

Letter regarding a Childcare Center in the quiet residential neighborhood of Calistoga

Dear Calistoga Planning Commission,

This is Lenny and Marina Tolstunov from **1802 Aurora Drive**. This e-mail is regarding an unfortunate prospect of a new childcare center that might be opening on **1908 Emerald Street**. Mrs. Lopez who owns the house wants to open a large capacity (12 children + 2 of her own = 14) childcare facility for infants and small children operating full time. Our house is diagonally neighboring to the house in question.

After many years of looking for a house in Napa, we recently (8 months ago) bought the house on Aurora Drive as a retirement home because of quality of the house and, especially, beauty, peace and quietness of the neighborhood. This slightly removed from the Calistoga downtown quiet neighborhood is full of either retired people or people who are 55 plus (semi-retired). For the last 6-8 months we got to know most of them and even have done some small renovation projects together. Everyone feels so happy about this nice and quiet part of town. With opening of a full capacity Childcare center, we will definitely lose that peace and quiet, two essential parts of this neighborhood. We anticipate a lot of noise and traffic in this intrinsically quiet neighborhood that we currently have and would like to keep.

What issues do we anticipate?

1. Traffic of parents driving kids to and from the childcare center early morning (7-7:30 am) and back in the afternoon (12 to 1 pm) or evening (6 pm), coming and leaving from North Oak Street and Money Street. Issues: safety, pollution, noise- opposite of peace and quiet.
2. Noise, obviously associated with operating a full Childcare full (14!) of small children and infants the whole day every weekday.
3. Quality of our neighborhood that relies on peace and quiet will go down; this will follow by decrease of real estate prices on houses in our neighborhood. People tend to NOT like to buy houses next to fire stations, police departments, childcare centers, hospitals, and other high-volume-high-traffic facilities.

4-5 neighbors from Aurora Drive and Emerald Street, mostly retired people, are also very concerned and will also write letters of protest and will attend the meeting.

4-5 neighbors from Carli and Money Streets, working people in their 50ies and 60ies, will also write letters of protest and plan to attend this meeting.

There are places in Calistoga where there are gathering places with a large amount of adults, like churches and libraries. They are closer to or in the downtown. There are gathering places with large amount of children, like schools and swimming pools, etc, that are also in certain designated areas and not removed from the main streets or downtown center. Our neighborhood is not one of them. Opening of a Childcare center in our neighborhood will affect the quality of this quiet place and its intrinsic tranquility.

I hope you understand our concerns and take it into consideration by not allowing the opening of the Childcare center on Emerald Street.

Thank you,
Len and Marina

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