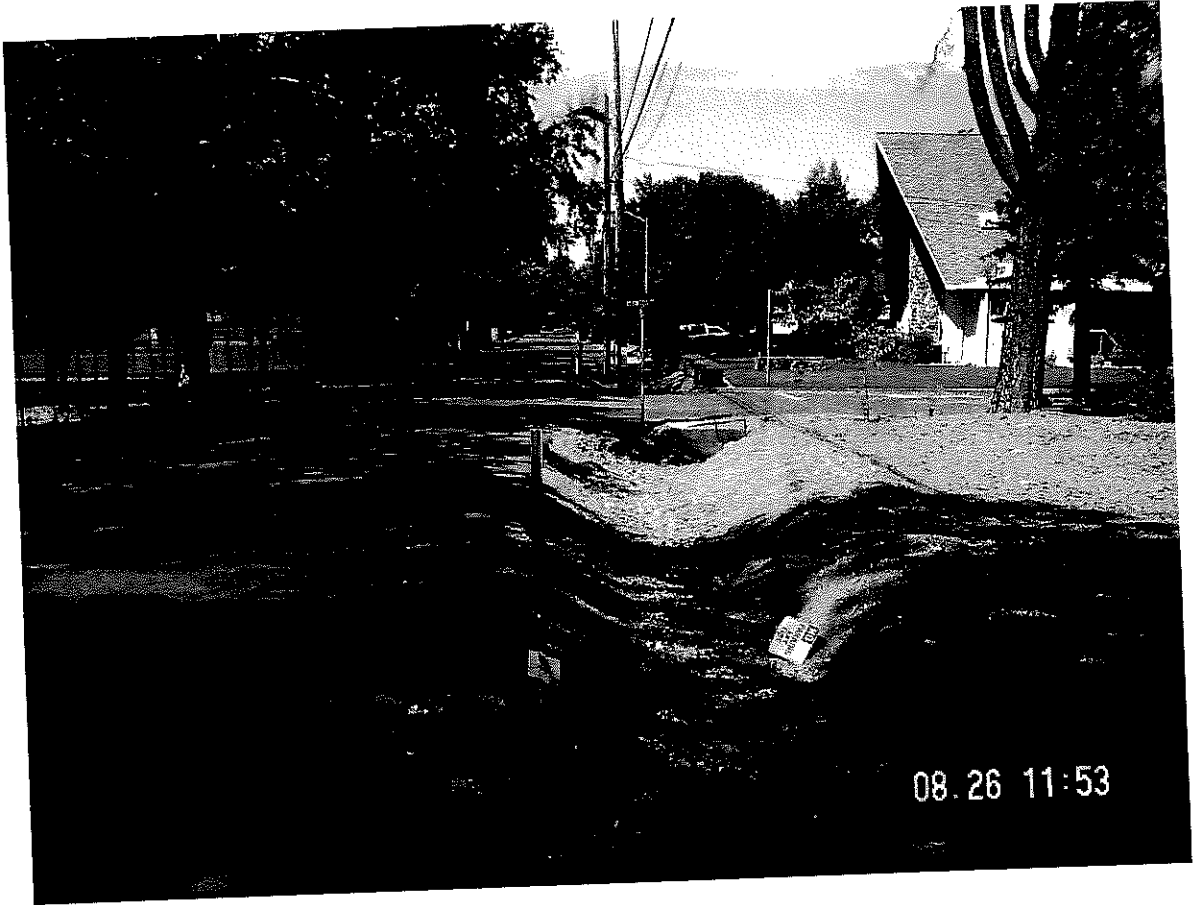
Martina Brennan
(707)968-2561 Direct
(707)290-9178 Cell
mbrennan@morganlane.com



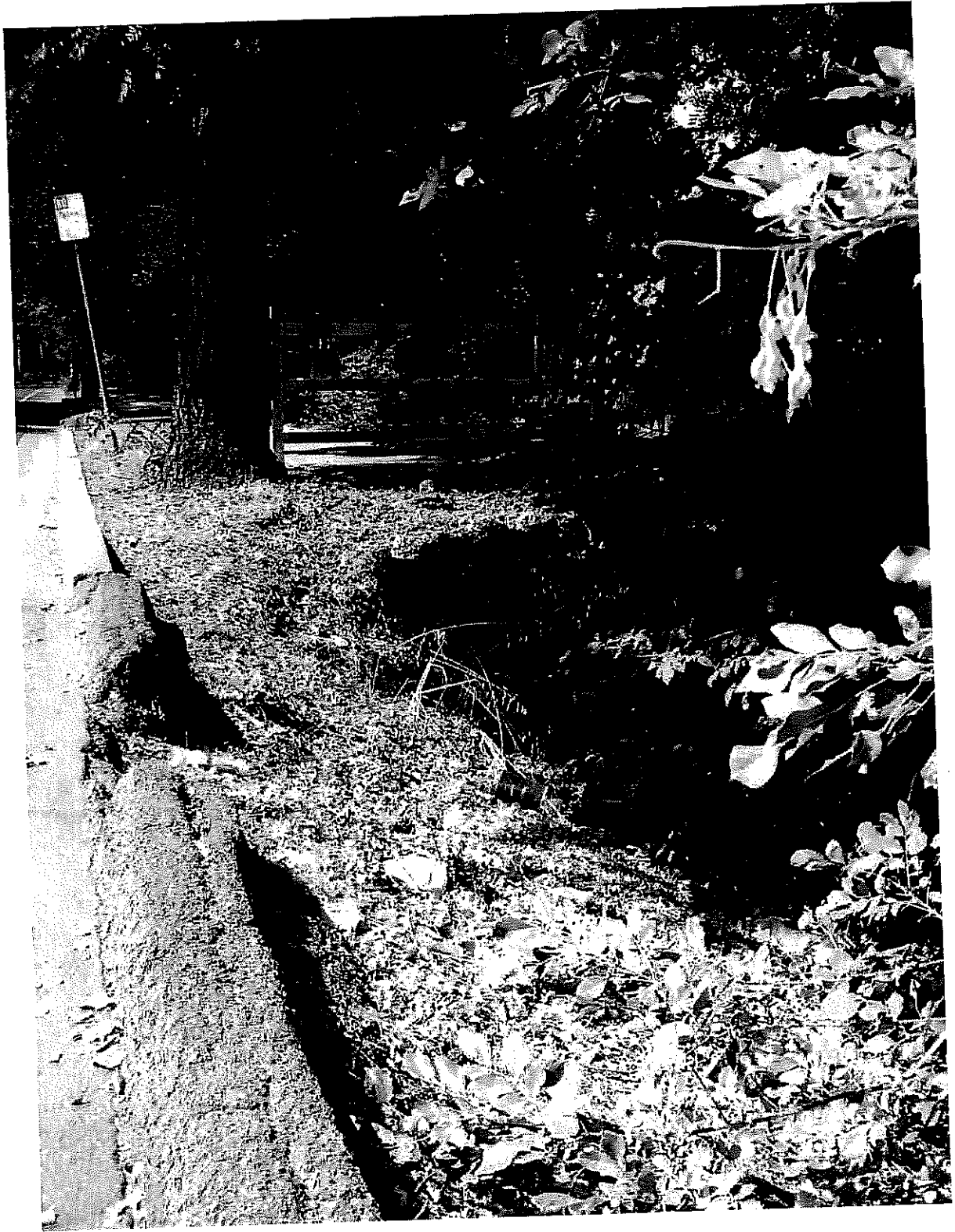
Morgan Lane
1350 Oak Avenue
St. Helena, CA. 94574
(707)963-5226

www.morganlane.com

The information contained herein was obtained from sources deemed reliable but is not guaranteed. verify independently!



