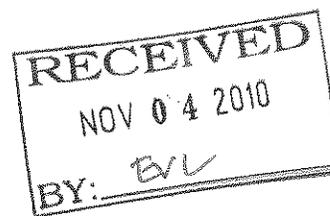


November 3, 2010

Erik Lundquist
 Planning and Building Department
 City of Calistoga



RE: Roman Spa Development

Dear Erik,

Per our conversation November 2, 2010, I would like to submit this letter with my concerns and issues regarding Roman Spa renovations for the November 10, 2010 Planning Commission meeting. I own my home at 1417 Second Street, directly across from the Roman Spa parking lot, thus directly affected by the renovations.

My concerns/ issues are as follows:

1. Parking. Parking on Second Street is already a problem. Parking is allowed on one side of the street only. There are homes on both sides of the street, most of which are multi-family dwellings. We have one apartment building and one triplex at the Washington Street end of Second Street. Neither of their parking lots can handle all their cars, thus several park on the street. There are two B and B's at the other end of Second Street, their overflow of cars also park on Second Street. Then in between we have a total of six homes, most of which are multi family with many cars that have to park on Second Street. In addition to all resident cars, we have had Roman Spa employees and guest overflow parking on Second Street. It is especially bad summers and holidays. Occasionally tenants on our street have had to park a couple blocks away and walk home at night. The situation is only going to get worse with Roman Spa adding additional rooms, and a 30,000 sq. ft. Spa with no additional parking. They will have many additional employees and much more spa traffic, however they are not even adding one additional parking place, maybe even losing a couple. I suggest that they be required to add adequate additional parking on their property within their new design. The only other thing that would work for Second Street would be to deem it resident parking only with stickers for the homeowners cars, posted signs and policing of the street, for there are bound to be those that ignore signs.
2. I feel that during Roman Spa renovation, all construction equipment and the workers vehicles should stay off Second Street. As mentioned, there is only parking on one side of our very narrow street. We all work hard to maintain our homes and yards and do not want debris all around.
3. Second Street always seems to have sewer problems. I can only see this getting worse with the new spa. I think the sewer problems and the very rough street should be taken care of as part the Roman Spa project.
4. I am concerned with the location of Roman Spa's proposed trash enclosure noted on page 10 item 6 in the Roman Spa Design Review Submittal Narrative. It is very close to Second Street and directly across from our homes. I feel the dumping of trash throughout the day and trash collection would create a terrible noise problem for Second Street residents. There could very likely be odor problems as well.

A final note on my overall feelings regarding the Roman Spa renovation. When I looked at the spa plans last year, I thought it was a bit grandiose for our little town and especially for our little neighborhood, but thought, one has a right to renovate their property as long as they do not go to extremes. I was especially disappointed by the 2nd story walkway that connected the hotel to the spa, over the parking lot. That structure completely blocks my view of the hills and the trees looking toward First Street, a view from my living room, front porch and upstairs which changes with the seasons and a view which sold me on this house when I bought it.

I have gone back to look at the new plans and see that they have changed dramatically. The spa and hotel are now both three stories, closer to four in one area. The walkway connecting both buildings is now two stories high. This is all a far cry from our funky little Calistoga small town image that everyone loves.

I assume that the plan submitted is the typical development strategy of asking for the world and hoping to compromise and get what they want. I hope that the design review committee will look at the plans in that context and take a close look at my concerns, especially the parking, sewer, street and trash enclosure problems. In addition, please give thought to the future of our little town and what we want to see in our neighborhoods. I realize tourists are very important to our town, but please keep our homeowners and residents in mind as well.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Baxter". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Susan Baxter
Representative for Second and Washington Streets Coalition
1417 Second Street
Calistoga, CA 94515
707 341-3048