



Draft Environmental Impact Report Enchanted Resorts Project State Clearinghouse No: 2010082028

Executive Summary

City of Calistoga • February 10, 2012



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Executive Summary
for the
DRAFT
Environmental Impact Report
Enchanted Resorts Project
City of Calistoga, Napa County, California
State Clearinghouse No. 2010082028

Prepared for:



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EXECUTIVE SUMMARY

Purpose

This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Enchanted Resorts Project (State Clearinghouse No. 2010082028). This document is prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.).

The purpose of this Draft EIR is to inform decision-makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

Project Summary

Project Location

The project site is located in the City of Calistoga, Napa County, California. The project site is located at 411 Foothill Boulevard and consists of approximately 88 acres bounded by forested residential land (west), Foothill Boulevard (designated as State Routes 29 and 128 [SR-29/128]) (north), forested residential land (east), and vineyards and forest land (south).

Project Description

The proposed project consists of the development of (1) resort hotel uses, (2) Residence Club uses, and (3) custom residential uses on the 88-acre project site, as well as associated onsite and offsite improvements. In total, the project would develop 110 traditional resort hotel units and associated amenities, 20 Residence Club units, and 13 custom residences on the project site. Onsite improvements, including roadways, utilities, and drainage facilities, would be installed. Potable water, sewer, and recycled water service would be extended to the project site. Refer to Section 2, Project Description for a complete project description.

The proposed project would merge and re-subdivide the project site, amend the previous entitlements associated with the Diamond Hill Estates Subdivision, and require a General Plan Amendment to establish a “Planned Development Overlay” and a Rezone to re-designate the site from “Rural Residential – Hillside” to “Planned Development Ordinance.” The proposed project would also involve an amendment to the existing and partially implemented Timber Harvest Plan.

Project Objectives

The objectives of the proposed project are to:

- 1) Positively contribute to the local economy through new capital investment, the creation of new jobs, and the expansion of the tax base.
- 2) Develop a high-quality destination resort that would serve a segment (luxury market) of the tourism market and provides a unique mix of hotel units and residential units, recreational amenities, tourist activities, and open space preservation in a single location in the City of Calistoga.
- 3) Create preservation and open space areas on the project site.
- 4) Develop a visitor-serving use that would enhance the tourism opportunities available in the City of Calistoga and Napa County.
- 5) Create a range of new job opportunities, ranging from entry-level positions to highly skilled professional careers that are currently not readily available.
- 6) Provide additional General fund revenue or infrastructure contributions that will help the City maintain or enhance the quality of life and municipal services provided to Calistoga residents.
- 7) Conserve the scenic and biological characteristics of the project site by designing the project with high-quality architecture and a sustainable design that also minimizes grading and tree removal to the maximum extent feasible.
- 8) Ensure that new development pays its fair share of infrastructure improvements.
- 9) Minimize adverse impacts associated with traffic, noise, light, and glare on surrounding land uses through the use of site design techniques and appropriate improvements.
- 10) Promote alternatives to passenger vehicle use through site design that emphasizes pedestrian mobility and the provision of facilities for golf carts and bicycles.
- 11) Protect the scenic quality of the site by ensuring that improvements are compatible with existing land forms, particularly ridgelines and tree canopies.

Significant Unavoidable Adverse Impacts

The proposed project would result in the following significant unavoidable impacts:

- **Construction Noise:** Construction activities associated with the proposed project's offsite improvements would expose nearby residences to noise levels in exceedance of acceptable construction noise exposure standards. Mitigation is proposed that would require the applicant to implement standard construction noise attenuation measures; however, these measures

would not reduce noise levels below acceptable standards. Therefore, the residual significance of this impact is significant and unavoidable.

- **Baseline Plus Project Traffic:** The proposed project would generate vehicle trips that would contribute to unacceptable intersection operations under baseline plus project conditions. Mitigation is proposed that would require the project applicant to contribute fees to fund necessary improvements; however, there is uncertainty regarding the actual implementation of the improvements. As such, the residual significance of this impact is significant and unavoidable.
- **Future Plus Project Traffic:** The proposed project would generate vehicle trips that would contribute to unacceptable intersection operations under future plus project conditions. Mitigation is proposed that would require the project applicant to contribute fees to fund necessary improvements; however, there is uncertainty regarding the actual implementation of the improvements. As such, the residual significance of this impact is significant and unavoidable.

Summary of Project Alternatives

Below is a summary of the alternatives to the proposed project considered in Section 5, Alternatives to the Proposed Project.

Alternative 1 – No Project Alternative/Diamond Hills Estates Alternative

Under the No Project/Diamond Hills Estates Alternative, the proposed project would not be developed; instead, the existing, vested Diamond Hills Estates Subdivision would be pursued.

Alternative 2 – Reduced Density Alternative

Under the Reduced Density Alternative, the residential and resort unit count would be reduced proportionately by 25 percent; in total, 107 units would be developed onsite, including 10 custom residences, 82 hotel units, and 15 Residence Club units.

Alternative 3 – Resort Hotel Alternative

Under the Resort Hotel Alternative, the 110-unit resort hotel would be developed as contemplated, but the Residence Club units and the custom residences would not be developed. The Resort Hotel Alternative is the environmentally superior alternative.

Alternative 4 – Whole/Fractional Ownership Units Alternative

Under the Whole/Fractional Ownership Units Alternative, 100 dwelling units available for whole or fractional ownership would be developed on the project site.

Alternative 5 – High Rise Hotel Alternative

Under the High Rise Hotel Alternative, a five story, 100-unit hotel would be developed on the project site.

Areas of Controversy

Pursuant to CEQA Guidelines Section 15123(b), a summary section must address areas of controversy known to the lead agency, including issues raised by agencies and the public, and it must also address issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

A Notice of Preparation (NOP) for the proposed project was issued on August 12, 2010. The NOP describing the original concept for the project and issues to be addressed in the EIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period extending from August 12, 2010 through September 10, 2010. The NOP identified the potential for significant impacts on the environment related to the following topical areas:

- Aesthetics, Light, and Glare
- Agricultural and Forest Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services and Utilities
- Transportation

Pursuant to CEQA Guidelines Section 15082(c), the City of Calistoga held a public scoping meeting on Tuesday, September 7, 2010 at the Calistoga Community Center, 1307 Washington Street, Calistoga, CA 94515. Several members of the public attended the meeting; however, no comments were received regarding the scope and content of the environmental review process.

