

OCT 23 2020

Notice of Determination

JULIE TUTEUR

Appendix D

To: Napa County Recorder - County Clerk
 By: DEPUTY RECORDER - CLERK *[Signature]* From: _____
 Office of Planning and Research Public Agency: City of Calistoga
 U.S. Mail: _____ Street Address: 1232 Washington Street
 P.O. Box 3044 1400 Tenth St., Rm 113 Calistoga CA 94515
 Sacramento, CA 95812-3044 Sacramento, CA 95814 Contact: Zach Tusinger, Planning & Building Director
 Phone: (707) 942-2830

County Clerk
 County of: Napa Lead Agency (if different from above):
 Address: 1127 1st Street, Suite A N/A
Napa, CA 94559 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020070509

Project Title: Veranda at Indian Springs

Project Applicant: Daniel Merchant, MF Calistoga, 1512 Lincoln Ave. Calistoga, CA 94515

Project Location (include county): 1512 Lincoln Avenue, Calistoga, Napa County, CA

Project Description:
 The Project includes the demolition of seven existing single-story structures onsite and the development of a 96-room hotel expansion, restaurant, ground floor retail, pools, public courtyard, parking and streetscape improvements to Lincoln Avenue and Fair Way Extension as well as construction of an Emergency Vehicle Access (EVA) road extending 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 is to advise that the City of Calistoga, City Council has approved the above
 Lead Agency or Responsible Agency

described project on October 20, 2020 and has made the following determinations regarding the above
 (date)
 described project.

1. The project will will not] have a significant effect on the environment. with mitigation.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. with mitigation.
3. Mitigation measures were were not] made a condition of the approval of the project. On Sept. 23, 2020 by PC and on Oct. 20, 2020 by CC
4. A mitigation reporting or monitoring plan was was not] adopted for this project. On Sept. 23, 2020 by PC and on Oct. 20, 2020 by CC
5. A statement of Overriding Considerations was was not] adopted for this project.
6. Findings were were not] made pursuant to the provisions of CEQA. On Sept. 23, 2020 by PC and on Oct. 20, 2020 by CC

This is to certify that the final EIR with comments and responses and record of project approval, or the mitigated negative Declaration, is available to the General Public at:

Planning and Building Department, 1232 Washington Street, Calistoga CA 94515 and online at the following link:
<http://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division>
 Signature (Public Agency): *[Signature]* Title: Planning & Building Director

Date: 10/21/2020 Date Received for filing at OPR: _____