Grant Street approaching Redwood Avenue - damage to street signs from latest vehicle-in-ditch incident



Entrance to Saratoga Manor – dead-end sidewalk and littered drainage ditch

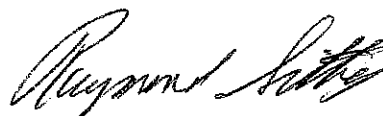
Raymond Sittig
1703 Michael Way
Calistoga, CA 94515

RE:PA 2008-02, CDR 2008-02
Known as Cottage Glen Development

I would like to state my feelings regarding this proposed development. I strongly oppose this issue. My residence is R-1 zoning, as is the entire adjoining neighborhood. Any re zoning for this proposed development is not justified, as I pay taxes and other occupancy costs based on an R-1 zoning. If this segment is allowed to wave zoning restriction, the difference of taxation would be very discriminatory. Further the traffic on Grant Street is, at the present at capacity for safe movement. If 31 new residences (est 60 to 80 persons) will live on this property, the vehicle traffic will be at an extremely dangerous level. Also the stream, which is a class 3 stream according to DFG, will create flooding in existing property. The new development and water flood control on Grant Street has to be taken into serious consideration.

I would hope your committee will take all of these potential problems into consideration and vote against this proposal.

You do have one other alternative. All existing home holders concerned would not oppose 10 to 12 R-1 homes on this property to maintain the neighborhood balance. The above mentioned problems would not exist with 10 to 12 homes.



Raymond Sittig

August 30, 2008\

To: Planning Commission Members:

Jeff Manfredi
Paul Coates
Clayton Creager
Carol Bush
Nicholas Kite

From: Jim and Linda Hunter
1707 Maggie Ave.
Calistoga, CA 94515

RE: Cottage Glen Development

As thirty year residents of the community and current citizens of Calistoga we would like to take this opportunity to express our concerns about residential development in Calistoga. While we are not opposed to development within the community we strongly feel that developments must conform to the needs of the community and the ability of the City to provide services as outlined in the General Plan and to insure a life style consistent with the scope of the City's Mission Statement, including "quality of life".

We have great concerns about the impact of the Cottage Glen project on our infrastructure and the ability of the City of Calistoga to provide the necessary services and financial aid to support such a project.

As a retired firefighter with 31 years of experience with the City of Hayward Fire Department I have outlined some of my personal concerns about the Cottage Glen project with regards to fire and public safety.

INGRESS AND EGRESS OF RESPONDING EMERGENCY UNITS

First responders, i.e.: Fire, Police, and Ambulance.

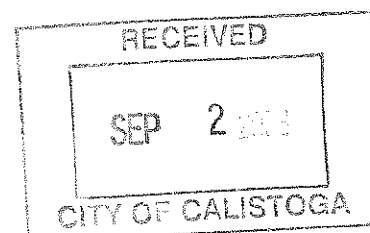
First alarm fire response normally calls for two Engine companies and one Truck company.

Width of streets to accommodate responding units.

Parking enforcement and access during garbage collection.

HYDRANTS AND WATER SUPPLY

Accessibility and number of hydrants within the complex.



Static and residual flows for hydrants - residual flows of 1000 GPM may require increased main and grid sizes to accommodate flows. Most hydrants within the City are at less than the 1000 GPM flow rate.

Such requirements may result in the need for auxiliary fire pumps to insure static pressures between 80 and 100 PSI with residual pressure adequate to supply additional pumpers with one hydrant flowing at capacity.

MITIGATION OF INCIDENTS AND GUARDING AGAINST CONFLAGRATION

Fire spread based on exposures from proximity of the units and building materials, i.e.: sidings roofing, etc. as well as surrounding vegetation such as large trees.

Planning may require the installation of residential fire sprinkler systems as have been required in similar developments where deficiencies exist such as limited resources, personnel, water supply and delays for secondary support.

INCREASED RISK TO SURROUNDING PROPERTIES

Threat of fire spread to surrounding neighborhoods due to density, set-backs, and exposures.

ABSENCE OF A TRAINED FIRE INSPECTION BUREAU AND FIRE INSPECTORS

Causes concerns about placing responsibility for fire safety and suppression on Planning Dept. and Building Dept. staffs

Additionally, any rezoning of the subject property from R1 to a high density use does a disservice to the surrounding community and opens the door for abuse and misuse, particularly with a Planned Development without absolute guidelines and completion dates.

It still remains the responsibility of The City to provide the services as outlined in the City Charter and Mission Statement and to insure that these goals are met. The City and the low to moderate income community would be better served to reduce the EXCESSIVE water and sewer rates that run up the monthly expenses of all citizens.

Respectfully submitted,

Jim and Linda Hunter

September 2, 2008

To: Calistoga Planning Commission

From: Tom Balcer

Subject: Calistoga Affordable Housing Inc. (CAH) Has The Cart Before The Horse
Ref.: 2008 Grant Street Parcel 011-010-033

As I read the CAH Cottage Glen Plan the first thing that is apparent is that there has been no pre-site studies done to determine if the 2008 Grant Street, 5.85 acre parcel is compatible and capable of supporting 31 homes. In the past, when Homecoming Development was attempting to build 30 homes on the same parcel, it was evident that the property had many drainage and environmental issues that had not been addressed by the City of Calistoga Planning Commission or Planning Department. (Reference attached letter dated 12/06/07).

Area drainage issues including Maggie Ave., Mora Ave., Grant St., and Michael Way must be addressed. Are swales and holding ponds to be used on this property? Are there wetlands on this property? In the winter season is the water table at the surface? Can the flooding be controlled without excessive cost impact? Environmental issues such as stream setbacks, heritage trees, and traffic need to be addressed. Without determining all these type of factors first, it is impossible to determine if a project of this size is feasible on this property. As similar to the previous developer, Calistoga Affordable Housing has the "Cart before the Horse".

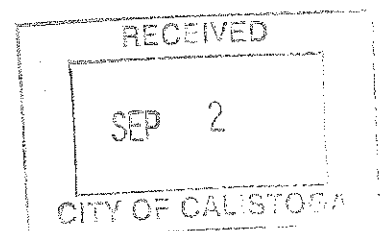
As a side note the Concerned Citizen's Group met with the City Manager and the Planning Dept. in June of this year to discuss this property. At that time we were under the impression that a Drainage Study and an Environmental Impact Study (EIR) was going to be completed prior to any development by Homecoming. I would assume this would hold true for Calistoga Affordable Housing Inc., as they are similar projects.

