



City of Calistoga
Planning & Building Department

1232 Washington Street
Calistoga CA 94515
(707) 942-2827 phone (707) 942-2831 fax

INITIAL STUDY

Prepared for

Arroyo Parcel Map

Grant Street (APN 011-390-035)

CITY OF CALISTOGA, CALIFORNIA

Lead Agency:

City of Calistoga
Planning and Building Department
1232 Washington Street
Calistoga, CA 94515



April 24, 2009

California Environmental Quality Act
INITIAL STUDY
Environmental Checklist Form

1. **Project title:** Arroyo Parcel Map; Parcel Map (PM 2008-03)
2. **Lead agency name and address:** City of Calistoga
Planning Division
City Hall – 1232 Washington Street
Calistoga, CA 94515
3. **Contact person and phone number:** Erik V. Lundquist (P) 707.942.2827
Associate Planner
4. **Project location:** Grant Street (Vacant Parcel, no Address Assigned)
APN: 011-390-035
5. **Project sponsor's name and address:** Vincent and Marjorie Arroyo
2361 Greenwood Avenue
Calistoga, CA 94515
6. **General Plan Designation:** Rural Residential 7. **Zoning District:** "RR", Rural Residential
8. **Description of project:** Provided in the following section
9. **Introduction**

This mitigated negative declaration has been prepared by the City of Calistoga to provide the public and responsible and trustee agencies with information regarding the potential effects of the proposed project on the local and regional environment pursuant to the California Environmental Quality Act (CEQA).

10. **Other public agencies whose approval is required:**
 1. City of Calistoga, Department of Public Works
 2. City of Calistoga, Fire Department
 3. Napa County Department of Environmental Management (Septic Systems)

11. **Sources:**

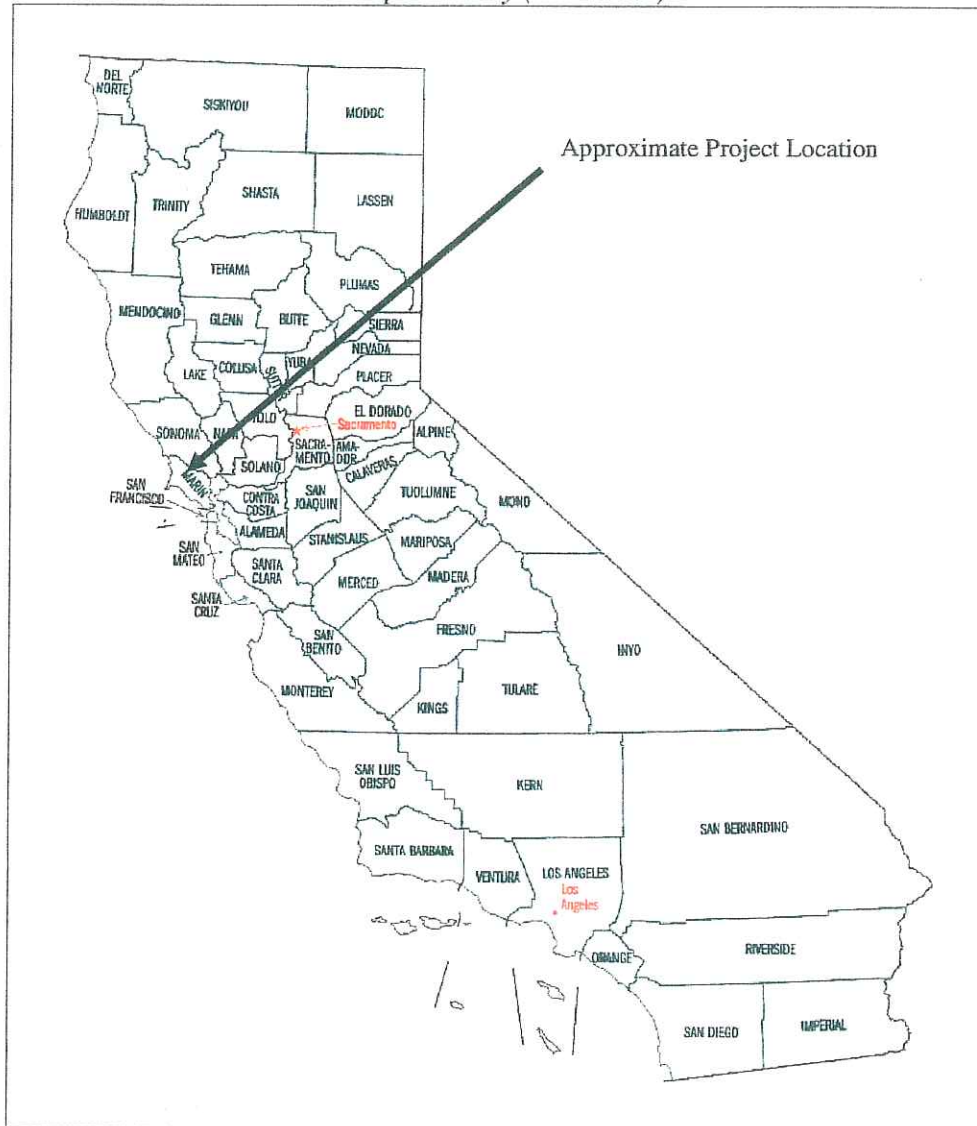
The following information sources were utilized in the preparation of this Initial Study and are available for review at the Planning & Building Department, City of Calistoga, City Hall, 1232 Washington Street, Calistoga:

Street frontage west to the intersection of Greenwood and east approximately 433 feet of the Garnett Creek Bridge. Other than these Grant Street and frontage improvements no immediate development of any of the lots is proposed to occur at this time; the vineyard is proposed to remain in production.

The tentative map specifies a 50-foot riparian setback from Garnett Creek. No improvements will occur in this setback.

