

July 9th, 2018

To: Calistoga City Council

It is my understanding that the City of Calistoga is ready to proceed with the proposed Shell project at the intersection of Petrified Forest and # 128 without a site specific Traffic Impact Study or Environmental Impact Study. Considering the uniqueness of this site technical input is critical to good planning considering the following:

- *The city of Calistoga has limited entrances and exits.
- *Rancho, the nearby 55 +Park, has residents who cross #128 on foot to go to the convenience store.
- *The presence of the nearby Highlands church with its preschool and multiple community events with varying days and times, would be negatively impacted by a queue spillback.
- *The City of Calistoga is an international tourist destination with seasonal shifts.
- * Calistoga is service worker dependent. Because of the high cost of housing in Calistoga, service workers are choosing to live in Lake County, Santa Rosa, and other distant locations without the benefit of public transportation. This situation has already had a negative impact on traffic congestion. This intersection in particular is and has been the major intersection for workers from Lake County commuting to jobs in Santa Rosa.
- * The nearby Yellow Rose residential housing project has not been finalized in scope or nature and thus is an unknown variable at this time with potential for significant impact.
- *Neighborhood residents have previously expressed concerns regarding the unsafe egress from Mitzi Dr. onto # 128.
- *Since the intersection already has a gas station, convenience store and restaurant (Home Plate) economic impact on existing businesses should be considered.

Further study is necessary before authorizing this project.

Yvonne Henry
1907 Cedar Street
Calistoga, Ca. 94515



yvonnehwhimsyworks@att.net
"Silence Gives Consent" Plato

Cc: Vince Jacala, CalTrans Public Information Officer for District #4 vince.jacala@dot.ca.gov

CC James E. Davis, CalTrans Public information Officer for District #4 james.davis@dot.ca.gov

Diane Dillon supervisor@dianedillon.net

Dear City Council,

I am writing because I believe that the installation of another gas station and convenience store at the corner of Petrified Forest Rd. and Foothill Blvd., in Calistoga will further convolute an already terrible traffic problem.

I go through that intersection five mornings a week and frequently encounter a substantial vehicle backup. The installation of another gas station and convenience store (we have one there already) will make matters much worse. A proposed traffic light may possibly offer some regulation, but it will not, in any way, deal with the increased volume another gas station and convenience store will bring.

I am strongly opposed to the proposal and deeply regret there has been no environmental impact report to study such a major change.

Cynthia Kohles
Calistoga, CA

City of Calistoga

1232 Washington Street

Calistoga, Ca 94515

Attention: Kevin Thompson, Planning Dept.

Dear Kevin,

I am writing to you and others to express my concern about the proposed gas station/automated car wash/store/restaurant proposed for the corner of Foothill Blvd and Petrified Forest Rd.

Per the Urban Design Plan, approved by the then mayor and city council in 2010, this intersection is considered one of three "GATEWAYS" into Calistoga.

Under this designation, there are very specific design requirements that were worked on by both council and citizens prior to its approval.

The Objectives:

to convey a "sense of arrival"

to enhance circulation

to minimize traffic congestion and carbon emissions

to feature Cyrus Creek as an important element

to provide services for the local population, commuters and visitors

to provide safe access to/from downtown

TO CONTINUE TO PRESERVE CURRENT LOW LEVELS OF NOISE

TO MAINTAIN THE CITY'S RURAL ATMOSPHERE.

This GATEWAY is best described as a "country crossroads" and an entry into Calistoga. The design character should give a preview of the QUALITY and UNIQUENESS of the Historic District and reflect small-scale, low rise design with an understated visual appearance.

It is an important first impression of Calistoga.

This proposed "LOOP" does NOT fit any of those design requirements as stated in the UDP.

It is cheap, ugly, industrial construction suited best to a totally commercial area. ALL of the 125+ Loops in California look the same: so much for the uniqueness of Calistoga.

RECEIVED

JUL - 5 2018

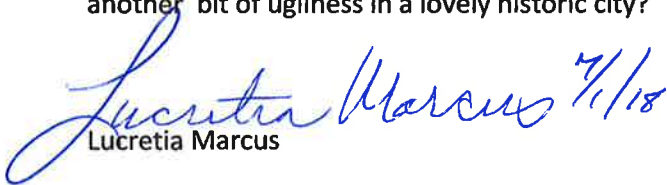
CITY OF CALISTOGA

I do not understand how this monstrosity fosters the intent of a GATEWAY into our wonder rural community.

