



# City of Calistoga

## Notice of Preparation - Environmental Impact Report

### 2565 Grant St. Subdivision Project

**Date:** September 22, 2023

**To:** State Clearinghouse  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations and Individuals

**From:** Jeff Mitchem, Planning & Building Director  
City of Calistoga, Planning & Building Department  
1232 Washington Street  
Calistoga, CA 94515

**Subject:** Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the 2565 Grant Street Subdivision Project and Scheduling of Scoping Meeting

**Lead Agency:** City of Calistoga Planning & Building Department

**Project Title:** 2565 Grant Street Subdivision Project

**Project Location:** 2565 Grant St. in Calistoga CA (APNs: 011-390-037, -007, -040, -041, -038, -039, -036, -029, and -028)

**Public Comment Period:** September 22, 2023, through October 23, 2023 (comments due by 5:00 PM)

#### INTRODUCTION

Notice is hereby given that the City of Calistoga (City), as the Lead Agency, will prepare a project-level Environmental Impact Report (EIR) for the 2565 Grant Street Subdivision project (proposed project) pursuant to and in accordance with Title 14, Section 15060(d) of the California Code of Regulations, the California Environmental Quality Act (CEQA), and the State of California CEQA Guidelines. The purpose of the Notice of Preparation (NOP) is to solicit input and feedback from the public and regulatory agencies on the project, including project alternatives and environmental impacts. An Initial Study is included as Attachment A to this NOP.

The purpose of an EIR is to inform decision-makers and the public of the environmental effects of a project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project. In accordance with the requirements of CEQA, the EIR will include the following:

- Project summary;
- Project description;
- Description of the existing environmental setting and potential environmental impacts for each environmental topic, except for effects not found to be significant (CEQA Guidelines Section 15128);
- Mitigation measures proposed to minimize significant effects;
- Alternatives to the proposed project; and
- Environmental consequences, including any significant environmental effects which cannot be avoided if the project is implemented; significant irreversible and irretrievable commitments of resources; growth inducing impacts of the proposed project; and cumulative impacts.

#### PROJECT LOCATION

The Project site is approximately 35.6 acres located in the western portion of the City of Calistoga at 2565 Grant St. (APNs: 011-390-037, -007, -040, -041, -038, -039, -036, -029, and -028). Grant Street is

located along the northeastern side of the project site, with existing agricultural use on the other side of Grant Street. Single family residential properties and a winery are adjacent to the site to the northwest. The riparian areas of Garnett Creek and the Napa River are located along the eastern and southwestern portions of the site, with single family residential located on the other side of Garnett Creek and an undeveloped lot with agricultural use proposed to accommodate a new 46-lot single-family residential subdivision (Yellow Rose Ranch) on the other side of the Napa River.

## **PROJECT DESCRIPTION**

### *Background*

The existing site consists of nine parcels located at 2565 Grant Street and is currently in use as an active vineyard. The site contains a vineyard with a farm shed, agricultural equipment, three aboveground fuel storage tanks, a water pump, frost protection sprinklers, and a seasonal irrigation pond. The features are proposed to be removed. The site contains land identified as Prime Farmland by the California Department of Conservation. The southern and eastern portion of the site contain riparian areas that follow the Napa River and Garnett Creek. Site modifications to accommodate the project include grading over portions of the site, some tree removal, and installation of new infrastructure, including a potential stormwater outfall to Garnett Creek.

### *Overview*

The 2565 Grant Street project proposes the subdivision of a 35.6-acre site to accommodate a new residential subdivision consisting of 35 residential lots, two open space parcels, and a parcel for circulation, as well as on- and off-site improvements. Based on CEQA Guidelines, a “project” means an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Though no construction of residences will be approved with the Tentative Subdivision Map, the reasonably foreseeable physical change resulting from approval of the Tentative Map is the construction of 35 new single-family residences and supporting infrastructure, and as such this Initial Study contemplates the environmental impacts of such development. The project is zoned Rural Residential (RR) and the future development of single-family residences will require design review.

### *Proposed Plan*

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).

Existing access and utility easements will be removed, and replaced with new easements as proposed, including a 20-foot emergency vehicle access easement at the northwestern portion of the site, storm

drain easements, and sanitary sewer easements. New infrastructure and utilities proposed by the project include a water line to connect to existing service on Grant Street, a wastewater management system with a new 8-inch sewer force main and a new private pump station that will connect to the existing sewer system on Grant Street, and stormwater management features consisting of new bio-retention areas, new storm drain lines, and a new stormwater outfall at Garnett Creek.

Section 2.0 (Project Description) of the Initial Study, included as Attachment A contains a detailed description of the project.

### **POTENTIAL ENVIRONMENTAL EFFECTS**

The EIR will evaluate the proposed project for potential impacts on the environment and analyze the potential environmental consequences of project implementation. The attached Initial Study prepared for the project identifies the following resource areas where potentially significant environmental impacts could occur and will be addressed in the EIR:

- Agricultural Resources
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Transportation
- Tribal Cultural Resources
- Wildfire

Based on the analysis contained in the attached Initial Study, the following environmental factors are expected to be scoped out from further review as part of the DEIR:

- Aesthetics
- Air Quality
- Geology and Soils
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

The EIR will also include a discussion of cumulative impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will also be evaluated in the EIR, including identification of an environmentally superior alternative consistent with CEQA Guidelines Section 15126.6.

To ensure that the EIR for the project is thorough and adequate and to ensure that the issues of concern to the public and public agencies are addressed, the City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. Public comments on the scope of environmental issues to be evaluated in the EIR are encouraged and should be focused on environmental concerns rather than the merits of the project. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City is seeking information related to reasonable alternatives and mitigation measures that are relevant to each agency's statutory responsibilities in connection with the project.

### **PUBLIC SCOPING MEETING**

A public Scoping Meeting will be held via **Zoom** on **October 12, 2023 between 6:00 p.m. and 7:00 p.m.** Public agencies, organizations, and interested members of the public are invited to participate in this meeting and provide verbal or written comments on the proposed project. Please find the instructions for meeting participation below:

Option1: Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join:

<https://us02web.zoom.us/j/87241989195?pwd=dXlOWVVneGRZDFaNzBpTk43TkJPZz09&from=addon>

Option 2: Join by phone:

US: (669) 900-6833

Meeting ID: 872 4198 9195

Passcode: 996886

### **COMMENTS REQUESTED**

If you wish to comment during the NOP comment period, the City is accepting written comments beginning **September 22, 2023** until the close of the NOP comment period at **5:00 p.m. on October 23, 2023**. Comments on the NOP are due no later than the close of the 30-day review period.

Please send all written comments to Lauren Clark, Permit Technician, with the City of Calistoga, at the address shown above or email to [lclark@ci.calistoga.ca.us](mailto:lclark@ci.calistoga.ca.us) with the subject "2565 Grant Street Subdivision Project EIR". Public agencies providing comments are asked to include a contact person for the agency. Please direct questions about the proposed project to Lauren Clark at the email provided above.

### **ATTACHMENT**

- A. 2565 Grant Street Subdivision Initial Study and all Appendices available online at:  
<https://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division>