MAP 1

Napa County (Statewide)



1. Calistoga, General Plan, adopted October 21, 2003
2. Calistoga Zoning Ordinance
3. Site visit by Associate Planner, Erik V. Lundquist along with Corinne Gray, Environmental Scientist, with the Department of Fish and Game.
4. Planning and Building Department Application, Tentative Parcel Map and supporting development information.
5. Draft Private Roadway Easement, Maintenance Agreement
6. Site Evaluation and supporting documentation prepared by Sterk Engineering, Inc.
7. Napa County Environmental Management Memorandum dated December 17, 2008
8. A Cultural Resources Survey of the Arroyo Property prepared by Tom Origer & Associates dated April 7, 2008

12. Attachments:

1. Tentative Parcel Map – Sheets TM1 and TM2
2. Napa County Environmental Management Memorandum dated December 17, 2008

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

Project Description

Existing Site and Vicinity

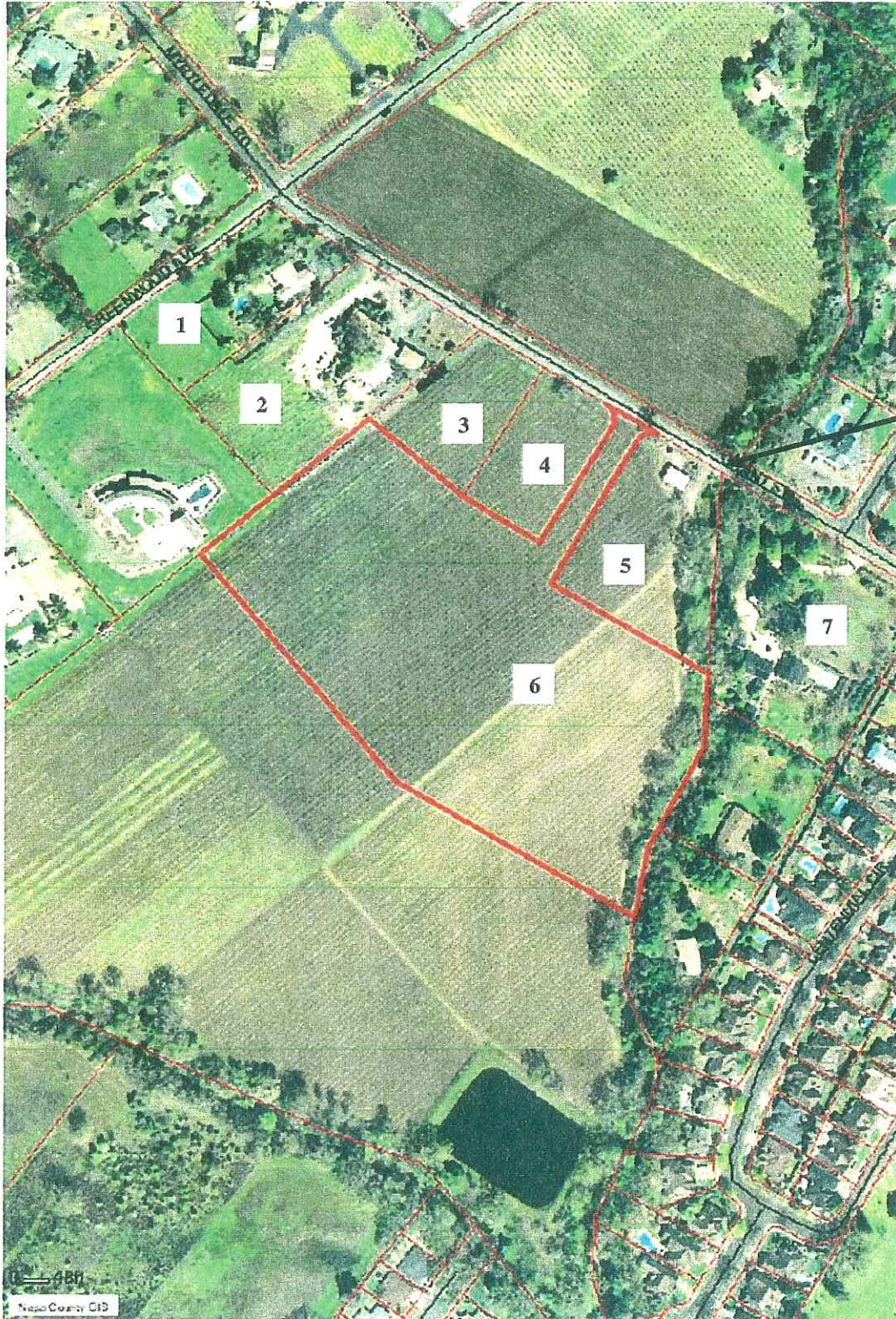
The subject property is located within the City of Calistoga toward the end of the Napa Valley just north of the confluence of the Garnett Creek and the Napa River. The site is bordered by vineyard to the south, Garnett Creek to the east, Grant Street to the north and rural residential parcels to the west. The property is accessed from Grant Street via an approximately 245 foot long, 56 foot wide, panhandle undeveloped private roadway. The site is currently planted with vineyard. No significant trees exist within the interior of the property. Narrow bands of riparian vegetation exist along Garnett Creek, which include predominate tree specimens.

Proposed Project (Parcel Map and Wastewater Connection Exception)

The property owner is requesting approval of a tentative map to subdivide a 9.70-acre parcel into 4 residential lots ranging in size from 2.18 to 2.54 gross acres. Vehicular access will be provided via a new 20-foot wide private roadway, within a 56-foot right of way. A separate 20-foot wide gravel emergency vehicle access (EVA) will provide secondary access from the terminus of the private roadway back to Grant Street around the rear perimeter of proposed Parcels A and B with a easement extending across APN 011-390-028. The new private roadway, the EVA and utilities (water lines, septic systems, and low and high voltage cables) will be installed over time as the first parcel in the subdivision develops. Immediate improvements will include roadway improvements, a 5-foot meandering asphalt pathway and storm drainage improvements along the Grant Street frontage of those parcels known as APN 011-390-028, -029, -036 & -035. It is also anticipated that the City will call several deferred improvement agreements affecting neighboring parcels along Grant Street (APNs 011-390-015, -016 & -018), requiring that the roadway improvements, 5-foot pathway and storm drainage improvements be extended along the Grant

MAP 2

Aerial Map



APN Nos:

- 1) 011-390-015
- 2) 011-390-016
- 3) 011-390-028
- 4) 011-390-029
- 5) 011-390-036
- 6) **011-390-035**
- 7) 011-390-018

Garnett Creek Bridge

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question A

Scenic vistas of the surrounding mountains (Mt. St. Helena, the Palisades, Table Rock, etc.) to the north will not be affected as a result of the new residential parcels due to already existing obstructions and the location and orientation of the property in the valley floor. Riparian vegetation along Garnett Creek and the Napa River already limits views from the properties to the south and the new residences will not impair site visibility for neighboring properties to the north. As a result, less than significant impacts to scenic vistas are anticipated.

