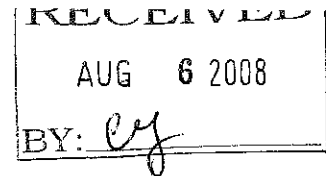




J. Kapolchok
+ Associates

Land Use Planning
Urban Design



August 5, 2008

James McCann, City Manager
Charlene Gallina, Director of Planning
City of Calistoga
1232 Washington Street
Calistoga, CA

RE: CALISTOGA 2008 URBAN DESIGN PLAN

Dear Jim and Charlene,

On behalf of my clients, the Bounsalls, I offer the following modifications (**bold type**) to the Calistoga 2008 Urban Design Plan.

Calistoga 2008 Urban Design Plan – Character Areas

Existing Conditions

The Bounsall property is an old walnut orchard and farmstead fronting on State Highway 29 and backing onto the Napa River. **Twenty-nine (29) perfected certificates of compliance parcels and a roadway system underlie this land use. The General Plan land use designation for the property is light industrial with a PD and Scenic Corridor overlay designations. Each of these overlay designations offer design guidance. Development has been proposed for the Bounsall property.**

Development Character & Objectives

There is an opportunity to develop this **Corridor** so that it creates a sense of arrival, a **gateway**, to Calistoga; **leaving a rural vineyard setting and entering** the town's own authentic identity.

Architecture and land use should **announce this sense of arrival to Calistoga**, particularly those uses which front on State Highway 29.

Land Use

Development should **have intergraded open spaces, connecting the natural features of the property and allowing vistas to the surrounding rural, agricultural lands.**

Development may include other compatible commercial uses such as an **inn, and venue for special events.** Small workshops or offices . . .

Connectivity

Any large development, such as the Bounsall property should include **pedestrian and bicycle access.**

Public access to **or** along the river . . .

Thank you for considering these modifications. I look forward to discussing them with you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jean Kapolchok". The signature is written in black ink and is positioned above the printed name.

Jean Kapolchok