Disagreement Among Experts

This Draft EIR contains substantial evidence to support all the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the City of Calistoga is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision-makers to make an informed judgment about the environmental consequences of the proposed project.

Potentially Controversial Issues

Below is a list of potentially controversial issues that may be raised during the public review and hearing process of this Draft EIR:

- Aesthetics and Visual Character
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Population Growth
- Land Use Plan Consistency
- Noise
- Public Services
- Transportation

It is also possible that evidence will be presented during the 60-day, statutory Draft EIR public review period that may create disagreement. Decision-makers would consider this evidence during the public hearing process.

In rendering a decision on a project where there is disagreement among experts, the decision-makers are not obligated to select the most environmentally preferable viewpoint. Decision-makers are vested with the ability to choose whatever viewpoint is preferable and need not resolve a dispute among experts. In their proceedings, decision-makers must consider comments received concerning the adequacy of the Draft EIR and address any objections raised in these comments. However, decision-makers are not obligated to follow any directives, recommendations, or suggestions presented in comments on the Draft EIR, and can certify the Final EIR without needing to resolve disagreements among experts.

Public Review of the Draft EIR

Upon completion of the Draft EIR, the City of Calistoga filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code, Section 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3) and to interested parties. During the public review period, the Draft EIR, including the technical appendices, is available for review at the City of Calistoga offices and the Calistoga Library. The address for each location is provided below.

City of Calistoga
Planning & Building Department
1232 Washington Street
Calistoga, CA 94515
Hours:
Monday through Friday: 8 a.m. to 12 p.m. and
12:30 p.m. to 4:30 p.m.

Calistoga Library
1108 Myrtle Street
Calistoga, CA 94515
Hours:
Tuesday: 10 a.m. to 5 p.m.
Wednesday: 1 p.m. to 8 p.m.
Thursday and Friday: 12 p.m. to 6 p.m.
Saturday: 11 a.m. to 6 p.m.

The Draft EIR is also posted electronically in Adobe PDF format on the City of Calistoga's website:
<http://www.ci.calistoga.ca.us/>

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the public review period. Written comments on this Draft EIR should be addressed to:

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Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the Calistoga City Council on the project, at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision-makers for the project.

Executive Summary Matrix

Table ES-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed project. The table is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding section of this EIR. Table ES-1 is included in the EIR as required by CEQA Guidelines Section 15123(b)(1).

Table ES-1: Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.1 – Aesthetics, Light, and Glare			
Impact AES-1: The proposed project would not have an adverse effect on a scenic vista.	Potentially significant impact.	Implement Mitigation Measures AFR-2a through AFR-2g.	Less than significant impact.
Impact AES-2: The proposed project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.	Less than significant impact.	No mitigation is necessary.	Less than significant impact.
Impact AES-3: The proposed project would not degrade the visual character of the project site and its surroundings.	Potentially significant impact.	Implement Mitigation Measures AFR-2a through AFR-2g.	Less than significant impact.
Impact AES-4: Implementation of the proposed project would result in the introduction of new sources of light and glare.	Potentially significant impact.	MM AES-4: Prior to issuance of building permits, the project applicant shall submit a photometric plan to the City of Calistoga for review and approval. The photometric plan shall identify types of exterior lighting fixtures and their locations on the project site. All light fixtures shall be fully shielded or employ full cutoff fixtures to prevent unwanted illumination of neighboring properties and substantial changes to ambient nighttime lighting. The photometric plan shall demonstrate that all exterior lighting fixtures shall not exceed 1.8 foot-candles of light as measured at the nearest property line.	Less than significant impact.
Section 3.2 – Agricultural and Forest Resources			
Impact AFR-1: The proposed project would not conflict with forest land zoning.	Less than significant impact.	No mitigation is necessary.	Less than significant impact.