Question B

The project will have negligible visibility to traffic on the nearby State Routes 29 and 128, which are designated as scenic routes in the General Plan 2003 Update. The property is currently used as a vineyard. No historical structures are located on the property. The proposed parcels do not contain any scenic resources other than the existing vineyard. No significant stands of trees are proposed to be removed. As a result, no impacts to scenic resources are anticipated.

Question C

The site is currently farmed as a vineyard. The visual character of the site will be slightly altered by the development of residential units. However, the new structures will be limited to certain areas within the proposed parcels due to setbacks and septic systems. Future development will be required to meet Zoning Ordinance standards contained in Section 17.14 and 17.34 of the Calistoga Municipal Code, which provide development standards that will protect the desirability of the residential neighborhood. As a result, a less than significant impact to the visual character is anticipated.

Question D

Future homes within the project will have exterior lighting that could have an adverse impact on surrounding properties. Future development will be required to meet Zoning Ordinance standards contained in Section 17.14, 17.34 and 17.36 of the Calistoga Municipal Code, which provide development standards that will protect the desirability of the residential neighborhood. As a result, a less than significant impact to the visual character is anticipated.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Mitigation Measures:

Aesthetics-1: *Prior to building permit issuance or Improvement Plans, all lighting shall hooded, shielded and directed downward and shall be designed and equipped with motion detector switching and/or timers upon review and approval of the Planning and Building Department.*

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A

The site is currently being used as a vineyard and is shown as "Prime Farmland" in the General Plan; the source of this information was the California Department of Conservation, Farmland Mapping and Monitoring Program, 1998. "Prime Farmland" is defined as, "Land which has the best combination of physical and chemical characteristics for the production of crops." However, the site has been designated Rural Residential in the General Plan and is zoned for residential development with a minimum lot size of two acres since septic systems are proposed. The City of Calistoga does not define areas within the City for exclusive agricultural use. The Rural Residential Zoning Designation permits agricultural uses, and maintains large minimum lot sizes, designed to keep these areas predominantly agricultural. The proposed land division would not reduce the agricultural production on the property. It is possible that due to the large size of the proposed residential lots, agricultural uses will continue on a portion of the parcels after construction of residences.

Question B

The site has been designated Rural Residential in the General Plan and is within the "RR", Rural Residential Zoning District, which permits agricultural uses. The proposed lot sizes are generally around two acres in size allowing and maintaining agricultural opportunities. No change to the zoning is proposed as a result of this project and the properties are not currently in a Williamson Act contract. As such, impacts are considered less than significant.

Question C

Although the project would create 4 individual residential properties, the project would not eliminate existing farmland. In fact, the existing properties have not been intensely farmed for some time, thus, as a result of this project more vineyard production may potentially occur since the project is designed to readily encourage the cultivation of the existing vineyard.

Mitigation Measures: None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Questions A

The City of Calistoga is within the Bay Area Air Quality Management District (BAAQMD) jurisdiction. The closest monitoring stations are in Napa and Santa Rosa, which are approximately 24 and 13 miles away, respectively. Due to the more rural surroundings of Calistoga, these air pollutant levels in Napa and Santa Rosa are typically slightly higher than actual levels occurring in Calistoga. However, these air pollutant levels are taken to represent general conditions in the area since there is no monitoring in Calistoga itself. The maximum 1-hour ozone levels exceeded the State standard in Santa Rosa on one day or less and in Napa on 0 to 4 days annually. The 24-hour PM10 levels also exceed the state standard on 0 to 12 days annually in Santa Rosa and 6 to 15 days annually in Napa. The federal standards for 1 and 8-hour ozone levels were not exceeded during the 5 year period in Santa Rosa, but were exceeded on 0 to 1 day annually in Napa. The maximum levels for all other criteria air pollutants were below California and National Ambient Air Quality Standard thresholds. As stated above, Calistoga's air quality is expected to be superior to both Santa Rosa's and Napa's. The primary source of air pollution in Calistoga is traffic. However, monitoring at the busiest intersections in Calistoga indicate that concentrations are below state and national ambient air quality standards.

Wood burning from residential fireplaces, wood stoves and outdoor stoves/cooking centers is also a substantial source of particulate matter emissions in wintertime. Therefore, mitigation measures require the use of natural gas or Environmental Protection Agency certified fireplaces in order to reduce any potential emissions.

Construction activities such as grading, excavation and travel on unpaved surfaces can generate substantial amounts of dust, and can lead to elevated concentrations of pollutants. Fugitive dust control measures are required of all construction projects within BAAQMD's jurisdiction and are included herein as mitigation measures. Therefore, with mitigation, this project will not conflict with or obstruct any applicable air quality plans and air quality impacts are considered less than significant with mitigation measures incorporated.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Question B

Soils within the Napa County have a high potential for very fine particulate dust when subject to disturbance. District regulations also identify grading operations and road traffic as fugitive dust sources and recommend all construction activities associated with site preparation include the use of dust palliatives, frequent watering or other methods to reduce fugitive dust generation. Construction activities could contribute significant amounts of dust into the atmosphere. Required mitigations include dust palliatives during construction, paving of any driveways and issuance of an encroachment permit.

Question C

See response to comment A and B.

Question D

Construction activities would expose nearby and adjacent residential uses to criteria pollutant emissions associated with heavy equipment and earth moving activities. Because these land use receptors would only be exposed for a short duration of time and because emissions are not expected to exceed established standards, impacts are considered less than significant.

Question E

Construction of the proposed project is expected to generate some objectionable odor from the use of tar and asphalt in the preparation of the roadway, building envelopes and driveways. However, these odor impacts are considered less than significant in that such activities are short-term and temporary in nature. In addition, the proposed project would adhere to the requirements of the BAAQMD rules and regulations.

Mitigation Measures:

Mitigation Measures AQ-1: Prior to building permit or grading permit issuance, the applicant shall incorporate the following Best Management Practices into the construction and improvement plans and clearly indicate these provisions in the specifications upon review and approval of the Public Works and Planning and Building Departments. The construction contractor shall incorporate these measures into an Erosion and Sediment Control Plan to limit fugitive dust and exhaust emissions during construction.

