

CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2010-06

A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION BASED ON THE INITIAL STUDY PREPARED FOR THE PALMER HOUSE RESTORATION AND ADDITION PROJECT LOCATED AT 1300 CEDAR STREET (APN 011-223-002) WITHIN THE DOWNTOWN COMMERCIAL - DESIGN DISTRICT.

1 **WHEREAS**, Robert Fiddaman and Susan Hoffman are proposing
2 restoration/renovations to an existing structure currently listed on the National
3 Register; including, but not limited to, new perimeter foundation, re-roof, porch
4 repairs and a 72 square foot addition, all on the property located at 1300 Cedar
5 Street within the "DC-DD", Downtown Commercial - Design District (APN 011-
6 223-002);
7

8 **WHEREAS**, the Planning Commission has reviewed and considered the
9 Initial Study prepared for the project at its regular meeting on April 28, 2010, and
10 prior to taking action on the application, the Commission received written and
11 oral reports by the Staff, and received public testimony;
12

13 **WHEREAS**, in accordance with the California Environmental Quality Act
14 (CEQA), the City of Calistoga, Planning and Building Department prepared an
15 Initial Study/CEQA Checklist, which identified potentially significant impacts to air
16 quality, biological resources, cultural resources and noise;
17

18 **WHEREAS**, this project, as mitigated, will not result in any significant
19 adverse environmental impacts; and
20

21 **WHEREAS**, that on the basis of the Initial Study prepared for the Palmer
22 House restoration and addition project, as requested by the property owners, will
23 not have a significant effect on the environment and, therefore, a mitigated
24 negative declaration is adopted based on the following findings.
25

- 26 1. An Initial Study was prepared pursuant to the California Environmental
27 Quality Act and has been considered as a result of this project and
28 although the project could have a significant effect on the environment,
29 there will not be a significant effect in this case because mitigation
30 measures to reduce all impacts to a level of insignificance or to avoid such
31 impacts have been identified and agreed to by the applicant. A Mitigated
32 Negative Declaration should therefore be prepared with the mitigation
33 measures as adopted as Conditions of Approval.
34
- 35 2. As mitigated this project will not result in any significant adverse
36 environmental impacts. There is no evidence that this project will result in
37 any adverse impacts to fish and wildlife habitat.

38
39 **NOW, THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning
40 Commission that based on the above Findings, the Planning Commission adopts
41 a Mitigated Negative Declaration, subject to the following Mitigation Measures.
42

43 Aesthetics:

44
45 *Mitigation Measures AQ-1: Prior to building permit or grading permit issuance,*
46 *the Applicant shall prepare and submit an Erosion and Sedimentation Control*
47 *Plan that incorporates the following Best Management Practices with notes,*
48 *details and or/ specifications subject to the review and approval of the Public*
49 *Works and Planning and Building Directors.*

- 50
- 51 a) *Exposed soils shall be watered periodically during construction, a minimum*
52 *of twice daily. The frequency of watering shall be increased if wind speeds*
53 *exceed 15 mph. Only on-site well water, purchased city potable water (if*
54 *available and subject to the review and approval of the Director of Public*
55 *Works) or reclaimed water shall be used for this purpose. Responsibility for*
56 *watering shall include weekends and holidays when work is not in progress.*
- 57
- 58 b) *During excavation activities, haul trucks used to transport soil shall utilize*
59 *tarps or other similar covering devices to reduce dust emissions.*
- 60
- 61 c) *Grading and construction equipment operated during construction activities*
62 *shall be properly mufflered and maintained to minimize emissions. Equipment*
63 *shall be turned off when not in use.*
- 64
- 65 d) *Construction sites involving earthwork shall provide for a gravel pad area*
66 *consisting of an impermeable liner and drain rock at the construction entrance*
67 *to clean mud and debris from construction vehicles prior to entering the public*
68 *roadways. Street surfaces in the vicinity of the project shall be routinely swept*
69 *and cleaned of mud and dust carried onto the street by construction vehicles.*
- 70
- 71 e) *Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed*
72 *stockpiles (dirt, sand, etc.).*
- 73
- 74 f) *Post-construction revegetation, repaving or soil stabilization of exposed soils*
75 *shall be completed in a timely manner according to the approved Erosion and*
76 *Sediment Control Plan and verified by City inspectors prior to acceptance of*
77 *improvements or issuance of certificates of occupancy.*
- 78
- 79 g) *The Developer shall designate a person with authority to require increased*
80 *watering to monitor the dust and erosion control program and provide name*
81 *and phone number to the City of Calistoga prior to issuance of grading*
82 *permits.*

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Biological Resources

Mitigation Bio 1: Prior to building permit issuance, a Tree Protection Plan consistent with Chapter 19.01 shall be reviewed and approved by the Public Works 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.

Cultural Resources

Mitigation CR.1: 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 Applicant.

Noise

Mitigation Measure N-2: Construction activities shall be limited to the hours of 7 AM and 7 PM Monday through Saturday, unless otherwise authorized by the Planning and Building Department.

PASSED, APPROVED, AND ADOPTED on April 28, 2010, by the following vote of the Calistoga Planning Commission:

- AYES: Kite, Coates, and Moye
- NOES: None
- ABSENT: Manfredi and Creager
- ABSTAIN: None



Nicholas Kite, Acting Chairman

ATTEST: _____
Kathleen Guill
Secretary to the Planning Commission



City of Calistoga

Planning & Building Department

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

INITIAL STUDY

Prepared for the

Palmer House Renovation Project

Robert Fiddaman and Susan Hoffman

1300 Cedar Street

(APN 011-223-002)

CITY OF CALISTOGA, CALIFORNIA

Lead Agency:

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



March 15, 2010

California Environmental Quality Act
INITIAL STUDY
Environmental Checklist Form

1. **Project title:** Palmer House Renovation Project; Design Review (DR 2010-01)
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:** 1300 Cedar Street
APN: 011-223-002
5. **Project sponsor's name and address:** Robert Fiddaman and Susan Hoffman
1300 Cedar Street
Calistoga, CA 94515
6. **General Plan Designation:** Downtown Commercial **Zoning District:** “DC-DD”, Downtown Commercial - Design District
8. **Description of project:** A complete *Project Description* is provided commencing on Page 2. Pursuant to Chapter 17.06 CMC Design Review is required as a result of the proposed alterations to a federally listed historical resource.
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 (Tree Permit and Encroachment Permit)
 2. City of Calistoga Fire Department (Fire Suppression Equipment)
 3. City of Calistoga Building Division (Building Permit)
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:

1. Calistoga, General Plan, adopted October 21, 2003
2. Calistoga Zoning Ordinance
3. Site visit by Associate Planner, Erik V. Lundquist
4. Planning and Building Department Application, Plan Sets January 26, 2010 and supplemental development information, see attachments.

