

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 2565 Grant Street Subdivision Project

Lead Agency: City of Calistoga

Contact Name: Lauren Clark

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Phone Number: 707-942-2763

Project Location: 2565 Grant Street, Calistoga, Napa County

City

County

Project Description (Proposed actions, location, and/or consequences).

The 2565 Grant Street project proposes the subdivision of a 35.6-acre site consisting of nine existing parcels (APN 011-390-007, -028, -029, -036, -037, -038, -039, -040, and -041) into 35 residential lots, two open space parcels, and a parcel for circulation, as well as on- and off-site improvements. Residential lots range from approximately from 0.46 to 2.37 acres. Design and construction of the residences would be evaluated under separate entitlement requests, however, the preliminary concept for the residences are one- and two-story single-family homes that will contain two-car garages; the total built square footage is anticipated to be approximately 138,250 square feet (or an average home size of 3,950 square feet). Of the remaining site area, 3.70 acres will serve as a private street within the subdivision (Parcel A), 0.72 acres will be park open space located adjacent to the interior lots of the subdivision (Parcel B), and 6.24 acres will be undeveloped open space area (Parcel C).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Areas of potentially significant effect to be addressed in the EIR: Agricultural, Biological Resources, Cultural Resources, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Transportation, Tribal Cultural Resources, and Wildfire.

Impacts mitigated to less than significant:

AES: Create a new source of light and glare. MM AES1 - Lighting plan on the Final Map/Plan Set.

AQ: Temporary Dust and Construction Emissions. MM AQ1 - Best Management Practices.

GEO: Ground failure, erosion, expansive soils, and paleontological resources. MM GEO1 - implement geotechnical recommendations, MM GEO2 - engineered final design plans and erosion control plan, and MM GEO3 - protocol for discovery of any found paleontological resources.

HYD: Impacts related to stormwater, groundwater, erosion control, runoff. MM HYD1 and HYD2 - Storm Water Pollution Prevention Plan required and construction Stormwater Control Plan with Best Management Practices.

NOI: Temporary construction noise on sensitive receptors. MM NOI1 - Best management practices for noise reduction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Impacts to Agriculture and Forestry, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology and Water Quality, Land Use and Planning (related to potential conflicts with General Plan policies that may be associated with other potentially significant impacts), Transportation, Tribal Cultural Resources, and Wildfire may be areas of controversy and will be addressed in the Environmental Impact Report.

Provide a list of the responsible or trustee agencies for the project.

City of Calistoga
California Department of Fish and Wildlife
Regional Water Quality Control Board