- a) Exposed soils shall be watered periodically during construction, a minimum of twice daily. The frequency of watering shall be increased if wind speeds exceed 15 mph. Only on-site well water, purchased city water or reclaimed water shall be used for this purpose. Responsibility for watering shall include weekends and holidays when work is not in progress.*
- b) During excavation activities, haul trucks used to transport soil shall utilize tarps or other similar covering devices to reduce dust emissions.*
- c) Grading and construction equipment operated during construction activities shall be properly mufflered and maintained to minimize emissions. Equipment shall be turned off when not in use.*
- d) Construction sites involving earthwork shall provide for a gravel pad area consisting of an impermeable liner and drain rock at the construction entrance to clean mud and debris from construction vehicles prior to entering the public roadways. Street surfaces in the vicinity of the project shall be routinely swept and cleaned of mud and dust carried onto the street by construction vehicles.*
- e) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).*
- f) Post-construction revegetation, repaving or soil stabilization of exposed soils shall be completed in a*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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timely manner according to the approved Erosion and Sediment Control Plan and verified by City inspectors prior to acceptance of improvements or issuance of certificates of occupancy.

g) The Developer shall designate a person with authority to require increased watering to monitor the dust and erosion control program and provide name and phone number to the City of Calistoga prior to issuance of grading permits.

Mitigation Measures AQ-2: Prior to occupancy, wood burning fireplaces, wood stoves and outdoor stoves/cooking centers shall require the use of natural gas or Environmental Protection Agency certified fireplaces in order to reduce any potential emissions.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Question A, B, C and D

The Garnett Creek stream channel traverses along the eastern property line. The California Department of Fish and Game (DFG) has expressed that Garnett Creek is known habitat of state and federal endangered freshwater shrimp and other sensitive plant and wildlife specimens. However, since the project proposes a 50 foot stream setback from the top of bank and no alterations to the stream bank or channel are proposed, DFG has commented that the impacts to the endangered freshwater shrimp and other listed aquatic plant and wildlife species are not foreseeable since the developments will be located 50 feet of the top of bank.

Coast live (*Quercus agrifolia*) and Valley oaks (*Quercus lobata*) are considered sensitive by the California Department of Fish and Game and provide potential roosting habitat for various special-status bat species, which are known to occur in the project region. Various bat species including but not limited to pallid bat (*Antrozous pallidus*), Pacific western big-eared bat (*Corynorhinus townsendii townsendii*), and long-eared myotis bat (*Myotis evotis*) may roost in mature trees, snags, crevices, cavities, and foliage within this habitat and forage over project site grasslands. These bat species are California Species of Special Concern.

Therefore, prior to construction activities within 100 feet of trees potentially supporting special-status bats, a qualified bat biologist will survey for special-status bats. If no evidence of bats is present, no further mitigation is required. If evidence of bats is observed a no-disturbance buffer acceptable in size to the CDFG will be created around active bat roosts during the breeding season (March 15-August 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary.

Since the Garnett Creek corridor supports numerous large trees it provides potential nesting habitat for a variety of raptors and other birds. Birds and raptors are protected under the federal Migratory Bird Treaty Act (50 CFR 10.13). Their nest, eggs, and young are also protected under California Fish and Game Code (§3503, §3503.5, and §3800). In addition, raptors such as the white-tailed kite (*Elanus leucurus*) are “fully protected” under Fish and Game Code (§3511). Fully protected raptors cannot be taken or possessed (that is, kept in captivity) at any time. These raptor species include but are not limited to:

- Cooper’s hawk (*Accipiter cooperi*),
- sharp-shinned hawk (*Accipiter striatus*),
- white-tailed kite (*Elanus leucurus*),
- California horned lark (*Eremophila alpestris actia*),
- loggerhead shrike (*Lanius ludovicianus*)

If project construction is to occur from February 1 through August 31 a qualified biologist will conduct pre-construction surveys of all potential nesting habitats within 100 feet of project activities. If nesting birds are identified on the project site or within the surveyed area, a non-disturbance buffer (determined in coordination with the California Department of Fish and Game) should be established around the nest tree during the breeding season or until the young have fledged. If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied, no further mitigation measures are required. Raptor or other bird nests initiated during construction are presumed to be unaffected and no buffer is necessary. However, the “take” of any individuals is prohibited. As a result, this land division will not adversely affect any biological resources directly or indirectly provided tree protection and mitigation is incorporated.

No impacts to the riparian corridor of Napa River are foreseeable as a result of this project.

Question E

Frontage improvements along Grant Street will be developed as a result of this project, see Section XV of this Initial Study. These frontage improvements may have the potential to harm two protected trees, an 18” Walnut and a 14” Oak tree. These trees are protected pursuant to Chapter 19.01 of the Calistoga Municipal Code (CMC). The walnut tree will be removed due to its location within the proposed pathway. The proposed pathway will be located within the drip line of the oak tree near the Garnett Creek Bridge. As such, the removal of the walnut tree

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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and the construction work within the drip line of the oak tree will fall under tree protection procedures and specification requirements. As such, tree permit(s) and tree mitigation as described in the tree ordinance, including but not limited to, protection and replacement will be required. As such, impacts associated with trees preservation are considered less than significant provided tree protection and mitigation is incorporated.

Question F

Currently, there are no adopted Habitat Conservation or Natural Community Conservation Plans within the City of Calistoga. There are also no approved local, regional or state habitat conservation plans related to or affected by these properties.

Mitigation Measures:

Mitigation Bio 1: Prior to construction activities within 100 feet of trees potentially supporting special-status bats, a qualified bat biologist will survey for special-status bats. If no evidence of bats is present, no further mitigation is required. If evidence of bats is observed a no-disturbance buffer acceptable in size to the CDFG will be created around active bat roosts during the breeding season (March 15-August 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary.

Mitigation Bio 2: If project construction is to occur from February 1 through August 31 a qualified biologist shall conduct pre-construction surveys of all potential nesting habitats within 100 feet of project activities. If nesting birds are identified on the project site or within the surveyed area, a non-disturbance buffer (determined in coordination with the California Department of Fish and Game) shall be established around the nest tree during the breeding season or until the young have fledged. If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied, no further mitigation measures are required. Raptor or other bird nests initiated during construction are presumed to be unaffected and no buffer is necessary. However, the "take" of any individuals is prohibited.

Mitigation Bio 3: Prior to Improvement Plan issuance, a Tree Removal and Replacement Plan consistent shall be reviewed and approved by the Public Works Department in conjunction with the Planning and Building Department. All requirements and restrictions contained in Chapter 19.01 of the Calistoga Municipal Code (CMC) shall be complied with, which shall incorporate replacement trees for those trees slated for removal and shall include any recommendations of the Project Arborist into the project.

