



2008 GRANT STREET PROJECT

SCH # 2022020140

RESPONSE TO COMMENTS ON THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

LEAD AGENCY:

CITY OF CALISTOGA
PLANNING AND BUILDING DEPARTMENT
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MARCH 2022

**RESPONSE TO COMMENTS ON 2008 GRANT STREET DRAFT IS/MND
TABLE OF CONTENTS**

1. INTRODUCTION 2

1.1. CEQA REQUIREMENTS 2

2. PUBLIC AGENCY COMMENTS AND RESPONSES 2

2.1. CALIFORNIA DEPARTMENT OF CONSERVATION COMMENT LETTER AND RESPONSES..... 2

3. MASTER RESPONSES TO COMMENTS 2

3.1. MASTER RESPONSE TO COMMENTS: LEVEL OF ENVIRONMENTAL REVIEW 3

3.2. MASTER RESPONSE TO COMMENTS: DRAINAGE AND FLOODING..... 3

3.3. MASTER RESPONSE TO COMMENTS: BIOLOGICAL RESOURCES 6

3.4. MASTER RESPONSE TO COMMENTS: NOISE 7

3.5. MASTER RESPONSE TO COMMENTS: TRAFFIC..... 7

3.6. MASTER RESPONSE TO COMMENTS: LIGHT 8

4. APPLICANT PREPARED RESPONSES TO COMMENTS..... 8

5. SUMMARY 8

ATTACHMENTS

- A. CALIFORNIA DEPARTMENT OF CONSERVATION (CALGEM) COMMENT LETTER, FEB. 25, 2022
- B. COMMENT LETTERS FROM MEMBERS OF THE PUBLIC
 - B-1. Mouser, Feb. 25, 2022, and March 1, 2022
 - B-2. Isaac, Feb. 25, 2022
 - B-3. Balcer, Feb. 25, 2022
 - B-4. Lopez, March 4, 2022
 - B-5. Swartz, March 4, 2022
 - B-6. Feikema March 6, 2022
 - B-7. Shoemate, March 7, 2022
 - B-8. Becker G., March 7, 2022
 - B-9. Clair, March 7, 2022
 - B-10. Pusey, March 7, 2022
 - B-11. Williamson, March 6, 2022
 - B-12. Becker K., March 7, 2022
 - B-13. McCoul, March 7, 2022, received March 9, 2022
 - B-14. Turner, March 7, 2022
 - B-15. Hughes, March 8, 2022
- C. APPLICANT COMMENT LETTER, MARCH 14, 2022

1. INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) of 1970 (as amended) (California Public Resources Code 21000 et. seq.), the Public Draft Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for a 30-day public review and comment period from February 7, 2022, to March 8, 2022. As presented herein, several public comment letters were received during the public comment period on the Draft IS/MND. This document provides master responses to comments received on the Draft IS/MND for the 2008 Grant Street Project (SCH # 2022020140). This Response to Comments document, together with the Draft IS/MND constitutes the Final MND for the 2008 Grant Street Project.

1.1. CEQA REQUIREMENTS

Consistent with CEQA requirements, the City of Calistoga has reviewed and considered all comments received on the Draft IS/MND prior to taking action on the Project entitlements. Although CEQA does not require the lead agency to prepare a response to public comments received on a Negative Declaration or a Mitigated Negative Declaration, the City has elected to prepare this response to comments document to address comments raised on environmental issues. The City of Calistoga has prepared this document to disclose public and agency comments received on the circulated Draft IS/MND and to provide responses to those comments.

2. PUBLIC AGENCY COMMENTS AND RESPONSES

The City of Calistoga received one public agency comment letter on the Draft IS/MND prepared for the 2008 Grant Street Project. The California Department of Conservation, Geologic Energy Management Division (CalGEM) submitted a comment letter dated February 25, 2022. The CalGEM letter and a response to comments are presented below.

2.1. CALIFORNIA DEPARTMENT OF CONSERVATION COMMENT LETTER AND RESPONSES

CalGEM has responsibility under Public Resources Code (PRC) Section 3106 for the drilling, operations, maintenance, and abandonment of oil, gas, and geothermal wells and facilities. CalGEM records indicate that there are no known oil or gas wells within the project boundary and does not anticipate that oil, gas, or geothermal wells will be encountered during the proposed construction activities. CalGEM recommends that the project contractor remain alert and immediately report any suspected well encounter to CalGEM and city inspectors and advises that remedial plugging and abandonment operations may be required, if such wells are encountered onsite. The comment letter provided by CalGEM on the Project is contained in Attachment A.

The CalGEM comment letter is noted. The City has added a condition of approval requiring that the contractor immediately notify the City and CalGEM in the event that an oil, gas, or geothermal well is encountered onsite.

3. MASTER RESPONSES TO COMMENTS

Comments received on the Draft IS/MND from various public commenters raise similar themes that are addressed in the following master response to comments and include concerns related to:

- The level of environmental review
- Drainage and Flooding
- Biological Resources
- Noise
- Traffic
- Light

3.1. MASTER RESPONSE TO COMMENTS: LEVEL OF ENVIRONMENTAL REVIEW

Comments received on the Draft IS/MND assert that an Environmental Impact Report (EIR) is needed. As discussed in Section 2.3 of the Draft IS/MND, consistent with Section 15152 of the CEQA Guidelines, the IS/MND tiers from the City of Calistoga's certified Environmental Impact Report (EIR) prepared for the City's General Plan (SCH No. 2003012009). The City's General Plan and General Plan EIR are available for review at City Hall, Planning & Building Department, 1232 Washington Street, Calistoga, CA 94515.

Pursuant to CEQA Guidelines Section, the City prepared and circulated a Mitigated Negative Declaration, which contains a site-specific analysis of the project, disclosure of potential impacts, and mitigation measures. Additionally, publication of the Draft IS/MND provided the public and regulatory agencies with an opportunity to review and comment on the environmental document. Other than the Department of Conservation, no regulatory agencies provided comments and no regulatory agencies raised concern with the level of environmental review.

The City of Calistoga as the lead agency has full responsibility in complying with CEQA and has fulfilled lead agency obligations through the preparation of an Initial Study and circulation of a Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration identifies potentially significant environmental effects from the construction and operation of the project and concludes that with mitigation all environmental impacts can be reduced to levels below significance. Since there are no significant impacts that cannot be reduced to a less than significant level with mitigation, the proposed project is not required to prepare an EIR. Furthermore, the project proposes residential development on a site planned to support residential development at a density consistent with the land use and zoning regulations and is subject to uniformly applied development standards such as conditions on demolition, tree removal, grading, and installation and maintenance of infrastructure including storm drains and utilities. The project is limited to a 15-lot tentative subdivision map and design review, and no General Plan amendment or zoning amendment is requested. The project, as a complying residential subdivision implements the General Plan and does not result in any new or more severe impacts relative to the General Plan EIR. The MND discloses potentially significant site-specific environmental impacts of the project and identifies mitigation measures that effectively reduce impacts to less than significant levels. Therefore, the IS/MND is adequate for CEQA purposes, and a project-level EIR is not warranted.

3.2. MASTER RESPONSE TO COMMENTS: DRAINAGE AND FLOODING

Comments received on the Draft IS/MND assert that the project site is subject to flooding onsite that may also affect nearby properties, that the storm drain system may not adequately manage stormwater flows, that the project would deplete groundwater, and that the project could cause further erosion of the drainage channel.

All proposed development activities are required to be designed to current engineering standards to avoid onsite flooding and manage stormwater flows onsite. New development must demonstrate that stormwater discharge flow rates would not exceed pre-project conditions and would not result in flooding on or offsite. The storm drain design of a subdivision must be prepared by a registered civil engineer and must be able to collect and convey runoff generated by a 100-year storm, per CMC Section 16.16.040. Further, the system shall provide for the protection of abutting and off-site properties that may be adversely affected by any increase in runoff attributed to the development. As part of the project review process, the City requires submittal of a preliminary stormwater control plan supported by hydrologic and hydraulic modeling in accordance with the Municipal Code Sections 16.16.040, 16.18.020, and 19.05.090.

The 2008 Grant Street application includes Hydrologic and Hydraulic Modeling for Preliminary Stormwater Control Planning (submitted April 2021 and revised most recently August 10, 2021). The Calistoga Public Works Department reviewed the preliminary modeling for stormwater control and provided comments, which have been incorporated into the revised preliminary stormwater control plan. The City Engineer has reviewed the revised preliminary stormwater control plan and found the modeling and storm drain facilities acceptable. Site design is informed by preliminary engineering analysis to model stormwater flow and determine existing infrastructure capacity and new infrastructure needs. The preliminary hydrologic analysis, prepared by Balance Hydrologics, Inc., evaluates stormwater runoff resulting from rain events of varying severities (2-, 10-, and 100-year 24-hour storms). The model relied on the U.S. Army Corps of Engineers Hydrologic Modeling System (HEC-HMS) to analyze the pre-and post-project conditions and uses model outputs to serve as the basis for the onsite stormwater control plan.

The project proposes grading that would modify the existing topography to direct stormwater runoff to bioretention areas, self-treating areas, self-retaining areas, and to infrastructure designed to accommodate stormwater flows. The site design allows runoff from impervious surfaces to slope towards the new proposed private street (extension of Redwood Avenue) to gutters along the street that discharge to bio-retention area designed to retain stormwater before discharging to the storm drain system.