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact AFR-2: The proposed project may result in the loss of forest land or conversion of forest land to non-forest use.</p>	<p>Potentially significant impact.</p>	<p>MM AFR-2a: The applicant shall secure a new Timber Harvest Plan from the Department of Forestry and Fire Protection, prior to the commencement of construction. The Timber Harvest Plan shall conform to the project’s Forest Management Plan and, prior to submission to the State, shall first be submitted to the City of Calistoga’s Department of Public Works for ministerial review and approval to (1) insure conformance with the Forest Management Plan and (2) review trees marked for selective harvesting, to insure that tree removal near proposed structures maintains enough trees to screen views of said structures from the valley floor and surrounding land uses to the maximum extent feasible to minimize visual impacts referenced in Impact AES-2 and Impact AES-3 (Section 3.1, Aesthetics, Light and Glare). Prior to the removal of any tree in the Timber Harvest Plan section areas, the City shall be notified in writing and shall be provided a 15-day period to review tree marking for consistency with the Forest Management Plan and visual impact minimization referenced in Impact AES-2 and Impact AES-3.</p> <p>The project applicant shall provide funding for the City to retain the services of a third-party California Registered Professional Forester or arborist to independently review the implementation of this mitigation measure.</p> <p>Implementation of Mitigation Measure AFR-2a will (1) insure compliance with the Forest Practice Act’s objectives of responsible forest resource management and natural resource protection, (2) insure preparation of the Timber Harvest Plan by a</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Registered Professional Forester, and (3) will reduce Impact AES-3 to a level of insignificance.</p> <p>MM AFR-2b: All tree removal operations conducted pursuant to an approved Timber Harvest Plan shall be under the direction of a California Registered Professional Forester, as required by state law.</p> <p>MM AFR-2c: Prior to construction, the Forest Reserves areas shall be thinned in accordance with the Forest Management Plan pursuant to the approved Timber Harvest Plan under the supervision of a California Registered Professional Forester.</p> <p>MM AFR-2d: Prior to the removal of any tree that is not conducted pursuant to an approved Timber Harvest Plan, the project applicant shall obtain a Tree Removal/Disturbance Permit in accordance with the City Tree Removal Ordinance and the guidelines established by the project Forest Management Plan.</p> <p>MM AFR-2e: An independent, third-party forester or arborist, paid for by the project applicant, shall be in attendance during tree removal, and all grading and disturbance of the project site prior to project completion, which is herein defined as construction of 13 custom homes, 20 Residence Club units, and 110 hotel units. The third-party forester’s or arborist’s services shall not be required after “project completion” as defined above.</p> <p>MM AFR-2f: Tree removal equipment shall utilize existing roads to the maximum extent feasible to minimize disturbance to the project site.</p>	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>MM AFR-2g: For all preserved trees that are within 25 feet of a grading or construction area, the following shall apply:</p> <ol style="list-style-type: none"> (1) Prior to construction, temporary barriers shall be placed around an area 1.5 times the dripline of each tree or group of trees; (2) There shall be no storage or operation of construction equipment within the barriers; (3) There shall be no construction materials or fill stockpiled within the barriers; and (4) There shall be no trenching or undergrounding of utilities within the barriers. <p>The City may impose additional or alternative measures as determined necessary by the City’s arborist or forester to avoid harm to a preserved tree.</p>	
Section 3.3 – Air Quality/Greenhouse Gas Emissions			
<p>Impact AIR-1: The proposed project may conflict with or obstruct implementation of the applicable air quality plan.</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measures PSU-3b, PSU-3c, and TRANS-5a through TRANS-5c, and:</p> <p>MM AIR-1: Prior to issuance of building permits, the project applicant shall prepare and submit plans to the City of Calistoga for review and approval demonstrating that project buildings can achieve the energy efficiency standards set forth in the latest adopted edition of the California Green Building Standards or more restrictive local standard. The approved plans shall be incorporated into to the proposed project.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact AIR-2: The project may violate an air quality standard or contribute substantially to an existing or projected air quality violation.</p>	<p>Potentially significant impact.</p>	<p>MM AIR-2: During construction activities, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> • Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material offsite shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads and surfaces shall be limited to 15 mph. • All roadways, driveways, and sidewalks shall be paved as soon as possible. • A publicly visible sign shall be posted with the telephone number and person to contact at the City of Calistoga regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations. 	<p>Less than significant impact.</p>
<p>Impact AIR-3: The project may result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure AIR-2.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact AIR-4: The project may expose sensitive receptors to substantial pollutant concentrations.	Potentially significant impact.	Implement Mitigation Measures TRANS-2a, TRANS-2b, TRANS-5a through TRANS-5c.	Less than significant impact.
Impact AIR-5: The proposed project would not create objectionable odors affecting a substantial number of people.	Less than significant impact.	No mitigation is necessary.	Less than significant impact.
Impact AIR-6: The project may generate greenhouse gases that would have a significant impact on the environment.	Potentially significant impact.	Implement Mitigation Measures AIR-1, PSU 3a, PSU-3b, PSU-3c, PSU-6b, and TRANS-5a through TRANS-5c.	Less than significant impact.
Impact AIR-7: The project may conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	Potentially significant impact.	Implement Mitigation Measures AIR-1, PSU-3a, PSU-6a, PSU-6b, and TRANS-5a through TRANS-5c.	Less than significant impact.
Section 3.4 – Biological Resources			
Impact BIO-1: The proposed project may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	Potentially significant impact.	MM BIO-1a: The following mitigation measure applies only if an offsite utility alignment involves a sub-surface crossing of the Napa River. During high-pressure directional drilling under the Napa River, the following avoidance and minimization measures shall be implemented: <ul style="list-style-type: none"> • Compliance with all applicable regulatory agency requirements. • Existing trails and roads shall be used where and when feasible. Access to the drill site shall avoid disturbance to riparian vegetation and the streambed. Crossing the Napa River channel with machinery shall be avoided. Access to the drill entry and exit points shall be conducted from opposite banks. • The drill path shall be designed to an appropriate depth below the streambed to minimize the risk of a frac-out and to a depth to 	Less than significant impact.