V. CULTURAL RESOURCES – Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Question A

No historical resources were recorded within the project area itself, though two historical resources were identified and recorded within a ¼ mile radius. The first consists of an historic cut stone bridge (P-28-001303) and the second included an historic property that has not been given a California State Trinomial or other official state designation. The first resource deemed eligible for listing on the NRHP was the historic Garnett Creek Bridge (P-28-001303), an earth-filled closed spandrel masonry arch built in 1904 that has remained essentially unaltered. It is listed as eligible for its rarity and its overall integrity. The second resource, known as the “Turner Ranch” or “Kleffner House”, consists of a late 19th century Greek Revival residence that was once a part of a larger 170 acre ranch. Built in 1881 by John McPherson, it was successively owned by John McFarling, the Turner family, and finally by the Kleffner family. It features two stories constructed of redwood shiplap siding with a porch that once extended the length of the front of the house and around one side. According to the Historic Properties Directory for Napa County, “Turner Ranch” or the “Kleffner House” appears to be eligible for listing in the National Register of Historic Places. These resources will not be affected as a result of this project.

Question B

Tom Origer & Associates conducted a cultural resources survey of the project site and surrounding properties under similar ownership (Arroyo). The study area consisted of approximately 35 acres of land.

This study included archival research at the Northwest Information Center, Sonoma State University (NWIC File No. 07-1395), examination of the library and files of Tom Origer & Associates, field inspection of the project location, and backhoe investigation of the reported archaeological site location. Backhoe work found that peripheral portions of the reported site, CA-NAP-359, appears to be intact in the area surrounding the extant reservoir on the adjacent property. In addition, field survey found several widely scattered prehistoric archaeological specimens; however, these were too dispersed to meet criteria for recording as archaeological sites. They were interpreted to represent background scatter, which is the debris that surrounds habitation areas. Documentation pertaining to the study is on file at the offices of Tom Origer & Associates (File No. 08-032S).

Archeological site CA-NAP-359 is present within the study area, however, the archaeological site is outside of the project area. Since no foreseeable impacts to the archaeological site are anticipated no mitigation is appropriate at this time. Although, if future planning calls for modification of the reservoir or development within the archaeological site area, a controlled investigation of the site should be completed by a qualified archaeologist prior to development.

Question C

The site does not contain any known geological features or fossils. Therefore, it is unlikely that the project, directly or indirectly, will destroy any unique paleontological resource or unique geologic features.

Question D

It is highly unlikely that human remains will be discovered. However, If human remains are encountered during construction, work in that area must halt and the Napa County Coroner must be notified immediately. If the remains are determined to be Native American, then the Native American Heritage Commission (NAHC) is to be notified within 24 hours as required by Public Resources Code 5097. The NAHC will notify the designated Most Likely Descendant who will provide recommendations for the treatment of the remains within 24 hours.

Mitigation Measures:

Mitigation CR.1: Prior to the initiation of construction or ground-disturbing activities, all construction personnel should be alerted to the possibility of buried cultural remains (i.e., prehistoric and/or historic resources).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Personnel should be instructed that upon discovery of buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be contacted immediately.

Mitigation CR.2: If archaeological, historical, paleontological resources or other human remains are encountered, all construction activity in the affected area shall cease and no materials shall be removed until a qualified professional surveys the site and mitigation measures can be proposed by the qualified professional to the satisfaction of the Planning Division for approval and subsequent implementation by the permit holder.

VI. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Question A

i) Alquist-Priolo Earthquake Fault Zoning Map:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The site is not within an Earthquake Fault Zone (formerly termed Special Studies Zone) and active faults are not known to project through the site. Since ground surface ruptures on faults in the region have been generally observed to closely follow the trace of pre-existing active faults such as Rodgers Creek, the risk to the site from future surface fault rupture is considered to be low.

ii) Ground Shaking:

Earthquake shaking results from the sudden release of seismic energy during displacement along a fault. During an earthquake, the intensity of ground shaking at a particular location will depend on a number of factors including the earthquake magnitude, the distance to the zone of energy release, and the local geologic conditions. Local building and grading codes address these local seismic conditions. As such, impacts are considered less than significant and structures will need to be designed according to these codes.

iii) Liquefaction and Lateral Spreading:

Liquefaction results in a loss of shear strength and potential volume reduction in saturated granular soils below the ground-water level from earthquake shaking. The occurrence of this phenomenon is dependent on many factors, including the intensity and duration of ground shaking, soil density and particle size distribution, and position of the groundwater table. While a detailed analysis of liquefaction potential or groundwater level location was not evaluated, observations by a geologist will likely determine that the project could be supported, provided that each residential house pad is over-excavated and then reconditioned with appropriately compacted backfill.

Landslides:

The proposed subdivision is essentially level and landslide debris zones were not identified. The nearest steep, upland areas lay east of Silverado Trail, well away from the site. Therefore, it is our opinion that landslides do not pose a risk to the site.

Question B

Site runoff will be conveyed over slightly sloped vegetated lands and developed bio-swales to appropriate drainage inlets where it will be carried to Garnett Creek. Due to the lack of steep slopes and the presence of natural filtration impacts caused by erosion and sedimentation are considered less than significant.

Question C and D

Future development should be designed with mitigations to foundation designs to minimize damage from shrinking and swelling of clays.

Question E

Section 16.16.130 of the Calistoga Municipal Code requires all new subdivisions to connect to the City's sanitary sewer system, except for single-family residential subdivisions on property designated in the General Plan as Rural Residential, which may be granted an exception. Such subdivisions may utilize a septic disposal system, provided that the minimum parcel size is two acres and the overall density is not greater than one dwelling unit per two acres. The four lots of this subdivision range from 2.1 to 2.5 acres, which exceed the City's minimum of two acres and provides adequate room for private sewer systems for each lot. The adjacent lots on Grant Street and Greenwood Avenue are also large and have private septic systems. As a result, impacts are considered less than significant with incorporation of mitigation measures.