The project has considered the management of stormwater entering the storm drain system and has included the installation of a new storm drain line, preservation of the drainage channel, and design of pervious bio-retention and self-treated areas in the design. The preliminary stormwater management plan has been reviewed by the Calistoga Public Works Department to determine adequacy of proposed stormwater facilities and capacity of the existing City system to accept projected stormwater flows entering the system. In 2018, improvements have been made to the drainage system along Grant Street between Maggie Street and Michael Way, which included the replacement of a 36-inch drain pipe bottleneck under the fairgrounds race track with a dual 48-inch drain pipe. The City continues to monitor the condition of the existing system and identifies any needed improvements on an ongoing basis. New development is reviewed by the Calistoga Public Works Department to consider the capacity of the existing system to accommodate the proposed development and to ensure needed infrastructure would be in place, which may include new infrastructure onsite, improvements to existing systems, and/or payment of impact fees for City improvements to infrastructure.

The project proposes the installation of new storm drain infrastructure onsite including a new 42-inch diameter pipeline line to convey runoff from the existing outfall at the northeast corner of the site.

The storm drain would extend beneath the new private street to Redwood Avenue would have the capacity to convey stormwater collected onsite, as well as stormwater from upstream storm drain outfall that currently discharges to the site, toward the stormwater main located along Grant Street. The new storm drain line reroutes flows that currently discharge to the drainage channel to piped infrastructure connecting to the City's storm drain system. The proposed modifications to the stormwater drainage onsite provide that any excess flow from the storm drain pipeline would enter the drainage channel, mimicking existing drainage conditions.

The project proposes to retain the existing drainage channel as part of undeveloped open space onsite and establish a 25-foot setback from the top of bank precluding development. The existing drainage channel would continue to collect stormwater that runs off from the surface proximate to the drainage feature and convey discharges from existing 8-inch diameter and 12-inch diameter offsite storm drain outfalls. Capacity of the drainage channel was analyzed in the preliminary hydrologic modeling, which demonstrates adequate capacity to accommodate peak post-project flows.

The preliminary stormwater management plan divides the site into 6 drainage management areas (DMA) and identifies the size of a treatment area needed to accommodate runoff considering the amount of impervious and pervious surfaces within each DMA. Bio-retention facilities are included in the site design capable of retaining stormwater and attenuating peak flows for 10- and 100-year storms. Stormwater facilities proposed onsite are sized greater than minimum requirements in footprint and depth of ponding. Preliminary calculations indicate minimum facility sizes of approximately 3,283 and 180 square feet are needed in two drainage management areas, whereas facilities of approximately 8,600 and 229 square feet are proposed. Bioretention facility sizing is based on a sizing factor of 0.04 (4%), which allows treatment of a rainfall intensity of 0.2 inches/hour by allowing runoff to filter through the soil mix at a rate of 5 inches/hour, and a runoff factor of 0.1 for pervious surfaces or 1.0 for impervious surfaces. Drainage management areas that do not require bio-retention facilities include landscaped self-treated areas, which are also connected to storm drain lines, and the areas around the drainage channel.

Less than half of the site (46%) would be covered by impervious surfaces introduced by the project. Pervious surfaces retained through the site design would allow for absorption and retention of rainwater. The existing drainage feature would be retained and would continue to collect and convey stormwater runoff from existing discharges, outfalls, and surface flows. Runoff from new impervious surfaces introduced by the project would be conveyed through bioretention areas, pretreated, and routed to the regional stormwater system through new storm drain infrastructure installed onsite. Therefore, there would be no significant impact to groundwater recharge as a result of the proposed development.

As a standard condition of approval, the project is required to restore and stabilize eroded channel banks. As part of the project construction, an erosion control plan will be developed for review and approval by the City Engineer. Development must comply with the erosion control plan including remediation activities to the drainage channel to correct erosion and bank stability that may affect neighboring properties near the channel. At operation, the homeowner's association would be required to conduct annual monitoring and maintenance of the drainage channel in perpetuity. These requirements are captured in the project's conditions of approval.

The Calistoga Public Works Department has reviewed and accepted the preliminary stormwater management plan and determined that it adequately captures baseline conditions, utilizes appropriate modeling parameters, and demonstrates compliance with City standards for stormwater control. Prior to issuance of a grading permit, the Public Works Department will require that a final stormwater management plan be submitted and will review the final storm drain plan to verify that proposed improvements meet local and regional standards and that proposed storm drain infrastructure adequately accommodates stormwater flows onsite, conveys flows on and offsite consistent with Citywide standards, and that on ongoing operations and maintenance agreement is in place. Bank stabilization activities as warranted shall be subject to regulatory review and approval as warranted and carried out in accordance with all applicable mitigation measures identified in the IS/MND. Therefore, with conditions of approval, adherence to uniformly applies development standards, and implementation of mitigation measures, the proposed project will result in less than significant impacts to drainage as concluded in the IS/MND.

3.3. MASTER RESPONSE TO COMMENTS: BIOLOGICAL RESOURCES

Comments received on the Draft IS/MND raise concerns regarding the project's impacts to trees, wildlife, and the natural landscape. Sections 5.4 of the IS/MND discusses the project's impact on biological resources, which is informed by a Biological Resources Assessment provided in Appendix D to the Draft IS/MND, as well as consultation with regulatory agencies during preparation of the Draft IS/MND. The Biological Resources discussion provides a summary of the natural communities and special status species with occurrence potential onsite and in the site vicinity. Common wildlife species are not subject to review under CEQA and are not discussed in detail in the Draft IS/MND. The drainage channel onsite is the primary feature with potential to support special status wildlife species and will be retained and enhanced with native tree plantings under the proposed project. The Draft IS/MND identifies mitigation measures BIO-1 through BIO-6, which address potential impacts to special status species and regulatory features, and concludes that with mitigation, environmental impacts would be reduced to less than significant. This conclusion is further supported by the City's General Plan and its EIR which anticipate residential development at the project site at the density proposed by the project. Furthermore, input received through consultation with regulatory agencies including the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB), were incorporated into the project design and informed mitigation measures imposed on the project. No further comments from either the CDFW or the RWQCB were received during the public review period on the Draft IS/MND.

As described in detail in the Draft IS/MND, Section 5.4(e) the project proposes the removal of 102 protected trees to accommodate the proposed residential development and infrastructure. The IS/MND identifies mitigation measures BIO-7 and BIO-8 to ensure the City's 3:1 tree replacement ratio is met for tree removal outside of the drainage channel and that the CDFW's tree replacement ratios are met for tree removal within the 25-foot setback of the drainage channel. A Riparian Corridor Tree Removal and Mitigation Plan was developed and demonstrates replacement of all riparian trees to be removed within the 25-foot setback using native species, which will restore the tree canopy, stabilize the bank, and further enhance the value and function of the drainage channel as a biological resource. Tree replacement on the balance of the project site is required as part of the final landscaping plan. Replacement plantings that cannot be accommodated onsite will require a monetary reimbursement equal to the cost of tree replacement for offsite planting pursuant to Municipal Code Section 19.01. The City has discretion in issuing a tree removal permit in accordance with Municipal Code Section 19.01.040.

The Draft IS/MND has adequately disclosed and evaluated impacts of the project to biological resources including removal of protected trees. The City will consider the environmental impacts of the project to biological resources and the effectiveness of proposed mitigation measures prior to taking actions on the project and with consideration of the established land use and zoning regulations of the project site that permit residential use at the proposed development density.

3.4. MASTER RESPONSE TO COMMENTS: NOISE

Comments received on the Draft IS/MND raise concerns regarding the project's impacts to noise from construction activities and from traffic noise at project operation. Section 5.13(a) of the IS/MND discusses the project's impact on the noise environment during construction and at operation. Due to the proximity of sensitive receptors (residents) to the project site, construction activities were determined to result in potentially significant impacts to noise and vibration on a temporary basis. Mitigation Measures NOI-1 and NOI-2 are imposed on the project during all construction activities to minimize noise and vibration disturbances. As concluded in the Draft IS/MND noise mitigation measures will reduce temporary construction noise impacts to less than significant levels. This conclusion is supported by a Construction Noise and Vibration Assessment included in Appendix J to the Draft IS/MND.

A significant noise impact would occur if project-generated traffic resulted in a noise level increase of 3 dBA Ldn. For reference, a 3 dBA Ldn noise increase would be expected if the project would double existing traffic volumes along a roadway. Traffic volumes on Grant Street would be negligibly affected by the proposed 15 lot subdivision. The increase in traffic noise generated by the project would be indistinguishable from existing traffic noise and would be below the noise significance criteria of 3 dBA Ldn for permanent noise increases. As such, the project's contribution to the existing ambient noise levels from increased traffic would result in less than significant impacts.

The project site is surrounded by established low-density residential development to the east and west. As a residential development project on an underutilized parcel, consistent with the applicable zoning and land use regulations, there would be no substantial impacts to the ambient noise environment at operation.

3.5. MASTER RESPONSE TO COMMENTS: TRAFFIC

Commenters expressed concern that the project would result in traffic. Section 5.17(a) of the IS/MND discusses the project's impact on the transportation and circulation system. As a 15-lot subdivision, the volume of trips associated with the project will be minimal relative to the existing volume of trips on Grant Street and other arterials. Though new development would add vehicles to roadways in the project vicinity, potential impacts to the circulation system would be less than significant. This conclusion is supported by a Focused Traffic Study that evaluated trip generation of the project and is included as Appendix K to the IS/MND. The project proposes residential development on an infill site on a parcel intended to support medium density residential development and would contribute vehicles trips at a volume anticipated by local and regional guideline planning documents including the City's General Plan, Housing Element, and the Countywide Transportation Plan. Therefore, the project would have less than significant impacts due to transportation.

