

2025-005

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Napa
Address: 1127 1st Street, Suite A
Napa, CA 94559

From:

Public Agency: City of Calistoga
Address: 1232 Washington Street
Calistoga, CA 94515
Contact: Greg Desmond, Plan. & Bldg. Director
Phone: (707) 942-2830

Lead Agency (if different from above):
NA
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: Jarrod Denton, Signum Architecture
DANIEL MERCHANT 1512 LINCOLN AVE CALISTOGA CA 94515

Project Location (include county): 1502;1504;1506;1510;1522 Lincoln Ave, Calistoga, Napa County 94515

Project Description:

The Project includes minor changes to the overall uses and programming, buildings, landscaping, and circulation associated for the Veranda at Indian Springs project. Original entitlements were approved by the City Council in 2020 and allow minor modifications to be processed and approved administratively. An Addendum to the previously approved IS/MND was prepared to document minor changes to the project and was approved concurrent with the administrative approval.

This is to advise that the City of Calistoga, City Manager has approved the above (Lead Agency or Responsible Agency)

described project on Dec. 31, 2024 and has made the following determinations regarding the above described project

- 1. The project will not have a significant effect on the environment.
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. MND + Addendum on Sept 23, 2020
3. Mitigation measures were made a condition of the approval of the project. On Sept 23, 2020
4. A mitigation reporting or monitoring plan was adopted for this project. On Sept 23, 2020
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA. On Sept 23, 2020

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

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

Signature (Public Agency): Greg Desmond Title: Planning & Building Director

Date: 1.7.25 Date Received for filing at OPR:

2020-108

ENDORSED

SEP 25 2020

Print Form

Notice of Determination

JOHN TUTEUR
Napa County Recorder - County Clerk
By DEPUTY RECORDER - CLERK Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[X] County Clerk
County of: Napa
Address: 1127 1st Street, Suite A
Napa, CA 94559

From:

Public Agency: City of Calistoga
Address: 1232 Washington Street
Calistoga CA 94515
Contact: Zach Tusinger, Planning & Building Director
Phone: (707) 942-2830

Lead Agency (if different from above):
N/A
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 94515

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, Planning Commission has approved the above (X Lead Agency or Responsible Agency)

described project on September 23, 2020 and has made the following determinations regarding the above (date) described project.

- 1. The project [] will [X] 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.
[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA with mitigation.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project. On Sept. 23, 2020.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project. On Sept. 23, 2020.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] were [] were not made pursuant to the provisions of CEQA. On Sept. 23, 2020.

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): Title: Planning & Building Director

Date: 9/25/2020 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 28 — 09252020 — 108
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2020070509

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Calistoga	LEAD AGENCY EMAIL ztusinger@ci.calistoga.ca.us	DATE 09252020
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2020-108	

PROJECT TITLE

Veranda at Indian Springs

PROJECT APPLICANT NAME Daniel Merchant, MF Calistoga	PROJECT APPLICANT EMAIL caceves@ci.calistoga.ca.us	PHONE NUMBER (707) 9422830
PROJECT APPLICANT ADDRESS 1512 Lincoln Ave.	CITY Calistoga	STATE CA
		ZIP CODE 94515

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

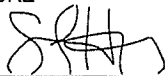
- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,343.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,406.75 | \$ | 2,406.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,136.50 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other 2020092500142 | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 2,456.75

SIGNATURE  X	Digitally signed by Sofia Hernandez Date: 2020.09.25 15:51:04 -07'00'	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk, S. Hernandez Deputy County Clerk
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FILED

JAN 08 2025

JOHN TUTEUR
Napa County Recorder - County Clerk
By: *J. Tuteur*
DEPUTY RECORDER - CLERK