

CITY OF CALISTOGA  
PLANNING COMMISSION  
RESOLUTION NO. 2020-XX

**ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE VERANDA AT INDIAN SPRINGS PROJECT AT 1512 LINCOLN AVENUE**

---

1       **WHEREAS**, MF Calistoga has submitted design review and use permit  
2 applications for the Veranda at Indian Springs, including 96 guest rooms, restaurant,  
3 retail space and related on- and off-site improvements at 1512 Lincoln Avenue (APNs  
4 011-034-003, 004, 006, 021, 022, 028, 029); and

5       **WHEREAS**, in accordance with the California Environmental Quality Act (CEQA),  
6 the City of Calistoga Planning and Building Department prepared an Initial Study that  
7 identified potentially-significant, project-related impacts to aesthetics, air quality,  
8 biological resources, cultural resources, geology/soils, greenhouse gas emissions,  
9 hazards and hazardous materials, hydrology/water quality, minerals, noise, and  
10 transportation/circulation; and

11       **WHEREAS**, the applicant has agreed to incorporate mitigation measures that  
12 would reduce these impacts to a less-than-significant level; therefore, the proposed  
13 project as amended by these mitigation measures would not have a significant adverse  
14 impact on the environment; and

15       **WHEREAS**, the initial study/mitigated negative declaration (IS/MND) was  
16 circulated for a 30-day public review period from July 28, 2020 through August 26, 2020  
17 (State Clearinghouse No. 2020070509), and

18       **WHEREAS**, a Mitigation Monitoring and Reporting Program (MMRP) has been  
19 prepared based upon the IS/MND (Exhibit A hereto), consistent with the requirements  
20 of Public Resources Code Section 21081.6, listing all mitigation measures, parties  
21 responsible for implementation, and time frames for implementation, and

22       **WHEREAS**, the IS/MND, MMRP, technical studies and supporting  
23 documentation are herein incorporated by reference, and pursuant to CEQA Section  
24 15074 all documents and files, which constitute the record of all proceedings are on file  
25 and available for review at Calistoga City Hall, 1232 Washington Street, during normal  
26 business hours and are available electronically on the City's website, and

27       **WHEREAS**, the Planning Commission reviewed the IS/MND, MMRP and  
28 supporting technical studies during a noticed public hearing on August 26, 2020 and  
29 considered the public record, including the written and oral staff reports, written  
30 materials and testimony presented during the hearing.

31       **NOW, THEREFORE, BE IT RESOLVED**, that based on the above findings, the  
32 Planning Commission hereby determines that with the incorporation of the mitigation  
33 measures attached hereto as Exhibit A, the Veranda at Indian Springs Project will not  
34 have a significant effect on the environment and, therefore, adopts the Initial

35 Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program  
36 for the Veranda at Indian Springs Project.

**APPROVED AND ADOPTED** by the City of Calistoga Planning Commission at a meeting held the **26th day of August 2020**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