3.6. MASTER RESPONSE TO COMMENTS: LIGHT

Section 5.1(d) of the IS/MND addresses potential impacts from light and glare introduced by the proposed project. As described therein, the project is subject to standards established to regulate new lighting introduced by development projects, and Mitigation Measures AES-2 is imposed, which requires review and approval of a code-compliant lighting plan. Light from vehicles operating onsite will not affect offsite residents as the project site is proposed to be surrounded by a 6-foot-tall, good neighbor fence, which would preclude headlight and glare from vehicles emanating offsite. Therefore, the IS/MND concludes that impact due to the introduction of light and glare would be reduced to less than significant levels with mitigation. As such, the project will not result in a substantial impact on light pollution in the area.

4. APPLICANT PREPARED RESPONSES TO COMMENTS

The Project Applicant, De Nova Homes, submitted a written comment letter prepared by the Civil Engineer CBG to the City summarizing drainage and detention design in response to public comments raised regarding flooding and drainage concerns. The applicant response letter is contained in full in Attachment C hereto and in Attachment 3 to the Planning Commission packet for March 23, 2022. The following summarizes the responses presented in the Applicant's response letter:

- The project will provide a 50% reduction in peak flow when compared with the pre-project conditions.
- The new 42-inch storm drain pipe would have a capacity flowing full of approximately 77 cfs. The drainage ditch capacity is 87 cfs. With a 100 year storm of 154 cfs, the ditch can accommodate the remaining 77 cfs in excess of the 77 cfs storm drain capacity.
- The rear of lots 8-13 would have an earth swale, intermittent inlets, and a subdrain as part of the drainage design at the back of the lots that will connect to the new storm drain line under Redwood Avenue.

5. SUMMARY

The less than significant conclusion of the Public Draft IS/MND remains valid and is further substantiated by the additional documentation and responses presented herein. The City of Calistoga has considered comments provided on the Draft IS/MND, reviewed information developed through the responses-to-comments process, and has imposed conditions of approval reflective of the mitigation measures identified in the IS/MND.

The City of Calistoga will consider the Public Draft IS/MND and the Mitigation Monitoring and Reporting Program (MMRP), together with this Response to Comments document, along with the identified environmental conditions of approval prior to acting on the 2008 Grant Street Project.



California
Department of Conservation
Geologic Energy Management Division

Gavin Newsom, Governor
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T: (916) 445-9686

02/14/2022

Principal Environmental Planner - M-Group
Olivia Ervin
499 Humboldt Street, Santa Rosa, CA 95404
oervin@m-group.us

Governor's Office of Planning & Research

Feb 28 2022

STATE CLEARING HOUSE

Construction Site Well Review (CSWR) ID: N/A
Assessor Parcel Number(s): 011010033000
Property Owner(s): Civic Park Properties
Project Location Address: 2008 Grant Street, Calistoga, CA 94515
Project Title: CEQA Review: SCH #2022020140 CSWR - 2008
Grant Street

Public Resources Code (PRC) § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, and geothermal wells.

The California Geologic Energy Management Division (CalGEM) has received and reviewed the above referenced project dated 2/14/2022. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The project is located in Napa County, within the boundaries of the following fields:

Calistoga Field

The proposed project consists of the construction of 15 residential lots and 6 parcels. CalGEM's records indicate there are no known oil, gas, or geothermal wells inside the proposed area of work. CalGEM does not anticipate that

oil, gas, or geothermal wells will be encountered during the proposed construction activities. Be advised that wells are known to exist around the project boundary and CalGEM records for these wells may be incomplete. It is strongly recommended that during construction of the project the contractor remain alert and immediately report any suspected additional wells encountered to CalGEM and city inspectors. Remedial plugging and reabandonment operations may be required. Tell-tale evidence of such oil wells may include: wooden box or cylindrical metal casings; open circular holes in the graded surface; soil or material different in appearance and texture from surrounding soil; and, small-diameter metal flowlines (pipes) or other related equipment.

Our records indicate there are no known oil or gas wells located within the project boundary as identified in the application.

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0

As indicated in PRC § 3106, the Division has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities, any wells are encountered that were not part of this review, the property owner is expected to immediately notify the Division's construction site well review engineer in the Southern district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.

Should you have any questions, please contact me at (916) 322-1100 or via email at

erwin.sison@conservation.ca.gov

Sincerely,

Erwin Sison

Erwin Sison (for Miguel Cabrera)

Senior Oil and Gas Supervisor

Northern District

cc: Civic Park Properties - Property Owner

cc: Samantha Thomas- Plan Checker

cc: Keri Watt- Project Applicant

cc: Olivia Ervin- Consultant

Samantha Thomas

From: David Mouser <dmouser99@gmail.com>
Sent: Friday, February 25, 2022 12:07 PM
To: Samantha Thomas
Subject: Re: 2008 Grant Street Project

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In addition I'd also like to propose an environmental impact study be conducted before any approval is considered given the water issues, drainage, amount of trees, wildlife inhabited on the property, etc. if you would please let me know how I formally request a study be conducted I would appreciate that as well.

Thanks again and have a great weekend!

David

Sent from my iPhone

On Feb 25, 2022, at 12:04 PM, David Mouser <dmouser99@gmail.com> wrote:

Ok thanks for the feedback here Samantha. I'm traveling for the next couple weeks but will follow up when I'm back and I'd like to talk withr Jeff and perhaps have him meet me on site so we can discuss a few ideas further.

Thanks again I really appreciate your feedback.

David

Sent from my iPhone

On Feb 25, 2022, at 11:23 AM, Samantha Thomas <SThomas@ci.calistoga.ca.us> wrote:

Hi David,

Please see my responses to your questions in [blue](#) below.

Best,
Samantha



Samantha Thomas
Associate Planner
City of Calistoga
1232 Washington Street
Calistoga, CA 94515
707.942.2763
sthomas@ci.calistoga.ca.us

From: Samantha Thomas
Sent: Tuesday, February 22, 2022 10:45 AM
To: David Mouser <dmouser99@gmail.com>
Subject: RE: 2008 Grant Street Project

Hi David,

We are extremely busy but managing. I just wanted to let you know that I received your email, and will try to respond by the end of the week.

Best,
Samantha



Samantha Thomas
Associate Planner
City of Calistoga
1232 Washington Street
Calistoga, CA 94515
707.942.2763
sthomas@ci.calistoga.ca.us

-----Original Message-----

From: David Mouser <dmouser99@gmail.com>
Sent: Sunday, February 20, 2022 8:04 AM
To: Samantha Thomas <SThomas@ci.calistoga.ca.us>
Subject: 2008 Grant Street Project

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Good morning Samantha, This is David Mouser at 1801 Michael Way, hope things are good your way.

I'm writing to express a few comments/thoughts regarding the 2008 Grant Street Project. Really just three things (I'll keep it short).

1) tree removal plan. I understand the need to clear most of the land but I (along with most neighbors) would like to strongly oppose removing trees that run along the back of all the property lines if possible. Just don't see the need to remove trees that are at the end of property lines and not in the way of construction or infrastructure improvements, etc.

Due to the site's topography, the grade will need to be modified to meet current engineering standards, including changes needed to support proposed infrastructure and manage stormwater runoff on site in order to minimize runoff to surrounding properties. Grading changes unfortunately would require removing numerous trees on site. However, the developer is planning to preserve some existing trees along the eastern property line and near the western property line where preservation would be feasible after consulting with their engineers and arborist. These are shown in the proposed plans. Additionally, the developer is proposing to plant trees as part of the tree replacement plan on each residential lot to assist with screening from neighboring properties though. The location of the trees would be provided in a Final Landscape Plan and Tree Permit Application for review and acceptance by the City (Public Works Department) prior to the start of construction.

2) I've seen various plans from the developer, if possible would like to keep all of the houses single story in the development for a variety of reasons (happy to explain in person or over the phone instead of babbling on over email:) but the main reason is most/all of the surrounding homes are all single story so in the interest of preserving the landscape and aesthetic (and privacy) would like to keep the new development single story as well.

Per the developer, due to the size of the lot and the zip code of the proposed development, it would not be economically feasible for all of the buildings to be single-story homes. In addition, the proposed development would conform with the 25 foot building height allowed in the Zoning Code and the surrounding development on Maggie Avenue and Michael Way which provides a mix of single and two-story residences.

3) the setback for some of the proposed houses is too close to our (and other neighbors, specifically our neighbors at 1805 Michael Way) property lines, so we'd like the houses on the lots closest to our property to adhere to the standard setback requirements if possible.

The proposed development adheres to the standard setback requirements for properties zoned R-1. The minimum rear yard setback is at least 20 feet. As side setbacks are based on height and there are different heights based on the designs, the minimum required side setbacks range from about 5 to 8 feet for one-story designs and about 11 to 11.25 feet for two-story designs. The project proposes side setbacks that would exceed the minimum standards, ranging from at least 10 feet for one story lots to at least 12.5 feet for two-story lots.

That's it for now. Just want to get some quick thoughts on paper during the comment period. If easier to chat in person I'm more than happy to come to your office (actually think we might have met about 6 months ago I popped in to discuss the trees then if memory serves) or can chat over the phone as well, or email, whatever works better for you.