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>prevent the line from becoming exposed because of natural scouring of the Napa River. The drill entry and exit points shall be designed far enough from the banks of the streambed to avoid impacts to riparian vegetation.</p> <ul style="list-style-type: none"> • Machinery shall be operated in upland areas above the banks when feasible, and in a manner that minimizes disturbance to the banks of the Napa River. • Machinery shall arrive onsite in a clean condition and shall be maintained free of fluid leaks. Equipment maintenance and fueling areas shall be located at least 30 meters (100 feet) away from the Napa River. Fueling shall occur behind a containment barrier that will prevent any spilled or leaked fuel from running into the Napa River. All equipment servicing shall occur within designated areas away from the Napa River. All motorized equipment used during construction or demolition activities shall be checked for oil, fuel, and coolant leaks prior to initiating work. Any equipment found to be leaking fluids shall not be used in or within 30 meters of the Napa River. • Bore pits shall be located outside the drip line of trees rooted in the banks, and no vegetation shall be removed from the banks without approval from a qualified biologist. • A dugout/settling basin shall be constructed at the drilling exit site to contain drilling mud and to prevent sediment from entering the Napa River. As appropriate, silt fences or other effective sediment and erosion control measures shall be used to prevent drilling mud from 	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>entering the Napa River. Excess drilling mud and other waste materials shall be disposed at an adequately sized disposal facility located away from the Napa River to prevent these materials from entering the watercourse.</p> <ul style="list-style-type: none"> • Construction activities shall be conducted during the dry season (low flow period) to minimize potential transport of material from the project area downstream during a frac-out. • Riparian vegetation that extends over or into the water or that has roots extending into the water shall not be removed. Riparian vegetation that does not provide cover or foraging areas for shrimp may be trimmed or removed with approval from a qualified biologist. • The Napa River shall be monitored by qualified personnel during drilling to observe signs of surface migration (frac-out) of drilling mud. • An Emergency Frac-out Response and Contingency Plan shall be prepared and approved by the applicable regulatory agencies (United States Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Game) prior to drilling. This plan shall be implemented immediately in the event of a frac-out. <p>MM BIO-1b: If ground clearing or vegetation removal activities occur during the nesting season (March 1 through August 31), a qualified biologist shall survey the nesting area for the sharp-shinned hawk. If nesting is observed, the biological monitor shall establish an appropriate no-work buffer around the nest site during the breeding</p>	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>season. If work must be conducted within the no-work buffer during the nesting season, the biologist shall conduct a nest survey prior to construction to determine whether the sharp-shinned hawk nest is still active. When the biologist determines that the nest is no longer active, construction may commence within the no-work buffer. This mitigation measure does not apply if ground clearing or vegetation removal activities occur outside of the nesting season (September 1 through February 28 or 29).</p> <p>MM BIO-1c: Prior to ground disturbance activities that occur during the breeding season for the pallid bat (October 15 through February 15), all existing structures within project site and associated utility alignments shall be surveyed for pallid bats and their roosts by a qualified biologist. If pallid bats or their roost sites are found within the project site or associated utility alignments, the following avoidance measures shall be implemented, at the discretion of a qualified biologist:</p> <ul style="list-style-type: none"> • Structures providing roost sites for this species must be avoided to the maximum extent practicable. • If any breeding bats are discovered during construction, a biological monitor shall survey the area where roosting bats were discovered. If bats are observed nesting during the breeding season (between mid-October and the end of June), the biological monitor shall establish an appropriate no-work buffer around the nest or roost site for the duration of the breeding season. If work must be conducted within the 	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>no-work buffer during the breeding season, the biological monitor shall conduct a daytime survey prior to construction to determine whether the bats are still present. When the biological monitor determines that the bats are no longer nesting, construction may commence within the no-work buffer.</p> <ul style="list-style-type: none"> • All construction activity in the vicinity of an active roost must be limited to daylight hours and lights will not be used around roost sites at night. • Demolition of any roost sites must be timed for the period when bats are not present on the site. <p>MM BIO-1d: If ground clearing or vegetation removal activities occur during the nesting season (March 1 through August 31), then pre-construction surveys for nesting birds shall be conducted in all areas suitable for nesting that are located within 500 feet of the project area to be impacted. Surveys shall be conducted no more than 15 days prior to the beginning of ground disturbance. If an active nest is located, a 500-foot buffer shall be delineated and maintained around the nest until a qualified biologist has determined that fledging has occurred. Alternatively, CDFG may be consulted to determine if the protective buffer can be reduced based upon individual species responses to disturbance. This mitigation measure does not apply if ground clearing or vegetation removal activities occur outside of the nesting season (September 1 through February 28 or 29).</p>	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact BIO-2: The proposed project may have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>	<p>Potentially significant impact.</p>	<p>MM BIO-2: Prior to issuance of grading permits, the project applicant shall retain a qualified biologist to prepare and submit a Jurisdictional Delineation to the appropriate resource agencies for review and approval. Such agencies may include but are not limited to the United States Army Corps of Engineers, the California Department of Fish and Game, and the San Francisco Bay Regional Water Quality Control Board. Should the approved Jurisdictional Delineation determine that the offsite utility work would impact regulated resources, the applicant shall obtain the necessary regulatory permits and mitigate impacts through either (1) offsite restoration of features of equal or greater value or (2) purchase of credits at an agency-approved mitigation bank in the region at no less than a 1:1 ratio.</p>	<p>Less than significant impact.</p>
<p>Impact BIO-3: The proposed project may have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure BIO-2.</p>	<p>Less than significant impact.</p>
<p>Impact BIO-4: The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.</p>	<p>Less than significant impact.</p>	<p>No mitigation is necessary.</p>	<p>Less than significant impact.</p>
<p>Impact BIO-5: The proposed project may conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure AFR-2c.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.5 – Cultural Resources			
<p>Impact CUL-1: The proposed project may cause a substantial adverse change in the significance of a historical resource.</p>	<p>Potentially significant impact.</p>	<p>MM CUL-1: If potentially significant historic resources are encountered during subsurface excavation activities for the project area, all construction activities within a 50-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study based on the type of resource found and its significance under CEQA. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource that meets the requirements set forth in CEQA. The archaeologist shall also conduct appropriate technical analyses and prepare a comprehensive written report that meets the standards set forth in CEQA and conforms to the</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Office of Historic Preservation standards for Phase I Cultural Resource studies and the Archaeological Resource Management Report format. The report will be filed with the appropriate information center (California Historical Resources Information System), and provisions made for the permanent curation of the recovered materials at an appropriate repository.	
<p>Impact CUL-2: Subsurface construction activities associated with the proposed project may damage or destroy previously undiscovered archaeological resources.</p>	Potentially significant impact.	<p>MM CUL-2a: If potentially significant archaeological resources are encountered during subsurface excavation activities, all construction activities within a 50-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study to determine its significance under CEQA. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation.</p> <p>The archaeologist shall also conduct appropriate technical analyses and prepare a comprehensive</p>	Less than significant impact.