\_\_\_\_\_  
Claudia Aceves, Secretary

# Mitigation Monitoring and Reporting Program

The Veranda Hotel at Indian Springs  
1502, 1504, 1506, 1510, 1522 Lincoln Ave

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p><b>AESTHETICS</b></p> <p><b>AES-1:</b> Prior to issuance of a building permit, the project applicant shall prepare, and the City shall approve a lighting plan. The lighting plan shall demonstrate that new lighting fixtures are shielded and/or recessed to avoid light overspill, and that each light fixture is directed downward and away from adjoining properties and is consistent with the International Dark Sky Association model ordinance objectives by providing the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce and minimizing sky glow, light overspill and obtrusive lighting levels.</p>	Incorporate into project design and print on construction documents	Calistoga Planning and Building Department	Prior to issuance of a building permit	
<p><b>AIR QUALITY</b></p> <p><b>AQ-1:</b> During all construction activities including demolition and ground disturbance activities, on and offsite, the contractor shall implement the latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust as follows:</p> <ol style="list-style-type: none"> <li>All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>All haul trucks transporting soil, sand, or other loose material shall be covered.</li> <li>All visible mud and 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.</li> </ol>	<p>Incorporate into project design and print on construction documents</p> <p>On-site observation</p>	<p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Contractor</p>	<p>Prior to issuance of a grading permit</p> <p>Ongoing throughout project construction</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>4. All vehicle speeds on unpaved roads shall be limited to 15 mph.</p> <p>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.</p> <p>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation.</p> <p>8. A publicly-visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted on the project site prior to the initiation of construction activities. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.</p> <p><b>AQ-2:</b> The applicant/contractor(s) shall develop a plan demonstrating that off-road equipment used to construct the project would achieve a fleet-wide average 75% reduction in diesel particulate matter exhaust emissions or greater. One feasible plan to achieve this reduction would include the following:</p> <p>1. Construction equipment staging shall occur as far as possible from existing sensitive receptors (away from the property lines proximate to residences).</p> <p>2. All diesel-powered off-road equipment larger than 25 horsepower and operating at the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 4 or alternatively, Tier 3 engines that include CARD certified Level 3</p>	<p>Incorporate into project design and print on construction documents</p> <p>On-site observation</p>	<p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Contractor</p>	<p>Prior to issuance of a grading permit</p> <p>Ongoing throughout project construction</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>Diesel Particulate Filters. Use of engines that are electrically powered or use non-diesel fuels would meet this standard.</p> <p>3. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</p>				
<p><b>BIOLOGICAL RESOURCES</b></p> <p><b>BIO-1:</b> To avoid impacts to birds protected under the Migratory Bird Treaty Act and Fish and Game Code, construction activities, including the removal of trees, should occur outside of the bird-nesting season between September 1<sup>st</sup> and January 31<sup>st</sup>. If work occurs between February 1<sup>st</sup> and August 31<sup>st</sup>, a pre-construction bird nesting survey shall be conducted within seven and up to 15 days prior to tree removal. The bird nesting survey shall include both an examination of buildings and all trees onsite and within 300 feet and expanded to 500 feet for raptors, of the Limits of Work, which may include offsite trees or structures.</p> <p>If nesting birds are identified, then a qualified ornithologist or biologist shall establish a temporary protective construction buffer around the nest(s), conduct a survey to establish behavioral baseline of birds using each nest, and conduct monitoring to ensure it is not disturbed. The nest buffer will be staked or fenced to establish a construction exclusion perimeter and shall be adjusted by a qualified biologist as needed to avoid disturbance. The buffer shall be of sufficient size to protect the nesting site from construction-related disturbance. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive raptors. Upon completion of nesting surveys, if nesting birds are identified a qualified ornithologist/biologist shall prescribe adequate nesting buffers to protect the nesting birds from harm while the project is being constructed. If continuous monitoring is not feasible, conservative no-disturbance buffer(s) should be established, with the buffer distance based on the tolerance level of the nesting species.</p>	<p>Conduct a pre-construction nesting bird survey by a qualified biologist if construction would occur during the bird nesting season</p> <p>The City shall be provided with the resume of the qualified biologist demonstrating nesting bird survey and detection experience</p> <p>The qualified biologist shall have minimum of 2 years experience</p>	<p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Contractor</p> <p>Qualified Biologist</p>	<p>Prior to construction activities</p> <p>Ongoing throughout project construction</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1<sup>st</sup> unless it is determined by a qualified ornithologist/biologist who is monitoring nesting behavior that the young have left the nest and have attained sufficient flight skills to avoid construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would be determined by a qualified biologist. At the end of the nesting cycle, and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence.</p> <p>The biologist/ornithologist conducting the surveys shall provide the City of Calistoga with a report detailing the results of the survey and any recommendations required for establishment of protective buffers, if tree removal occurs between February 1<sup>st</sup> and August 31<sup>st</sup>.</p> <p><b>BIO-2:</b> To avoid impacts to roosting pallid bat or other special-status bat species, building removal shall only be conducted during seasonal periods of bat activity, between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1 to avoid hibernating bats, and prior to the formation of maternity colonies. A biologist, one with at least two years of experience surveying for bats, shall conduct a preconstruction survey of the structures, vehicles and trees that would be impacted within 14 days prior to demolition or commencement of site improvement activities. If no special-status bats are found during the surveys, then the biologist shall provide a memo summarizing the results of the survey to the City, and construction activities may commence. If bat roosts are found, then a plan shall be developed for removal and exclusion and exclusion, in conjunction with the CDFW.