

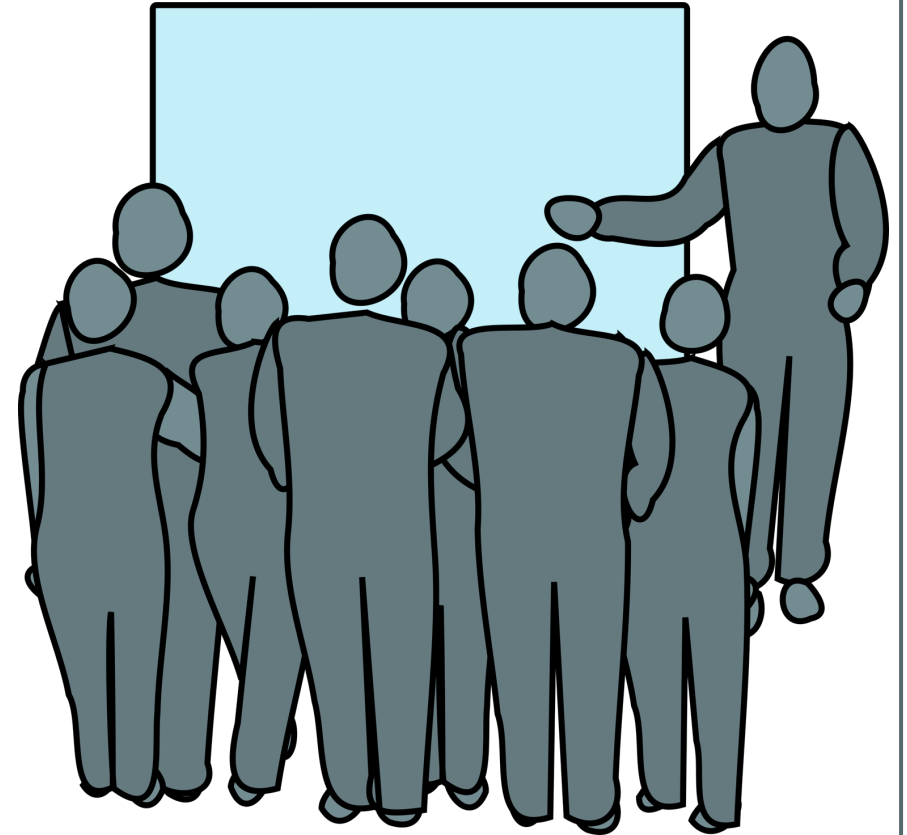
KORTUM RANCH DEVELOPMENT 500 KORTUM CANYON ROAD

Public Scoping Meeting
Draft Environmental Impact Report (DEIR)