The nearest sewer is across Garnett Creek within the Grant Street public right of way near the Garnett Creek Court Subdivision. This is over 220 feet away. If a public sewer line were required, it would need to be extended through the heavy vegetation and wildlife habitat of Garnett Creek, which could result in unavoidable environmental impacts.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Pursuant to the Municipal Code procedures, the property owner petitioned for an exception, which was considered by the City Council at their meeting of January 20, 2008. At that time, the Council continued the item to an uncertain date to allow completion of the environmental review of the proposed subdivision and the private septic system. The Municipal Code requires the following criteria to be considered by the Council in junction with a sewer hook up exception: the proximity of the existing public sewer mains to the subject property; the ability to provide a public sewer main to the site; the likelihood of adjoining properties to develop and the need for the extension of public sewer facilities to accommodate such development; the potential environmental effects resulting from the installation of public facilities given the physical conditions and improvements present at the property (such as slope, soil conditions, tree cover, existing features and structures, etc.); the ability to provide public service to the frontage of the adjoining properties and the adequacy of the proposed private system to satisfy the requirements of the Napa County Environmental Health Department. A permit for the installation of the on-site sewage disposal system to serve each parcel must be secured from the Napa County Department of Environmental Management. At that time, appropriate soils testing will be required. If the County does not approve the required permits for the private septic system, the property owner(s) will be required to connect to the City sewer system.

Mitigation Measures:

Geo 1: Prior to the approval of the improvement plans and/or final map, a final design-level geotechnical report, shall be prepared and submitted to the City for review and approval. The recommendations of the final geotechnical report shall be incorporated into the project design prior to issuance of improvement plans or grading permits for review and approval of the Public Works and/or Planning and Building Departments.

Geo 2: A permit for the installation of the sewage disposal system to serve each parcel must be secured from the Department of Environmental Management prior to issuance of a building permit for any structure that generates wastewater to be disposed of on site by such a system. To secure this permit, the applicant will be required to perform the required soils testing in the primary and reserve areas. If, based on the results of such testing, an alternative sewage disposal system is required, plans for such must be prepared by a licensed civil engineer or registered environmental health specialist and submitted to the Department of Environmental Management for review and approval prior to issuance of a building permit. If an alternative sewage disposal system is not required, the developer will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area, and the proposed trench detail.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS

MATERIALS Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A

It is not anticipated that this development will entail the transport, storage and use of hazardous materials. Therefore, the development and operation of this project is not anticipated to result in a significant hazard to the public or the environment and will not expose people or structures to undue safety hazards.

Question B

This residential project will not expose people to significant health hazards or hazardous materials.

Question C

The proposed project site is located within one-quarter of a mile from an existing or proposed school, however, this residential project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that would harm or endanger the public.

Question D

The project properties are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Question E

The project is not located within an airport land use plan or where such a plan has been adopted.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Question F

The project site is not located near or within a private airport or private use airport, and would not result in safety hazards to people residing or working in the project area. No new health hazards would be created.

Question G

The project would comply with applicable emergency response and evacuation plans of the City of Calistoga. The project would have direct access for emergency vehicles and would not interfere with emergency vehicle access.

Question H

This site is not within an area considered to be susceptible to wildland fires.

Mitigation Measures: None

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A

Section 303 of the federal Clean Water Act requires states to develop water quality standards to protect the beneficial uses of receiving waters. In accordance with California's Porter/Cologne Act, the Regional Water Quality Control Boards (RWQCBs) of the State Water Resources Control Board (SWRCB) are required to develop water quality objectives that ensure their region meets the requirements of Section 303 of the Clean Water Act.

Calistoga is within the jurisdiction of the San Francisco Bay RWQCB. The San Francisco Bay RWQCB adopted water quality objectives in its Stormwater Quality Management Plan (SQMP). This SQMP is designed to ensure stormwater achieves compliance with receiving water limitations. Thus, stormwater generated by a development that complies with the SQMP does not exceed the limitations of receiving waters, and thus does not exceed water quality standards.

Compliance with the SQMP is ensured by Section 402 of the Clean Water Act, which is known as the National Pollution Discharge Elimination System (NPDES). Under this section, municipalities are required to obtain permits for the water pollution generated by stormwater in their jurisdiction. The City of Calistoga has adopted a Stormwater Runoff Pollution Control ordinance to ensure new developments comply with SQMP. This ordinance requires the submittal of a plan to the City that demonstrating how the project will comply with the City's Stormwater Runoff Pollution Control ordinance.

The proposed use is not a point source generator of water pollutants with the exception of those related to landscaping, and thus, no quantifiable water quality standards apply to the project. As a suburban development, the proposed project would add typical, urban, nonpoint-source pollutants to storm water runoff. These pollutants are permitted upon implementation of the appropriate mitigation measures, and would not exceed any receiving water limitations. Therefore, the proposed project would not violate any water quality standards or waste discharge requirements, and would have no related significant impacts.

Question B

The project will be required to connect to public water system. No impacts to groundwater supply are anticipated.

Question C

Storm water runoff will be conveyed from Grant Street over slightly sloped vegetated swales through drainage

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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inlets to developed bio-swales where it will be allowed to percolate. Due to the lack of steep slopes and the presence of natural filtration impacts caused by erosion and sedimentation are considered less than significant.

Question D and E

Natural water flows occurring in both Garnett Creek and the nearby Napa River will not be disturbed.

Question E

Currently, surface run-off flows to Garnett Creek via naturally occurring depressions and insignificant drainage courses, which overtime has the potential to create scouring and erosion of the stream bed. As a result of this project storm water will be redirected via a design storm drainage system comprised of hard pipes and grass lined swales where it will be allowed to percolate into the ground water. As a result, this project is anticipated to create a less than significant impact provided mitigation is incorporated.

Question F

The proposed development will not be a point-source generator of water pollutants with the exception of those associated with landscaping. The only long-term water pollutants expected to be generated onsite are typical urban stormwater pollutants.

Question G

No portions of the site are within a 100-year floodplain identified by the Federal Emergency Management Agency (FEMA). As shown on FEMA map Community Number 060206 0005 B, the entire site is in Zone C, for which no floodplain management regulations are required.

Question H

No portions of the site are within a 100-year floodplain identified by the Federal Emergency Management Agency (FEMA). As shown on FEMA map Community Number 060206 0005 B, the entire site is in Zone C, for which no floodplain management regulations are required.

Question I

According to Figure SAF-4 of the General Plan, a minute portion of the site is identified as being within the Kimball Dam inundation area. No development is proposed to occur in this location as it is within the required riparian setback.

Question J

The City of Calistoga is not located near enough to any inland bodies of water or the Pacific Ocean to be inundated by either a seiche or tsunami. For mudflow see responses to Geology and Soils regarding seismic hazards such as liquifaction and landslides.