</p> <p>If building removal must occur outside the seasonal activity periods (i.e., between October 16 and the end of February, or between April 2 and August 30), then a qualified biologist, shall do preconstruction surveys within 14 days of building demolition, and determine if there are young present (i.e., the biologist will determine if there are maternal roosts). If a</p>	<p>implementing the CDFW 2012 survey methodology resulting in detections</p> <p>If necessary, establish a protection buffer zone</p> <p>Conduct a pre-construction survey by a qualified biologist</p> <p>Provide the city with the resume of the qualified biologist demonstrating roosting bat survey and detection experience</p> <p>On-site observation</p>	<p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Contractor</p> <p>Qualified Biologist</p>	<p>Prior to construction activities</p> <p>Provide the pre-construction survey to the city</p> <p>Ongoing throughout project construction</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>maternity site is found, impacts to the maternity site shall be avoided by establishment of a fenced, non-disturbance buffer until the young have reached independence (i.e., are flying and feeding on their own) as determined by a qualified biologist. The size of the buffer zone shall be determined by a qualified biologist at the time of the surveys. If the qualified biologist finds evidence of roosting bats but not a maternity site with young, then a plan shall be developed for removal and exclusion, in conjunction with the CDFW. The biologist shall provide the City with a report detailing the results of the survey and any recommendations, as warranted, required for establishment of protective buffers for bat roosts, if identified.</p> <p><b>BIO-3:</b> Enhanced treatment of the runoff discharged via the new stormdrain outfall shall be incorporated into the stormwater control plan (SWCP) including but not limited to the following to ensure the health of the popcorn flower and Napa blue grass:</p> <ul style="list-style-type: none"> <li>• Pollutants and contaminants shall be monitored and shall fall below detectable levels</li> <li>• Filtration shall be incorporated into all drains within the parking area to remove any oils, lubricant, and other fuels and liquids</li> <li>• Landscaping maintenance shall utilize only natural fertilizers and shall preclude the application of pesticides and herbicides.</li> </ul> <p>Prior to installing the outfall structure and initiating work on the EVA road orange construction fencing and signage shall be installed along the eastern perimeter of the EVA road delineating the area immediately to the east-southeast as "Environmentally Sensitive Area" and precluding access by construction workers. All construction maps shall label this area as off limits to construction personnel and be labeled as "Environmentally Sensitive Area". Location for placement of orange fencing shall be verified by a qualified biologist to ensure that all sensitive habitats are adequately protected during construction. Upon completion of construction work all orange fencing shall be removed. Permanent signage shall be installed east of the EVA road directing users to stay on the road due to environmentally</p>	<p>If necessary, establish a protection buffer zone</p> <p>Incorporate into project design and print on construction documents</p> <p>Verify through on-site observation</p>	<p>Calistoga Planning and Building Department</p> <p>Calistoga Public Works Department</p> <p>Project Applicant Contractor</p> <p>Registered Civil Engineer</p>	<p>Prior to construction activities</p> <p>Ongoing throughout project construction</p> <p>Prior to issuance of occupancy</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>sensitive areas to the east-southeast.</p> <p><b>BIO-4:</b> Indirect impacts to adjacent, offsite waters of the U.S./State shall be minimized to the maximum extent practicable by the use of best management practices (BMPs) that are installed prior to earth-work to protect waters of the U.S./State outside of the designated work areas to ensure that there are no inadvertent impacts to waters of the U.S./State, and to downstream receiving waters within the watershed. These practices shall include installing orange construction fencing, silt fencing, wildlife friendly hay wattles (that is, no monofilament netting), gravel wattles, and other protective measures between project activities and preserved offsite waters of the U.S./State.</p> <p>Orange construction fencing and other appropriate BMPs shall be installed along the southern edge of the offsite improvement area and the project site to protect Fairway Extension Ditch, offsite, as well as this ditch's tree canopy. Orange construction fencing shall also be installed along the eastern edge of the proposed EVA road to avoid impacting adjacent wetlands during construction of the EVA road or other aspects of the project. Prior to the implementation of the construction project, a biological monitor shall inspect installation of BMPs to ensure that offsite waters are protected. BMPs shall thereafter be routinely inspected by the construction manager to ensure BMPs remain in place for the duration of the construction project. Upon completion of project construction all orange fencing shall be removed along with any temporary BMPs.</p>	<p>Incorporate into project design and print on construction documents</p> <p>Verify through on-site observation</p>	<p>Calistoga Planning and Building Department</p> <p>Calistoga Public Works Departments</p> <p>Qualified Biologist/ Biological Monitor</p> <p>Project Applicant</p> <p>Contractor</p>	<p>Prior to construction activities</p> <p>Ongoing throughout project construction</p>	
<p><b>BIO-5:</b> The applicant shall include the planting of appropriately sized trees as part of the project's proposed landscaping, in conformance with the City of Calistoga's Tree Ordinance to offset removal of protected trees to accommodate proposed development. If onsite planting is not feasible, the applicant may be allowed to pay an in-lieu fee, at the sole discretion of the City. All requirements and restrictions contained in Chapter 19.01 of the City's Municipal Code shall be complied with, including the incorporation of replacement trees for those trees slated for removal, protection of trees to remain around the project boundary, as well as any recommendations of</p>	<p>On-site observation</p> <p>Incorporate into project design and print on construction documents.</p>	<p>Calistoga Planning and Building Department</p> <p>Calistoga Public Works Department</p> <p>Project</p>	<p>Prior to issuance of a demolition permit</p>	



Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>the project arborist including those set forth in the Tree Protection Plan.</p> <p><b>BIO-6:</b> Prior to issuance of a grading permit, the applicant shall submit a Tree Protection Plan prepared by a qualified arborist in accordance with 19.01.040E of the City's municipal code. The Protection Plan shall identify locations for the installation of temporary protective fencing surrounding protected trees adjacent to the project boundaries (adjacent to Fair Way Extension) and specify restrictions for root cutting, tree trimming, trenching, irrigation, parking, staging of construction equipment, and other activities that might cause harm to protected trees.</p>	<p>Prepare and implement a Tree Protection Preservation Plan</p> <p>On-site observation</p>	<p>Applicant</p> <p>Qualified Arborist</p> <p>Calistoga Planning and Building Department</p> <p>Calistoga Public Works Department</p> <p>Project Applicant</p> <p>Qualified Arborist</p>	<p>Prior to issuance of a demolition and/or grading permit</p>	
<p><b>CULTURAL RESOURCES</b></p> <p><b>CUL-1:</b> Implement measure NOI-3.</p> <p><b>CUL-2:</b> All provisions of the Monitoring Protocols and Procedures identified in the Cultural Resources Monitoring Plan (CRMP) prepared by Evans &amp; De Shazo (August 20, 2019) shall be implemented including, but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. Utilize qualified archaeological personnel for monitoring</li> <li>2. Monitoring may include full-time, part-time, and/or spot checks during earth-moving activities</li> <li>3. Monitors shall be granted authority to suspend construction work within 25 feet of a discovery</li> <li>4. Coordination with the Napa County Coroner, Native American Heritage Commission, and Most Likely Descendant is required if suspected</li> </ol>	<p>Incorporate into project design and print on construction documents</p> <p>Conduct a preconstruction meeting with key construction personal</p> <p>On-site</p>	<p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Contractor</p> <p>Qualified Archaeologist</p> <p>Native American</p>	<p>Prior to issuance of a demolition and/or grading permit</p> <p>During ground disturbance activities</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>human remains are discovered</p> <ol style="list-style-type: none"> <li>5. Participate with Native American Tribes</li> <li>6. Maintain daily log and weekly/monthly reports</li> <li>7. Carry out the Field Recordation and Mitigation Plan</li> <li>8. Curation shall be at the expense of the Project developer</li> <li>9. Artifacts shall be cataloged using protocols acceptable to the David A Fredrickson Archeological Collections Facility at Sonoma State University</li> <li>10. A Final CRMP shall be prepared within 90 business days following completion of ground disturbance and shall be submitted to the City, Lytton Rancheria, and the NWIC</li> </ol>	<p>observation</p>	<p>Heritage Commission Most Likely Descendent(s) County Coroner</p>		
<p><b>GEOLOGY AND SOILS</b></p> <p><b>GEO-1:</b> All applicable recommendations in the Soil Investigations Report (Reese and Associates Consulting Geotechnical Engineers) prepared for the subject property, including, but not limited to grading, drainage, excavation, foundations systems, and compaction specifications shall be incorporated. Final grading plan, construction plans, and building plans shall demonstrate that recommendations set forth in the geotechnical reports have been incorporated into the design of the project and to the satisfaction of the City of Calistoga city Engineer.</p> <p><b>GEO-2:</b> Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the City’s Planning and Building Department. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Calistoga’s Stormwater Runoff Pollution Control Ordinance, Chapter 19.05 of the Calistoga Municipal Code. The erosion control plan shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures</p>	<p>Incorporate into project design and print on construction documents</p> <p>Incorporate into project design and print on construction documents</p>	<p>Calistoga Public Works Department/ City Engineer</p> <p>Project Applicant</p> <p>Geotechnical Consultant</p> <p>Calistoga Public Works Department/ City Engineer</p> <p>Project Applicant</p> <p>Registered civil</p>	<p>Prior to issuance of a grading permit</p> <p>Prior to issuance of a grading permit</p> <p>Ongoing throughout project</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>to be implemented during construction activity on the project site.</p> <p><b>GEO-3:</b> In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.</p>	<p>Incorporate into project design and print on construction documents</p> <p>On-site observation</p>	<p>engineer</p> <p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Contractor</p> <p>Qualified Paleontologist</p>	<p>construction</p> <p>Ongoing throughout project construction</p>	
<p><b>GREENHOUSE GAS EMISSIONS</b></p> <p><b>GHG-1:</b> Prior to issuance of a certificate of occupancy, a GHG reduction strategy shall be developed by the applicant and approved by the City demonstrating that operational GHG emissions fall below the linearly interpolated BAAQMD 2023 threshold (968 Metric Tons of CO<sub>2</sub>e). Elements of the GHG Reduction Strategy may include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Install solar panels that generate 685,000 kilowatt-hours per year of electricity.</li> <li>• Provide in town housing using existing developer owned property for 25 percent of the employees and make bicycles readily available to employees.</li> <li>• Purchase partially or fully carbon-free generated electricity from Marin Clean Energy. This provider provides electricity that is sourced from either 60 percent renewable sources (Light Green program) or 100 percent renewable sources (Deep Green program).</li> <li>• Install efficient space and water heating systems that also comply with the City of Calistoga's CAP conservation and efficiency goals. The</li> </ul>	<p>Prepare and submit a GHG reduction strategy for review and acceptance by the city</p>	<p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Air Quality/GHG Specialist</p>	<p>Prior to issuance of a Certificate of Occupancy</p> <p>Ongoing throughout project operation</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>objectives and measures that would be applicable are as follows:</p> <ul style="list-style-type: none"> <li>○ Objective EE-1: Maximize energy and water conservation associated with buildings.                             <ul style="list-style-type: none"> <li>▪ Measure EE-1 B: Discourage the use of decorative exterior lighting.</li> </ul> </li> <li>○ Objective EE-2: Conserve water to minimize the energy needed for water treatment and transmission.                             <ul style="list-style-type: none"> <li>▪ Measure EE-2 A: Enforce the State’s water-efficient landscape standards for new and rehabilitated landscaping.</li> <li>▪ Measure EE-2 B: Promote the use of reclaimed water generated by the local wastewater treatment plant.</li> </ul> </li> <li>○ Objective EE-3: Support local efforts to utilize renewable energy.                             <ul style="list-style-type: none"> <li>▪ Measure EE-3 A: Support the use of geothermal energy and heat-exchange technology</li> </ul> </li> <li>● Include recycling, composting, and reusable material measures, as well donate excess material to charities, to meet the 20 percent recycling and composting reduction.</li> <li>● Install landscaping comprised of drought-tolerant species and irrigation systems that adhere to California’s model water efficient landscape regulation ordinance.</li> <li>● Develop and implement a Transportation Demand Management (TDM) Program for the project (Measure TRASN-2) to minimize vehicle miles traveled and promote the use of alternative modes by guests and employees.</li> <li>● Construct onsite or fund off-site carbon sequestration projects (such as a forestry or wetlands projects for which inventory and reporting protocols have been adopted). If the project develops an off-site project, it must be registered with the Climate Action Reserve or otherwise approved by the BAAQMD in order to be used to offset</li> </ul>				