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>written report that meets the standards set forth in CEQA and conforms to the Office of Historic Preservation standards for Phase I Cultural Resource studies and the Archaeological Resource Management Report format. The report will be filed with the appropriate information center (California Historical Resources Information System), and provisions made for the permanent curation of the recovered materials at an appropriate repository.</p> <p>MM CUL-2b: During ground disturbance activities associated with either (or both) of the two offsite utility alignments in the area north of SR-29/128, the project applicant shall retain a qualified archaeologist to conduct construction monitoring. The archaeologist shall consult with a Native American representative/monitor regarding monitoring activities, as appropriate.</p> <p>In addition, although the main project area (south of SR-29/128) is considered to have low sensitivity for prehistoric resources, there is the possibility that unknown prehistoric resources are present below the ground surface. Therefore, since it is unknown if prehistoric resources are within the main project area (south of SR-29/128), periodic monitoring of ground disturbance in areas likely to have been utilized by Native Americans is warranted. The periodic monitoring in the main project area would be conducted by either the archaeologist or the Native American representative/monitor in conjunction with the monitoring efforts for the area north of SR-29/128.</p>	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>The periodic monitoring would be conducted in areas considered likely for Native American resources not the entire southern project area. The periodic monitoring would be conducted by either a qualified archaeologist or a Native American representative/monitor and would be determined as the need for monitoring arose.</p>	
<p>Impact CUL-3: Subsurface construction activities associated with the proposed project may damage or destroy previously undiscovered paleontological resources.</p>	<p>Potentially significant impact.</p>	<p>MM CUL-3: In the event that plant or animal fossils are discovered during subsurface excavation activities for the proposed project, all excavation within 50 feet of the fossil shall cease until a qualified paleontologist has determined the significance of the find and provides recommendations in accordance with Society of Vertebrate Paleontology standards, as follows:</p> <ul style="list-style-type: none"> • The paleontologist shall notify the City of Calistoga to determine procedures to be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and the City determines that avoidance is not feasible, the paleontologist shall design and implement a data recovery plan consistent with the Society of Vertebrate Paleontology standards. The plan shall be submitted to the City for review and approval. Upon approval, the plan shall be incorporated into the project. 	<p>Less than significant impact.</p>
<p>Impact CUL-4: Subsurface construction activities associated with the proposed project may damage or destroy previously undiscovered human remains.</p>	<p>Potentially significant impact.</p>	<p>MM CUL-4: If previously unknown human remains are encountered during construction activities, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. Once project-related ground disturbance begins and if there is accidental discovery of human remains, the following steps shall be taken:</p> <ul style="list-style-type: none"> • There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Napa County Coroner’s Office is contacted to determine if the remains are Native American and if an investigation into cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 	
Section 3.6 – Geology, Soils, and Seismicity			
<p>Impact GEO-1: The proposed project may expose persons or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic hazards such as fault rupture, strong ground shaking, seismic-related ground failure, or landslides.</p>	<p>Potentially significant impact.</p>	<p>MM GEO-1: Prior to issuance of building permits for the proposed project, the project applicant shall submit grading and building plans to the City of Calistoga for review and approval that reflect the applicable recommendations from the previously prepared design-level geotechnical report and addenda. The applicant shall have the option of</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		commissioning a new design-level geotechnical report in lieu of relying on the previous reports. The proposed project’s plans incorporate all applicable seismic design standards of the latest adopted edition of the California Building Standards Code or local amendments. The project applicant shall adhere to these approved plans in constructing the project.	
Impact GEO-2: Development of the proposed project may have the potential to create substantial erosion or loss of topsoil.	Potentially significant impact.	Implement Mitigation Measures AFR-2a and HYD-1.	Less than significant impact.
Impact GEO-3: The proposed project may expose persons or structures to hazards associated with unstable geologic units or soils.	Potentially significant impact.	Implement Mitigation Measure GEO-1.	Less than significant impact.
Impact GEO-4: Development of the proposed project may expose persons or structures to hazards associated with expansive soils.	Potentially significant impact.	Implement Mitigation Measure GEO-1.	Less than significant impact.
Section 3.7 – Hazards and Hazardous Materials			
Impact HAZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.	Less than significant impact.	No mitigation is necessary.	Less than significant impact.
Impact HAZ-2: The proposed project is located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, may create a significant hazard to the public or the environment.	Potentially significant impact.	MM HAZ-2a: Prior to issuance of demolition or grading permits (whichever comes first), the project applicant shall prepare and submit a Soil and Groundwater Management Plan to the City of Calistoga for review and approval. The plan shall identify specific actions and procedures that would	Less than significant impact.