Mitigation Measures:

Mitigation WQ.1: Prior to Final Map approval or grading permit issuance, the Public Works, Planning and Building Departments shall have reviewed and approved all drainage improvements. Said improvement plans shall be designed by a civil engineer and in accordance with the Napa County Design Criteria and any applicable adopted City standards. The capacity and condition of existing and proposed drainage facilities downstream of the development shall be analyzed and off-site drainage improvements shall be constructed as necessary. Site grading and drainage improvements shall be shown on the improvement plans.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Mitigation WQ.2: Prior to grading and/or building permit issuance, the applicant shall submit finalized engineered drainage plans and design calculations for the City Engineer's review and approval.

Mitigation WQ.3: All drainage inlets shall be permanently marked "No Dumping-Flows to River".

Mitigation WQ.4: Prior to building or grading permit issuance, verification shall be provided indicating that a permit has been obtained or a Notice of Intent (NOI) has been filed with the California Regional Water Quality Control Board for a General Permit to Discharge Storm Water Associated with Construction Activity subject to the review and approval of the Planning and Building Department.

Mitigation WQ.5: No discharge of hazardous materials shall be allowed in ground or surface waters or on the land. All hazardous materials shall be stored and managed.

IX. LAND USE AND PLANNING -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Question A

This rural residential subdivision is compatible with the existing development in the vicinity and will not divide an established community.

Question B

The land division is consistent with the City of Calistoga's 2003 General Plan Update and Zoning Ordinance. The General Plan classifies the properties as within the Rural Residential Land Use Designation and the properties are within the respective "RR", Rural Residential Zoning District. As identified in the Land Use Element of the General Plan, uses allowed under the Rural Residential land use designation generally include crop production, vineyards, light agricultural structures, and single-family residences and residential second units. Maximum residential densities permitted in this area may be allowed up to one unit per acre.

The RR Zoning District allows single-family dwellings, second Dwelling units; light agricultural uses - farms on a commercial scale devoted to growing of field, tree, berry or bush crops, and vegetable or flower gardens. The Calistoga Municipal Code establishes a minimum lot size of 40,000 square feet if either City water and wastewater services are provided, in addition to a minimum lot width requirement of 100 feet and minimum lot depth of 200 feet. The project is design to meet the General Plan policies and Zoning District standards and, therefore, will not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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avoiding or mitigating an environmental effect.

Question C

There is no City habitat, or community conservation, plans that apply to this site, therefore no adverse environmental impacts are anticipated.

Mitigation Measures: None Required

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Questions A and B

The General Plan does not delineate any important mineral resources locally other than mineral water and volcanic ash, which will not be affected by this residential development. Mineral resources such as sand and gravel that may be associated with construction of this project are expected to be imported from locations in and beyond the Napa Valley. These resources are in plentiful supply in both the Napa Valley and the Bay Area Region and there is no indication that such resources are nearing a depletion point. No adverse impacts to mineral resources would result from the proposed project.

Mitigation Measures: None Required

XI. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A

Noise impacts are expected during construction activities, and are considered less than significant during operational activities. The proposed project involves the use of noise-generating construction equipment such as backhoes, front loaders/dozer, sawcutters, small cranes, and equipment maintenance trucks. Noise levels from construction activities would temporarily increase noise levels above existing levels and would adversely affect nearby residences located approximately within 100 feet of the project. It can be reasonably expected that noise levels from construction activities would be between 80 - 83 dBA. Hence, although temporary, there would be a noise impact unless mitigation measures are implemented.

Question B

Residences are located in the vicinity of the project site. The proposed project involves ground disturbing activities such as trenching, excavation and grading. The heavy loading of earthmoving machines may generate some groundborne vibration and groundborne noise. The nearest sensitive noise receptor is approximately 100 feet to the limit of construction. Noise and vibration levels tend to dissipate with increase distance from the noise source. Noise levels decrease 3dBA for every doubling of distance. Because of the close proximity of the noise sensitive receptors to the noise source, impacts would be considered significant unless mitigation measures are implemented.

Question C

The 2003 General Plan Update indicates that projected noise levels from residential projects such as this would not exceed established noise levels standards for that land use type. Hence, this impact is considered less than significant.

Question D

Construction activities associated with the proposed project would result in substantial temporary or periodic increases in ambient noise levels. Hence, although temporary, there would be a noise impact unless mitigation measures are implemented.

Question E

The proposed project is not located within an airport land use plan. No impacts are identified.

Question F

There are no private airstrips in the City of Calistoga. The project would not expose people to excessive noise levels. No impacts are identified.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Mitigation Measures:

Mitigation Measure N-1: The applicant shall develop a construction management plan to reduce traffic congestion during project construction, including staging areas on the project site and truck movements delivering and/or exporting fill material. Approval of the plan shall be required from the City prior to issuance of any grading permit.

Mitigation Measure N-2: Construction travel shall be managed to minimize noise levels consistent with the City's Construction Ordinance.

Mitigation Measure N-3: Construction activities shall be limited to the hours of 7 AM and 7 PM Monday through Saturday consistent with the City's construction ordinance.

Mitigation Measure N-4: Construction restriction shall be posted on-site for the duration of construction.

XII. POPULATION AND HOUSING -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Question A

This proposal will not induce substantial population growth in excess of that anticipated in the General Plan. The General Plan policies establish a residential growth rate of 1.35 percent annually. The City's Growth Management Ordinance establishes the regulatory guidelines for achieve these General Plan policies. The applicant has received a Growth Management Allocation as part of the approval of the proposed Parcel Map. As a result, the population increase generated from this project will be accredited.

Furthermore, the pattern and amount of growth projected by the City's General Plan is designed to integrate with the existing built environment without disruption to the established community. Implementation of the proposed project will not induce growth because it will not increase the demand upon infrastructure in the City of Calistoga.

Questions B and C

The project is creating 4 new residential units. Impacts are considered less than significant and no adverse impacts related to Population and Housing would result from the proposed project.

Mitigation Measure: None

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A

The proposed project is not expected to result in the need for additional public services and would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or cause significant environmental impacts resulting from construction of such facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks or other public facilities.

The proposed project would not result in adverse impacts to public services.

Mitigation Measures: None Required

XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Questions A and B

It is not anticipated that the creation of four residential large lots will generate increased usage of neighborhood and regional parks. Although, the City imposes a development impact fee to cover recreational impacts ("Quality of Life"), which will be paid to offset any slight increase in recreational needs resulting from the assumed population increase. As a result, no adverse impacts related to recreation would result from the proposed project.

Mitigation Measures: None Required

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC --

Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A and B

Because the 4-unit project is expected to generate such low traffic volumes, with fewer than 10 new trips added to any specific approach or movement during peak hours, it is reasonable to anticipate that the project's impacts on the circulation system will be less than significant.