12. Attachments:

1. Napa County Landmarks letter dated February 3, 2010

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

- | | | |
|--|---|---|
| <input 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 type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input 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 type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

Project Description - (Variance and Design Review)

1. General Overview

The Palmer house (also known in recent years as “The Elms” when it operated as a 7 unit bed & breakfast inn) has long been considered one of the finest examples of Victorian architecture in Napa County. As one of the few remaining examples in the area of French Second Empire design (and one of only two in Calistoga), it was recognized in 1979 as having local significance, and was placed on the National Register of historic buildings. The house also has local significance since it was built in 1871 by Judge A. C. Palmer, a former leading citizen of Calistoga.

Judge Palmer was the first Justice of the Peace in the upper Napa Valley, and owned a lumber yard, stables, and an insurance business in Calistoga. He is mentioned frequently in newspaper accounts from the late 1800’s, and is known to have conducted business with Sam Brannan. It is also believed he knew Robert Louis Stevenson, and that it is likely Stevenson dined at the Palmer house on occasion.

Mr. Fiddaman and Ms. Hoffman purchased the Palmer house in mid-2009 with the idea of preserving this important building for future generations to enjoy. They consider themselves caretakers of an important piece of Calistoga history. As such, it is their intent to restore/renovate the Palmer house to its former status as a high quality residence. Although the house is in relatively good condition for its age, it has been neglected for the past several years and needs extensive repairs and maintenance.

In pursuing the preservation of Palmer house, they have been guided by the advice of Juliana Inman, AIA, who has an extensive background in the preservation of historical buildings and is President of Napa County Landmarks. In addition, they have consulted other local experts, read

extensively about preservation techniques, and have researched historical archives to learn as much about the Palmer house's history as possible.

Mr. Fiddaman and Ms. Hoffman have obtained sketches and photographs of the house from earlier times that provide information about its original appearance and various changes that have been made over the years. Sanborn maps have also provided a clue about additions that were made around the turn of the century. Several additions have been made in the last 139 years, including the bay windows in the living/dining rooms, a bay window extension in the kitchen, and a second story addition at the rear, most of which were completed prior to 1910. A more recent one-story addition at the rear was completed in 1995.

From an appearance standpoint, evidence suggests that the house originally had shutters on the front elevation, and had wrought iron "cresting" at the roof. We believe the house has always been white, with dark trim at the windows and doors. In general, the appearance today very closely resembles what the house probably looked like in the early 1900's.

Preservation efforts will be guided by the Secretary of interior's standards for historical buildings. While some nominal changes (almost all to the interior) will be made to the house to accomplish usability in today's living context, these changes will only be to the rear part of the exterior of the building and affect only previous updates that have occurred in the last fifteen years. It is the overall intent to preserve the house (and its earliest "turn of the century" additions) in its original form to the greatest extent possible.

The following is a preliminary list of improvements proposed, subject to costs and funding availability.

2. Proposed Improvements

A. General Improvements

- Restoring the house to its original use as a single family residence from a commercial use as a bed & breakfast inn

B. Exterior Improvements

- New perimeter foundation to improve earthquake resistance
- New roofing (likely to be phased)
- Repair front porch roof and railing
- Improved roof-mounted HVAC installation
- Exterior trim repairs
- Restore shutters previously removed from front elevation
- Repaint exterior (colors per samples submitted)
- Add solar panels to flat roof, subject to feasibility (not visible) & cost
- Underground electric service, subject to cost
- Replace original roof "cresting," subject to feasibility and cost
- Add exterior deck at rear (near garage)
- Small addition at rear (approximately 72 SF of new space)
- New fencing adjacent to Pioneer Park
- New fencing at front, subject to cost
- New driveway, subject to cost
- Landscaping improvements
- Extensive elm tree pruning, cabling, and disease control

C. Interior Improvements

- Update electrical as needed
- Update plumbing as needed
- New HVAC on ground floor
- Improve HVAC systems on 2nd and 3rd floors
- Remove four bathrooms (three in garage, one in house)
- Remodel three bathrooms
- Remodel kitchen
- Remodel bath/closet configuration at Master Bedroom (MBR)
- Restore fireplaces/chimney to working order
- Install alarm system
- Repaint/wallpaper interior
- Repair, weather-strip windows (original windows will be retained, except in the family room, as noted)
- New carpets/ floor refinishing
- New window coverings
- New light fixtures

3. **Phasing Plan**

Mr. Fiddaman and Ms. Hoffman are expected to complete these improvements in phases over the next 2-4 years. While some flexibility and discretion will be needed, in general, the phases will occur in the following order:

1. Foundation replacement
2. Interior bath remodels (3) and removal of one bath
3. Kitchen/MBR remodel, including new master bath, guest half bath
4. New main roof/mansard roof (other roofing to be phased as needed)
5. Landscaping/Fencing