Regards,



Tom Balcer
1705 Michael Way
Calistoga, CA 94515
(707)942-5015
Balcer@att.net

Cc: Calistoga City Mayor
Calistoga City Manager



December 6, 2007

To: Calistoga City Council and City Manager

From: Concerned Citizens

Subject: 2008 Grant Street Water Allocation

Ref.: City Council Meeting – November 6, 2007, Item 15, Growth Management Allocation 2008, Homecoming Development

The citizens of Maggie Avenue, Michael Way, and Grant Street request that the items listed below are completed prior to permitting of the above referenced properties. Also, that all water allocations be put on hold until the requested tasks are completed:

1. Water Drainage – A water drainage study, by an independent agency, of the surrounding area be conducted to insure that flooding will not occur on Maggie Ave, Michael Way and Grant Street as a result of construction on this property.
2. Environmental Impact Study – A study, by an independent agency, of the property to address environmental concerns, i.e. creek, trees, traffic, and safety issues.
3. Development condition – All development will be for R1 single family homes, market value, and will have 11,000 sq. lot sizes. This will ensure conformity to the surrounding properties and minimize any negative economic impact.
4. The results of these studies, and other matters of concern, will be presented at a public hearing, and input from the public will be considered.

We are not opposed to development as long as economic, environmental and water drainage concerns are addressed and implemented.

Submitted by,
Concerned Citizens

Contacts:

Tom Balcer 942-5015
Carol Beagan 942-9316
Marilyn McCoul 942-6225

Balcer@att.net
Muleroper@compasi.net
Vino44@aol.com

**Susan Hoffman
1700 Mora Ave.
Calistoga, CA 94515**

September 1, 2008

Calistoga Planning Commission
C/O Charlene Gallina, Planning and Building Director
1232 Washington St.
Calistoga, CA 94515

Re: Cottage Glen

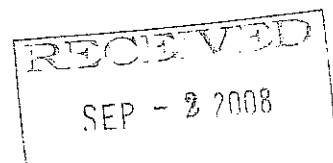
Dear Planning Commission Members and Ms. Gallina:

I am writing this letter in support of the proposed Cottage Glen conceptual design that will be brought before you on September 10, 2008.

The virtues of this proposed neighborhood are numerous and it will fill a pressing need for well-designed, environmentally-friendly, mixed-income housing in this community.

I am of course aware of the opposition of the residents on Maggie Ave. and Michael Way with regard to this proposed neighborhood, and it is my fervent hope that reasonable minds and hearts will find a way to get together and make this potentially award-winning neighborhood come to fruition in Calistoga. I believe a successful and inclusive process for approving Cottage Glen is important to the core values that make Calistoga what it is: friendly neighbors, love of the small town character, an informal mixture of homes and dwellings existing happily side by side all over town; and above all, a down-to-earth, non-fancy culture where no one holds themselves out to be better than anyone else. We are funky, we are democratic, we are egalitarian and we like to pitch in and make good things happen. What other small town of this size would have so many nonprofit organizations working for the good of the community?

Here is why I believe it is so important to the long-term health of our community that this happen. I believe that we have a responsibility to each other, and I believe especially that as we get older, the generation that has had its day in the sun, that has secured its retirement and its right to relax and enjoy the fruits of its past labors has an obligation to help the next generation coming along—the young families, the single working people, public works employees, firemen, policemen, school teachers and all the other people who are doing the vital work that keeps our community going. I don't believe we are obligated to harm ourselves or to make undue sacrifices on behalf of the next generation,



but I do believe that we should strive not to put our self-interests above all others, but to put them beside the interests of others and work toward fair and equitable solutions for all.

I know that the Planning Commission focuses on the technical, legal, and design components of any proposal, but I think it is important to remind you, and ourselves in general, that we are our brothers' and sisters' keeper and the laws and regulations in place are there to guide us when it is hard to do the right thing. But do the right thing we must. I urge you to give a positive review to Cottage Glen as a new neighborhood which is greatly needed for the long-term welfare and for a healthy population balance in our community.

We do not want Calistoga to turn into a town of only retirees and wealthy weekenders. We do not want our schools to suffer from permanent declining enrollment. We do not want to lose young people and children from our community. We do not want the town to empty out at night as day workers clog the roads commuting home to other communities. We do not want to lose our vitality and generational diversity which is at the core of what makes us who we are today.

Thank you to every single member of the Planning Commission and to the city planning staff. Your public service is difficult and requires personal courage and clarity of vision. I salute you for taking on such a burden on behalf of all of us, not just a few of us.

Sincerely,

A handwritten signature in cursive script that reads "Susan Hoffman". The signature is written in dark ink and is positioned above the printed name.

Susan Hoffman

CC: CAH Board of Directors
Bob Fiddaman, CAH President

Calistoga Planning Commission

Aug. 28, 2008

Attn: Charlene Gallina

Re: Cottage Glen Design Review

After viewing the property both from Redwood and Maggie Streets we feel the property and surrounding location lends itself perfectly to the proposed Cottage Glen Development. Calistoga is in need of all the affordable housing it can obtain

Please add our names to those in favor of this development.

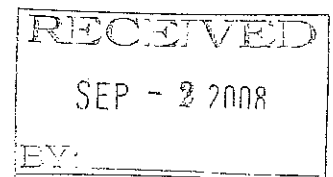
Sincerely,

Jay and Betty Lyon
Jay and Betty Lyon

6 Camellia Dr.

Calistoga, Ca.94515

Ph. 942-0137



August 30, 2008

City of Calistoga Planning Commission
City Hall
Calistoga, Ca 94515

Dear Members,

We are residents of Maggie Avenue and are opposed to the proposed Cottage Glen development on the Helmer property for the following reasons:

We don't believe the development is like the neighborhoods on either side of it, i.e., it is not planned for R-1 zoning and would consist of small homes on very small lots.

The traffic generated by 31 homes would come on to Maggie Avenue and completely change our neighborhood and our quality of life.

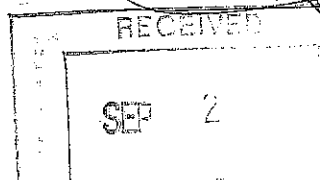
This project would cause further drainage problems on Maggie Avenue.

We request that this project not be approved.