Thanks for your time I really appreciate it and again please feel free to reach out if you want to discuss anything further.

David and Lynn Mouser
1801 Michael Way
312-385-0788

From: David Mouser <dmouser99@gmail.com>
Sent: Tuesday, March 1, 2022 11:38 AM
To: Planning & Building <Planning&Building@ci.calistoga.ca.us>; Jeff Mitchem <jmitchem@ci.calistoga.ca.us>; Planning & Building <Planning&Building@ci.calistoga.ca.us>
Subject: 2008 Grant Street Project

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City of Calistoga Planning Commission:

Good afternoon and thank you in advance for your time and consideration. My name is David Mouser at 1801 Michael Way, I'm writing to express a few comments/thoughts/concerns regarding the 2008 Grant Street Project (I'll try to keep it as brief as possible).

I have reviewed the proposed IS/MND for the project and find it lacking and incomplete for several reasons, so please take this letter as my formal opposition to the IS/MND. I'm not opposing the project entirely per se, but as an immediate neighbor to the property I have a few concerns.

First, the original proposal was for 12 lots and the updated proposal is for 15. The previous 12 lot proposal spared significantly more trees which cannot be replaced or mitigated given their size and age. In particular all of the trees along the edge/rear of the property lines (the East and South property lines), I understand the need to remove some trees in the middle of the property to make room for structures, however I see absolutely no need to remove trees along all the property lines. The existence of these trees will not impact drainage in any manner and helps all parties involved maintain some privacy.

I have concerns regarding the drainage scheme given that our property sits slightly lower than the vacant lot and will potentially be directly impacted (as will the property at 1805 Michael Way). The study is very light on specifics regarding retention and discharge and where that discharge would be. Given that we, along with the rest of New Vine Homes Sub, spent a substantial amount of money on grading and storm drain lines to take our runoff back to the giant retention pond, it would be unfair, and against code to allow them to discharge directly into the creek, and/or impact our retention basin.

I also have concerns regarding the impact of SB9 and SB10 could potentially have with the new subdivision, 15 lots could mean substantially more than 15 homes so would like some clarification in this regard. The current IS/MND does not address this potential nor the potential for an extreme impact on traffic, water, drainage, sewer, and other infrastructure.

In addition almost all of the surrounding homes in the area on both Michael and Maggie are single story (including all of the New Vine Homes which were required to be single story) and I would greatly prefer any project approval take this in to account and limit new house construction to single story. I've also reviewed the setback plan and find the homes on the

Eastern side of the property to be in violation of the minimum 20 feet setback from the property line (at least that was the rule when we built, perhaps it has changed). Finally the proposed turnaround for the cul de sac appears to be far too close to the rear property line and again does not address any drainage issues with its location.

I would like to request a formal, thorough, and comprehensive Environmental Impact Study be conducted to assess the impact on traffic, drainage, water usage, urban density, existing wildlife, and tree life on the property.

Thank you again for your time I truly appreciate it. I may also be reached at 312-385-0788 for further discussion if desired. I also look forward to attending the planning commission meeting on 3/23 to discuss these proposals in more detail.

Regards,

David and Lynn Mouser
1801 Michael Way

Samantha Thomas

From: Stephen Isaacs <sisaac@icloud.com>
Sent: Friday, February 25, 2022 12:12 PM
To: Samantha Thomas
Cc: Stephen Isaacs
Subject: 2008 Grant Street comments
Attachments: 2008 Grant comment.docx

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Dear Samantha,

I am attaching my comments on the "Notice of Intent to Adopt An Initial Plan/Mitigated Negative Declaration" that the Planning Commission will discuss at its March 23rd meeting. As you will see, I believe this development has the potential to cause serious environmental harm and urge the Planning Commission to deny the mitigated negative declaration and require an environmental impact report under CEQA.

Please make sure these comments reach the commissioners and also Jeff, whom I met for the first time the other day. Also, please acknowledge receipt of this email.

Thank you. I hope to meet you in person one of these days.

Stephen Isaacs
1717 Michael Way
Calistoga, CA 94515
(415) 425-1265
sisaac@me.com

Dear Planning Commissioners:

My name is Stephen Isaacs, and I have lived on Michael Way for the past eight years. As the owner of a property whose backyard abuts the vacant property at 2008 Grant Street, I am writing to urge you to deny the request for a mitigated negative declaration and to require an environmental impact report under the California Environmental Quality Act (CEQA).

The proposed project has the potential to do irredeemable environmental damage to the land at 2008 Grant and the neighboring properties, and its potential effect on the environment should be fully explored. The justification for a mitigated negative declaration in the draft initial study is, in my opinion, a weak one--long on words and short on substance.

The problematic areas to which I would direct your attention are: (1) water, (2) trees and the natural landscape, and (3) noise, light, and traffic.

Water

As I'm sure you already know, this is a troubled property. There have been three attempts to build housing on it over the past decade, and all have failed because of the intractability of the water problem. The problem is this: during the rainy season the water from the Palisades comes cascading down to the property at 2008 Grant Street, causing it to overflow and flood. Basically, the land sits atop an underground river that flows out to Grant Street. Drainage has always been a major problem.

The developer proposes to build 15 houses on top of this underground river and flood-prone land, even as it introduces "impervious surfaces" (proposal p. 66) that only add to the drainage and runoff problems. It proposes to mitigate the problem with a complicated network of culverts and pipes. Its statement that "the Project would not increase the rate or amount of run-off in a manner that would result in on- or off-site flooding, and it does not impede or redirect flows in a manner that would create a significant impact" (proposal p. 67) is doubtful at best and untruthful at worst.

A second water-related concern is groundwater. Our property contains three wells, and we worry that a development next door would deplete the aquifer. The Proposal tries to address this concern by stating somewhat glibly, "Groundwater reserves would not be depleted by the Project as groundwater extraction is not proposed as part of the use [sic]." This ignores the well-known fact that surface water and groundwater are related. See, for example the USGS report on groundwater, which states, "Traditionally, management of water resources has focused on surface water or ground water as if they were separate entities. As development of land and water resources increases, it is apparent that development of either of these resources affects the quantity and quality of the other." (<https://water.usgs.gov/ogw/gwsw.html>)

A third issue is whether the City of Calistoga has enough water available to support this development. About a month ago, the lead article in the *Calistoga Tribune* featured all the new, substantial developments that were underway or planned in Calistoga. This commission's agenda is packed with plans for new developments. The question is: in a time of long-term drought approaching desertification, does the city have enough water available for a new 15-house development?

Trees, Wildlife, and the Natural Landscape

The proposal states that it will cut down 105 trees, 102 of which are protected. This averages 17 trees an acre. Please understand the kinds of trees that the developers plan to remove: many are stately oaks rising to more than 100 feet; precious pecan trees that have grown for centuries, and large ash, walnut, and redwood trees. These are not ordinary trees. They are treasures that provide shelter and nourishment for wildlife and plant life.

What is the mitigation strategy? Replace each tree with three saplings in 24-gallon pots. This hardly seems like an environmentally fair trade. It is certainly not one to be made without understanding the environmental consequences of such wholesale destruction of this precious natural resource. And even if replacing grand old trees with little ones is, strictly speaking, within the municipal code, in this case it is bad public policy and, as an environmental impact report would probably conclude, environmentally negligent.

Furthermore, the proposal notes (p. 32) that although 66 special-status plants have the potential to grow on the property, none were identified and although six special status wildlife species might inhabit the property, none were spotted. I would suggest that an environmental impact review under CEQA might uncover protected plants or animals that the study commissioned by the developer missed.

Noise, Traffic, and Light

The study states that the primary cause of noise is vehicular traffic. It then proposes a series of mitigation measures to tamp down the noise that will accompany construction. (I note that construction would be allowed Monday through Saturday, ignoring that a Seventh Day Adventist church is located on Redwood Street and that its Sabbath, like the Jewish Sabbath, is Saturday). But what about noise after the development is completed? It ignores the impact on the quiet neighborhood from Michael to Mora of the additional noise that would be created by traffic and by 15 additional households. Similarly, the effect of light emanating from traffic on a new cul-de-sac and 15 new houses has been inadequately explored.

Regarding traffic flow, inadequate attention has been paid to traffic impacts on Grant, Michael, Redwood, and Mora streets, which could be significant. And although the proposal states (p.84) that "Level of service has historically been used as a standard measure of traffic" and then proceeds to do an analysis based on that measure, in fact, Vehicles Miles Traveled is the standard measure in California, and the applicant has done only a superficial analysis using that measure.

In sum, this is the epitome of a development project that should be subject to an environmental impact report under CEQA. It is too important for the Planning Commission to approve merely on the basis of a draft initial study commissioned by the developer.

Finally, and I hope I'm wrong about this, there appears to have been an effort to steamroll this project through. How else to interpret the language of the official notice that this is a "Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration." Shouldn't it be a notice for the Planning Commission to Consider the Initial Study/Mitigated Negative Declaration"? Or even to Discuss it? I hope this isn't a *fait accompli*.