FIGURE 1

North San Francisco Bay Region

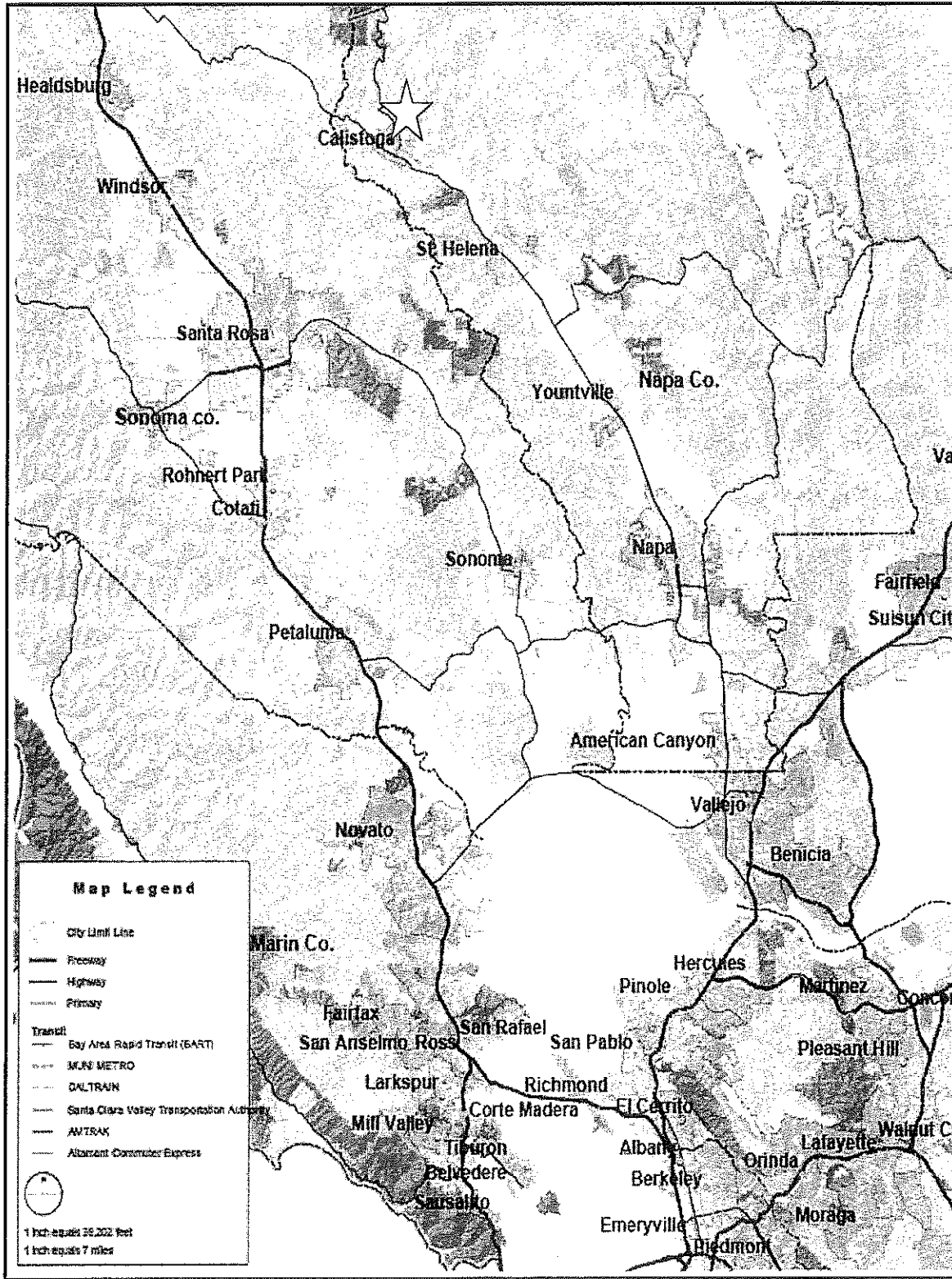
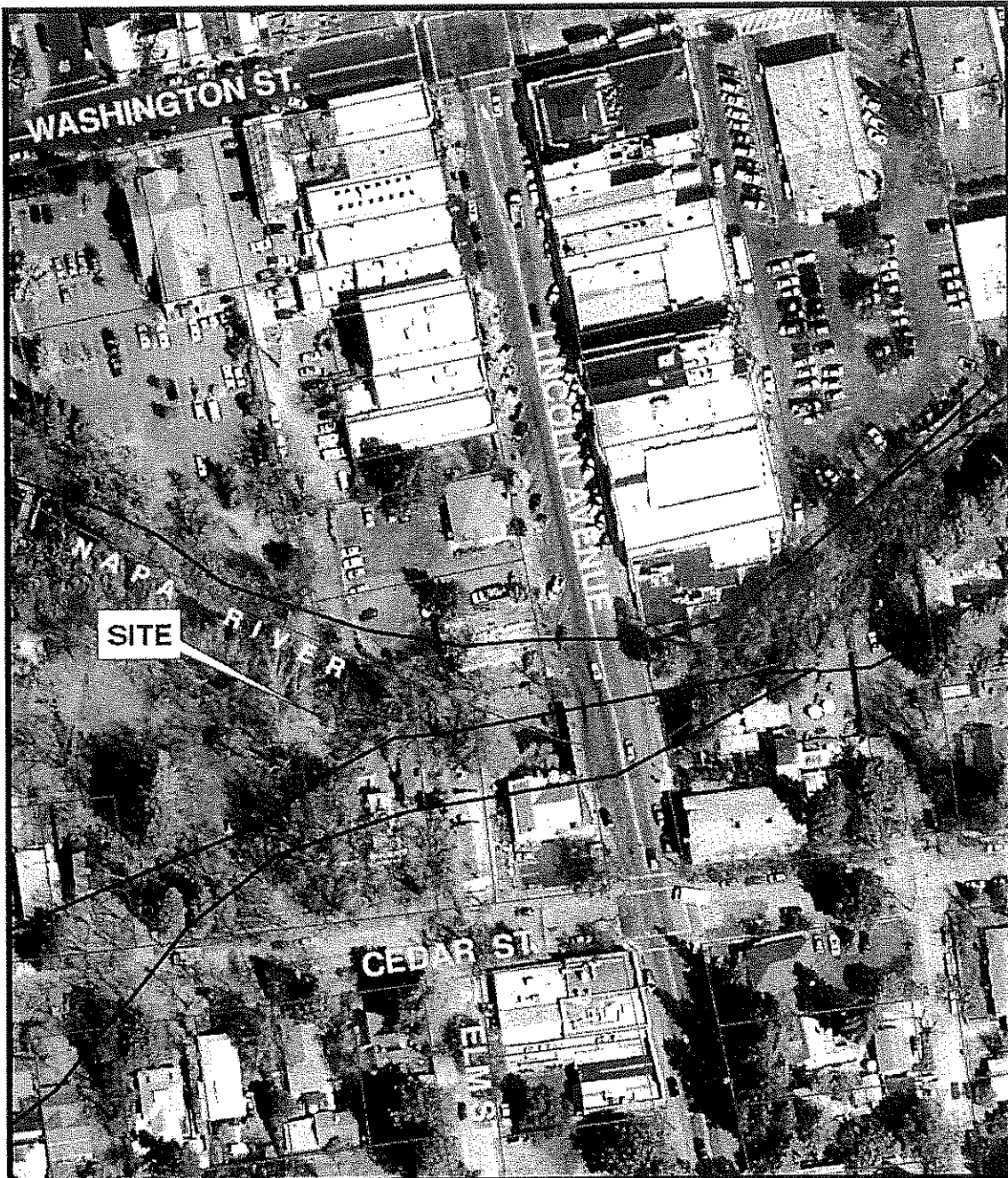


