



MEMORANDUM

Date: September 29, 2023

To: Jeff Mitchem
Planning & Building Director

From: Krystle Rizzi, M-Group
Project Manager

Subject: Kortum Ranch Development Project
Scoping Meeting Summary Memorandum

In accordance with Task 3.2 (Notice of Preparation and Scoping Meeting), this memorandum provides a summary of the comments provided by members of the public at the Scoping Meeting held in accordance with the California Environmental Quality Act (CEQA) for the Kortum Ranch Development Project on September 28, 2023, via Zoom. The meeting was held from 6 p.m. to 7 p.m., though the public comment/discussion period concluded at approximately 6:30 p.m., M-Group staff remained available on the meeting until 7 p.m. The meeting included an approximately 10-minute presentation by M-Group, who provided information on the purpose of the scoping meeting, a brief description of the project, overall purpose and intent of CEQA, process involved with preparation of an Environmental Impact Report (EIR) and concluded with a request for comments on the scope of the EIR from the public.

Meeting attendees included M-Group staff, City staff, the project applicant, and two members of the public. The Scoping Meeting was recorded and will be made available to the City of Calistoga. One member from the public requested clarification on the timeframe for public hearings as well as timing for physical construction of the project. In addition, the commenter requested information on whether the EIR would discuss potential hazardous materials onsite based on prior use. The project applicant and M-Group staff provided clarification on timing of preparation of the EIR, public hearings, and future construction, noting that individual lot development will be subject to an independent discretionary review process. Additionally, information was provided on clean-up efforts that have taken place at the site as well as clarification that a discussion of hazards and hazardous materials is discussed in the Initial Study, which was published along with the Notice of Preparation (NOP).

In addition to comments received at the September 28th scoping meeting, any comments received on environmental issues during the NOP comment period, which closes on October 16, 2023 at 5 p.m., will be incorporated into the EIR.

Krystle Rizzi
Krystle Rizzi
Principal Planner & Project Manager