Samantha Thomas

From: Thomas Balcer <tbalcer@att.net>
Sent: Friday, February 25, 2022 3:54 PM
To: Planning & Building
Cc: Gwen Becker
Subject: Flooding 2008 Grant St.
Attachments: P1070853.JPG; P1070761.JPG; P1070762.JPG; P1070844.JPG

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In reference to the property at 2008 Grant Street, attached are example pictures of the flooding that has occurred on this property. This has happened 4 or 5 times in the past 21 years that I have lived at 1705 Michael Way. There is a 1990's study that was completed at the request of the City Council. The conclusions, resulting from this study, are that drainage upgrades need to be made to Mora Ave, and a 40-inch drainage pipe be installed from the referenced property down Redwood Avenue all the way to the Napa River and ending up near the swimming pool area. The upgrades to the culvert under Grant Street, several years ago, actually made the flooding worse. The current design called for a smaller pipe than was originally installed in the 1950's. (Ref. picture below). Also, if the drainage changes are not made, flooding could occur to the residence on Maggie and Michael Way.

In Summary, the drainage problems need to be addressed in order to solve the flooding of the proposed building site. An Environmental Impact Study should be required to address the flooding issues.

Tom Balcer
1705 Michael Way
Calistoga CA 94515
707-942-5015
tbalcer@att.net









Samantha Thomas

From: Samantha Thomas
Sent: Friday, March 4, 2022 12:42 PM
To: ruben.lopez39@gmail.com
Cc: Jeff Mitchem
Subject: RE: 2008 Grant St. Proposed Development, Attn. Samantha Thomas

Hi Ruben,

Your comments have been received and will be forwarded to the Planning Commissioners. I've included Jeff Mitchem, Planning and Building Director on this email as well.

Thank you,
Samantha



Samantha Thomas
Associate Planner
City of Calistoga
1232 Washington Street
Calistoga, CA 94515
707.942.2763
stthomas@ci.calistoga.ca.us

From: Brad Cannon <bcannon@ci.calistoga.ca.us>
Sent: Friday, March 4, 2022 12:37 PM
To: Samantha Thomas <SThomas@ci.calistoga.ca.us>; Jeff Mitchem <jmitchem@ci.calistoga.ca.us>
Cc: Claudia Aceves <CAceves@ci.calistoga.ca.us>
Subject: FW: 2008 Grant St. Proposed Development, Attn. Samantha Thomas

fyi



Brad Cannon, CBO
Building Official
707.942.2825
bcannon@ci.calistoga.ca.us
1232 Washington Street, Calistoga, CA 94515

From: Ruben Lopez <ruben.lopez39@gmail.com>
Sent: Friday, March 4, 2022 12:36 PM
To: Building Department <Building@ci.calistoga.ca.us>
Subject: 2008 Grant St. Proposed Development, Attn. Samantha Thomas

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

Dear Samantha Thomas,

My name is Ruben Lopez and I live on Maggie Ave. over the fence from this proposed development. As has been previously documented by earlier attempts to build on this property, the land is in a natural flood zone and contains a seasonal creek that overflows its banks during heavy rains. There are a number of drainage problems that result for the Grant street canal under crossing. These problems came to light when the Cottage Glen was rejected in February, 2009. Based on this earlier history this parcel should be halted until an Environmental Impact report under CEQA is completed.

Please distribute this message to the Planning Commisioners.

Sincerely,

Ruben Lopez
1704 Maggie Ave.

Dear Planning Commissioners,

It was always a comfort to know that the Planning Commission and City government would look out for the needs of existing neighbors in the form of an Environmental Impact Report. Granted, these EIRs can be a pain for developers, but they protect the environment from being harmed.

Thus, I was stunned to learn that the developer's plan to build 15 single-family houses—many of them two stories—plus a road and streetlights on the vacant property at 2008 Grant Street is set to be approved by the Planning Commission without an Environmental Impact Report. The City Planners are asking the Commission to approve the project only on the basis only of an initial study. This should not be allowed.

This development would not only destroy over 100 trees, including many oak and pecan trees that have been there for centuries, but wildlife, which depend on the trees for sustenance and shelter as well. Sleep would be a memory for residents of Michael Way – whose bedrooms in the back face the development. Water – a perpetual problem – would no doubt continue to flood and place strain upon existing pipes and compromise the trailer park and fairgrounds.

I have a master's degree in Urban Planning from Columbia University and found the report from the developers to be inexplicable, superficial, and filled with jargon.

Don't you think that residents have the right to have an Environmental Impact Report that will address their concerns about damage to the environment—especially flooding, destruction of trees and wildlife, and noise, light, and traffic? We are not anti-development, just want sensible, sane solutions that will not destroy trees, damage the sewer system, and have negative environmental consequences that will be felt for generations.

Moreover, at no time did the developer offer to meet with neighbors to alert them of his plans. His wanton desire to develop the site without regard for its neighbors shows a disregard not only for Michael and Maggie residents, but for the spirit of a city whose residents work together to find solutions.

I urge you, as planners, to deny the request for a mitigated negative declaration and to require an Environmental Impact Report.

Sincerely,

Ava Swartz, MSUP, MPH

Samantha Thomas

From: john feikema.org <john@feikema.org>
Sent: Sunday, March 6, 2022 4:14 PM
To: Samantha Thomas
Subject: 2008 Grant St. Project

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To Calistoga Planning Commissioners,

I am writing to express my support for the project proposed by Civic Park Properties for the 2008 Grant St. Project.

I have read all of the documents made available by the city and agree with the IS that an MND is appropriate.

I have seen five different proposals prepared for this lot and this one appears to be the most thorough, does a very good job of balancing design elements (e.g. densities) to reduce the required mitigation strategies and fits very well into the current neighborhood setting.

This project, while it does require some tree replanting to offset trees removed for construction, also removes a lot of dead wood or fuel which should reduce the potential for this undeveloped lot to continue to be a significant fire danger near so many homes.

Finally, one of the stated concerns in past proposals has been the lack of adequate storm water drainage for the lot in general. Since the city/county updated the box culvert on Grant and expanded the culvert capacity under the race track several years ago, this problem has been eliminated. I live on Grant street adjacent to the seasonal creek that flows under Grant, across the 9th fairway and under the race track. There have been zero issues since these repairs/enhancements were made. Even this fall during the 12 inch, 34 hour rain period there were no backups in the creek or on this property.

John Feikema
2054 Grant St.

Samantha Thomas

From: Alexis Shoemate <alexis.shoemate@gmail.com>
Sent: Monday, March 7, 2022 11:25 AM
To: Planning & Building
Subject: 2008 Grant Street Comment; EIR Request

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Planning Commissioners: Scott Cooper, Tim Wilkes, Mike Vaughn, Doug Allan, and Rick Kaiser.

I'm writing in opposition to approving the plan to build homes at 2008 Grant Street because of very little in-depth environmental review.

As a neighbor who borders a large piece of the property under discussion, we are incredibly concerned that an objective Environmental Impact Report has not been completed before bringing these building plans up for approval. An Environmental Impact Report needs to be done as it will almost certainly show that the proposed development will harm the environment, particularly in these areas:

- Water and drainage, leading to flooding
- Wildlife: birds, coyotes, frogs
- Cutting down 102 trees protected under the Calistoga Municipal Code
- Traffic, noise, fire evacuation, and light

Although Calistoga's Tree Ordinance requires replacement for the removal of protected trees, the large and very old Pecans and Oak can never be replaced in size or age if taken out by a developer. What's also very upsetting to us is that when we first bought our land and were discussing the Pecan and Oak trees that border our property line with Zach Tusinger, at that time he said that these trees were protected and nothing would happen to them. How can this not still apply?

For all of us that border 2008 Grant Street on the Michael Way and Maggie side, we see firsthand the issues with drainage and flooding. The land that makes up the field of 2008 is like a swamp for a good part of the year. There needs to be an Environmental Impact Report to accurately capture the water table, drainage, and potential flooding issues BEFORE the plans for this development are approved.

Additionally, for all of the homes on Michael Way that border 2008 Grant St., any two-story homes in this proposed development would have a substantial effect on a scenic vista. We are adamantly opposed to any two-story homes on this piece of land.

Please do not approve this development until an objective Environmental Impact Report is completed.

Sincerely,
 Alexis Shoemate
 David Peterson
 1805 Michael Way

From: Gwen Becker <gcbnapa@sbcglobal.net>
Sent: Monday, March 7, 2022 12:50 PM
To: Planning & Building
Subject: PLEASE FORWARD TO COMMISSIONERS--PUBLIC HEARING ITEM- 3/23- 2008 GRANT ST

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March 7, 2022

Dear Planning Commissioners Scott Cooper, Tim Wilkes, Mike Vaughn, Doug Allan, and Rick Kaiser:

The proposed 15 house development at 2008 Grant needs to have an in depth Environmental Impact Report.

The streamlined CEQA allowed by the City, which resulted in the use of the Environmental Checklist, created only a cursory coverage of many serious potential environmental impacts this project could create. If the development takes place without further study, the water situation on the property would cause worsened flooding. The potential flooding and increased water drainage will cause problems for the neighbors of proposed development, the adjoining streets, and the city and fairgrounds infrastructure.

The water issue is only one of many that are not addressed in a responsible way. The flippant mitigation for the raptors and bats is not professional. They say they didn't see any bats and the raptors will fly away. The property is an integrated ecosystem of raptors and other animals among protected trees and a flowing stream. The Environmental Checklist does not do them justice.

The possible traffic implications on Grant, which already has speeding problems and has not been made safe yet for the traffic, bikes, and pedestrians it already has , needs to be considered as an impact that may justify not even approving the project.