FIGURE 2
Existing Vicinity Map



VICINITY MAP

1300 Cedar Street

100 50 0 100 Feet



FIGURE 3

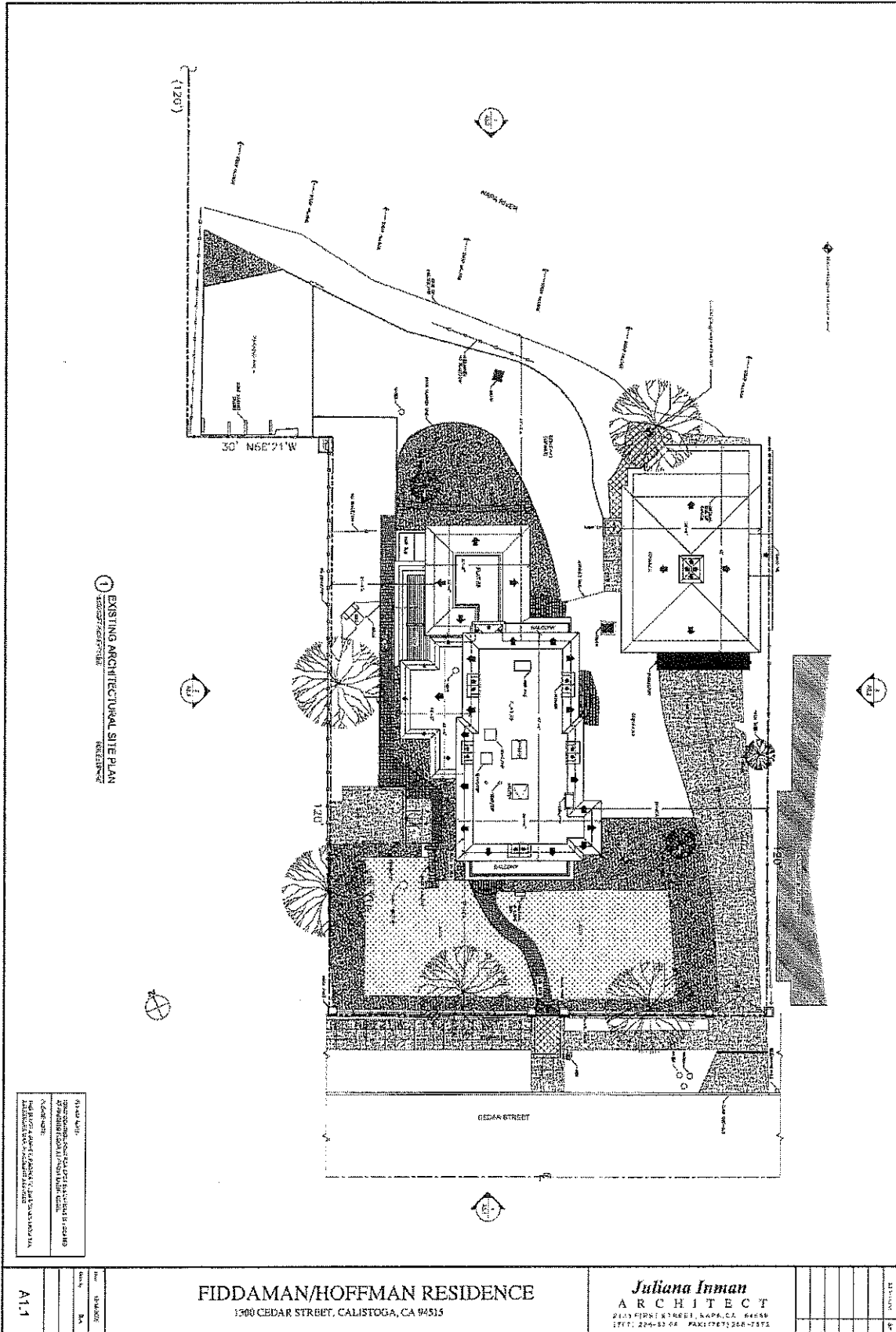


FIGURE 4

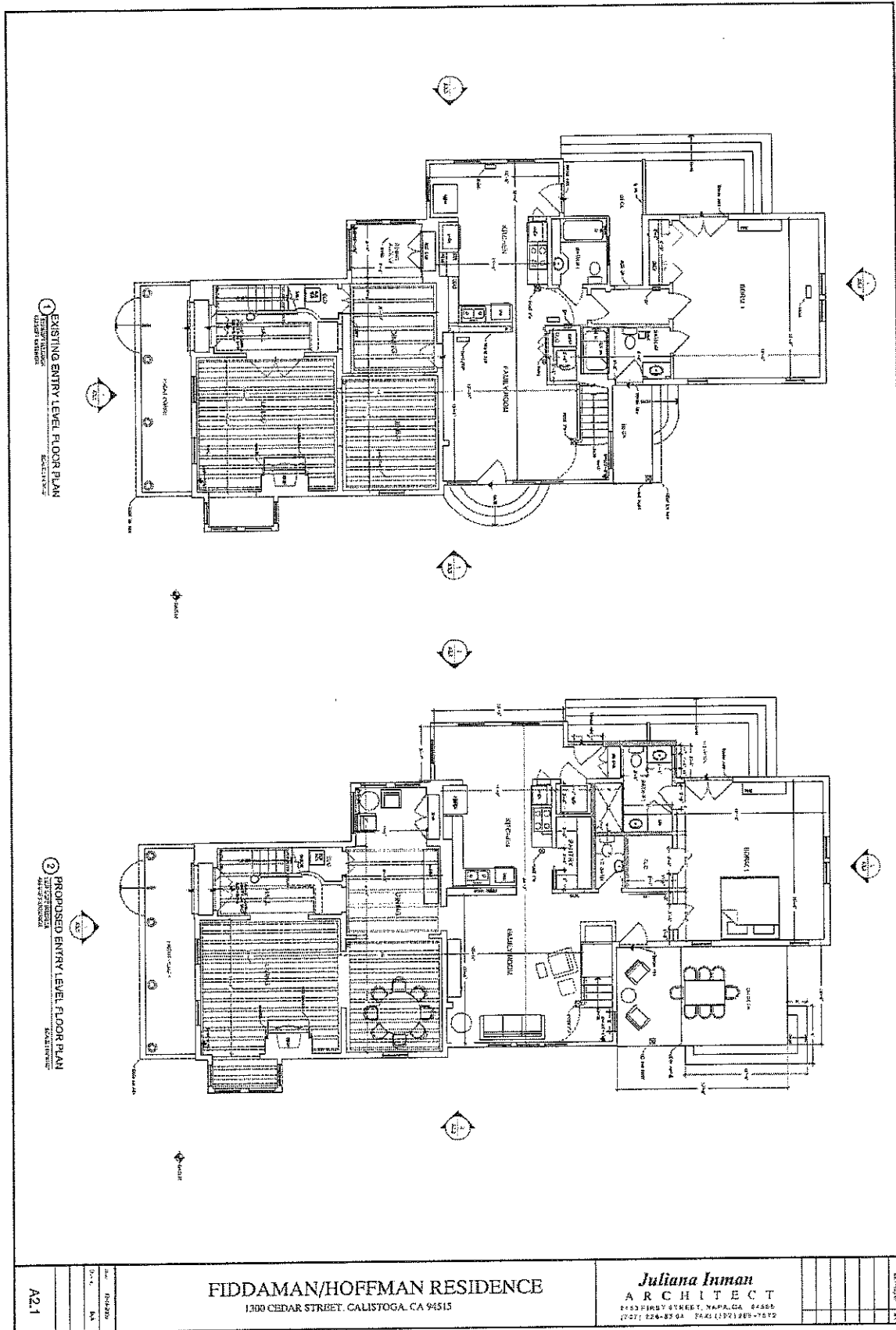


FIGURE 5

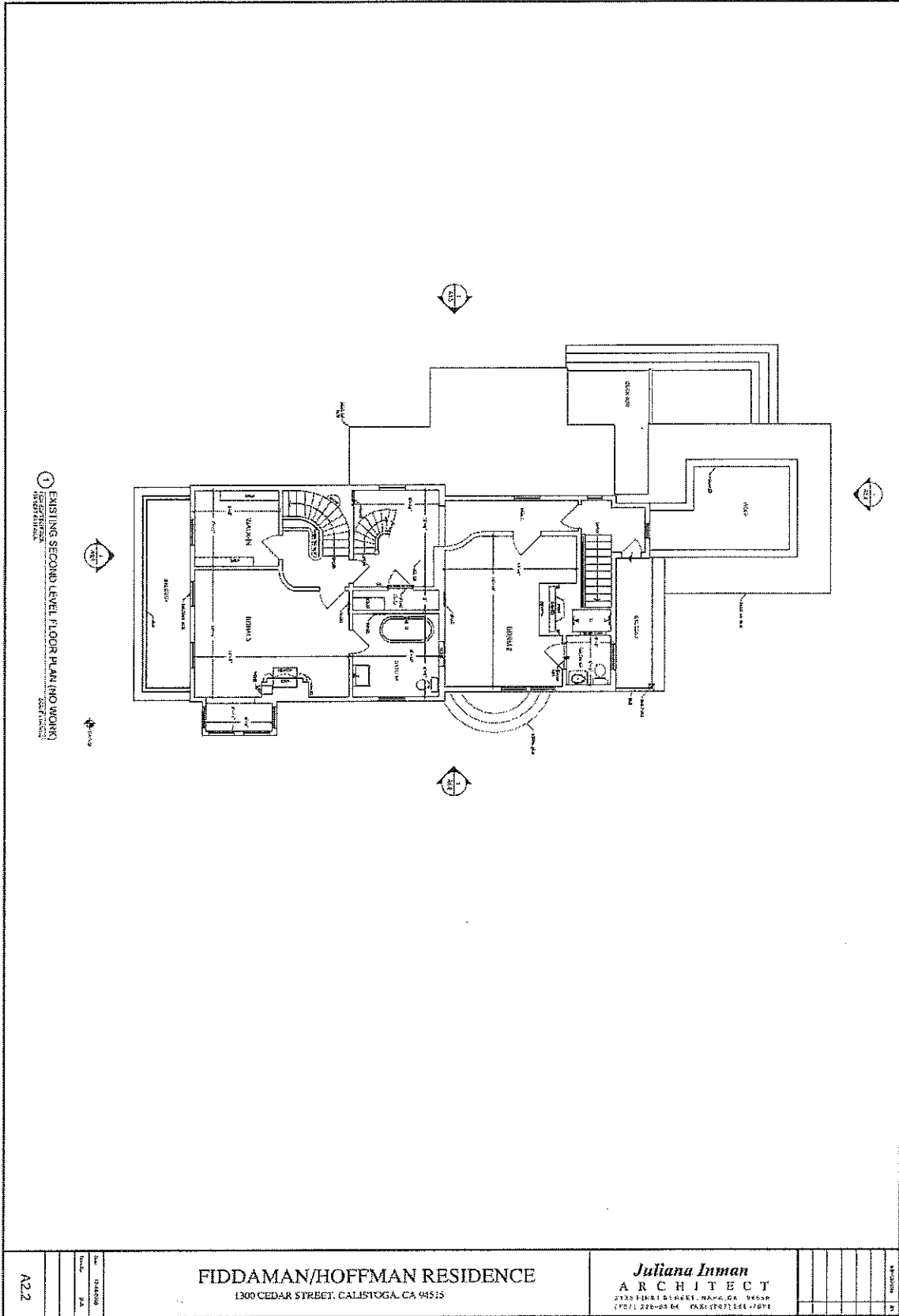


FIGURE 6

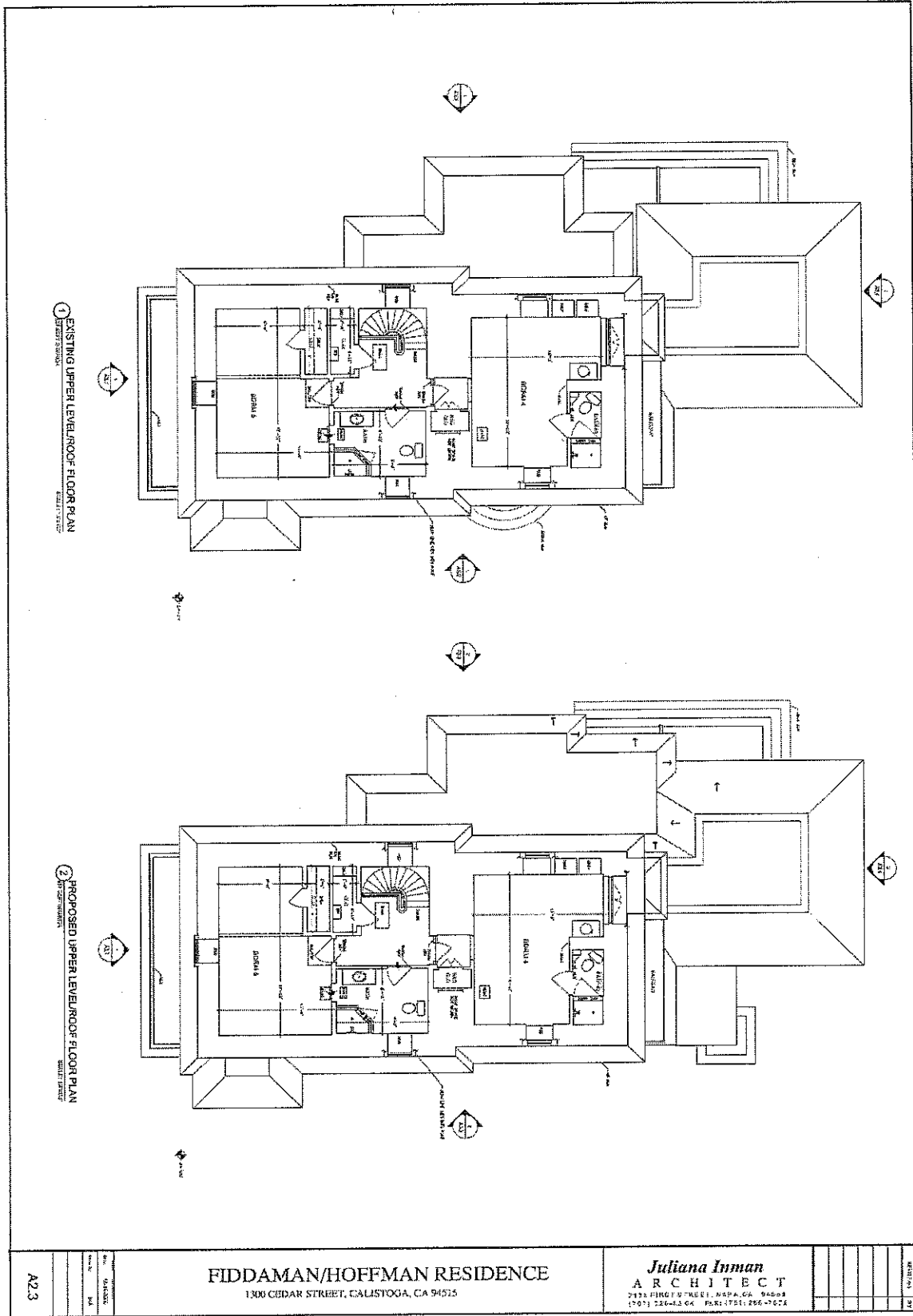


FIGURE 7

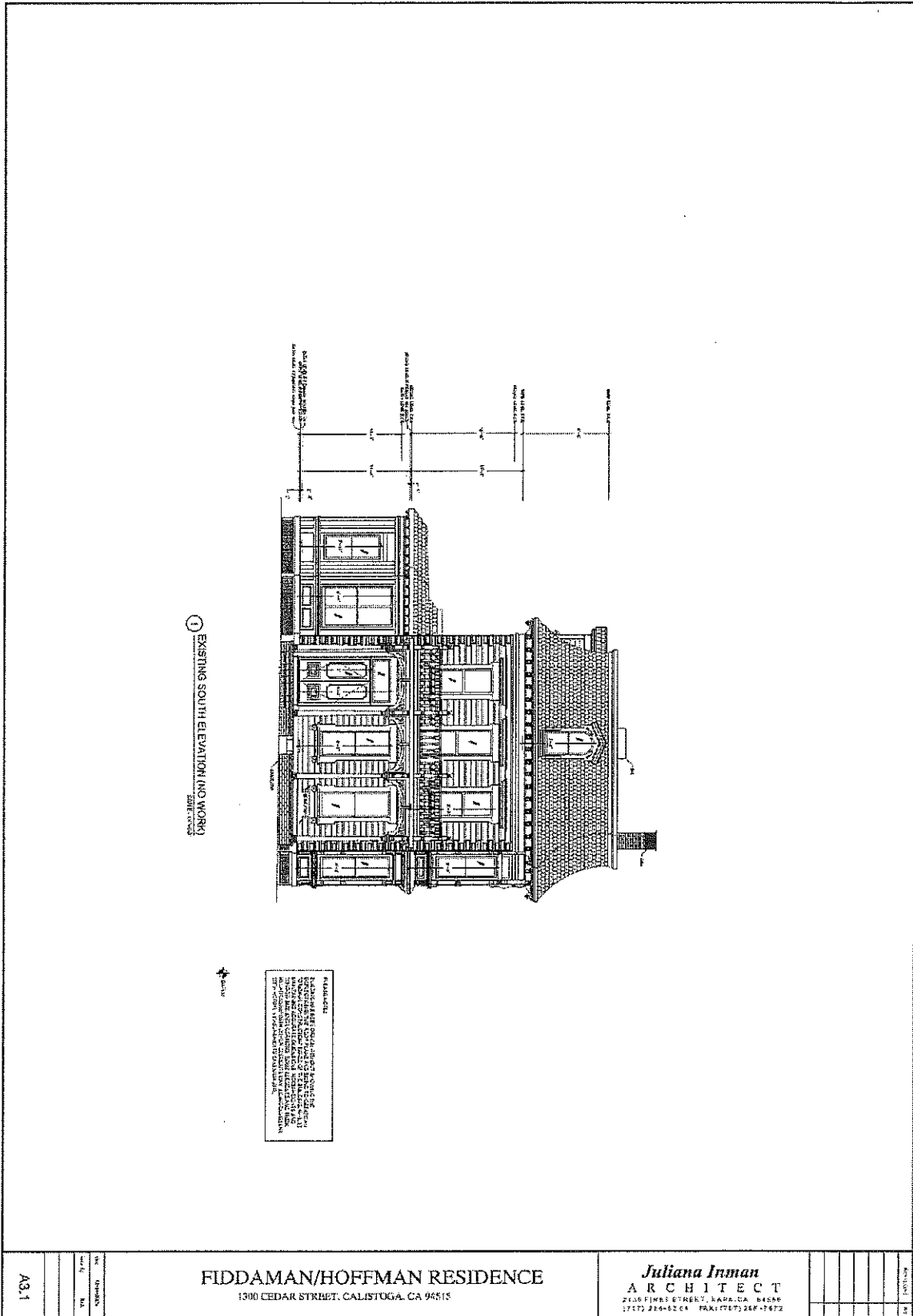


FIGURE 8

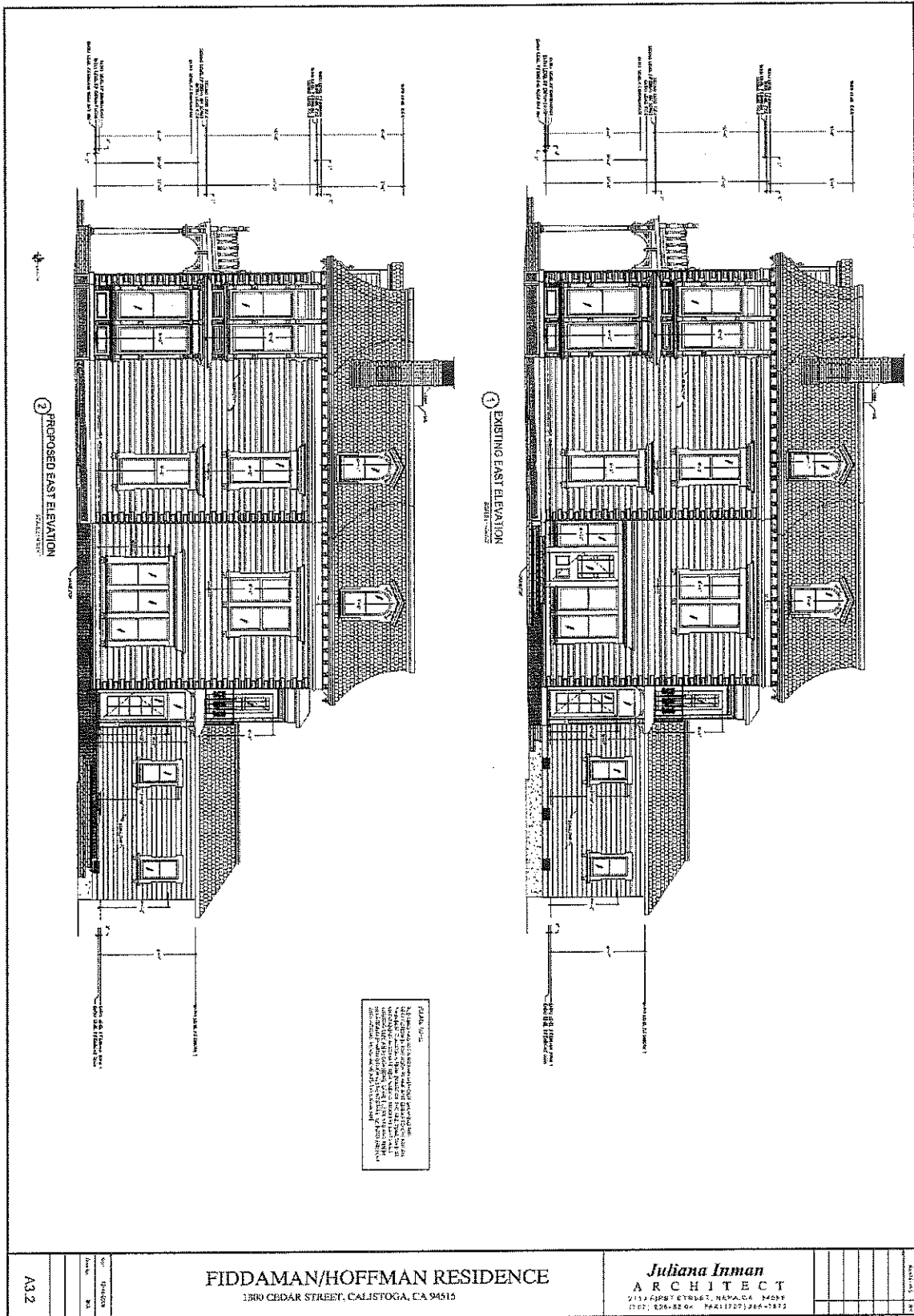
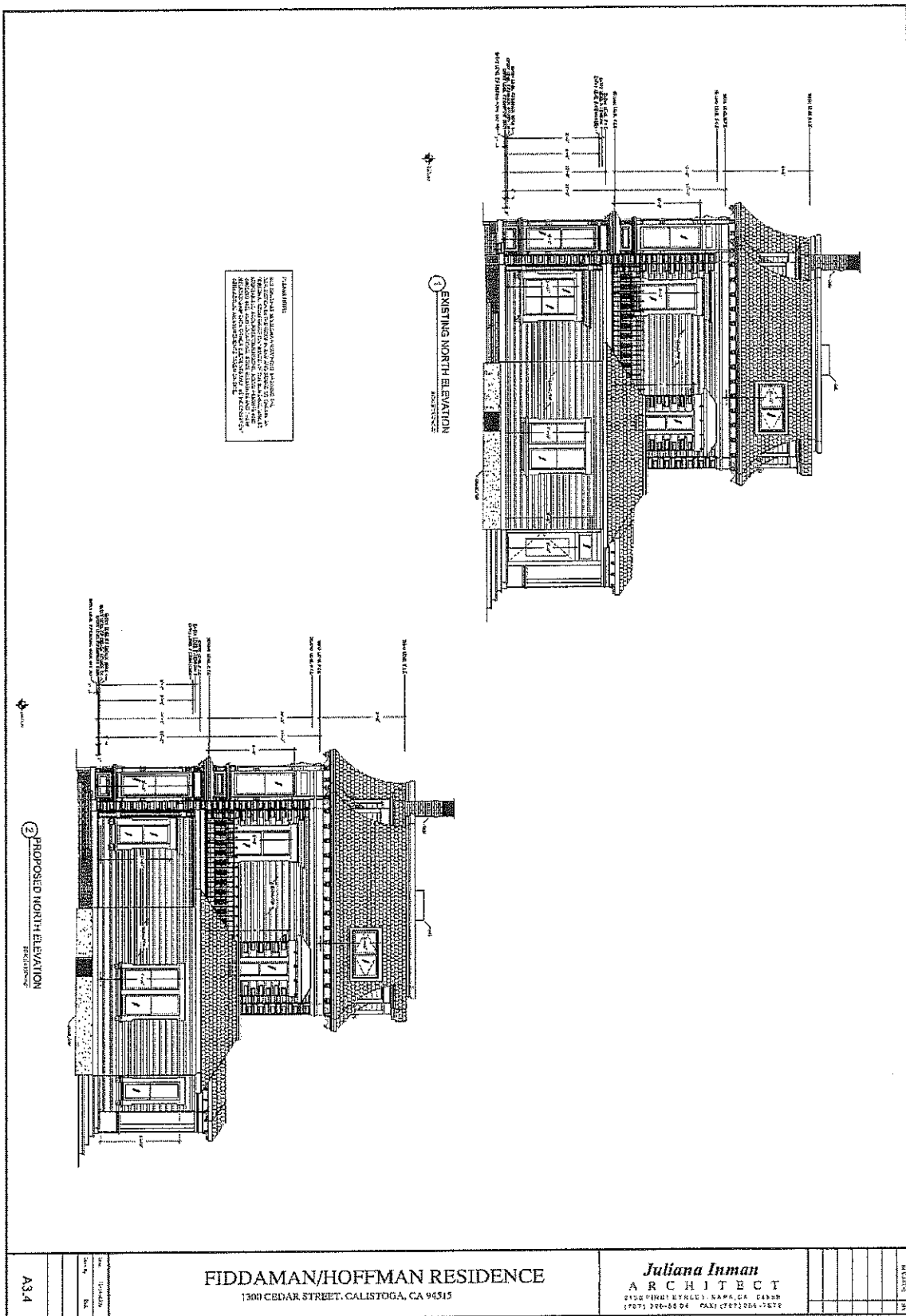


FIGURE 10



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
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I. AESTHETICS -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Questions A through D

The project site is not located on or near any scenic road(s) as designated in the 2003 General Plan Update, and is not near a designated city entry or major corridor. Therefore, the project will not result in an impact on scenic vistas and will not result in substantial damage to scenic resources. While development of the site will result in minimal visible changes, particularly due to landscaping and exterior enhancements, the existing historical house will be sensitive to the existing trees. All new and rehabilitated developments must comply with the City's lighting policies.