SEPTEMBER 28, 2023

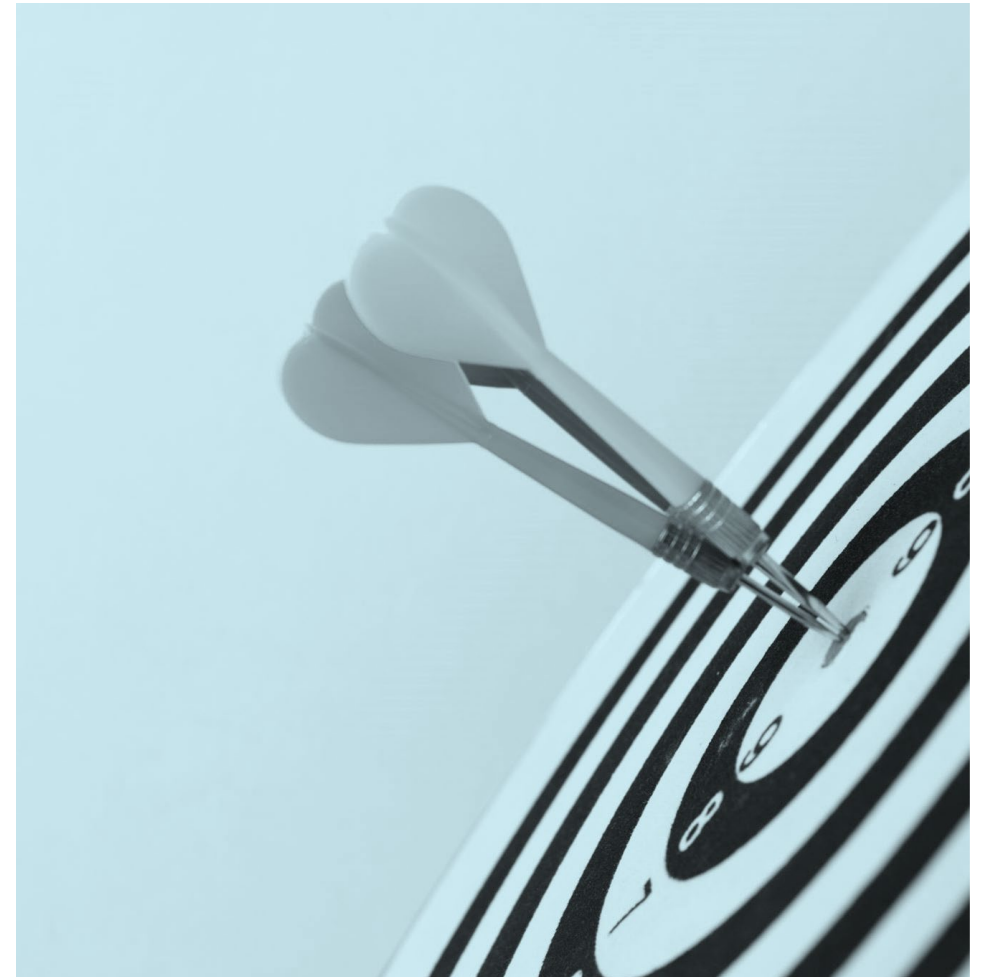
PRESENTATION OVERVIEW

- Scoping Meeting Purpose
- Project Description
- California Environmental Quality Act (CEQA) and Environmental Impact Report (EIR) Purpose and Process
- Draft EIR Scope and Public Comments



SCOPING MEETING PURPOSE

- To allow the public and agencies to provide input on the scope and content of the project's environmental impact analysis
- Identify issues of concern and potential areas of controversy
- A scoping meeting is not a public hearing
- No decisions will be made on the project at this meeting, intended for early consultation and feedback on environmental issues to be addressed in the document



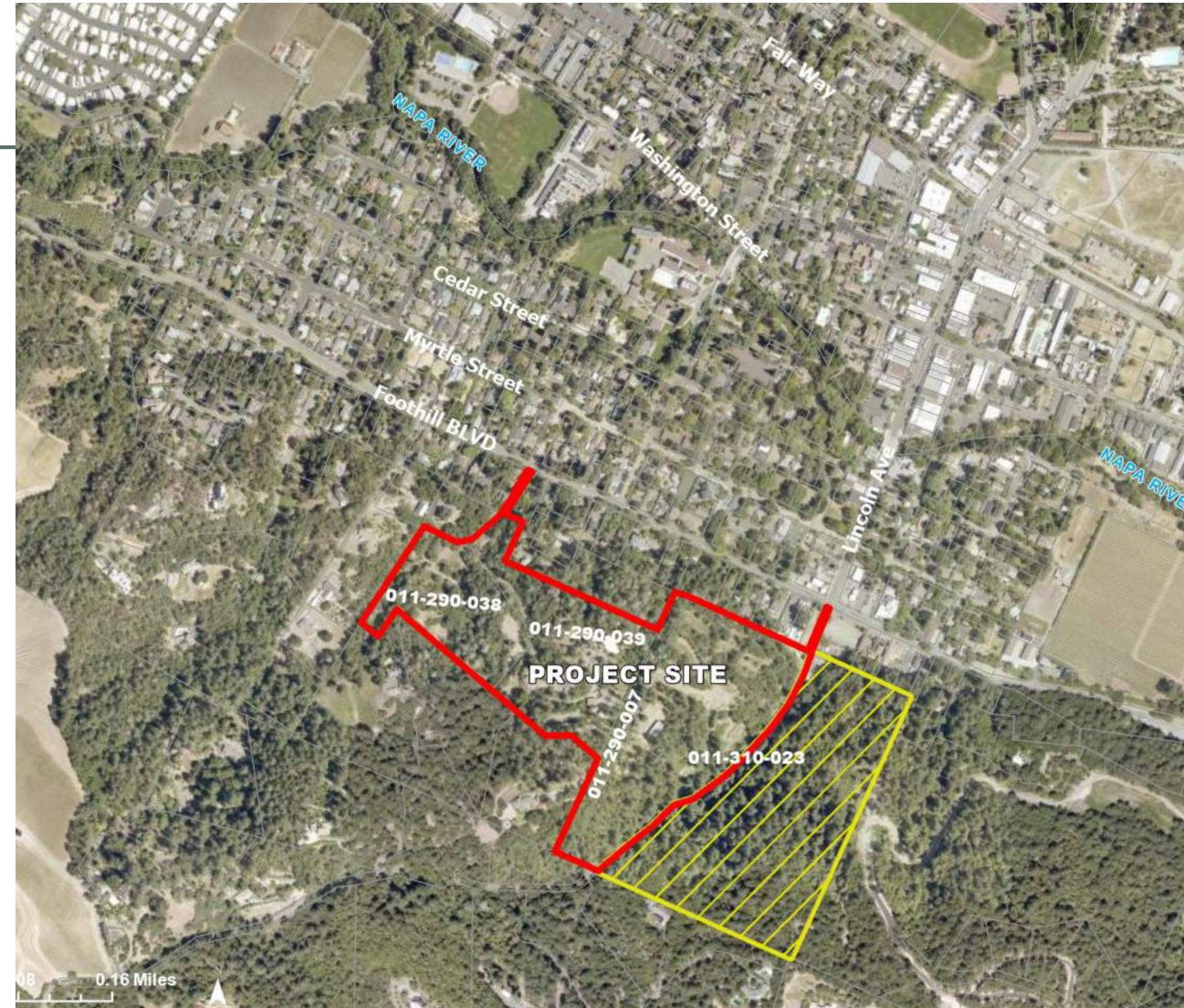
PROJECT DESCRIPTION

Location, History, and Context

- 500 Kortum Canyon Road, approximately 29.46 acres
- East of Kortum Canyon Rd, not a part
- Formerly Busk Estate
- Adjacent to the southern city limit
- Surrounded by rural residences characterized by heavily wooded lots
- Commercial uses north of the site with frontage on Foothill Blvd.