As a citizen of Calistoga, I take it as a dereliction of duty by the Planning Department to disregard the past practices of our City Government. There is a tradition that a development of this size warrants a casual public meeting for the neighbors to meet the developer and ask questions before the period of notification begins. Also, there is a tradition that the Design Review takes place at another meeting, not at the same meeting. Especially with virtual meetings, this makes it so much more difficult for people to address the Commissioners due to the fact that not everyone is computer savvy . To do it all in one meeting is allowing the developer to hide from the public

I ask you, Commissioners, to deny the negative mitigated declaration and to require a true Environmental Impact Report so as to protect the environment as CEQA is intended.

Sincerely,

Gwen Becker
1715 Michael Way
Calistoga, CA

Samantha Thomas

From: CAROLYNNE CLAIR <clairs4@sbcglobal.net>
Sent: Monday, March 7, 2022 6:35 PM
To: Planning & Building
Cc: Howard Clair
Subject: 2008 Grant Street development proposal comments

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Planning Commission Members:

We are writing in response to the request of the Planning Commission for comments on 2008 Grant Street, a proposed 15-unit housing development between Michael Way and Maggie Avenue.

We have lived on both sides of this proposed development, on Maggie Avenue and Michael Way since 1985. This represents over 35 years of living experience in this section of town. We have seen the effects of the development of this area on a daily living basis.

The concept that this proposed development is suitable for a **mitigated negative declaration** as opposed to a **full-fledged EIR** is **wrong**.

Our request is for a **comprehensive EIR** for this development. Our request is based on the obvious and overriding fact that the land involved in the proposed development is the last remaining natural water drainage pathway to the Napa River. The areas of Mora Avenue, Maggie Avenue, Money Lane and Michael Way have seen gradual development over these 35 years. The natural landscape that provides drainage from the hills towards the Napa River has been diminished over the years and development has created a larger and larger burden on utilizing the undeveloped field as a natural water pathway.

The time has now come that the Planning Commission and the City of Calistoga must recognize that comprehensive planning has not occurred, and that overdevelopment of this bare land will result in severe problems for the homes on the western side of Michael Way that abut this development as well as developing a problem on the Fairgrounds property after the water has crossed the road onto the Fairgrounds.

Specifically, regarding our property at 1713 Michael and the adjacent neighbors, the water drainage proposal for a 15-foot buffer zone for drainage will erode the retaining wall and wash out our back yard. A small channel that will carry substantial amounts of runoff will clearly ruin our property and the possibility of ruining others.

There are other issues associated with the development of this property as submitted in this proposal.

There are many native trees that will be removed, there will be problems with circulation and traffic along Grant Street. We see no mention of how sidewalks, curbs, and gutters will be developed to alleviate the problems associated with the fast-moving traffic on Grant Avenue. Pedestrian safety is minimal on Grant Avenue, the road quality and width are poor.

A possibility of multiple two-story homes ruins the view corridor for most of the existing homes on the west side of Michael. These issues must be rigorously evaluated through the channel of a comprehensive EIR.

We are confident that a comprehensive EIR will prove that the current plan for development is inadequate and does not address many issues. A mitigated negative declaration is simply wrong.

As long time Calistogans we fully recognize that at some point the use of the land could possibly change, but ignoring the fact that it provides critical water shed drainage cannot be ignored. This piece of land is sensitive and must be treated with respect and eyes looking forward beyond building more homes or economic gain for a developer or land owner.

Thank you for your consideration,

Howard and Carolynne Clair
1713 Michael Way
Calistoga, CA 94515

From: Erika Pusey <espusey@yahoo.com>
Sent: Monday, March 7, 2022 12:17 PM
To: Planning & Building
Subject: 2008 Grant Street

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

Subject: Please require Environmental Impact Reports

Dear Planning Commissioners Cooper, Wilkes, Allan, Kaiser and Vaughn,

Yesterday morning I drove to Maggie Avenue to look at the proposed site for a new 15-home development. It was quiet. The grass and trees were a shining green after a light rain and I could see that birds and other animals consider this place their home. It is a little bit of wild in a mostly residential area.

As you well know, open land has become increasingly rare within our city limits. Acreage like that between Michael and Maggie Avenues has either been built on, planted with grape vines, or significantly altered in some way. As members of the planning commission, you have the important responsibility of assessing the suitability of different sites for residential and commercial projects. You will make decisions that have lasting effects on the town, such as approving new housing.

Calistoga needs more housing and my hope is that we can create it in a thoughtful and measured way. As a starting point, it seems every new proposal for a housing development should generate an Environmental Impact Report, especially considering California's current megadrought and Calistoga's aging infrastructure. And it seems the history of the land and its conditions should be taken into consideration. For example, the area between Maggie and Michael is known for flooding during years with normal rainfall.

I ask you to please require an EIR for this particular project and for future development proposals. I hope we can take care of our housing needs and protect our wild spaces.

Thank you for your service to the community.

Erika Pusey

March 6, 2022

To the Planning Commission

When I bought my house on Maggie Street five years ago, the real estate agent who had much experience in this area, advised me to buy flood insurance immediately. She explained that in a hard rain, the water comes off Mt. St. Helena, down Mora, over to Maggie and floods because the undeveloped area behind me cannot take much water. That's the reason it has not been developed. Seems silly now because we have been in a drought for years, but who knows when it will change? All we know about global warming is that weather will be erratic and we could go from drought to flooding any time. And my house will be flooded.

Without development, the area in question has become a haven for wildlife as it is a corridor between the mountain and the Napa River. I see foxes, opossums, squirrels, skunks, and, of course, coyotes, often. Also the owls love the tall trees and I am serenaded almost every night with their song. That their trees are to be cut down is heart breaking. We need more trees in Calistoga, not fewer. Seems to be better suited for a park than a development.

Thank you.



Linda Williamson
1710 Maggie Ave.
Calistoga

Samantha Thomas

From: Kurt Becker <kbeckerma@sbcglobal.net>
Sent: Tuesday, March 8, 2022 1:35 PM
To: Planning & Building
Subject: 2008 Grant Street Project

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

Dear Planning Commissioners Cooper, Wilkes, Vaughn, Allan, and Kaiser,

My wife and I have lived on Michael Way for 22+ years and know the proposed building site at 2008 Grant St. very well. This site has so many complex and challenging environmental issues that a simple Draft Initial Study/Mitigated Negative Declaration (IS/MND) is totally inappropriate for this site and a full "Environmental Impact Report" as allowed by CEQA , should be required prior to approval for this, or any project on this site.

Included in the IS/MND are environmental impact questions (Section 5; Evaluation of Environmental Impacts), asking the various degrees of impact for each environmental issue. The answers are totally subjective and many are sourced by outdated documents. Those questions are the same/similar to those posed in doing a LEED (Leadership in Energy and Environmental Design) evaluation form. I am a LEED AP (Accredited Professional) and my answers to those questions would have concluded a much greater impact on the environment.

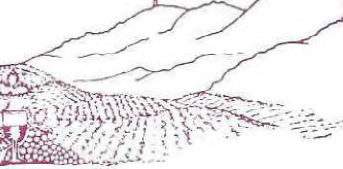
There is potentially significant impact to several elements of the project: wildlife, drainage, sewer, trees and soil being some. We are visited regularly by families of nesting hawks, kites, foxes, racoons, skunks, rabbits and squirrels. Also, the visiting deer and coyotes. The IS/MND does not reflect the reality of most of these impacts but merely glosses over them.

In my personal and professional opinion, permitting this site to be developed as proposed, without the benefit of a full "Environmental Impact Report", is premature and should be denied 'as presented'.

Kurt E. Becker, LEED AP

***1715 Michael Way
Calistoga, CA 94515***

707-942-2105 off. 707-295-1664 cell



MT. ST. HELENA REALTY
REALTORS



Marilyn McCoul and Associates

B-13

MARCH 7, 2022

PLANNING COMMISSION, ET AL VIA: WWW.PLANNING & BUILDING @
CITY OF CALISTOGA PLANNING DEPARTMENT CI.CALISTOGA.CA.US

ATTN: SAMANTHA THOMAS

SUBJECT: 2008 GRANT ST., CALISTOGA, CA
SEVERE DRAINAGE PROBLEMS

PURSUANT TO APPROVAL OF A PLAN TO BUILD 15 HOUSES ON THIS LAND OF APPROX. 5.78 ACRES BETWEEN MICHAEL WAY AND MAGGIE AVE. , AN EIR SHOULD BE REQUIRED, REGARDING DRAINAGE ISSUES. THERE IS A TREMENDOUS AMOUNT OF PROBLEMS TO ADDRESS INCLUDING THE SUBJECT PROPERTY AND INFRASTRUCTURE , AND OFF-SITE IMPROVEMENTS ON MORA AVE. THE NATURAL FLOW OF WATER OFF THE MOUNTAINS COMES DOWN MORA AND WRAPS AROUND THE END OF MAGGIE ONTO THE SUBJECT PROPERTY, CREATING A NATURAL SLOUGH. BACK IN 1978, WHEN GEORGE TURNER DEVELOPED MAGGIE AVE. HE, ALSO, ACQUIRED THE 5.78 ACRES . ONCE HE SAW THE DEVELOPMENT COSTS WITH DRAINAGE , HE CHANGED HIS MIND AND SOLD THE PROPERTY.

IN ADDITION, 15 HOUSES/LOTS IS TOO MANY TO HAVE IN A 'SLOUGH'! ONCE THERE ARE DRIVEWAY CUTS, FENCING, FOUNDATIONS AND LOTS OF CEMENT, THIS CHANGE THE NATURAL FLOW OF DRAINAGE THROUGH THE PROPERTY CAUSING FLOODING, AND FLOODING ON MICHAEL WAY.