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 properties are comprised of urban lands. Thus, no loss of farmland will occur as a result of this project.

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

The site has been designated Downtown Commercial in the General Plan and is within the "DC-DD", Community Commercial - Design District. The commercial designation is intended for built environments rather than for agricultural. 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, no impacts will occur.

Question C

The properties are comprised of urban lands. Thus, no loss of farmland will occur.

Mitigation Measures: None.

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?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 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)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

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

Questions A, B, C & D

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

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

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.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, recognizes that California is the source of substantial amounts of GHG emissions. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snow pack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems. In order to avert these consequences, AB 32 establishes a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 23 percent from forecast emission levels) with further reductions to follow.

Lead agencies are required to make a good-faith effort, based on available information, to calculate, model, or estimate the amount of CO2 and other GHG emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction activities. The State of California is currently in the process of developing draft CEQA Guidelines "for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions" and has directed the Resources Agency to certify and adopt CEQA Guidelines that will become effective March 18, 2010 (This analysis was conducted prior to the effective date).

The proposed development would generate less than 100 pounds per day of carbon dioxide, primarily in the form of construction equipment and residential vehicle exhaust, according to project-specific modeling utilizing the Urbemis 2007 9.2.4 software application. Even though it is speculative at this time to determine the significance of this project's contribution to global GHG emissions, it is significant that several aspects of the proposed project, identified below, would result in less GHG emissions than if the project were developed elsewhere. In the future, when it becomes reasonable based upon scientific and regulatory guidance to determine the significance of a land use project's GHG emissions, these aspects of the project likely would support a finding that the impacts of this project on climate change are not significant or cumulatively considerable.

Cumulative impacts, including that which may or may not result from greenhouse gas emission, are expected to be 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 development of the site. 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 prepare and submit an Erosion and Sedimentation Control Plan that incorporates the following Best Management Practices with notes, details and or/ specifications subject to the review and approval of the Public Works and Planning and Building Directors.

