



August 20, 2020

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8/26/2020

Governor's Office of Planning & Research

Aug 20 2020

STATE CLEARINGHOUSE

CEQA Project: **SCH# 2020070509**
Lead Agency: **City of Calistoga**
Project Title: **The Veranda at Indian Springs**

The California Geologic Energy Management Division (Division) oversees the drilling, operation, maintenance, and plugging and abandonment of oil, natural gas, and geothermal wells. Our regulatory program emphasizes the wise development of oil, natural gas, and geothermal resources in the state through sound engineering practices that protect the environment, prevent pollution, and ensure public safety. Northern California is known for its geothermal energy fields, and as such, division staff have reviewed the above referenced documents depicting the proposed project.

The purpose of this project is to demolish seven existing single-story structures onsite at 1502, 1504, 1506, 1510, and 1522 Lincoln Avenue, Calistoga in order to add a restaurant, ground floor retail, pools, and public courtyard, and expand a hotel by 96 rooms. All are to be heated by a closed-loop geothermal system, **the well(s) of which must be permitted by the Division before drilling commences**. Streetscape improvements will also be made to Lincoln Avenue and Fair Way Extension, and an Emergency Vehicle Access (EVA) road will be extended between Fair Way Extension and Magnolia Drive. Entitlements include a conditional use permit for the proposed hotel use and geothermal use, design review, and a development agreement. This letter is provided as the Division's comments on the City of Calistoga's Mitigated Negative Declaration document only, and not on the design review, use permit, or development agreement.

Division staff have reviewed the documents describing the proposed project area. There is one geothermal well within the proposed project area, **API #05590146 "Compton" 1 with status "IDLE" and type "NLT" (non-commercial low-temperature)**.

The Division has conducted a records and map review within the proposed project boundary but not an on-site evaluation of any known geothermal wells located within

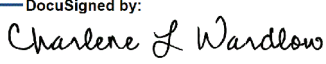
the project boundary. For future reference, one may review geothermal wells located on private and public land at the Division's website:

<https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-122.57768/38.58027/17>

The local permitting agencies and property owner should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil and gas, or geothermal wells. These issues are non-exhaustively identified in the following comments and are provided by the Division for consideration by the local permitting agency, in conjunction with the property owner and/or developer, on a parcel-by-parcel or well-by-well basis. As stated above, the Division provides the above well review information solely to facilitate decisions made by the local permitting agency regarding potential development near a geothermal well.

1. If, during the development of this proposed project, **any unknown geothermal well(s) is/are discovered**, the Division should be notified immediately so that the newly-discovered well(s) can be incorporated into the records and investigated. The Division recommends that any wells found during this project, and any pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property. This is to ensure that present and future property owners are aware of (1) the wells located on the property, and (2) potentially significant issues associated with any improvements near geothermal wells.
2. No well work may be performed on any low or high temperature geothermal well without written approval from the Division in the form of an appropriate permit. This includes, but is not limited to, mitigating leaking fluids or gas from abandoned wells, modifications to well casings, and/or any other re-abandonment work. (NOTE: The Division regulates the depth of any well below final grade (depth below the surface of the ground). Title 14, section 1981 of the California Code of Regulations states that all well casings shall be cut off at least 6 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this grade regulation, a permit from the Division is required before work can start.)

Sincerely,

DocuSigned by:

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Charlene L Wardlow
Northern District Deputy

The project boundary (approximate) is delineated in purple.



Well Location Map (source: CalGEM WellFinder*)

*Data Disclaimer

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