THIS IS A SERIOUS MATTER THAT SHOULD BE ADDRESSED NOW AS TO ANY DEVELOPMENT ON THE SUBJECT PROPERTY.

LET'S BE HEARD. MANY OF MY NEIGHBORS HAVE, ALSO, FILED AN OPPOSITION. MOST OF US KNOW MORE ABOUT THE HISTORY OF THIS PROPERTY, THAN THE PLANNING DEPT. PERSONNEL AND THE PLANNING COMMISSION
THANK YOU FOR YOUR ATTENTION IN THIS MATTER.

CORDIALLY ,

MARILYN MC COUL, BROKER
PROPERTY OWNER - 1709 MICHAEL WAY, CALISTOGA
39 YEARS.

Located at the Calistoga Depot

1458 Lincoln Avenue #14 • Calistoga, CA 94515 • (707) 942-6225 • FAX (707) 942-6332

March 7, 2022

RE: 2008 Grant Street Project

Dear Calistoga Planning Commission,

I have recently purchased the house at **1715 Maggie Ave** with my husband, and had researched the previous plans of development for that lot of land. I'm writing today to let you know how I appreciate the considerations for the objections and concerns from the previous proposals to develop the **2008 Grant Street Project**. I noticed how the previous owners presented concerns such as sewage and water drainage, traffic, entry to the new development with Amber Way being a real concern if used, and the fact the single family homes were preferred as opposed to the 50 unit temporary housing.

When I looked through the current plans for the project, I was pleased to see the concerns they had fought for were considered and included into the planning. I have also come to agree with them, of course, as the **new owner of a house on Maggie Ave**, that using Redwood Ave. as an access to the homes would be best. I looked over the sewage and water drainage, and it looks like they are going to build it into the current ditch.

Question: I was wondering if that would be in a drainage pipe and covered?

Other areas of the plan I'm pleased about are the fact it's single-family homes that will be a great addition to our neighborhood that is already single-family homes. It will be a pleasure to welcome new families and neighbors to our wonderful town.

Also, I am REALLY pleased to see that access for the new development will be by Redwood Ave from Grant Street keeping Maggie Ave. the small court that all of the home owners, especially the children, enjoy. I'm sure our new neighbors on Redwood Ave. will enjoy the court street quiet we enjoy too.

My husband and I moved to Calistoga since it has been a favorite vacation spot for over 20 years, and we are retiring in this beautiful small town. We came for the small town atmosphere, agricultural surroundings, and I am pleased to see that feel is being kept for the lots that are near our current home.

There are concerns about the county fairgrounds, but I do think that deserves another letter so it can be filed under that plan.

***I guess my one last big concern on the 2008 Grant Street Project is that it STAYS as single-family homes zoned and built to that. **SB9 and SB10** were laws passed by the governor last year to allow more housing to be built on single-family home plots. So, I guess my concern is if these lots are zoned for single-family homes, can they then be used to create larger units to create more housing?

I know that the owners on Maggie Ave. fought like crazy to get single family homes in there, and the city listened in planning for that. But I'd hate to see a state law make it so a developer can turn around once single-family housing is approved, and build larger units, creating more traffic on Grant Street, and more strain on our limited resources in town.

I guess, my biggest concern in the planning, is to keep the single family home zoning for this plot and not let SB9 allow developers to change it to create more housing. There are a lot of other projects in town currently creating more housing, and the single-family zone housing fits in with the neighborhood currently surrounding the 2008 Grant Street Project.

So, that is about it. I am very interested in following this project since it impacts my neighborhood, but again, thankful that the city listened to previous concerns from Maggie Ave. and look forward to the current plans being approved and sticking to the single family home design that appears it's going to be.

Thank you for your effort and attention to this matter. I look forward to the progress of the project and will follow along with City Meetings and notices.

Yours truly,

Tiffany Turner
1715 Maggie Ave.
Calistoga, CA 94515
Email: tiff@tiffmeister.net

David and Joleen Hughes
1720 Maggie Ave.
Calistoga, CA 94515

March 8, 2022

CALISTOGA PLANNING DEPARTMENT

Jeff Mitchem, *Planning & Building Director*
Samantha Thomas, *Associate Planner*
Scott Cooper, *Chair*
Tim Wilkes, *Vice Chair*

Mike Vaughn, *Commissioner*
Doug Allan, *Commissioner*
Rick Kaiser, *Commissioner*
cc: Laura Snideman, *City Manager*

Dear Calistoga Planning Department,

Thank you for the opportunity to review the components of the Helmer property / 2008 Grant Street proposal. We are writing with a few thoughts and questions.

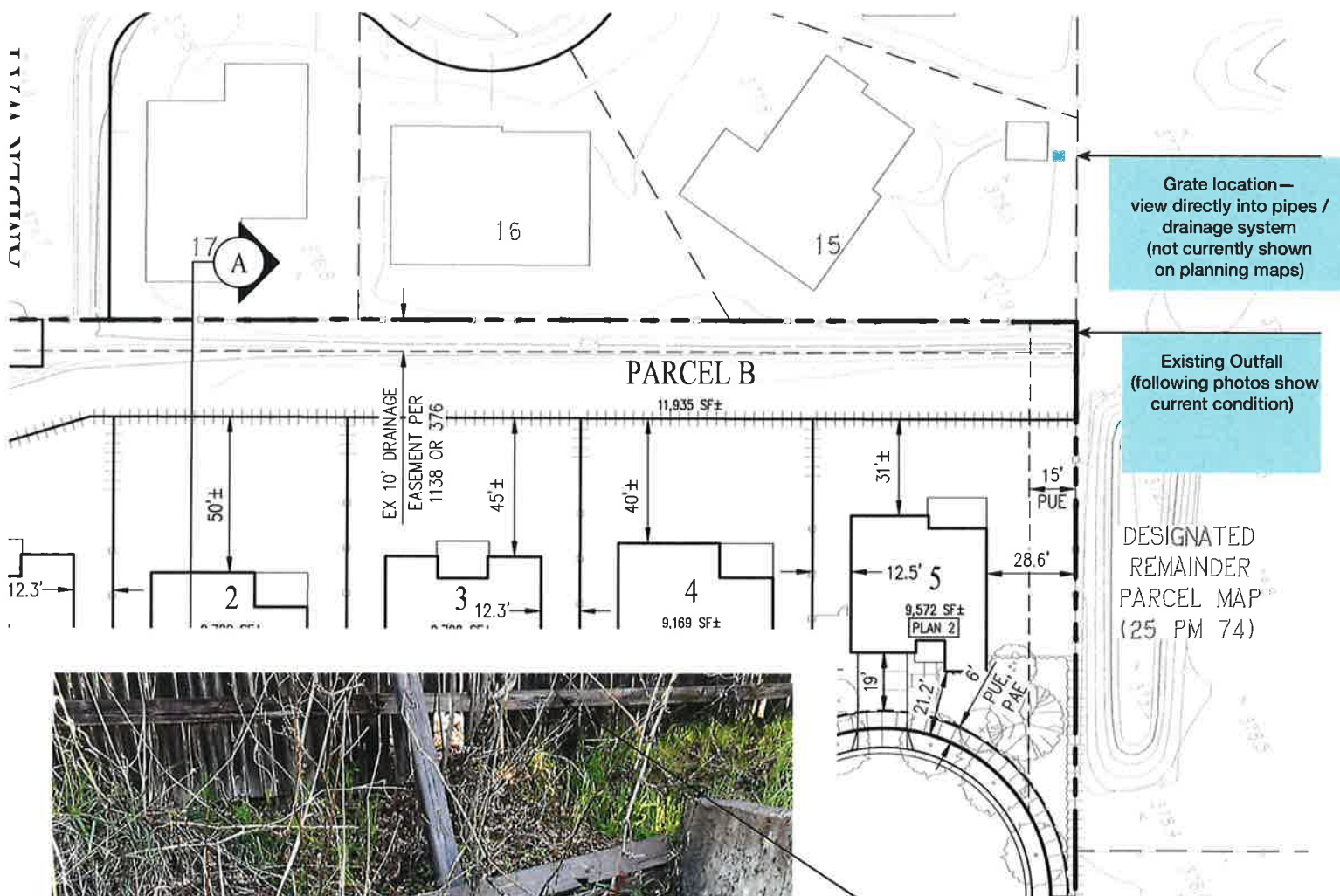
We have been residents and business owners in Calistoga for 25 years, and have lived at 1720 Maggie Ave. for almost 16 of those years. We are grateful to live here in Calistoga, and to have raised our children here. Because of our love for this town, and in support of city government's goal to maintain the small-town, rural character of Calistoga while thoughtfully considering growth opportunities, we respectfully ask you to delay acceptance of the Initial Study/Mitigated Negative Declaration, to request and secure an Environmental Impact Report, and to provide Stormwater studies with greater detailed steps for addressing current erosion and maintenance issues.

