

## Zach Tusinger

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**From:** larry kromann <lgkromann@msn.com>  
**Sent:** Sunday, September 20, 2020 7:56 PM  
**To:** Zach Tusinger  
**Cc:** Daniel Merchant; alyarosh@gmail.com; bnb94515; Judy Roman; Kathy Shaw (Reethakk@yahoo.com); larry kromann; Mary Ellen Hester; harcherd; marvinbraun; megbwg@gmail.com; Michelle Arnold; Rose LeClerc; suzadventure@yahoo.com  
**Subject:** Veranda Hotel

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Tusinger,

As co- chair of Calistoga Senior Parks Coalition Committee, I am pleased to give our senior community's full support for the Veranda Hotel project by the Merchant family. We are especially pleased with the inclusion of the emergency exit across the glider port providing a safety net for the 350 senior homeowners in the Springs /Chateau MH parks in case of an emergency. Currently, there is only one entrance/exit option and so there is a huge need for a second option.

The completed second exit will not only provide a safety net but also give our seniors less stress as we are continually faced with emergency evacuation orders and the ability to evacuate with only one (1) exit causes additional fear and panic. We have longed for this emergency second exit for many years, and very much appreciate the Merchant family's offer to provide what is needed.

Larry Kromann  
Co-Chair  
Calistoga Senior Parks Coalition  
A Committee of the Calistoga's three Senior MH parks

Calistoga Springs HOA  
A Non-Profit Tax Exempt Corporation  
45 Magnolia Dr.  
Calistoga, CA 94515  
Phone: (707) 299-7073

CALISTOGA AFFORDABLE HOUSING, INC.  
A Non-Profit Tax Exempt Corporation  
1332 Lincoln Avenue  
Calistoga, CA 94515  
Phone: (707) 942-5920  
Fax: (707) 942-1201

## Zach Tusinger

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**From:** larry kromann <lgkromann@msn.com>  
**Sent:** Sunday, September 20, 2020 7:49 PM  
**To:** Zach Tusinger  
**Cc:** Daniel Merchant; alyarosh@gmail.com; bnb94515; Judy Roman; Kathy Shaw (Reethakk@yahoo.com); larry kromann; Mary Ellen Hester; harcherd; marvinbraun; megbwg@gmail.com; Michelle Arnold; Rose LeClerc; suzadventure@yahoo.com  
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Dear Mr. Tusinger,

As the chair of Calistoga Springs' HOA Board, I am pleased to give our senior community's full support for the Veranda Hotel project by the Merchant family. We are especially pleased with the inclusion of the emergency exit across the glider port providing a safety net for the 142 senior homeowners in case of an emergency. Currently, there is only one entrance/exit option and so there is a huge need for a second option.

The completed second exit will not only provide a safety net but also give our seniors less stress as we are continually faced with emergency evacuation orders and the ability to evacuate with only one (1) exit causes additional fear and panic. We have longed for this emergency second exit for many years, and very much appreciate the Merchant family's offer to provide what is needed.

Larry Kromann  
Chair  
Calistoga Springs HOA Board

Calistoga Springs HOA  
A Non-Profit Tax Exempt Corporation  
45 Magnolia Dr.  
Calistoga, CA 94515  
Phone: (707) 299-7073

## Zach Tusinger

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**From:** larry kromann <lgkromann@msn.com>  
**Sent:** Sunday, September 20, 2020 7:34 PM  
**To:** Zach Tusinger  
**Cc:** aaronharkin@gmail.com; alison.hof@bankofthewest.com; alisydzmom@me.com ; cahmca@gmail.com; Chris@MLBCalistoga.com; dannysmp@gmail.com; Jennifer Fallon (Jennifer@napafairhousing.org); larry kromann; mejhester@comcast.net; northstarnapa@aol.com; pattie@napafairhousing.org; sp@jdshotels.com; wbrooks@pridewines.com  
**Subject:** Veranda Hotel

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Dear Mr. Tusinger,  
As president of Calistoga Affordable Housing, I am pleased to give CAH's full support for the Veranda Hotel project by the Merchant family. We are especially pleased with the inclusion of the emergency exit across the glider port providing a safety net for the 350 senior homeowners in case of an emergency. Currently, there is only one entrance/exit option and so there is a huge need for a second option.