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>Project emissions;</p> <ul style="list-style-type: none"> <li>Purchase of carbon credits to offset Project annual emissions. Carbon offset credits must be verified and registered with The Climate Registry, the Climate Action Reserve, or another source approved by the California Air Resources Board or BAAQMD. The preference for offset carbon credit purchases include those that can be achieved as follows: 1) within the City; 2) within the San Francisco Bay Area Air Basin; 3) within the State of California; then 4) elsewhere in the United States. Provisions of evidence of payments, and funding of an escrow-type account or endowment fund would be overseen by the City of Calistoga.</li> </ul>				
<p><b>HAZARDS AND HAZARDOUS MATERIALS</b></p> <p><b>HAZ-1:</b> Prior to any activities involving the demolition of the existing buildings on site, an asbestos survey adhering to sampling protocols outlined by the Asbestos Hazard Emergency Response Act (AHERA) and material sampling to determine lead presence shall be performed. Construction activities that disturb materials or paints containing any amount of lead and/or friable asbestos shall be subject to requirements of the Occupational Safety and Health Administration (OSHA) lead standard contained in 29 CFR 1910.1025 and 1926.62, AHERA requirements, and any other local, state, or federal regulations. In the event that such substances are found, the applicant will adhere to all requirements put forth by OSHA and other agencies regarding the treatment, handling, and disposal of these materials.</p> <p><b>HAZ-2:</b> Prior to issuance of any demolition, grading, or building permit, the project applicant shall prepare and receive approval of a Risk Management Plan, and Health Safety Plan by the City of Calistoga Fire Department. The purpose of this Plan is to address the potential for accidental discovery of hazards and hazardous materials during construction activities including soil and groundwater contamination. Said plans shall be implemented during construction and future redevelopment and shall address the following:</p> <p>a) Conduct construction work in accordance with CCR Title 8 Section</p>	<p>Prepare and submit survey for review and acceptance by the city</p> <p>On-site observation</p> <p>Prepare and submit Plan for review and acceptance by the city</p> <p>Incorporate into project design and print on</p>	<p>Calistoga Planning and Building Department</p> <p>Calistoga Fire Department</p> <p>Project Applicant</p> <p>Contractor</p> <p>Calistoga Planning and Building Department</p> <p>Calistoga Fire Department</p> <p>Project</p>	<p>Prior to construction activities</p> <p>Ongoing throughout project construction</p> <p>Prior to issuance of demolition, grading, or building permit</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>1532.1, Lead in Construction.</p> <ul style="list-style-type: none"> <li>b) Use appropriate site control measures such as wet methods to minimize airborne dust generation.</li> <li>c) Characterize soil export by sampling and analysis for proper disposal.</li> <li>d) Develop soil and groundwater management protocol to guide construction activities that involves worker exposure to contaminated soil and/or groundwater.</li> <li>e) Implement Best Management Practices (BMPs) regarding potential soil and groundwater contamination including but not limited to the following:               <ul style="list-style-type: none"> <li>i. Soil generated by construction activities shall be stockpiled onsite in a secure and safe manner or if designated for off-site disposal at a permitted facility, the soil shall be loaded, transported and disposed of in a safe and secure manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state and federal agencies laws, in particular, the Regional Water Quality Control Board (RWQCB) and/or the Napa County Environmental Health Division and the City of Calistoga.</li> <li>ii. Groundwater pumped from the subsurface shall be contained onsite in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies of the City of Calistoga, the RWQCB and/or Napa County Environmental Health Division.</li> </ul> </li> </ul>	<p>construction documents</p>	<p>Applicant Contractor</p>		
<p><b>HYDROLOGY AND WATER QUALITY</b></p> <p><b>HYDRO-1:</b> In accordance with the National Pollution Discharge Elimination System regulation, the applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. The SWPPP shall address erosion and sediment controls, proper storage of fuels,</p>	<p>Prepare and submit SWPPP for review and acceptance by</p>	<p>Calistoga Planning and Building</p>	<p>Prior to construction activities</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>temporary erosion control including fiber rolls, staked straw bales, geofabric, and sandbags, and identification for use and cleanup of hazardous materials. Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. A Notice of Intent, fees, and other documentation shall be filed with the Regional Water Quality Control Board.</p> <p><b>HYDRO-2:</b> Should construction dewatering be required, the applicant shall either reuse the water on-site for dust control, compaction, or irrigation, retain the water on-site in a grassy or porous area to allow infiltration/evaporation, or obtain a permit to discharge construction water to a sanitary sewer or storm drain. Discharges to the sanitary sewer system shall require a one-time discharge permit from the City of Calistoga. Measures may include characterizing the discharge and ensuring filtering methods and monitoring to verify that the discharge is compliant with the City’s local wastewater discharge requirements. Discharges to a storm drain shall be conducted in a manner that complies with the Regional Water Quality Control Board Waste Discharge Requirements for Low Threat Discharges to Surface Waters. In the event that groundwater is discharged to the storm drain system, the Applicant shall submit permit registration documents and develop a Best Management Practices/Pollution Prevention Plan to characterize the discharge and to identify specific BMPs, such as sediment and flow controls sufficient to prevent erosion and flooding downstream.</p> <p><b>HYDRO-3:</b> A final stormwater control plan shall be prepared by the applicant and approved by the City prior to initiating construction activities. The permanent and operational runoff pollutant source control BMPs included in the project’s final stormwater control plan shall be incorporated into construction plans and documents and implemented during construction and after project completion. The project’s</p>	<p>the city and RWQCB</p> <p>Incorporate into project design and print on construction documents</p> <p>Incorporate into project design and print on construction documents</p> <p>Prepare Construction Monitoring Report that documents periodic site inspections during grading to ensure measures are in place</p> <p>Incorporate into project design and print on construction documents</p>	<p>Department Calistoga Public Works Department RWQCB Project Applicant</p> <p>Calistoga Public Works Department Project Applicant Contractor</p> <p>Calistoga Public Works Department Project Applicant</p>	<p>Ongoing throughout project construction</p> <p>Ongoing throughout project construction</p> <p>Prior to construction activities</p> <p>Ongoing throughout project</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>stormwater treatment and flow-control facilities shall be maintained in perpetuity.</p>			<p>construction</p>	
<p><b>MINERALS</b></p> <p><b>GEOTHERMAL-1:</b> Prior to issuance of an occupancy permit and in advance of any geothermal well extraction onsite, the applicant shall obtain all required extraction and reinjection well permits from the County and CalGem and submit copies of permits to the City. The applicant shall operate geothermal wells in full compliance with all permits from the County and CalGem including ongoing monitoring, maintenance and reporting. Upon request, the applicant shall make geothermal well records available to the City. The applicant shall continue to work with the City of Calistoga in a stewardship capacity to support the long-term protection and preservation of geothermal resource, which may include participating in events, workshops or studies relating to geothermal resources, and sharing information on geothermal use.</p>	<p>Submit copies of permits to the city</p> <p>On-site observation</p>	<p>Calistoga Planning and Building Department</p> <p>Calistoga Public Works Department</p> <p>Napa County</p> <p>CalGem</p> <p>Project Applicant</p>	<p>Prior to issuance of a Certificate of Occupancy</p> <p>Ongoing throughout project operation</p>	
<p><b>NOISE</b></p> <p><b>NOI-1:</b> The following Best Construction Management Practices shall be implemented to reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance:</p> <ol style="list-style-type: none"> <li>1. Limit construction hours to between 7:00 a.m. and 7:00 p.m., Monday through Saturday. Construction activities shall be prohibited on Sundays and State, Federal and Local Holidays.</li> <li>2. Delivery of materials and equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above.</li> <li>3. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> </ol>	<p>Incorporate into project design and print on construction documents</p>	<p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Contractor</p>	<p>Ongoing throughout project construction</p>	



Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<ol style="list-style-type: none"> <li>4. Unnecessary idling of internal combustion engines shall be strictly prohibited.</li> <li>5. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.</li> <li>6. Acoustically shield stationary equipment located near residential receivers with temporary noise barriers.</li> <li>7. Utilize "quiet" air compressors and other stationary noise sources where technology exists.</li> <li>8. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities.</li> <li>9. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from existing residences.</li> <li>10. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.</li> <li>11. The contractor shall prepare a detailed construction schedule for major noise-generating construction activities.</li> <li>12. Notify all adjacent residences within a 500-foot radius of the site, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses.</li> <li>13. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and</li> </ol>				

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>include in it the notice sent to neighbors regarding the construction schedule.</p> <p><b>NOI-2:</b> A qualified acoustical consultant shall be retained by the project applicant to review mechanical noise as the operational equipment systems are selected in order to determine specific noise reduction measures necessary to comply with the City's Compatibility Guidelines for Noise Exposure at property lines. Mechanical equipment shall be intentionally selected in order to achieve noise levels of 60 dBA Ldn (60 dBA Leq daytime limit and 50 dBA Leq nighttime limit) or lower at the property line with abutting residential uses. Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels, sound attenuators, and/or installation of noise barriers such as enclosures, baffles, or parapet walls to block the line-of-sight between the noise source and the nearest receptors. Alternate measures may include locating equipment in less noise-sensitive areas, where feasible. Noise control features shall demonstrate that mechanical equipment noise would not exceed noise limits at nearby adjacent and properties. The measures recommended by the acoustical consultant shall be incorporated into the construction design drawing and accepted by the City prior to issuance of construction permits.</p>	<p>Incorporate into project design and print on construction documents</p> <p>Assign a disturbance coordinator to respond to complaints and address noise concerns as they arise</p> <p>On-site observation</p>	<p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Contractor</p> <p>Qualified Acoustical Consultant</p>	<p>Prior to issuance of a building permit</p>	
<p><b>NOI-3:</b> To protect buildings and structures within the Downtown Historic Character Area overlay adjacent to the project site and in particular the historic Calistoga Railroad Depot and the structure at 1440 Lincoln Avenue (if retrofit activities are ongoing), the following provisions shall be imposed on construction activities:</p> <ol style="list-style-type: none"> <li>1. Place operating equipment on the construction site as far as possible from vibration sensitive receptors (residences, historic buildings, schools).</li> <li>2. Select demolition methods not involving impact tools.</li> <li>3. Avoid dropping heavy objects or materials in proximity of historic structures.</li> </ol>	<p>Incorporate into project design and print on construction documents</p> <p>On-site observation</p> <p>Implement Construction Vibration-Monitoring Plan developed by a</p>	<p>Calistoga Planning and Building Department</p> <p>Project Applicant</p> <p>Contractor</p> <p>Qualified Acoustical Consultant</p> <p>Professional</p>	<p>Prior to construction</p> <p>Periodically during project construction</p> <p>Upon Project completion</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>4. Use smaller equipment to reduce vibration levels below the limits (0.25 inches/second PPV).</p> <p>5. Impact pile drivers shall be prohibited</p> <p>6. Use of large bulldozers shall be prohibited within 10 feet of historic buildings, including the Calistoga Depot and buildings at 1440, 1539, and 1547 Lincoln Avenue, and only small bulldozers shall be permitted.</p> <p>7. Use of vibratory rollers shall be prohibited within 20 feet of the Calistoga Railroad Depot and buildings at 1440, 1539 and 1547 Lincoln Avenue and only smaller sized equipment generating less than 0.25 inches per second PPV shall be permitted.</p> <p>8. If the above prohibitions cannot be avoided, then a construction vibration-monitoring plan prepared by a qualified acoustical engineer shall be implemented to document structural conditions at all structures located within 20 feet of construction activities prior to, during, and after vibration generating construction activities. All plan tasks shall be performed under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry accepted standard methods. The construction vibration monitoring plan should be implemented to include the following tasks:</p> <p>a) Performance of a photo survey, elevation survey, and crack monitoring survey for all structures located within 20 feet of non-pile driving activities and any structures located within 100 feet of pile driving. These surveys shall be performed prior to, in regular intervals during, and after completion of vibration generating construction activities and shall include internal and external crack monitoring in the structure, settlement, and distress and shall document the condition of the foundation, walls and other structural elements in the interior and exterior of said structure.</p> <p>b) Conduct a post-survey on the structure where either monitoring has indicated high levels or complaints of damage. Make appropriate repairs in accordance with the Secretary of the</p>	<p>licensed Professional Structural Engineer</p> <p>Assign an excessive vibration contact</p>	<p>Structural Engineer</p>		