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>be employed in the event that contaminated soil or groundwater is encountered during construction activities in and around the site of the former underground storage tanks. Such actions and measures shall be in accordance with guidance issued by the California Department of Toxic Substances Control and the San Francisco Bay Regional Water Quality Control Board, as applicable. In the event that potentially contaminated soil or groundwater is detected during construction activities, all work shall cease within 50 feet of the affected area and the actions and procedures set forth in the Soil and Groundwater Management Plan shall be implemented.</p> <p>MM HAZ-2b: Prior to issuance of demolition permits for any structures located on the project site, the project applicant shall retain a certified hazardous waste contractor to properly remove and dispose of all materials containing asbestos and lead paint in accordance with federal and state law. The applicant shall submit documentation to the City of Calistoga demonstrating that this contractor has been retained as part of the demolition permit application. Upon completion of removal and disposal, the project applicant shall provide documentation to the City of Calistoga demonstrating that these activities were successfully completed.</p> <p>MM HAZ-2c: Prior to issuance of the first certificate of occupancy for the proposed project, the project applicant shall implement one of the following options for each of the onsite water wells:</p>	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>1. Convert the well to an inactive state and maintain it as follows:</p> <ul style="list-style-type: none"> • The well shall not allow impairment of water quality. • The top of the well or well casing shall be equipped with a watertight locking cover to prevent unauthorized access. • The well shall be marked and labeled to allow for easy identification. • The area surrounding the well shall be kept clear of brush, debris, and other materials. <p>Should the property owner seek to reactivate any of the inactive wells at a later date, the owner shall obtain authorization from the City of Calistoga pursuant to the criteria provided in Section 19.06.020 of the Calistoga Municipal Code, which may entail additional environmental review.</p> <p>2. Destroy the well pursuant to review and approval by the City of Calistoga Public Works Department and Napa County Department of Environmental Management.</p> <p>MM HAZ-2d: Prior to issuance of grading permits, the project applicant shall retain a qualified contractor to properly remove and dispose of the two septic systems in accordance with applicant state and local regulations. Documentation shall be provided to the City of Calistoga verifying that this was successfully completed as part of the grading permit application.</p>	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact HAZ-3: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measures PSU-1a, PSU-1b, PSU-1c, and TRANS-4.</p>	<p>Less than significant impact.</p>
<p>Impact HAZ-4: The proposed project would expose people or structures to a potentially significant risk of loss, injury, or death involving wildland fires.</p>	<p>Potentially significant impact.</p>	<p>MM HAZ-4: Prior to issuance of the first building permit, the project applicant shall retain a California licensed forester to prepare and submit a plan to the City of Calistoga that addresses the following issues, including but not limited to wildland-urban interface fire safety issues, including fire-resistant construction, vegetation management and maintenance, and other wildland fire safety requirements set forth in the City’s Municipal Code. The forester shall coordinate with the project architect, as necessary, to ensure project buildings to meet building code requirements for new construction in Urban Wildland “Very High Severity Zones.” The Calistoga Fire Chief shall review the plan and, if necessary, recommend changes to achieve compliance with Municipal Code standards prior to issuance of the first building permit. The approved plan shall be incorporated into the proposed project.</p>	<p>Less than significant impact.</p>
<p>Section 3.8 – Hydrology and Water Quality</p>			
<p>Impact HYD-1: Construction activities associated with the proposed project have the potential to degrade water quality in downstream water bodies.</p>	<p>Potentially significant impact.</p>	<p>MM HYD-1: Prior to the issuance of grading or building permits for either the onsite development project or the pipeline installation project, the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Calistoga that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Additionally, the project shall file a Notice of Intent with the State Water Resources Control Board. The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> • Temporary erosion control measures shall be employed for disturbed areas. • Specific measures shall be identified to protect downstream drainage features during construction of the proposed project. • Specific measures shall be identified to protect the Napa River and floodplain during pipeline construction. • No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. • Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. • The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. • BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent 	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>petroleum release) is required by the RWQCB to determine adequacy of the measure.</p> <ul style="list-style-type: none"> In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season. 	
<p>Impact HYD-2: Operational activities associated with the proposed project have the potential to degrade water quality in downstream water bodies.</p>	<p>Potentially significant impact.</p>	<p>MM HYD-2: Prior to the issuance of building or grading permits for the proposed project, the project applicant shall submit a stormwater quality management plan to the City of Calistoga for review and approval. The plan shall include a detailed drainage plan and identify location, size, and type of pollution prevention measures to prevent polluted stormwater runoff from leaving the developed areas within the project site. The approved measures shall be incorporated into the proposed project. Examples of stormwater pollution prevention measures and practices that should be incorporated into the plan include, but are not limited to:</p> <ul style="list-style-type: none"> Strategically placed bioswales and landscaped areas that promote percolation of runoff Pervious pavement Roof drains that discharge to landscaped areas Trash enclosures with screen walls and roofs Stenciling on storm drains Curb cuts in parking areas to allow runoff to enter landscaped areas 	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • Rock-lined areas along landscaped areas in parking lots • Catch basins • Oil/water separators • Regular sweeping of parking areas and cleaning of storm drainage facilities • Employee training to inform maintenance personnel of stormwater pollution prevention measures 	
<p>Impact HYD-3: The proposed project may substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measures HAZ-2c and HAZ-2d.</p>	<p>Less than significant impact.</p>
<p>Impact HYD-4: The proposed project may substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or offsite.</p>	<p>Potentially significant impact.</p>	<p>MM HYD-4: Prior to approval of the final map, the project applicant shall prepare and submit drainage plans to the City of Calistoga for review and approval that demonstrate that adequate drainage can be provided. The drainage plans shall adhere to the City of Calistoga’s latest adopted storm drainage standards and shall demonstrate that the proposed project can detain onsite runoff to provide no increase in the peak 10-year, 25-year, 50-year, and 100-year event flow rates relative to the pre-development condition. The approved plans shall be incorporated into the proposed project.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 3.9 – Land Use			
Impact LU-1: The proposed project would be consistent with all applicable provisions of the City of Calistoga General Plan.	Less than significant impact.	No mitigation is necessary.	Less than significant impact.
Impact LU-2: The proposed project would be consistent with all applicable provisions of the Calistoga Municipal Code.	Less than significant impact.	No mitigation is necessary.	Less than significant impact.
Section 3.10 – Noise			
Impact NOI-1: Construction activities associated with the proposed project may expose nearby land uses to excessive noise levels.	Potentially significant impact.	<p>MM NOI-1: During construction activities associated with the offsite utility work, the project applicant shall require construction contractors to adhere to the following noise attenuation requirements:</p> <ul style="list-style-type: none"> • Construction activities shall be limited to the hours between 7 a.m. to 7 p.m., Monday through Saturday. Construction activities shall not occur on Sundays or federal holidays. The City of Calistoga shall have the discretion to permit construction activities to occur outside of allowable hours or on Sundays or federal holidays if compelling circumstances warrant such an exception (e.g., weather conditions necessary to pour concrete). • All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. If no noise reduction features were installed by the manufacturer, then the contractor shall require that at least a muffler be installed on the equipment. 	Significant unavoidable impact.