Sincerely,

Maggie Avenue residents

| | |
|-----------------------------|--------------------------------|
| <u>Vik Johnson</u> | <u>1710 Maggie</u> |
| <u>Margaret G. Tedeschi</u> | <u>1703 Maggie</u> |
| <u>Alma Winkler</u> | <u>1706 Maggie</u> |
| <u>Lee Ann Burns</u> | <u>1711 Maggie</u> |
| <u>Al Barras</u> | <u>1711 Maggie</u> |
| <u>Shirley</u> | <u>1720 Maggie</u> |
| <u>Nell Kenyon</u> | <u>1719 Maggie</u> |
| <u>Lee R. Kenyon</u> | <u>1719 Maggie</u> |
| <u>Virginia C. Dooley</u> | <u>1712 Maggie</u> |
| <u>Jan A. Dooley</u> | <u>1712 Maggie</u> |
| <u>[Signature]</u> | <u>[Signature] 1708 Maggie</u> |



8-29-08

TO: CALISTOGA PLANNING COMMISSION

CHAIRMAN MANFREDI
COMMISSIONER KITE
COMMISSIONER BUSH
COMMISSIONER CRAEGER
COMMISSIONER COATES

SUBJECT: COTTAGE GLEN

THIS NEW PROJECT COULD BE VERY DETRIMENTAL TO MAGGIE AVE. FIRST , THE NARROW STREETS PROPOSED IN THIS PLAN WILL LEAVE VERY LIMITED ACCESS FOR LARGER VEHICLES. ANY LARGE VEHICLES SUCH AS GARBAGE TRUCKS, FIRE TRUCKS OR EVEN THE UPS VEHICLE THAT NEEDS TO GO TO THE REAR OF THIS NEIGHBORHOOD WILL USE MAGGIE AVE.

OUT OF THIRTY ONE HOUSES A FULL TWO-THIRDS ARE IN THE REAR OF THIS PROPERTY.

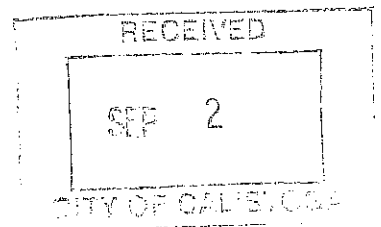
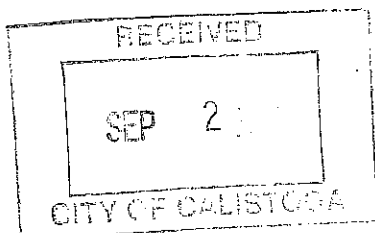
THAT'S CERTAINLY AN UFAIR BURDEN FOR A STREET THAT HAS TRADITIONALLY BEEN VERY QUIET. THAT'S THE REASON WE CHOSE MAGGIE AVE. IN THE FIRST PLACE.

THE SECOND ISSUE I HAVE IS THE LACK OF STREET PARKING IN THE PROPOSED PLAN. THERE SEEMS TO BE BARELY ENOUGH PARKING FOR THE RESIDENTS.

I'D LIKE TO KNOW WHERE VISITORS CARS WILL PARK. AT TIMES LIKE THE HOLIDAY SEASON WHERE MOST OF US HAVE FAMILY VISITING, THERE SHOULD BE STREET PARKING FOR THOSE EXTRA VEHICLES OR THEY WILL OVERFLOW ONTO MAGGIE AND DEPRIVE OUR GUESTS OF PARKING.

OUR QUIET STREET WILL BE GONE FOREVER.
IN SUMMARY THIS PROJECT DOESN'T MATCH THE SURROUNDING NEIGHBORHOODS IN ANY WAY AND SHOULD NOT BE APPROVED.

DANIEL P. BEAGAN
1715 MAGGIE AVE.



Sept. 2, 2008

To: Calistoga Planning Commission

Chairman Manfredi
Commissioner Coates
Commissioner Bush
Commissioner Craeger
Commissioner Kite

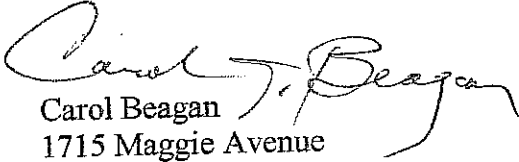
From: Carol Beagan

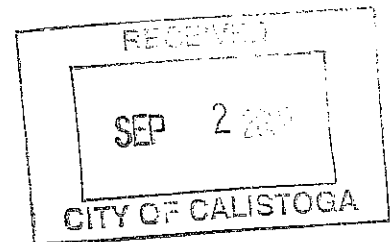
Re: Cottage Glen

I am opposed to the proposed Cottage Glen development on many levels, particularly because it is not R-1 zoning and also because of the traffic it would generate on Maggie Ave. as it is currently configured. Those of us who live on Maggie Ave feel this project would drastically reduce our quality of life.

Also, as the elementary school crossing guard for the past ten years, I always think about the safety of our children. The proposed project has narrow streets with no sidewalks. Where will the kids walk when they are headed to school? The problem doesn't end there. The intersection of Redwood and Grant doesn't have any sidewalks either. Again, the children will be at risk. If there is going to be a new neighborhood on Redwood, something has to be done with the width of the street and it must have sidewalks. I can't imagine how Redwood could be changed to fix this problem.

Please do not approve this project.

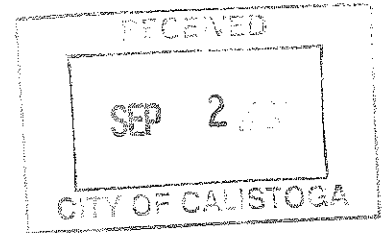

Carol Beagan
1715 Maggie Avenue



August 30, 2008

Dear Planning Commission Members:

The first point of the City of Calistoga's Mission Statement is:
Maintaining a safe and secure environment and high quality of life.



So, we are writing this letter because we are **gravely** concerned about the future of our **safety and security and quality of life** on Maggie Avenue.

We have lived on Maggie Avenue for over 10 years and have enjoyed the relative safety, peace, and quiet of our dead end street. Although there are times in the winter when it rains heavily and Maggie Avenue becomes Maggie River due to the runoff from Mora. And yes, the very few night of sprint car races bring an increased level of noise to the area. Yet those nights are *few*, and we enjoy the races; noise, dust and all.

The problem is if this "planned development" called Cottage Glen is allowed to happen on the Helmer property, the amount of noise and traffic on Maggie Avenue will increase ten-fold, if not more. Mr. Fiddaman is "allowing" 1.6 cars per dwelling. But in all actuality, it will be more like three to four cars per dwelling. Just look at La Pradera. And where will all of these extra cars park? Most likely on Maggie Avenue. We enjoy peaceful and safe days and nights on Maggie Avenue, without the loud music and cars going up and down the street constantly. The Helmer property **must stay as R1 zoning with NO planned development overlay!!!!**

Yet we don't deny that Calistoga needs more "affordable" housing. However, the placement of high-density housing needs to be consistent with its surrounding neighbors. Modular, high-density housing is **not consistent** with the homes on Maggie Avenue, Michael Way, Mora Avenue, or Grant Street. And just because housing is deemed "affordable" **does not** mean that set-back rules, sewer hook-up fees and such should be ignored or overlooked. I would not want a "two story" home (what Mr. Fiddaman calls a 1 ½ story home) sitting at my back fence, hovering over me. It is unrealistic to think that just because affordable housing is sorely needed, that it is alright to overlook zoning requirements.