CAH is also aware that provision is being made with this project to provide more housing options for Calistoga's work force whether in actual housing or in lieu funding. Whatever the option, the City must continue to search for as many positive options as possible to fill the large housing gap in our community. And CAH stands ready do whatever it can to support and/or develop such housing.

Larry Kromann  
President

CALISTOGA AFFORDABLE HOUSING, INC.  
A Non-Profit Tax Exempt Corporation  
1332 Lincoln Avenue  
Calistoga, CA 94515  
Phone: (707) 942-5920  
Fax: (707) 942-1201

September 10, 2020

Dear Mr. Zack,

I am in support of the Veranda project. It will enhance the downtown economy and provide the city with needed tax revenue. A wide variety of existing businesses will benefit from the development.

Once St. Helena was the hub of the Napa Valley. No more. It discouraged tourists and tourist related activities. Now that city has trouble paying its bills.

Calistoga, already vibrant and full of activity, will become even more so with this first rate development in its center. The old glider airport land is an eyesore. The Merchants always do quality work. Pat Merchant will build a project that makes downtown Calistoga even more beautiful and more desirable to visit..

Sincerely,

Dario Sattui

# HUNDRED ACRE



Zach Tusinger  
Head of Planning  
City Hall  
Calistoga, CA 94515

Dear Zach,

I am writing to express my support for the Indian Springs expansion, The Veranda at Indian Springs. As you know, I am a former 15-year resident of Calistoga and a huge supporter of the town. There are too many reasons to list out, but let me give you my overall view.

The expansion is exactly what the General Plan and Urban Design plan outline for the property and will bring vibrancy to downtown Calistoga. I feel that the Merchant Family have spent a considerable amount of time and energy reaching out to the community and addressing community concerns with their project.

In a time of much economic uncertainty I am happy to support the growth of a successful local business, one that generated 15% of last year's General Fund Budget through TOT.

I am happy to see more amenities coming to town. Setting the building back from the street will create an awesome space for people to hangout downtown. All of the bike paths and the bike plaza they are constructing will help promote a green and active community. I can't wait to enjoy a sunset and down valley views from their rooftop lounge.

I like the design of their project and know from their past projects that it will be beautiful. I and my colleagues stay at the main property and we are all looking forward to the Veranda.

Lastly, I am saddened by the trend of vacant storefronts along Lincoln Ave, and am excited that the Veranda's shops and restaurant will be run by the hotel. I truly believe that having this property in town will benefit all of downtown, staying at Indian Springs means the guests can walk to town, which makes a huge difference as to where they spend their money.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Hardesty'.

John Hardesty, CEO  
Hundred Acre Winery  
St Helena

## Zach Tusinger

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**From:** WILLIAM HILL <bnb94515@yahoo.com>  
**Sent:** Monday, September 21, 2020 5:59 PM  
**To:** Zach Tusinger  
**Subject:** Indian Springs Project

**Follow Up Flag:** Flag for follow up  
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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Tusinger,

As a homeowner in Calistoga Springs I urge you to see that the exit road from Calistoga Springs through Indian Springs needs to be completed as a fire and safety project. Since there is only one exit for both parks, this is a very important issue. This became more apparent after the Tubbs Fire. Please give this serious consideration in your meeting tomorrow evening.

Sincerely, Barbara Hill

Dear Mr Tusinger,

I am writing to express my support for the Indian Springs expansion, The Veranda at Indian Springs. I support the project for the following reasons:

-Adheres to Calistoga's General Plan and Urban Design Plan

-Creation of new jobs

-Unlike new luxury developments aimed at keeping guests isolated from town, The Veranda will encourage guests to explore and spend in Calistoga

-More shops and restaurants

-Downtown public promenade

-800' of new bike paths

-Emergency exit and walking path for the mobile home parks

I am in full support of The Veranda project and view this as a great opportunity for Calistoga.

Thank you, Mike Benson 1312 Hazel st. Calistoga

*Mike P Benson*