As the Arco across the street, it will be a magnet for trash and unsavory individuals who have kept the CPD busy because of resident complaints.

It will also abut a CHURCH parking lot. The same church that has a primary school attended daily by young children. I shudder to think of ONE child getting injured/assaulted by individuals hanging around the Loop. I also am concerned about the potential liability assumed by the city and its elected officials for knowing the potential liability and approving anyway.

Calistoga already has THREE gas station/convenience store "creations" that utterly lack ANY architectural beauty or rural design. With a population of 5100 citizens of all ages, WHY do we need another bit of ugliness in a lovely historic city?

 7/1/18
Lucretia Marcus

933 Petrified Forest Rd.

CC:

Lynn Goldberg

Dylan Feik

Chris Canning

Michael Dunsford

Gary Kraus

James Barnes

Irais Lopez-Ortega

RECEIVED

JUL - 5 2018

CITY OF CALISTOGA

City of Calistoga

1232 Washington Street

Calistoga, Ca. 94515

Attention: Kevin Thompson, Senior Planner

Dear Kevin,

I know that my wife, Lucretia Marcus, has sent in a letter objecting to the proposed gas station/car wash/convenience store/restaurant. Her letter addresses the violations of the UDP and the aesthetics, or lack thereof, of the proposed buildings.

My concerns are based on what I see as a poorly written, shallow Gas Station Mitigated Negative Declaration Report.

I see several areas of concern: 1) the environmental report; 2) the traffic study; 3) the air quality report; 4) the noise report. In other words, MOST of the report.

1) The Environmental Report

A LEVEL 1 soil studies report was deemed appropriate for a site that has housed a gas station, a wrecking yard, a towing company with a "junk" yard attached. How can that be??? This site has been cited in the past for EPA infractions and only a level ONE inspection was considered appropriate??

2) A traffic study was done that acknowledged an INCREASE in over 1100 car trips DAILY and deemed this acceptable? With cars backed up on Petrified Forest Rd. up to the county line now, over 1100 DAILY car trips are an OK addition? This GATEWAY to Calistoga was determined to be overloaded in the UDP approved in 2010. Now, 8 years later, with 8 years of increased flow, it's acceptable??? No solutions were put forth to explain how adding several access/egress points on the opposite side of an already treacherous strip of road DIRECTLY across from the ARCO station?? How can this be acceptable???

3) Air Quality report: another example of shallow investigation. It is a common accepted theory that one of the highest contributors to air pollution is the number of cars driven in California. On any given day, drive highway 12 onto highway 80 and observe the air quality there as compared to here. And yet, over 1100 DAILY car trips will make NO difference???

4) Noise Report: TWO 24 hour gas stations on facing corners will make no difference in the noise levels? Unbelievable. The Loop will have a 24 hour restaurant AND a 24 hour AUTOMATED car wash to add to the noise levels already there. My suggestion to you is have your department spend a week there. then you'll understand how woefully inadequate this report is.

There are other areas that I feel compelled to comment on that have nothing to do with THAT report.

RECEIVED

JUL -5 2018

CITY OF CALISTOGA

This is the first "vision" that a visitor has coming into Calistoga from both 128 and Santa Rosa. If you have taken the time to see what one of these "LOOPS" looks like, you'll understand why it is so WRONG for a Gateway corridor into Calistoga. The design looks like cheap, corrugated painted metal. What kind of an aesthetic is that??? HOW does that fit into the UDP???

Finally, putting another commercial structure such as this is dangerous. We have children going to pre-school at the abutting property. The exposure to the city is unbelievable....

Stephen Marcus

Stephen Marcus 7-3-2018

933 Petrified Forest Rd.

CC:

Lynn Goldberg

Dylan Feik

Chris Canning

Michael Dunsford

Gary Kraus

James Barnes

Irais Lopez-Ortega

RECEIVED
JUL -5 2018
CITY OF CALISTOGA

Mayor Canning
Calistoga City Council
cc. City Manager Feik

Re. Proposed Gas station project at Petrified Forest Road

9 July, 2018

Dear Council members,

I was recently told that the gas station, convenience store, and restaurant project proposed for construction at the bottom of Petrified Forest Road is scheduled for a vote without either a traffic study or an Environmental Impact study. If this is the case, I would like to argue against such an approach as both irregular and ill-advised.