Don't misunderstand, we are all for affordable housing. Without it, my sister would not have been able to purchase her single family home (on her own) in the Palisades subdivision. At least those "affordable" homes were consistent with the surrounding neighborhoods. And it is great that so many families were able to provide sweat equity towards their homes in Saratoga Manor. But all you have to do is drive by there, or my sister's neighborhood, in the evenings. Cars are everywhere, spilling out into neighboring streets because so many "family members" live within each "single family" residence. We do not want Maggie Avenue to become the next "parking lot" for the residents of affordable housing. Even at La Pradera, there are more cars than places to park within the La Pradera property that they spill onto Brannan Street from Lincoln Avenue to Silverado Trail.

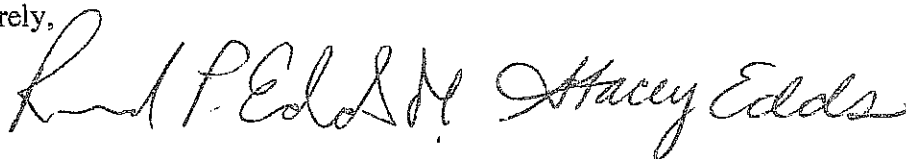
As for us, we own four vehicles and two trailers, and NONE of them are parked on the street.

And yes, we are also gravely concerned about the value of our property decreasing. Moving from our small 1000 sq. ft. home on busy Fair Way (just 2 doors down from the fairgrounds) to this larger 1900 sq. ft. home on peaceful Maggie Avenue was a dream come true. We chose this home over others because Maggie was a dead end street.

We URGE you to consider our safety, security, and high quality of life here on Maggie Avenue.

The Helmer property must stay as R1 zoning with NO planned development overlay!!!!

Sincerely,

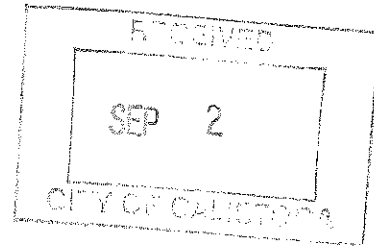
A handwritten signature in cursive script that reads "Ray and Stacey Edds". The signature is written in dark ink and is positioned above the typed name.

Ray and Stacey Edds
1713 Maggie Avenue
Calistoga, CA 94515

September 2, 2008

TO: City of Calistoga Planning Commission
1232 Washington St.
Calistoga, CA 94515

Chairman Manfredi
Commissioner Coates
Commissioner Craeger
Commissioner Bush
Commissioner Kite



FROM: Sharon Carone
1204 Cyrus Creek Ct.
Calistoga, CA 94515
(707) 942-9422

RE: Cottage Glen Development by CAH

I am writing this letter to express my feelings regarding the proposed Cottage Glen project. I have been a resident of Calistoga for over 30 years, as well as a Real Estate Broker and Owner of my own business in this community for 28 years.

Having been actively involved in two major projects in Calistoga that provided affordable housing for the people who live and work in this City, I feel somewhat qualified to comment on the proposed Cottage Glen project.

I applaud the design concept and the innovative ideas, as well as the unique cottage-like architecture proposed for this project. The preliminary layout has merit and would be a welcome addition to most communities. I do have serious concerns regarding this concept fitting in to a community like Calistoga where the rural and agricultural character of the town is so vital to its existence.

The presentation made on August 9, 2008 for Cottage Glen, introduced us to two projects designed by Ross Chapin in Washington. They are beautiful projects, however, significant differences exist between these areas and Calistoga. The City of Kirkland established a Housing Task Force, which examined among other things the demographics of their community and discovered that the average household size was 2.13 persons. The City of Langley adopted a Cottage Housing Development Code partially in response to

information indicating a shift in demographics for the US – 40% of US households are one-person households, and 58% are one or two person households. In Langley the average house hold size is 2.0 persons per household. Cottage housing clearly fits the needs for a small community such as Langley. However, even with our large retirement population, I believe our average per person per household among those families that might be interested in this project would far exceed the average for those 2 communities. Meaning significantly more crowded conditions than found in the 2 projects presented.

Another striking issue is the significant part played in the use of landscaping to provide much needed privacy in the proposed project. The state of Washington gets significant rainfall. Calistoga does not; particularly in the summer months. Maintaining the type of landscaping that is proposed by Cottage Glen design would be costly. The proposed use of “rain garden” to manage roof run off would not provide enough water during the dry months. Lets keep in mind that water is and will continue to be an issue for Calistoga and even with drought tolerant planting, projects that depend heavily on landscaping will be a burden on our system.

I urge the Planning Commission to take a detailed look at this plan and not get too enamored with the romance of the project. It is my feeling that this is the wrong project on the wrong parcel at the wrong time.

DENSITY: My primary concern is density. The subject property is nestled between two areas of custom homes designed to provide large lots and wide streets. The homes on Maggie Way are on 8000 square foot lots. The homes on Michael Way are 1/3 acre parcels with many homes occupying two lots. Placing a medium density project between these two projects goes against the general plan philosophy of feathering out the density as you move away from the downtown area. I realize that several of our other subdivisions don't follow the “feathered” density concept, but most were created before that concept was introduced in the General Plan, i.e. Rancho de Calistoga, Riverlea/Heather Oaks, and the cottages behind Maggie Way.

This property is zoned R1. I am aware that it also is designated medium density and that with density bonuses smaller lots are allowed. But to place a project like this between two existing subdivisions designed to create lower density neighborhoods is in direct contrast to the intent of the General Plan. Even the new proposed Urban Design Plan clearly states that provisions be made to ensure a gradual increase in development density. It also calls for keeping development scale compatible with and not to overpower surrounding neighborhoods.

In addition, when the inclusionary housing element was added to our general plan, its purpose was to mix affordable housing into the planned projects. Thus creating a good mix of market rate with affordable to keep neighborhoods blended and avoid overcrowded areas like Saratoga Manor and La Pradera. This project offers a majority of housing for below-average income earners, mixed with higher density than surrounding neighborhoods, creating congested living areas. Is this a trend we want for Calistoga?

TRAFFIC: Not only will traffic be greatly increased on Grant Street due to this project, the narrow streets within the subdivision, while quaint and nice for a less dense demographic could be a hazard for children playing, and in the event of a fire may hamper ingress and egress. The addition of all of the cars parked there, as part of their allowed parking spaces creates its own issues. The proposal calls for "about" three spaces for parking per house. Most households with teenage or young adult children have "about" four cars per household. Where do you put the extra cars? Just look at La Pradera, and Saratoga Manor to see that there is a noticeable overflow onto neighboring streets. The impact of this proposed project to Maggie Way will be extremely heavy since there is no parking available on Grant St. All the overflow parking will have to park on Maggie Way. Unless this project can provide its own parking for all cars, it will become a burden to the neighboring streets.

CURRENT MARKET: The timing for this project could not be worse given the current economy. I am attaching an up to date inventory of homes in a range that would be considered "affordable" and are in line with the asking prices planned for this project or even below those prices. Some of these are homes owned by banks; some are in foreclosures with more on the horizon. A project of this scale and magnitude will strike a blow to our already weakened real estate market. Property values will continue to decline as a result of excessive inventory.