Although there are not any foreseeable traffic impacts associated with this 4-lot land division, the project will be required to conform to the Calistoga Municipal Code (CMC). Section 12.04.130(c) of the Calistoga Municipal

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Code (CMC) sets forth design criteria to be applied to frontage improvements for future development along Grant Street.

- “C. Grant Street Section. The ultimate street width for Grant Street shall consist of the following four sections:*
- 1. Stevenson Avenue to Lake Street right-of-way width and improvements shall not be modified with exception of the old warehouse property.*
 - 2. Lake Street to North Oak Street shall contain a 32-foot paved roadway with an eight-foot parking lane on the north side, concrete curb and gutter, an attached five-foot sidewalk located on the south side and designated as a Class III bike route.*
 - 3. North Oak Street to Mora Avenue shall contain a 30-foot paved roadway with a five-foot-wide Class II bike lane on the south side, concrete curb and gutter, and an attached and/or meandering concrete or asphalt five-foot sidewalk on the north side.*
 - 4. Mora Avenue to Myrtdale Road at the City limits shall contain a 24-foot paved roadway, five-foot natural parkway and a five-foot asphalt pathway on the south side, and designated as a Class III bike route.”*

Since the property is located on the southerly side of Grant Street, between Mora Avenue and Myrtdale Road, the property owner will be required to improve that portion of the property fronting along Grant Street to its full geometric roadway configuration as required pursuant to Section 12.04.130(c). In addition, it is also anticipated that the City will call several deferred improvement agreements affecting neighboring parcels along Grant Street (APNs 011-390-015, -016, -018, -028, -029 & -036), requiring that the required improvements be extended along the Grant Street frontage west to the intersection of Greenwood and east approximately 433 feet of the Garnett Creek Bridge.

Question C

The project does not include any changes to air traffic patterns; therefore, no impacts are anticipated.

Question D and E

Site Access and Circulation has been analyzed by the City Engineer and has been found to meet applicable design standards for sight distance and approaches. However, due to the overall length of the private roadway an emergency vehicle access (EVA) will provide emergency vehicle access to Grant Street. As a result, impacts are considered less than significant.

Question F

Each residential unit will provide parking as required pursuant to the Calistoga Municipal Code. No impact to parking capacity is anticipated.

Question G

The location of the site is such that the development proposal in no way impacts the City or County’s plans for public transportation.

Mitigation Measures: None Required

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
-- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A,

On-site septic systems are proposed for the future residential development on the proposed lots (See previous comments under VI.e.). If an exemption from connection to the public sewer is granted by the City Council, there will not be any impact to the City's wastewater treatment facility. A permit for the installation of the on-site sewage disposal system to serve each parcel must be secured from the Napa County Department of Environmental Management prior to issuance of building permits. If the County does not approve the required permits for the private septic system, the property owner(s) will be required to connect to the City sewer system. In that case, the addition of four single-family homes would not exceed the RWQCB's wastewater treatment requirements.

Questions B, D & E

New homes on the parcels will not require the construction of new water or wastewater treatment facilities or the expansion of existing facilities that would cause significant environmental effects. As homes the first home is constructed, a public water main and individual private service laterals will be extended by the developer(s) to each lot within an easement in the private access road. The on site septic systems will also be installed as each lot is developed.

The project's demand would not trigger the need for new water and wastewater treatment facilities. Infrastructure would be extended to the site from existing lines. Extensions would occur within previously disturbed areas and

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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would not result in any new environmental effects. There is current supply and capacity in the systems to handle the resulting properties and uses, which would be permitted under pursuant to the Municipal Code. Therefore, impacts to water and wastewater facilities would be considered less than significant.

Question C

The project has been designed to convey surface run-off over, along and through a storm drainage system, which will convey storm water from the Grant Street public right of way onto the property. Storm water will be carried from the public right of way to the private road overland via storm piping under the proposed 5-foot asphalt pathway where it will day light. This storm drainage system and facilities will be designed and will be improved and sized to accommodate the increased rate and amount of surface runoff. As a result and with mitigation, impacts are considered less than significant.

Question F

The proposed project would not significantly impact local or regional landfills. The proposed project would not involve the substantial generation of solid waste.

Question G

The proposed project would comply with all federal, state, and local statutes and regulations related to solid waste therefore, no impact would result from the proposed project.

Mitigation Measures:

Mitigation Utilities 1: Prior to Final Map approval or grading permit issuance, the Public Works, Planning and Building Departments shall have reviewed and approved all drainage improvements. Said improvement plans shall be designed by a Civil Engineer and in accordance with the Napa County Design Criteria and any applicable adopted City standards. The capacity and condition of existing drainage facilities downstream of the development shall be analyzed and off-site drainage improvements shall be constructed as necessary. Site grading and drainage improvements shall be shown on the improvement plans.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Questions A and B

The proposed project is consistent with the General Plan, and would not significantly degrade the quality of the environment. With incorporation of identified mitigation measures, the loss of foraging habitat for any potentially present special status species will be mitigated to a less than significant level. Impacts to other fish, wildlife, or plant species including special status species, or prehistoric or historic cultural resources are not anticipated. Further, project implementation includes compliance with appropriate procedures for avoiding or preserving artifacts or human remains if they are discovered during project excavation.

Question B and C

Generally the project will contribute to cumulative impacts resulting from the build out of the General Plan. Cumulative impacts resulting from projects that are consistent with the General Plan were considered as part of the environmental analysis conducted for the General Plan. These impacts are mitigated by various standard conditions of approval, which are in effect based on General Plan policies. This proposed project is consistent with the General Plan. Therefore associated cumulative impacts fall within the range of impacts addressed by the General Plan and will be reduced to a less than significant level by adhering to basic regulatory requirements and/or conditions of approval incorporated into the project design, which are required by General Plan Policy.

The proposed project may temporarily impact the area by construction-related air quality and noise impacts. By implementing basic regulatory requirements, and project conditions of approval, adverse air quality and noise impacts would be less than significant. The proposed project would not have any direct or indirect adverse impacts on humans because construction effects would be temporary and have been reduced or eliminated by environmental control measures incorporated into the project design. Therefore, the proposed project would not have any direct or indirect adverse impacts on humans.

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation

measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Erik V. Lundquist, Associate Planner, City of Calistoga

5/18/09
Date



Vincent Arroyo, Property Owner

5/16/2009
Date



Marjorie Arroyo, Property Owner

5.16.09
Date