The intersection in question already has a gas station and convenience store (More for Less) and a restaurant (Home Plate). It is counter-intuitive, to say the least, that the highest and best use for that property would be a duplication of what is already available in the same location. To allow such a questionable project without any standard studies would not be responsible.

Calistoga already has three full-service gas stations in very close proximity. The proposed project would thus appear to be of questionable value to the community, and should not be approved. At the very least, please do not allow it to proceed without further community input and without professional studies on the impact of such an undertaking on the neighbors, the environment, and traffic.

Thank you for your consideration.
Antoinette Mailliard
1215 Lillie St.
Calistoga, CA 94515

CHRISTINE ENTIN STONER

June 29, 2018

Kevin Thompson, Planning Dept.
Members of the City Council
Of the City of Calistoga
1232 Washington
Calistoga, CA 94515

Dear Kevin, and City Council Members,

This letter is to express my sincere concerns, objection and protest of the proposed Automated Car Wash / Convenience Store / Sit Down Restaurant on the corner of Hwy 128 and Petrified Forest Road, Calistoga, CA. As a 16 year home owner, tax payer and resident of Calistoga, I have seen quite vividly the heightened traffic, congestion, noise, and degradation of quality of life of our small town due to the increase in commuters from both north and south of town (particularly from Lake and Sonoma Counties) as well as the increased traffic due to tourism. Many times I **can't pull out of my own driveway** due to build up and "standstill" of traffic on Foothill Blvd (Hwy 128) due to congestion backed up at the same intersection (of Hwy 128 and Petrified Forest Road) where the proposed development would take place. The additional traffic at an "already" clogged intersection is both illogical and unwise and will further exacerbate the already poor traffic quality into and out of town.

I urge you to take time to consider other options that would promote the quality of life and beautify the north gateway to our small town. This type of commercial development at this intersection will not accomplish this objective. Thank you for your consideration.

Best regards,



Chris Stoner
1814 Foothill Blvd.
Calistoga, CA 94515

CITY OF CALISTOGA
CITY CLERK

JUL - 5 2018

1814 Foothill Boulevard * Calistoga, CA 94515 * (707) 363-6121

RECEIVED

Gerry Turgeon
POB 188 Calistoga CA 94515

7/10/2018

Kevin Thompson, Sr Planner
Planning Dept.
City of Calistoga,
1232 Washington St,
Calistoga CA 94515

We are writing to oppose the application for a LOOP gas station complex at the corner of Foothill Blvd. x Petrified Forest Rd. We have many reasons for opposing this development. This is a bad fit and a poor choice for this important location. Foremost is our concern that this proposal does not in any way "maintain our small town feel" which is a founding principle of Calistoga's Vision Statement. This location has been identified as a gateway to our community and deserves discretion and diligent consideration as such. We already have three gas stations serving the immediate community. We don't believe that we need another. We are concerned about traffic impacts implicated by the negative declaration as well as potential environmental hazards. This is a known congested and sensitive location that we feel would benefit from a full EIR so that community members could make an informed decision. We have visited the LOOP location on Trancas St. in Napa and feel strongly that it is not a fitting installation or enhancement to our community. It has a major 'chain' appearance and presence. It is as pre-fab and formulaic as a chain can be. We were not impressed with its operation as a 'family run business' either. In fact it seems impossible to maintain that it's 'family run' with so many cookie-cutter locations across the state. We were not impressed with the poor quality and poor value car wash that left our car water stained and not clean upon exiting. We have no need for a quick-serve restaurant and convenient mart either. There are already abundant existing options in Calistoga for these services. Quality and value aside, we will not patronize/support a business of this nature if approved for Calistoga because we have no use for its redundant services regardless of location. We urge you to please take our talking points into consideration and oppose this application.

Sincerely,

Gerry Turgeon



Shelly Rodrigues



1519 Lake St., Calistoga

July 7, 2018

Dear Mr. Thompson,

This is a letter to protest
the project proposed for Celestoga
Township.

Melanie Watson
2424 Dena Way
Celestoga 94515