Keep in mind that some of those homes currently in foreclosure or being sold as "short sales" were purchased at prices over \$500,000. They are now priced at between \$300,000 to \$450,000. These are definitely considered in the range for "affordable". It would serve the community better at this time, if CAH could provide some assistance for people to buy into the existing inventory.

MORE SPECIFIC ON PLANS: I am unclear on the makeup of this project. Initially the development of 10 moderate (middle-income) homes and the remainder below-average income homes is discussed. Further in the report, plans change to 3 to 4 homes at market rate, 6 "moderate" and the balance again to below-average income earners. In reading through the Housing Element of the General Plan, apparently there was previously some discussion (not by this current applicant) regarding adding apartments or townhouses to the mix. I hope that idea does not become part of this project.

DRAINAGE: There has been discussion in the past about drainage issues on the subject property. I know from experience that there are times that the actual cost of off-sites far exceeds the projected costs. I am concerned that because this project, unlike the Palisades and Silverado Place project, is being done with grants and public money that the citizens of the community will be forced into picking up costs should things go bad. What guarantees can be put into place to 1) assure that the City won't have to bear the burden of helping to complete the project and 2) that the City won't

be forced to allow lesser alternative solutions to arising issues to get the project finished.

CURRENT AFFORDABLE INVENTORY: In the past, Planning Staff has been asked for an inventory of our current affordable housing stock. To my knowledge, that inventory has never been provided. Shouldn't we determine our actual current needs before proceeding? And, shouldn't we, as did the City of Kirkland, get some clear idea of our own current demographic?

ADDITIONAL COMMENTS: When the previous project was awarded 30 water hookups, it was my understanding that this was not an endorsement of that project. It was only a granting of hookups in order for the project to proceed to the next step. Planning at the time was not approving the density of that project. Let's not forget that previously the Planning Commission determined that 28 units was too high a density. So, how do 31 units translate to a palatable project?

Typically in a project with community shared gardens and buildings, homeowners fees are assessed. Saratoga Manor charges fees and their fees are low in comparison to some townhouse/condo units. However, adding community gardens, parks and buildings will increase those fees, making home ownership more costly. Unless, the intention is for the City of Calistoga to pay for the costs (which would get passed on to taxpayers).

This proposed project is perfect for larger communities that have a number of mixed type projects. Calistoga, with just a couple of exceptions, has maintained a consistent land use with larger lots, some even planted with grapevines to help keep the rural, agricultural nature of the Valley. Our largest project which offered 22 "affordable" homes still managed to provide what most of our Buyers want: modest homes on spacious lots in mixed neighborhoods.

Yes, we have had and will have a need for affordable housing in this community. But do we have to give up the entire personality of the community to provide it? And do we need to create another "community within a community" in this small town. How about working with existing units that need renovating or rehab. Calistoga Affordable Housing would be doing a great service to the community by finding creative ways for low and moderate-income families to purchase the existing affordable homes and by helping with rehab of some of the older units in the community.

I believe strongly that affordable housing should be blended in with each project where feasible. Don't create whole projects/mini communities of affordable housing. That is not what Calistoga is all about.

I strongly urge the Planning Commission to discourage this project or to encourage the development of a less dense project.

Thank you for your consideration in this matter.

Client 5-Up Residential

Listings as of: 09/02/2008 9:29 am

Page: 1

1427 Lake St



XSt: Washington Calistoga / E0500 A Condo/Coop DOM/CDOM: 9/9 LP: \$304,900
 BD: 2 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 1089 T Lot Sz: 1307/0.030 OLP: \$304,900
 Stories: 1 Story YB: 1987 #Gar Sp: 0 #CP Sp: 0 APN: 011-510-026-000 HOA/\$: Yes//Mo

OMD: 08/24/08 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

End unit condo, with a large living space, tile throughout, 2 bedrooms + den/study, and a covered patio in the back.

DIR: Lincoln to Washington to Lake UBL: Subd: TBM: 346, C1 20826927

1410 N Oak St



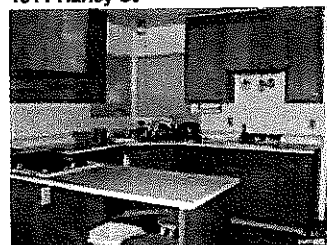
XSt: Washington Calistoga / E0500 A Condo/Coop DOM/CDOM: 479/479 LP: \$335,000
 BD: 3 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1408 T Lot Sz: 871/0.020 OLP: \$420,000
 Stories: 2 Story YB: 1987 #Gar Sp: 0 #CP Sp: 1 APN: 011-510-006-000 HOA/\$: Yes/\$183.00/Mo

OMD: 03/12/07 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Very well maintained unit, bright and cheerful spacious living room with brick fireplace. Kitchen opens to small private patio. Close to town for shopping & restaurants.

DIR: Washington St. to North Oak turn Right into Saratoga Manor UBL: Subd: TBM: 346, C1 20708071

1611 Harley St



XSt: Grant Calistoga / E0500 A Single Family DOM/CDOM: 61/61 LP: \$379,000
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 942 T Lot Sz: 5227/0.120 OLP: \$379,000
 Stories: 1 Story YB: 1965 #Gar Sp: 2 #CP Sp: 0 APN: 011-155-005-000 HOA/\$: No

OMD: 07/03/08 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

This is a great price for this wonderful neighborhood. Huge lot and and great layout. Eating area in kitchen. Garage and carport.

DIR: Grant to Harley UBL: Subd: TBM: 326, C7 20821554

1910 Foothill Blvd



XSt: High St Calistoga / E0500 A Single Family DOM/CDOM: 76/76 LP: \$389,000
 BD: 2 BA: 1 RMS: 4 FP: No Pool: No SqFt: 722 T Lot Sz: 3485/0.080 OLP: \$419,000
 Stories: 1 Story YB: 1965 #Gar Sp: 1 #CP Sp: 0 APN: 011-185-003-000 HOA/\$: No

OMD: 06/18/08 PD: COE: SP\$: TIC: No Fixer: No 2nd Unit: No

Cute little 2 bedroom 1 bath. Come and make it your own. Close to destination points in Napa and Sonoma Counties.

DIR: From Petrified Forest Rd. turn right onto Foothill Blvd (Hwy 128), home is on the left. UBL: Subd: TBM: 346, B1 20819793

1614 N Oak St



XSt: Grant Calistoga / E0500 A Single Family DOM/CDOM: 49/49 LP: \$399,000
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1162 T Lot Sz: 7405/0.170 OLP: \$415,000
 Stories: 1 Story YB: 1986 #Gar Sp: 2 #CP Sp: 0 APN: 011-154-004-000 HOA/\$: No

OMD: 07/15/08 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Single level home with huge backyard & RV parking. Some updating done in spacious kitchen, large bonus room & good size bedrooms.