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • Construction staging and heavy equipment maintenance activities shall be performed a minimum distance of 300 feet from the nearest residence, unless safety or technical factors take precedence (e.g., a heavy equipment breakdown). • Residents and businesses along streets where pipeline installation will occur shall be notified a minimum of 5 business days in advance of the first day of planned construction activities. The notification shall indicate the anticipated duration of construction activities and the typical hours during which construction would occur, and provide contact information for individuals with questions or concerns. 	
<p>Impact NOI-2: Construction and operational activities associated with the proposed project would not generate substantial groundborne vibration.</p>	<p>Less than significant impact.</p>	<p>No mitigation is necessary.</p>	<p>Less than significant impact.</p>
<p>Impact NOI-3: The proposed project’s vehicular trips would not cause a substantial permanent increase in ambient noise levels.</p>	<p>Less than significant impact.</p>	<p>No mitigation is necessary.</p>	<p>Less than significant impact.</p>
<p>Impact NOI-4: The proposed project would not generate combined operational stationary and transportation noise levels that cause significant impacts at nearby receptors.</p>	<p>Less than significant impact.</p>	<p>No mitigation is necessary.</p>	<p>Less than significant impact.</p>
<p>Impact NOI-5: The proposed project would not expose onsite sensitive receptors to noise levels that cause significant impacts.</p>	<p>Potentially significant impact.</p>	<p>MM NOI-5: During project operations, the project applicant shall limit the noise levels produced by live music and/or amplified noise in outdoor activity areas to a maximum average noise level of 60 dB at the exterior of the nearest residential receptor (onsite or offsite). A noise meter shall be</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		kept on the premises at all times in order for the City or resort staff to verify compliance. Resort hotel staff shall receive periodic training regarding proper use of the noise meter.	
Section 3.11 – Public Services and Utilities			
<p>Impact PSU-1: The proposed project may result in a need for new or expanded fire protection facilities.</p>	Potentially significant impact.	<p>Implement Mitigation Measure HAZ-4 and the following mitigation measures:</p> <p>MM PSU-1a: Prior to approval of the final map, the project applicant shall prepare and submit roadway plans to the City of Calistoga that demonstrate that adequate roadway access and turning radii can be provided for fire apparatus. As appropriate, the plans shall use engineering software and fire apparatus turning templates to (1) demonstrate that fire pumper apparatus can safely negotiate turns with adequate bumper and overhang clearances and (2) demonstrate that adequate turning radii are provided at required locations. If necessary, the City shall recommend changes necessary to ensure that adequate access and turning radii shall be provided. Additionally, the plans shall depict “No Parking – Fire Lane” restrictions in locations where on-street parking would impair fire apparatus turning radii. Finally, the main gatehouse/kiosk or powered gate shall comply with Fire Code access standards, including the provision of a Fire Department-approved override control device (“knock box”). The approved plans shall be incorporated into the proposed project.</p> <p>MM PSU-1b: Prior to approval of the final map, the project applicant shall prepare and submit plans that demonstrate that the Emergency Vehicle</p>	Less than significant impact.

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Access provides (1) a minimum of 67 feet of turning radii at all turnouts and (2) provides a grooved or scored surface on segments where the grade is 15 percent or greater. In addition, any barriers or bollards restricting access to the Emergency Vehicle Access shall provide a clear width of 20-feet and have an approved locking system. The approved plans shall be incorporated into the proposed project.</p> <p>MM PSU-1c: Prior to approval of the final map, the City of Calistoga shall verify that all roadway cross-sections where fire hydrants would be located adhere to the following requirements:</p> <ul style="list-style-type: none"> • Roadway cross-sections provide a minimum of 26 feet of all-weather surface width. The all-weather surface must be capable of supporting a 75,000-pound fire apparatus pursuant to the requirements of the California Fire Code Appendix D. • “No Parking – Fire Truck Only” signage shall be installed at the hydrants and on the pavement. • The pad supporting fire hydrants shall be composed of a minimum of 4 inches of concrete over a minimum of 10 inches of base. Breakaway spool or bolts are required over the concrete pad. <p>MM PSU-1d: Prior to approval of the final map, the project applicant shall prepare and submit plans to the City of Calistoga for review and approval that demonstrate that the water system connection size, flow, pressure capacity, and redundancy meet California Fire Code requirements. Minimum fire</p>	

