

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023090349

Project Title: Kortum Ranch Development Project

Lead Agency: City of Calistoga Planning and Building Department Contact Person: Lauren Claeck
Mailing Address: 1232 Washington Street Phone: 707-942-2830
City: Calistoga Zip: 94515 County: Napa

Project Location: County: Napa City/Nearest Community: Calistoga
Cross Streets: Kortum Canyon Road approximately 1,000 feet southwest of Foothill Boulevard Zip Code: 94515

Longitude/Latitude (degrees, minutes and seconds): 38 ° 34 ' 26.8 " N / 122 ° 34 ' 55.7 " W Total Acres: 29.46

Assessor's Parcel No.: 011-290-007; -038; -039; remainder (formerly 011-310-023) Section: _____ Twp.: 8 North Range: 7 West Base: Mt. Diablo

Within 2 Miles: State Hwy #: SR-29 and SR-128 Waterways: Napa River
Airports: NA Railways: NA Schools: Calistoga Joint Unified School District

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 20 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Rural Residential Hillside/Rural Residential Hillside (RR-H)

Project Description: (please use a separate page if necessary)

The proposed project includes the subdivision of four existing parcels totaling 30 acres into 20 individual lots. Lots range from 0.40 acres to 6.29 acres and will accommodate single-family residences ranging from approximately 2,500 to 4,500 square feet. The project includes onsite road and utility improvements, construction of retaining walls, and off-site improvements on Kortum Canyon Road between the project site and the intersection at Foothill Blvd, as well as Terrace Drive. Kortum Canyon Road will provide primary access to the site and Terrace Drive will be used for emergency vehicle access and the homeowner and/or occupant of Lot 20 only. The proposed subdivision will allow for future construction of 20 single-family detached homes and ancillary improvements to be developed with hillside-sensitive design and subject to separate discretionary review. Consistent with CEQA, impacts related to the reasonably foreseeable development of single-family residences were analyzed in the DEIR.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # R2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 13, 2025 Ending Date July 28, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Metropolitan Planning Group (M-Group)</u>	Applicant: <u>Kortum Ranch LLC</u>
Address: <u>427 Mendocino Ave, Suite 100</u>	Address: <u>500 Kortum Canyon Road</u>
City/State/Zip: <u>Santa Rosa, CA 95401</u>	City/State/Zip: <u>Calistoga, CA 94515</u>
Contact: <u>Krystle Rizzi, Principal Planner</u>	Phone: <u>(707) 541-2300</u>
Phone: <u>707-540-0723 x208</u>	

Signature of Lead Agency Representative:  Date: 6/12/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.