DIR: Wadhington to Stevenson to Grant to N. Oak UBL: Subd: TBM: 326, C7 20822855

Presented By: Sharon L Carone / Calistoga Realty Co Inc
 Information has not been verified, is not guaranteed, and is subject to change.
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Client 5-Up Residential

Listings as of: 09/02/2008 9:29 am

1822 Foothill Blvd



XSt: Lillie Calistoga / E0500 A Single Family DOM/CDOM: 347/347 LP: \$399,000
 BD: 2 BA: 2 RMS: 4 FP: No Pool: No SqFt: 980 T Lot Sz: 5227/0.120 OLP: \$539,000
 Stories: 1 Story YB: 1963 #Gar Sp: 1 #CP Sp: 0 APN: 011-181-005-000 HOA/\$: No

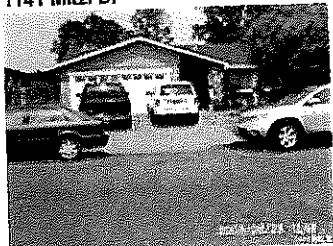
OMD: 09/17/07 PD: COE: SP\$: TIC: No Fixer: No 2nd Unit: No

New Price! Great 2 bd 2 ba single story home in beautiful Calistoga. Tastefully updated with dual pane windows, interior paint, laminate floors, and more. Perfect for entertaining with a large deck and outdoor bar. Come see it today!

UBL: Subd: TBM: 346, B1 20732247

DIR: Hwy 29 to Foothill Blvd.

1141 Mitzi Dr



XSt: Foothill/Hwy 128 Calistoga / E0500 A Single Family DOM/CDOM: 27/27 LP: \$415,000
 BD: 4 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 1440 T Lot Sz: 5663/0.130 OLP: \$415,000
 Stories: 1 Story YB: 1975 #Gar Sp: 2 #CP Sp: 0 APN: 011-433-003-000 HOA/\$: No

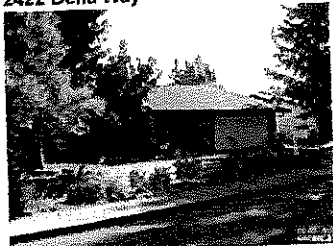
OMD: 08/06/08 PD: COE: SP\$: TIC: No Fixer: No 2nd Unit: No

Very desirable home with private backyard and stunning views of the Plaisades! Great family home. To see it is to love it!

UBL: Subd: Heather Estates TBM: 346, A1 20825493

DIR: Foothill to Mitzi Dr.

2422 Dena Way



XSt: Mitzi Calistoga / E0500 A Single Family DOM/CDOM: 70/70 LP: \$435,500
 BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1402 T Lot Sz: 5663/0.130 OLP: \$458,000
 Stories: 1 Story YB: 1975 #Gar Sp: 2 #CP Sp: 0 APN: 011-424-004-000 HOA/\$: No

OMD: 06/24/08 PD: COE: SP\$: TIC: No Fixer: No 2nd Unit: No

Views of the Napa mountains, 3 bedroom, 2 bath w/approx. 1400 sqft. covered patio and deck in backyard. Close to downtown Calistoga and many Napa Valley wineries. Could this be your Wine Country retreat?

UBL: Subd: TBM: 326, A7 20820500

DIR: Foothill Blvd to Mitzi to Dena Way

2422 Kathy Way



XSt: Mitzi Calistoga / E0500 A Single Family DOM/CDOM: 154/154 LP: \$440,000
 BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1331 T Lot Sz: 6098/0.140 OLP: \$586,000
 Stories: 1 Story YB: 1975 #Gar Sp: 2 #CP Sp: 0 APN: 011-423-005-000 HOA/\$: No

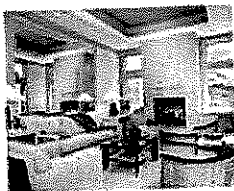
OMD: 04/01/08 PD: COE: SP\$: TIC: No Fixer: No 2nd Unit: No

Are you ready to move to the beautiful upper valley, come to see this beautiful 3 bedroom 2 bath home in the best part of Calistoga.

UBL: Subd: TBM: 346, B1 20809506

DIR: High way 29 to Foothill BLVD 128. Turn R onto Mitzi and R on Kathy Way.

580 Lommel Rd



XSt: Larkmead Calistoga / E0500 A Single Family DOM/CDOM: 34/34 LP: \$460,000
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: Yes SqFt: 1514 T Lot Sz: 7273213/166.970 OLP: \$460,000
 Stories: 1 Story YB: 2004 #Gar Sp: 0 #CP Sp: 0 APN: 018-060-026-000 HOA/\$: Yes/\$12,626.00/Year

OMD: 07/30/08 PD: COE: SP\$: TIC: No Fixer: No 2nd Unit: No

Estate membership of a 1/10 shared interest in the internationally renown Calistoga Ranch fractional interest development.

UBL: Subd: TBM: 347, B1 20824419

DIR: On Silverado Trail between Calistoga and St. Helena. East on Lommel.

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Client 5-Up Residential

Listings as of: 09/02/2008 9:29 am

1721 Adele St



XSt: No. Oak Calistoga / E0500 A Single Family DOM/CDOM: 510/510 LP: \$485,000
 BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1175 T Lot Sz: 6970/0.160 OLP: \$550,000
 Stories: 1 Story YB: 1960 #Gar Sp: 2 #CP Sp: 0 APN: 011-043-008-000 HOA/\$: No

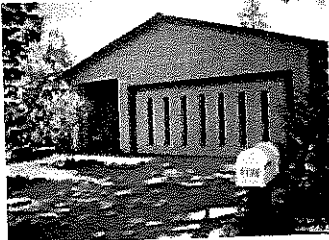
OMD: 04/11/07 PD: COE: SP\$: TIC: No Fixer: Yes 2nd Unit: No

This home is a fixer. Needs work. Roof is approximately 3 to 4 years old. House has been a rental since 1992.

UBL: Subd: TBM: 326, C7 20712294

DIR: Lake St. to Adele. Left onto Adele or take No. Oak St. and turn right onto Adele.

1138 Denise Dr



XSt: Mitzi to Janus Calistoga / E0500 A Single Family DOM/CDOM: 63/63 LP: \$495,000
 BD: 3 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1266 T Lot Sz: 6098/0.140 OLP: \$495,000
 Stories: 1 Story YB: 1977 #Gar Sp: 2 #CP Sp: 0 APN: 011-432-017-000 HOA/\$: No

OMD: 07/01/08 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

This immaculately maintained one-level home has been freshly painted inside and out. The living room has a wood-burning fireplace with gas starter for those cool evenings. The fully equipped eat-in kitchen includes dishwasher, garbage disposal and refrigerator. Central heat and air conditioning are fully functional for Calistoga's hot summer days. The completely fenced back yard is on automatic irrigation with an in-ground spa, & fruit trees.

UBL: Subd: TBM: 326, B7 20821232

DIR: Foothill Blvd. to Mitzi (right behind Home Plate) to Janus.

1389 Tucker Rd



XSt: Hwy 29 Calistoga / E0500 A Single Family DOM/CDOM: 271/271 LP: \$499,500
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1331 T Lot Sz: 12197/0.280 OLP: \$649,000
 Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 1 APN: 020-252-004-000 HOA/\$: No

OMD: 12/06/07 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Great views of valley, small home in need of work. Good location halfway between St. Helena and Calistoga. Perfect weekend.