- 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 potable water (if available and subject to the review and approval of the Director of Public Works) or reclaimed*

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 muffled 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 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.*

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

Question A, B, C, and D

The Napa River traverses along the northern property boundary. 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 does not propose to alter the river bank or channel, DFG has commented that the impacts to the endangered freshwater shrimp and other listed aquatic plant and wildlife species are not foreseeable. The project has no impacts to the creek and riparian habitat.

Question E

The installation of the residential foundation system may have the potential to harm protected trees, as defined pursuant to Chapter 19.01 of the Calistoga Municipal Code (CMC). As such, the construction work within the drip line of these trees will fall under tree protection procedures and specification requirements. Tree permit(s) and tree mitigation as described in the tree ordinance, including but not limited to, protection and arborists recommendations will be required. Impacts associated with trees preservation are considered less than significant provided tree protection and mitigation are incorporated as specified in the Municipal Code.

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 building permit issuance, a Tree Protection Plan consistent with Chapter 19.01 shall be reviewed and approved by the Public Works 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.

V. CULTURAL RESOURCES – Would the project:

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

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Question A

The Preservation Action Committee of Napa County Landmarks reviewed the project during their recent meeting of January 27, 2010 and found that the proposal to return the structure to its original use as a single family dwelling is appropriate and the proposed alterations would not have any potential effect on the architectural integrity of the historical resource. Napa County Landmarks letter dated February 3, 2010 is attached.

Question B

Due to the limited ground disturbing activities no foreseeable impacts to any unknown archaeological site is anticipated, no mitigation is appropriate at this time.

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: 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 Applicant.

VI. GEOLOGY AND SOILS – Would the project:

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

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|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Question A through D

The site is not identified on the General Plan geological and soils hazard risk maps as being located in an area subject to liquefaction, landslides, or abnormal soils and seismic activity, therefore, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Additionally, the proposed project would be subject to California Building Codes construction standards. Impacts would be less than significant.

Question E

The project proposes to connect to the City of Calistoga Sanitary Sewer system, and does not propose to utilize septic system(s) to process wastewater. As a result, no 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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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"/>

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input 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 project will not expose people to significant health hazards or hazardous materials.

Question C

The proposed project site is located within a half-mile from an existing school, however, this 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.

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 or within an urban wildland interface zone. Furthermore, the City's local amendments to the California Building and Fire Codes require fire sprinklers, among other fire suppression devices, to be installed. Installation of these fire suppression devices further reduces exposure to risk of loss, injury or death caused from fire. Ultimately, the need to install fire sprinklers is subject to the review and approval of the Fire Chief upon submittal and approval of a building permit.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 and F

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.

As such, 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, C, D and E

The project will not substantially deplete groundwater supplies or interfere with groundwater recharge; the project will not substantially alter the existing drainage pattern of the site or area; the project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off since this project does not proposes substantial alterations to the property.

Question G and H

The site is within a 100-year floodplain identified by the Federal Emergency Management Agency (FEMA). As shown on FEMA map, Community Number 060206 0229 E, the majority of site is in Zone AE, a special flood hazard area (SFHA). The existing structure is located in the floodway fringe just outside of the floodway. A

project that lies within the floodway fringe must conform to the Floodplain Management Ordinance, Title 18 of the Calistoga Municipal Code, if substantial improvements are made to the structure. However, since the proposed alterations are being made to “historic structure”, compliance is not required. No significant impact to the floodplain is anticipated as a result of this project.

Question I

The project is located in a dam inundation area, which primarily mimics the Napa River flood plain boundary. However, the project would not have a significant impact from exposing people or structures to flooding risks, including flooding as a result of the failure of a levee or dam.

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: None Required.

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

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

The project will not physically divide an existing community, as the site is surrounded by similar development on all sides, and the project consists of an infill development within an urbanized area. No adverse impact will result.

Question B

The project is consistent with both the “DC-DD”, Downtown Commercial – Design District and the Downtown Commercial General Plan Land Use Designation as adopted in the General Plan.

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
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"/>
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"/>

Questions A and B

The General Plan does not delineate any important mineral resources locally other than mineral water and volcanic ash, which is addressed in Section XVI. 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>

Questions A, B and D

The General Plan anticipates commercial and residential developments on the property and in the vicinity and traffic noise associated with such use.

Temporary noise impacts are also 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 could adversely affect the nearby church or residences located approximately 300 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 C

The project will not lead to a significant permanent increase in ambient noise. The project does not involve installing a stationary noise source, and the only long-term noise generated by the project would be typical urban environment noise. Furthermore, in Calistoga many urban environment noises are subject to restrictions by Chapter 8.20 of the Calistoga Municipal Code.

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.

Mitigation Measures:

Mitigation Measure N-2: Construction activities shall be limited to the hours of 7 AM and 7 PM Monday through Saturday, unless otherwise authorized by the Planning and Building Department.

XII. POPULATION AND HOUSING -- Would the project:

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

The proposed project will not induce substantial population growth, directly or indirectly, by proposing new homes or constructing new roads or utilities. The project includes the renovation of an historic residence in an

existing developed area in the downtown.

Questions B and C

No housing units will be displaced. The property will be maintained as a single family residence.

Mitigation Measure: None Required

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 will not result in substantial adverse physical impacts associated with the provision of or 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 Fire, Police, Schools, Parks, or other public services, because the project is currently within an existing facility which is already adequately served by City services. The City has sufficient resources to provide required services.

Mitigation Measures: None Required

XIV. RECREATION --

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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or be accelerated?

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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Questions A and B

The proposed project will have no effect on the use of existing neighborhood and regional parks or other recreational facilities, as the project will not significantly increase the number of individuals frequenting existing parks or other recreational facilities in the area. The proposed project does not include the construction of recreational facilities.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Result in inadequate parking capacity?

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

The proposed project will not cause an increase in traffic which is substantial, in relation to the existing traffic load and capacity of the street system. The re-use of the existing historic single family residence will not induce a

substantial increase in vehicle trips in such a manner that would impact road capacity or intersection congestion. All surrounding roadways and intersections are operating at acceptable levels and can accommodate the minimal trips generated by this project.

Question C

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

Question D

The proposed project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because this residential re-use project will not change traffic patterns or roadways in the area. Therefore, the proposed project would not increase hazards due to a design feature or incompatible use, and would have no associated impacts.

Questions E and F

The proposed project will not result in inadequate emergency access or parking capacity, as it will not require roadway closures and required residential parking is available.

Question G

The proposed project will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will not result in blocked roadways, bikeways or reduced parking.

Mitigation Measures: None Required

		Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS				
-- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

provider's existing commitments?

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Questions A, B, C, D & E

The proposed project will not exceed wastewater treatment requirements of the San Francisco Bay Area Region of the Regional Water Quality Control Board. The proposed project will not require the construction of new water or wastewater treatment facilities or expansion of existing facilities because its use as historically been accounted, and the City has sufficient resources to service the existing site with water and wastewater facilities.

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: None Required

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

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?

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 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?

Questions A and B

The proposed project is consistent with the General Plan, and would not significantly degrade the quality of the environment.

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.
- X 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	Date
Robert Fiddaman, Project Applicant	Date
Susan Hoffinan, Project Applicant	Date