We are requesting this for a few reasons—listed below:

- + Existing drainage ditch erosion and deferred maintenance is causing property line definition to slough down into the open ditch (photos included on following pages). This is affecting our property, with the potential to affect the neighboring properties on our side of Maggie Ave. as well.
- + Stormwater control provisions for the drainage has been addressed for work during the construction process, how will the current drainage ditch erosion and condition be addressed prior to, during, and after?
- + Can the existing needed drainage ditch repairs be addressed prior to any proposed work on the Helmer property? Because ditch is on Helmer property, we understand Helmer is responsible for important maintenance.
- + Once the proposed property is potentially developed and is fenced off on both sides of the drainage area, will there be easy access provided for yearly maintenance through the proposed HOA's responsibility?
- + How can we be confident the proposed new drainage system going under the Helmer property will work as envisioned and not back up into the existing ditch and drainage systems coming from the Brogan property?
- + Additionally, we're concerned about the potential removal of the trees, particularly those next to and parallel to our property line. Eleven trees, from mature oaks to saplings grow on both sides of the Helmer property ditch. How is removal to be determined?
- + The current Helmer property is also home to egrets, great blue heron, hawks, falcon, ducks, numerous small bird species, deer, foxes, rabbits, other small animals. Are there any provisions or approvals for displacement of those residents; what will the environmental impact be?

Thank you for your thoughtful consideration of our concerns and questions. Again, we ask that you delay the acceptance of the Initial Study/Mitigated Negative Declaration to allow for important issues to be addressed and reviewed. Please let us know any questions for us as well.

Best,
David and Joleen Hughes
707.363.0553

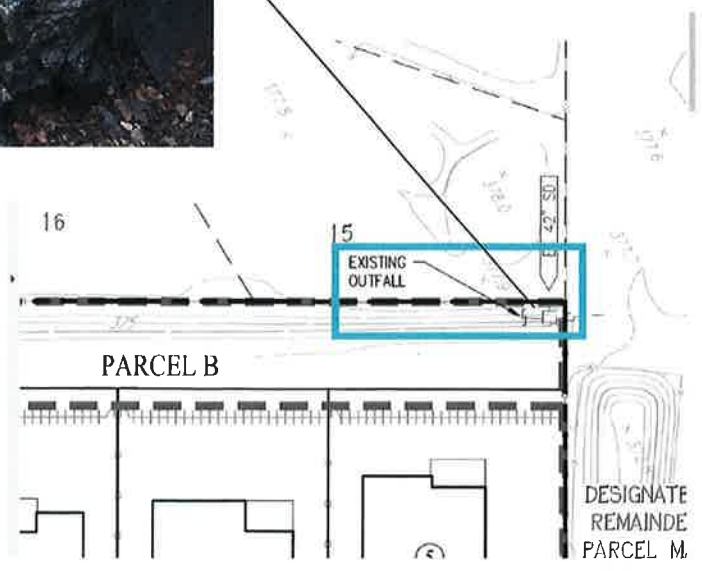


Grate location—
view directly into pipes /
drainage system
(not currently shown
on planning maps)

Existing Outfall
(following photos show
current condition)



1720 Maggie Back fence.
Horizontal boards are part of
ditch sides, not from
Hughes fence.





EXISTING OUTFALL



HELMER / HUGHES
PROPERTY LINE
INDICATOR

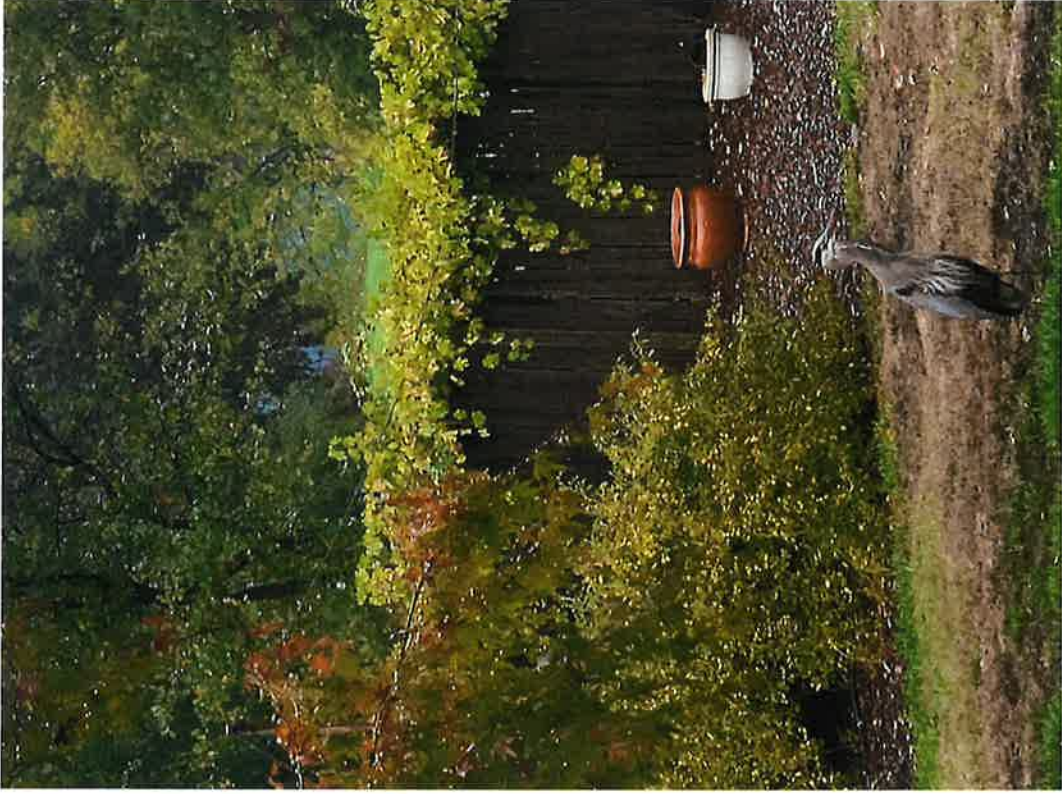
FLOODING / WATER COMING FROM BEHIND PROPERTY. SEVERAL INCHES OF WATER INSIDE THE SHED.



FLOODING ON MAGGIE AVE CUL DE SAC



OAK IN BACK CORNER BY OUTFALL / HELMER PROPERTY.



MAGGIE AVE BACKYARD;
HERON IS VISITING FROM HELMER PROPERTY.
BROGAN PROPERTY BEHIND FENCE.

March 14, 2022
Job No.: 3302-000

MEMORANDUM

TO: Public Works Department, City of Calistoga

FROM: Ryan Hansen - CBG

SUBJECT: Drainage Narrative
2008 Grant Street
Calistoga, California

At the request of the Public Works Department, this memorandum shall serve as a summary for the onsite drainage and detention design to illustrate conformance with the project conditions of approval. Along with mandated post project stormwater treatment measures, the project hydrology and hydraulic models shall be designed to retain the 100 year, 24 hour storm event to ensure post project improvements' peak stormwater discharge is not higher than existing conditions. Technical data and calculations are provided in the "Hydrologic and Hydraulic Modeling for Preliminary Stormwater Control Planning for 2008 Grant Street, Calistoga, Napa County, California" prepared by Balance Hydrologics, Inc, dated April 8,2021.

Stormwater detention modeling results

During large storm events, model results demonstrate that the proposed bioretention basins will be effective in attenuating post-project peak flow rates to less than the pre-project peak flow rates. In other words, the proposed bioretention basins not only provide the required BASMAA standards for stormwater treatment, but the flow-duration and hydromodification requirements as demonstrated by the hydrologic modeling results. For example, the peak flow rate for the 100-year, 24-hour storm is predicted to decrease from 7.4 cfs to 3.7 cfs in the post-project (with detention) condition.

Summary: The project will provide a 50% reduction in peak flow when compared with the pre-project condition. It should also be noted that the runoff from the proposed bio-retention will not enter the drainage ditch, rather the public 42" main that connects to the Grant Street storm drain system.

Hydraulic Modeling and Ditch Capacity

Peak flows from the offsite contributing watershed were studied from the 1991 Northwest Calistoga Drainage Study. To assess the flooding concerns, the Preliminary Stormwater Control Plan includes an underground 42-inch diameter storm drain that connects to the existing 42-inch outfall at the upstream end of the ditch and reroutes flows that would normally enter the ditch under the private street and Redwood Avenue to the main 54-inch storm drain line running along Grant Street. As part of the proposed design a flow splitter would be installed at the upstream end of the ditch that would allow all runoff originating upstream of the site to enter the new 42-inch pipe until the capacity of the pipe is reached. After the pipe capacity is exceeded, any excess flow would enter the ditch via overland release.

Summary: The new 42-inch storm drain pipe would have a capacity flowing full of approximately 77 cfs which leaves a peak post-project flow in the ditch of 77 cfs, half of the 100 year storm. This is less the calculated ditch capacity of 87 cfs.

Lot 8-13 Drainage Design

The proposed on site grades were designed to account for existing perimeter constraints as well as specific design requirements related to stormwater drainage and treatment.

The current design anticipates that some of the eastern lots (6-13) will require a retaining wall at the edge of the property line due to the necessary fill onsite. In order to retain existing trees along the property line as requested by the City, lots 8-13 will have an 15' inset retaining wall to avoid the root structure of the trees in question.

To account for any drainage at the rear of the lot, we intend to provide an earth swale at the property line, intermittent inlets and a subdrain that would be the responsibility of each lot owner. This is not a continuous swale given each lot will be fenced in and it only will collect the 15' x 75' wide area at the back of each lot then makes a direct connection to the public storm drain in A Street via a private storm drain main and easement. Roughly 85% of each lot will drain in the other direction towards the private street, limiting the runoff collected in the rear lot drainage system.