

Calistoga Springs HOA, Inc.

A 501 C 3 public non-profit corporation

45 Magnolia Dr.

Calistoga, CA 94515

December 3, 2010

To the Honorable Mayor and City Council

Subject: Indian Springs Resort Building Proposal

Project Proposal

The Indian Springs Resort is proposing to enlarge their current lodging capacity with the addition of eight two story buildings with each building composed of four lodging apartments. The eight buildings are proposed to be constructed along the exterior dirt road that is on the outer northern and eastern edge of the Indian Springs Resort property. The buildings would face towards the Resort entrance along the dirt road with parking spaces at the rear of each building. The proposed new buildings will be adjacent to twenty-two mobile homes that are part of the Calistoga Springs Mobile Home Park. The park and resort share a common chain link fence that is at the rear of the homes on Magnolia Dr. and Camelia Dr. with some trees and bushes serving as natural barriers and a chain link 5 ft. fence as the physical barrier.

Current Park and Resort Challenges

In the past there have been complaints by the residents of the park concerning the amount of dust that is created by the Resort's dirt road as well as the digging of volcanic ash needed for the Resort's famous mud baths. Park residents have also complained about the noise of vehicles traveling along the dirt road and the occasional high noise level from the Resort occupants. Another problem mentioned has been the type of trees and bushes that have been used as a natural barrier between the two facilities. Some of the tree's leaves fall onto the residents' lots and some of the bushes at times creep across the fence. It should be noted that the above mentioned items are the complaints of the residents. This has been their reality while the Resort owners may have a different prospective.

When the news of the Resort's plans became public knowledge, the above mentioned complaints began to grow in intensity and scope. In an effort to resolve the growing agitation, the Board of the Calistoga Springs HOA as well as the managers of Calistoga

Springs Mobile Home Park contacted Mr. and Mrs. Merchant and Paul Coates to setup discussions concerning finding a positive process to resolve the resident's concerns. From the discussions involving the Merchants, Paul Coates, HOA reps, and park management, it was concluded that the HOA board and park management would survey the residents of the park concerning their specific concerns and provide the Resort owners with a detailed report of those concerns. The Merchants volunteered to hold a luncheon for the residents in the park's clubhouse at which they could present the Resort's preliminary plans and allow for a Q/A session so that the Merchants could provide possible solutions to the resident's concerns.

The Merchant's and Paul Coates met several times with representatives of the HOA/park management and all agreed to the following concepts: 1) the construction of a solid hard surface fence (minimum 6 ft. to a max of 10 ft.) might be a good solution for the noise and dust flow, 2) any trees or bushes used as an additional natural buffer along the property line should not be allowed to overhang the fence nor become a maintenance challenge for the park residents, and 3) that provision be made to totally eliminate the dust problem from the volcanic ash located between Mt. Lincoln and the resident's homes. It was further agreed that the Merchants would promote and assist the Mobile Home Park in obtaining a second emergency exit on the western edge of the park next to the Glider Port. There were two proposed locations: 1) at the west end of Magnolia Dr. and 2) at the convergence of the two parks where the residents RVs are parked.

Recently the State of California mandated that all mobile home parks create and publish a "disaster plan" that details the park resident's emergency evacuation plan. Currently, there is only one entrance/exit for 335 households. There have been numerous discussion of how the parks will evacuate the many handicapped seniors, how would it be possible to quickly move the mass of vehicles through the one exit, and how would emergency vehicles be able to enter the two parks if the one entrance became blocked with traffic..

Though the actual location of a second exit proposal is not directly adjacent to the Resort's current building site, it is part of the Merchant's Glider Port property and is contiguous to the proposed building site. It is our understanding that there will be additional phases of the current building project that will be constructed on portions of the Glider Port land. The first proposed second emergency exit located at the RV storage area is adjacent to an environment preserve area (approx. 9 ac of geothermal wetland). The "Calistoga Popcorn Flower" (an endangered species that grows only in Calistoga) is one of the reasons for the environmental preserve designation. It is

purposed that along with the construction of the emergency exit that an environmental preserve park be created with appropriate walkways that would allow the park residents to use the park as a walking park area. The general public could also enjoy such a unique experience and be able to walk to the park on the proposed emergency exit roadway extending from the park, across the Glider Port to Fair Way Ave.

Merchant and Calistoga Springs HOA Agreement

The Calistoga Springs HOA, Inc., representing the residents of the Calistoga Springs Mobile Home Park, agrees to speak in favor of the Indian Springs Building Proposal, as presented, conditional upon the Merchant's successfully resolving the following items:

1. That the current volcanic ash dust problem be totally eliminated.
2. That a solid hard cover fence be constructed along the common boundaries of Indian Springs Resort and Calistoga Springs Mobile Home Park. That it be a minimum of 6 ft high with consideration given to a maximum of 10 ft. Purpose of fence is to resolve the noise, dust, and excessive artificial night light issues.
3. That Indian Springs' trees and/or bushes be planted far enough away from the proposed new fence so they don't hang over the new fence, or create a maintenance problem for the individual park residents.
4. That provisions be made for the creation of a second emergency exit for the residents of Chateau and Calistoga Springs Mobile Home parks that provides access across the Merchant's Glider Port property to Fair Way Ave.
5. That provision be made to create an environmental preserve park in conjunction with the proposed emergency second exit with walking paths to enable the park's residents with easy access to the preserve park. Provision be made for tourist and community to also have access to this unique "Calistoga Popcorn Flower Park."

Larry Kromann

Chair

Board of Director

Calistoga Springs HOA, Inc.



