State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
28 — 10/20/2026 — 163

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2020070509

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
City of Calistoga		10/20/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Napa	2026-163

PROJECT TITLE

Veranda at Indian Springs

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Daniel Merchant, MF Calistoga		(707) 709-8139

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1512 Lincoln Ave	Calistoga	CA	94515

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	0.00

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☑ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☑ Other Receipt #2026102000053		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☑ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Kecia Rothbauer — Digitally signed by Kecia Rothbauer Date: 2026.10.20 13:11:40 -07'00'	Napa County Clerk, K. Rothbauer, Deputy County Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental document filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars ($50) per filing in addition to the environmental document filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental document filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail environmental document filing fee for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also

- ☐ Attach No Effect Determination to NOD *(no environmental document filing fee is due)*

Filing Notice of Exemption (NOE):

- ☐ Issue environmental document filing fee cash receipt to project applicant.

The county clerk shall submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):

A photocopy of the monthly State of California Form No. CA25 (TC31)
CDFW/ASB copies of all cash environmental document filing fee cash receipts (including all voided receipts)
A copy of all CDFW No Effect Determinations filed in lieu of fee payment
A copy of all NODs and NOEs filed with the county during the preceding month
A list of the name, address and telephone number of all project applicants for which an NOD and NOE has been filed. If this information is contained on the environmental document filing fee cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain a copy of the environmental document filing fee cash receipt and all documents described above for at least 12 months.

RECEIPT NUMBER

The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
The next eight digits automatically populate when a date is entered.
The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

For access to CDFW's File Transfer Portal, submit email to CEQA@wildlife.ca.gov (Subject line: [County name] FTP account).

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090

2026-163

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, 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: Andrew Amelung, Senior Planner
Phone: (707) 942-2823

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: Daniel Merchant, MF Calistoga, 1512 Lincoln Ave, Calistoga, CA 94515; (707) 709-8139

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

Project Description:

The Project includes minor changes to the approved Veranda at Indian Springs project including removing the South Veranda building, relocating the rooftop bar, and reducing the enclosed space area and deck square footage by ~22%. The modifications propose an overal reduction in density and intensity of use relative to the previously approved Veranda Project. Original entitlements approved by the City Council in 2020 allow minor modifications to be processed and approved administratively.

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

described project on 12/31/2020 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ 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
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project. on 9/23/2020.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project. on 9/23/2020.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project. on 9/23/2020.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA. on 9/23/2020 & 10/20/2020.

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: 10/20/2026 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

ENDORSED

OCT 20 2026

JOHN TUTEUR
Napa County Recorder-County Clerk
By: _____
DEPUTY RECORDER - CLERK

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	LEAD AGENCY EMAIL	DATE
City of Calistoga	ztusinger@ci.calistoga.ca.us	09252020

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Napa	2020-108

PROJECT TITLE

Veranda at Indian Springs

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Daniel Merchant, MF Calistoga	caceves@ci.calistoga.ca.us	(707) 9422830

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1512 Lincoln Ave.	Calistoga	CA	94515

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,343.25	$	0.00
☑ Mitigated/Negative Declaration (MND)(ND)	$2,406.75	$	2,406.75
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other 2020092500142		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other TOTAL RECEIVED $ 2,456.75

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

2020-108

ENDORSED

SEP 25 2020

JOHN TUTEUR
Napa County Recorder - County Clerk
By _____ DEPUTY RECORDER - CLERK

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, 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: 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 (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on September 23, 2020 (date) and has made the following determinations regarding the above 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.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project. On Sept. 23, 2020.
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.

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: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011