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>Interior’s Standards where damage has occurred as a result of construction activities.</p> <p>c) The results of the surveys shall be summarized and submitted in a report shortly after substantial completion of each phase identified in the project schedule to have potential vibration impacts. The report will include a description of measurement methods, equipment used, calibration certificates, and graphics as required to clearly identify any vibration-monitoring locations.</p> <p>d) Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.</p>				
<p><b>TRANSPORTATION AND CIRCULATION</b></p> <p><b>TRANS-1:</b> The intersection of Lincoln Avenue/Fair Way Extension shall be improved with a ladder-style marking on the north and east leg of the crosswalk and a new crosswalk shall be installed across Fair Way Extension west of the new project driveway. All pedestrian improvements installed onsite and offsite shall be ADA compliant.</p> <p><b>TRANS-2:</b> Prior to issuance of occupancy the applicant shall develop, and the City shall review and accept a Transportation Demand Management (TDM) Program for the Veranda at Indian Springs. The TDM Program shall demonstrate an employee trip reduction of at least 15% for new employees, identify measures to minimize guest trips and should also apply to existing employees and guests of the Resort at Indian Springs. The TDM Program shall be closely monitored during the first two years of operation, at which time the effectiveness of the Program shall be re-evaluated and modified if needed, and effective measures shall thereafter be made permanent and implemented for the life of the project. The TDM Program will at least include the following</p>	<p>Incorporate into project design and print on construction documents</p> <p>Implement TDM Plan developed by qualified transportation engineer and accepted by the city</p>	<p>Calistoga Planning and Building Department</p> <p>Calistoga Public Works Department</p> <p>Calistoga Planning and Building Department</p> <p>Calistoga Public Works Department</p> <p>Project Applicant</p> <p>Project</p>	<p>Prior to issuance of a building permit</p> <p>Prior to issuance of a Certificate of Occupancy</p> <p>Ongoing through project operation</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>quantifiable strategies or identify equivalent strategies:</p> <p><b>Carpool Incentives:</b> Offer a financial incentive, at least \$50 per month or more, to employees who agree to carpool to work a minimum of 50 percent of the time.</p> <p><b>Active Transportation Incentives:</b> Offer a financial incentive, at least \$50 per month or more, to employees who agree to walk or bicycle to work a minimum of 50 percent of the time.</p> <p><b>Subsidized Transit Passes:</b> Provide employees who agree to use transit to reach work a minimum of 50 percent of the time monthly unlimited transit passes. Vine Transit offers unlimited rides for \$53 per month and Lake Transit offers a similar pass for \$40.</p> <p><b>Guaranteed Ride Home:</b> Employees who carpool to work should be guaranteed a ride home in case of an emergency or unique situation. As part of the V-Commute program offered by the NVRTA, employees who carpool or commute via alternatives modes are able to use a taxi, rental car, Lyft, Uber, or other means to get home in an emergency are reimbursed for the full cost of the service. The program is available to all employees in Napa County, but registration is required. Employees shall be provided information about NVRTA V-Commute and encourages to register for the service.</p> <p><b>Bicycle and Pedestrian Connection:</b> Offer free bicycles to hotel guests to use while staying at the property so guests are able to ride to restaurants, tasting rooms and shop Downtown as well as wineries accessible from the trail. E-bike options could be made available to support making farther trips more attractive to reach by bicycle.</p> <p><b>Bicycle Trip-End Facilities:</b> In addition to 24 standard bicycle parking stalls, 5 bicycle lockers could be provided for use by employees, along with an employee accessible changing room with a shower. Basic bicycle maintenance provisions such as spare tubes and tire pumps should be available onsite.</p>		<p>Transportation Engineer</p>		