UBL: Subd: TBM: 346, H4 20739969

DIR: Hwy 29 north, past Bothe State Park and Tucker Farm Center, next left.

1123 Mitzi Dr



XSt: Foothill Calistoga / E0500 A Single Family DOM/CDOM: 171/171 LP: \$525,000
 BD: 2 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 1026 T Lot Sz: 6098/0.140 OLP: \$525,000
 Stories: 1 Story YB: 1975 #Gar Sp: 2 #CP Sp: 0 APN: 011-421-007-000 HOA/\$: No

OMD: 03/14/08 PD: COE: SP\$: TIC: No Fixer: No 2nd Unit: No

BREATHTAKING VIEWS - from this well maintained 2 bedroom riverlea house. Recently updated kitchen w/ top of the line appliances, granite counters and recessed lighting. Great views of Mt. St. Helena from both bedrooms and the backyard. Nicely landscaped front yard and backyard - plenty of room for outdoor entertaining.

UBL: Subd: Riverlea Place TBM: 346, A1 20807965

DIR: Foothill To Mitzi, House On Left

1907 Emerald Dr



XSt: Money Lane Calistoga / E0500 A Single Family DOM/CDOM: 7/7 LP: \$559,900
 BD: 3 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 1696 T Lot Sz: 5663/0.130 OLP: \$559,900
 Stories: 1 Story YB: 1994 #Gar Sp: 2 #CP Sp: 0 APN: 011-521-003-000 HOA/\$: No

OMD: 08/26/08 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Perfect floor plan in this beautiful home in Emerald Oaks subdivision. Gorgeous hardwood floors in living room and dining room. Separate dining area in kitchen. Private backyard with hot tub. Move in condition.

UBL: Subd: TBM: 326, C7 20827744

DIR: Lake St. to Money Lane, left onto Emerald

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Client 5-Up Residential

Listings as of: 09/02/2008 9:29 am

3085 Foothill Blvd



XSt: Tubbs Lane Calistoga / E0500 A Single Family DOM/CDOM: 150/150 LP: \$570,000
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 866 T Lot Sz: 18731/0.430 OLP: \$785,000
 Stories: 1 Story YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 017-250-002-000 HOA/\$: No

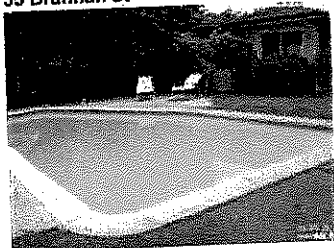
OMD: 04/05/08 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Cute bungalow style home with great views across the valley to the Palisades and Mt. St. Helena. Ideal weekender or remodel and expand.

UBL: Subd: TBM: 326, A7 20810696

DIR: Hwy(s)29/128 to Calistoga. Stay on Hwy 128 (Foothill Blvd) straight to just before Tubbs Lane.

35 Brannan St



XSt: Lincoln Calistoga / E0500 A Single Family DOM/CDOM: 99/99 LP: \$644,999
 BD: 3 BA: 2 RMS: 7 FP: Yes Pool: Yes SqFt: 1695 T Lot Sz: 14375/0.330 OLP: \$675,000
 Stories: 1 Story YB: 1965 #Gar Sp: 2 #CP Sp: 0 APN: 011-050-016-000 HOA/\$: No

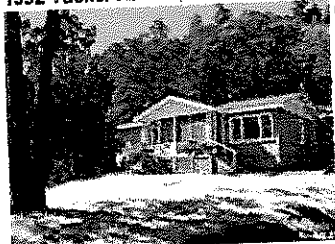
OMD: 05/26/08 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Great family home ready to move in.

UBL: Subd: TBM: 326, D7 20816945

DIR: Highway 29 to Lincoln (at stoplight) in Calistoga. East on Lincoln thru downtown right on Brannan.

1392 Tucker Rd



XSt: Hwy 29 Calistoga / E0500 CC Single Family DOM/CDOM: 6/6 LP: \$343,900
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 888 N Lot Sz: 24394/0.560 OLP: \$343,900
 Stories: 1 Story YB: 1957 #Gar Sp: 0 #CP Sp: 0 APN: 020-253-001-000 HOA/\$: No

OMD: 08/27/08 PD: COE: SP\$: TIC: No Fixer: Yes 2nd Unit: Yes

Lender Owned Property great opportunity for a buyer to own a piece of the world famous Napa Valley. Located between Calistoga and St. Helena on Tucker Road off Hwy 29, this 2 bed, 1 bath cottage style home has the most amazing vineyard views! Needs work, bring your hammer! This could be an adorable home! Garage converted to 1 bed unit.

Sharon

UBL: Subd: TBM: 346, H4 20823126

DIR: North on Hwy 29, left at Tucker Road, right up hill then first home on left.

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Client 5-Up Multi Unit 2-4

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Listings as of: 09/02/2008 9:34 am

1106 Berry St



XSt: Foothill Blvd. **Calistoga / E0500** **A Multi Unit 2-4** **DOM/CDOM:** 543/543 **LP:** \$629,000
#Units: 3 **#Bldgs:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 100 **Lot Sz:** 8276/0.190 **OLP:** \$749,000
YB: Unknown **Gar/Prkg:** 1-3 Cars **APN:** 011-242-012-000 **Cap:** 10.00 **GRM:** 6290.00 **EstGrAnn Inc:** \$100
#1: 1 BR/V/\$740 **#2:** 1 BR/T/\$740 **#3:** 3 BR/V/\$1,500 **#4:** // **Fixer:** **EstNetOp Inc:** \$500

OMD: 02/19/07 **PD:** **COE:** **SP\$:** **TIC:** No
 Fantastic opportunity to live in a 3 bedroom house and let the tenants in the duplex help carry the mortgage. Great location close to town and there is even a built in swimming pool.

DIR: Foothill to Berry; units are on corner of Berry and Foothill

UBL: Type: 1 Story TBM: 346, C2 20705325

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Client 5-Up Multi Unit 5+

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Listings as of: 09/02/2008 9:34 am

1402 Earl St



| | | | | |
|-----------------|-------------------------|----------------------|-------------------|----------------|
| XSt: Washington | Calistoga / E0500 | A Multi Unit 5+ | DOM/CDOM: 108/108 | LP: \$589,000 |
| #Units: 5 | #Bldgs: 1 | Pool: SqFt: A | Lot Sz: | OLP: \$589,000 |
| YB: Unknown | Gar/Prkg: None | APN: 011-216-005-000 | Cap: | GRM: |
| #Std: 5 | #1: 0 #2: 0 #3: 0 #4: 0 | #Com1: 0 | #Furn: 0 | Fixer: |
| OMD: 05/16/08 | PD: | COE: | SP\$: | TIC: |

Located in an up and coming area of Calistoga, these units need work, but provide steady income. Check with City for all proposed uses.

UBL: TBM: 346, D1

20815291

DIR: From Lincoln, right onto Washington, left onto Earl

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