Entitlements

- Tentative Subdivision Map
- Conditional Use Permit (future)
- Preliminary & Final Development Plan (future)



PROJECT DESCRIPTION

Proposed Plan

- 22-lot subdivision
- Future Single-family homes
 - Building pads located on slopes of 30% or less
 - Buildable area range: 3,500 – 20,000 square feet
 - Size of residences will depend on buildable area, expected range: 2,500 – 4,500 square feet

Access & Circulation

- Access to site - Kortum Canyon Rd
- Access to individual lots – east/west right-of-way through site
- Kortum Canyon Rd at Foothill – realigned and widened

Landscaping

- Bioretention features
- Tree removal (19 trees), replacement of oak trees only (3:1 ratio, 15 trees)
- All other landscaping part of individual lot development

Utilities

- New water, stormwater, and sewer connections to city utilities



EVA Start

Proposed 20,000 Gal DW Tank
and 350,000 Gal DW Tank

Parcel not part of this subdivision

14

13

15

12

11

10

4

3

2

16

17

18

20

9

8

5

1

19

21

7

6

22

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Public Resources Code (Section 21000)

- Disclose potential environmental impacts
 - Environmental impact/effect is a direct or indirect physical change caused by the project
- Provide opportunity for public input
- Inform the public and decision makers of environmental impacts
- Mitigation measures, project alternatives to avoid, lessen, or reduce impacts

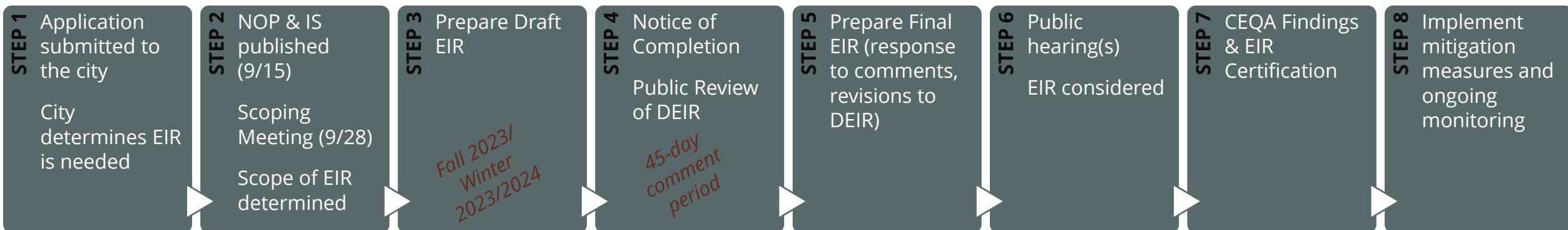
CEQA Roles and Responsibilities

- City of Calistoga, Lead Agency
- M-Group, EIR Author
 - Technical subconsultants (Biological Resources, Air Quality, Noise, Transportation, Wildfire)
- Kortum Ranch LLC, Applicant
 - Technical studies, project plans, and other supporting documents

EIR PURPOSE & PROCESS

EIR Purpose

- Detail the proposed project including existing setting and project objectives
- Disclose potentially significant environmental impacts
- Identify mitigation measures to avoid, reduce, or offset significant impacts
- Identify and consider alternatives that may avoid or reduce significant impacts
- Provide opportunities for public comment
- Provide documentation for informed decision-making



DEIR SCOPE AND PUBLIC COMMENTS

Topics scoped out - analysis in Initial Study

- Aesthetics
- Air Quality
- Agricultural and Forestry Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology & Soils
- Hydrology and Water Quality
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Transportation and Circulation
- Utilities and Service Systems
- Recreation

Topics to be covered

- Biological Resources
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Land Use and Planning
- Wildfire

HOW TO COMMENT

Comments on the scope of the EIR are due
October 16, 2023, by 5:00 p.m.

NOP AND OTHER CEQA DOCUMENTS ARE AVAILABLE ONLINE:

City website: www.ci.calistoga.ca.us > City Hall > Departments and Services > Planning & Building Dept > Planning Division

Oral Comments (raise hand in Zoom)

- Under "Reactions" at the bottom of the Zoom window, click "Raise Hand"
- If joining by phone, press *9 to raise your hand, and then *6 to unmute when called upon

Written comments

Lauren Clark, Permit Technician
City of Calistoga, Planning & Building
Department
1232 Washington St
Calistoga, CA 94515
lclark@ci.calistoga.ca.us