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p><b>Electric Vehicle Charging Stations:</b> The project shall include at least 12 EV parking stalls and charging stations consistent with California Green (CAL Green) building standards.</p> <p><b>Transportation Coordinator:</b> One person should be designated as the transportation coordinator for the project site and can fall under a manager’s or supervisor’s responsibilities. The designated coordinator shall oversee the TDM measures available, answer questions, pair carpoolers, administer incentives, and maintain monitoring records of measures effectiveness, which should occur in coordination with a transportation engineer.</p> <p><b>TRANS-3:</b> The new intersection of Fair Way Extension and Gerard Street shall be stop signed controlled at the westbound and northbound approaches. Adequate right of way shall be provided at the Lincoln Avenue/Fair Way intersection to accommodate future signalization.</p> <p><b>TRANS-4:</b> To ensure adequate sight distances are maintained between vehicles traveling along Lincoln Avenue and vehicles using the project driveway, as well as pedestrian and bicyclists using the Class I multi-use path, parking on the east side of Lincoln Avenue within 30 feet of the driveway shall be prohibited.</p> <p><b>TRANS-5:</b> Vegetative landscaping introduced along the project driveways at Lincoln Avenue and Fair Way Extension shall be restricted to a maximum height of three feet so that motorists can see above plantings. In the case of trees planted along driveways, a minimum clearance height of seven feet shall be maintained between the ground and the bottom of the canopy so that motorists can see below trees. Any onsite signage or monument introduced by the project shall be placed in a manner that</p>	<p>Incorporate into project design and print on construction documents</p> <p>Incorporate into project design and print on construction documents</p> <p>Incorporate into project design and print on construction documents</p>	<p>Calistoga Planning and Building Department Public Works Department</p> <p>Calistoga Planning and Building Department Calistoga Public Works Department</p> <p>Calistoga Planning and Building Department Calistoga Public Works</p>	<p>Prior to issuance of a building permit</p> <p>Prior to issuance of a building permit</p> <p>Prior to issuance of a building permit</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>does not obstruct site line views at project driveways and at the intersection of Fair Way Extension with Gerard Street and Lincoln Avenue, and is located outside of the vision triangles maintaining a 150-foot Intersection Sight Distance.</p> <p><b>TRANS-6:</b> Adequate space shall be provided at the site frontage on Lincoln Avenue to accommodate future development of a northbound left-turn lane on Lincoln Avenue at Stevenson Street.</p>	<p>Incorporate into project design and print on construction documents</p>	<p>Department Project Applicant</p> <p>Calistoga Planning and Building Department</p> <p>Calistoga Public Works Department</p>	<p>Prior to issuance of a building permit</p>	
<p><b>TRIBAL CULTURAL RESOURCES</b></p> <p><b>TCUL-1:</b> Implement Mitigation Measure CUL-2 above.</p>				
<p><b>MANDATORY FINDINGS OF SIGNIFICANCE</b></p> <p><b>CUM-1:</b> The location of the EVA shall be assessed during final design review and an alignment identified that achieves the maximum feasible separation between the EVA road and the sensitive habitat to the east including the nearby wetland. Design options may consider a jog in the EVA proximate to the wetland or an angled roadway while still meeting the intent of providing safe and efficient access for emergency vehicles.</p> <p><b>CUM-2:</b> The applicant in coordination with the City shall prepare a habitat protection and management plan (the Plan) for implementation, including ongoing monitoring and reporting of the popcorn flower and Napa bluegrass populations. The Plan shall identify practices to preserve</p>	<p>Incorporate into project design and print on construction documents</p> <p>Develop the Plan by a qualified biologist in coordination with</p>	<p>Calistoga Planning and Building Department</p> <p>Calistoga Public Works Department</p> <p>Calistoga Fire Department</p> <p>Calistoga Planning and Building Department</p>	<p>Prior to design review approval</p> <p>Prior to issuance of a grading permit</p>	

Mitigation Measure	Implementing Procedure	Monitoring Responsibility	Monitoring Schedule	Verification
<p>and expand popcorn flower and Napa bluegrass populations such as returning historic flows of geothermal waters and shall make recommendations regarding designating the eastern portion of the former Gliderport property as a Natural Resource Preservation Area, in accordance with General Plan policy P1.1-4. The Plan shall be prepared and carried out under the direction of a qualified biologist and in coordination with the CDFW.</p>	<p>the City and CDFW for review and acceptance</p> <p>The Plan shall be implemented during construction and a report shall be prepared annually summarizing results for a period of 5 years</p>	<p>Project Applicant</p> <p>Qualified Biologist California Department of Fish and Wildlife</p>		