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>flow shall be 2,500 gallons per minute over a 2-hour period, and all buildings shall be equipped with an automatic fire sprinkler system.</p> <p>MM PSU-1e: Prior to the issuance of a grading permit or building permit for any structure on the project site, the project applicant shall prepare and submit information documenting compliance with regulations of the Calistoga Municipal Code and the California Fire Code, including provisions pertaining to the site’s location in a Very High Fire Hazard Severity Zone. If necessary, the City shall consult with a certified fire professional to interpret and/or determine compliance.</p>	
<p>Impact PSU-2: The proposed project may result in a need for new or expanded police protection facilities.</p>	<p>Potentially significant impact.</p>	<p>MM PSU-2: Prior to issuance of building permits for the resort hotel uses, the project applicant shall prepare and submit plans to the City of Calistoga that incorporate recommended crime prevention measures identified by the Calistoga Police Department. The measures shall include, at a minimum, (1) a telecommunication system that allows for direct 911 access, (2) video surveillance of common areas such as parking facilities, (3) in-room safes, and (4) radio repeaters in wine caves. The approved plans shall be incorporated into the proposed project.</p>	<p>Less than significant impact.</p>
<p>Impact PSU-3: The proposed project may not be served with sufficient water supplies available from existing entitlements and resources.</p>	<p>Potentially significant impact.</p>	<p>MM PSU-3a: Prior to issuance of building permits, the project applicant shall prepare and submit improvement and landscaping plans to the City of Calistoga that demonstrate the use of outdoor water conservation measures and practices. Examples of such measures and practices include the use of drought-tolerant native plants for landscaping, stormwater storage, rain</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>gardens, graywater reuse and storage, and possible use of recycled wastewater for landscape irrigation. The approved plans shall be incorporated into the proposed project.</p> <p>MM PSU-3b: Prior to approval of the final map, the project applicant shall prepare and submit documentation to the City of Calistoga that incorporates one or more of the following options to address irrigation water supply and demand:</p> <ul style="list-style-type: none"> • The applicant may purchase additional domestic water from the City. • The applicant may reduce the amount of landscaping proposed by over 40 percent and leave a more natural ambiance for the resort. • The overall landscaping may be designed and installed in phases over time, such that the irrigation demand would not exceed the available supply. <p>The approved option(s) shall be incorporated into the proposed project.</p>	
<p>Impact PSU-4: The proposed project would not result in the exceedance of Regional Water Quality Control Board treatment requirements or result in the construction of new wastewater treatment facilities or expansion of existing facilities.</p>	<p>Less than significant impact.</p>	<p>No mitigation is necessary.</p>	<p>Less than significant impact.</p>
<p>Impact PSU-5: The proposed project would increase impervious surface coverage, which may result in increased stormwater runoff volumes and peak flows, possibly creating a need for offsite storm drainage facilities.</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure HYD-4.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact PSU-6: The proposed project may not be served by a landfill with adequate capacity or comply with federal, state, and local statutes and regulations related to solid waste.</p>	<p>Potentially significant impact.</p>	<p>MM PSU-6a: Prior to issuance of building permits, the project applicant shall retain a qualified contractor to perform construction and demolition debris recycling. Upper Valley Disposal shall be consulted regarding construction and demolition debris recycling requirements. Following the completion of construction activities, the project applicant shall provide documentation to the satisfaction of the City of Calistoga demonstrating that construction and demolition debris was recycled.</p> <p>MM PSU-6b: Prior to issuance of the certificate of occupancy for the resort hotel, the project applicant shall prepare and submit plans to the City of Calistoga identifying onsite recycling collection facilities. Such facilities shall be provided in a centralized location within enclosed facilities. Signage shall clearly identify accepted materials, and recycling collection vessels (dumpsters, receptacles, bins, totes, etc.) shall be distinctly different in appearance from solid waste collection vessels.</p>	<p>Less than significant impact.</p>
<p>Impact PSU-7: The proposed project would not result in the inefficient, wasteful, or unnecessary use of energy.</p>	<p>Less than significant impact.</p>	<p>No mitigation is necessary.</p>	<p>Less than significant impact.</p>
<p>Section 3.12 – Transportation</p>			
<p>Impact TRANS-1: The proposed project would contribute trips to intersections already operating unacceptably, but exempt from the City’s LOS standards.</p>	<p>Potentially significant impact.</p>	<p>MM TRANS-1: Prior to issuance of building permits, the project applicant shall pay impact fees to the City of Calistoga for improvements to the intersection of SR-29/128/SR-29 (Foothill Boulevard/Lincoln Avenue) as defined in the Calistoga Municipal Code, Section 17.10.030.</p>	<p>Significant unavoidable impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact TRANS-2: The proposed project would contribute to unacceptable intersection operations under Future Plus Project conditions.</p>	<p>Potentially significant impact.</p>	<p>MM TRANS-2: Prior to issuance of building permits, the project applicant shall pay impact fees to the City of Calistoga for improvements to the intersections of SR-128/Petrified Forest Road, SR-29/Silverado Trail, and SR-29/128/SR-29 (Foothill Boulevard/Lincoln Avenue) as defined in the Calistoga Municipal Code, Section 17.10.030. The improvements shall consist of the installation of a traffic signal or modern roundabout.</p>	<p>Significant unavoidable impact.</p>
<p>Impact TRANS-3: The proposed project may substantially increase hazards due to a design feature.</p>	<p>Potentially significant impact.</p>	<p>MM TRANS-3a: Prior to approval of the final map, the applicant shall depict on site improvement plans the following signs:</p> <ul style="list-style-type: none"> • CA MUTCD signs W1-5 and W7-3 (Curvy Road along with a supplemental 18 Percent Grade) at the north end (bottom of the hill) facing traffic entering from SR-29/SR-128. • CA MUTCD signs SW4-1(CA) and W7-3 (Watch Downhill Speed with the supplemental 19 Percent Grade) at the south end of the road (top of the hill) facing exiting traffic. <p>MM TRANS-3b: Prior to approval of the final map, the applicant shall depict on site improvement plans a double-yellow centerline stripe at the following locations (referenced to the station numbers provided on the plans):</p> <ul style="list-style-type: none"> • Madrone Drive <ul style="list-style-type: none"> - 14+00 to 16+75 - 18+00 to 20+00 - 23+00 to 25+00 - 29+00 to 30+50 - 34+00 to 35+00 - 38+25 to 43+50 	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • Ponderosa Road <ul style="list-style-type: none"> - 19+00 to 20+50 - 23+25 to 24+50 • Manzanita Road <ul style="list-style-type: none"> - 13+50 to 14+50 <p>MM TRANS-3c: Prior to approval of the final map, the applicant shall verify that site improvement plans show landscaping and signs located in a manner to ensure that adequate sight lines are maintained.</p>	
<p>Impact TRANS-4: The grades of the onsite roadways exceed applicable standards and inadequate sight lines are available on some of the curves.</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measures PSU-1a, PSU-1b, and:</p> <p>MM TRANS-4: Prior to approval of the final map, the applicant shall depict on site improvement plans clear stopping sight distance of at least 250 feet at the curve locations listed below (referenced to the station numbers provided on the plans). In order to obtain clear sight lines, removal of trees and/or earth grading on the inside of the curve may be required. As an alternative, the road may be widened at these locations so that a fire truck could negotiate the curve without entering the opposing lane.</p> <ul style="list-style-type: none"> • Madrone Drive <ul style="list-style-type: none"> - 14+50 to 15+50 - 24+50 to 25+50 - 29+75 to 30+25 - 34+00 to 34+75 - 38+25 to 38+75 - 42+50 to 43+50 	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • Ponderosa Road <ul style="list-style-type: none"> - 19+00 to 20+75 - 23+50 to 24+50 • Manzanita Road <ul style="list-style-type: none"> - 13+50 to 14+50 	
<p>Impact TRANS-5: The proposed project may conflict with adopted policies, plans, or programs supporting alternative transportation.</p>	<p>Potentially significant impact.</p>	<p>MM TRANS-5a: During project operations, on-demand or regularly scheduled van/shuttle service shall be provided between the project and destinations in Calistoga, including access to transit for project employees. Such a shuttle service should accommodate bicycles for both project patrons and employees.</p> <p>MM TRANS-5b: Prior to approval of the final map, the applicant shall demonstrate on site improvement plans that appropriate half-width improvements along the SR-29/128 frontage provide sufficient width for the installation of future Class II bicycle lanes. The City of Calistoga shall review and approve the proposed facilities for adequacy.</p> <p>MM TRANS-5c: Prior to approval of the final map, the applicant shall depict on site improvement plans appropriate bicycle storage facilities for resort guests and employees. The City of Calistoga shall review and approve the proposed facilities for adequacy.</p>	<p>Less than significant impact.</p>

