



PUBLIC NOTICE

BY THE CITY OF CALISTOGA PLANNING COMMISSION

DATE: JUNE 13, 2025

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PLANNING COMMISSION PUBLIC HEARING TO RECEIVE COMMENTS ON THE DRAFT EIR PREPARED FOR THE KORTUM RANCH DEVELOPMENT PROJECT

REVIEW PERIOD: JUNE 13, 2025, through JULY 28, 2025

NOTICE IS HEREBY GIVEN, that the City of Calistoga has prepared a Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA) for the Kortum Canyon Ranch Subdivision Project. The City will make the DEIR available for a 45-day public review and comment period as indicated in this Notice of Availability. Public comment on the DEIR must be provided to the City by or before **5:00 p.m. on July 28, 2025**.

NOTICE IS FURTHER HEREBY GIVEN, that the City of Calistoga Planning Commission will hold a hybrid public hearing to receive oral comments on the DEIR on **Wednesday July 9, 2025, at 5:30 PM**. The meeting will be held at the Calistoga Community Center, 1307 Washington Street, Calistoga, CA 94515.

PUBLIC HEARING ITEM

PROJECT LOCATION: Four (4) parcels located at 500 Kortum Canyon Road (APNs 011-290-007; -038; -039; and 011-310-023)

LAND USE/ ZONING: Rural Residential Hillside (RR-H)

PROJECT DESCRIPTION: 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.

ENVIRONMENTAL REVIEW: The DEIR, prepared pursuant to the requirements of CEQA, evaluates the potentially significant environmental impacts of implementing the Kortum Ranch Development project, including the construction of single-family residences. The DEIR evaluates two project alternatives, one of which is the No Project alternative. The DEIR identifies potentially significant environmental impacts to the following CEQA environmental factors: Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Transportation, and Wildfire and Wildland Fire Hazards. The DEIR concludes that all potentially significant environmental impacts related to the resource areas listed above can be mitigated to a less than significant level.



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AVAILABILITY OF DOCUMENTS

The DEIR is available for review on the City's website at: www.ci.calistoga.ca.us/kortumranch. A hardcopy can be made available on request for in person review or on request, the DEIR can be printed at cost, at the City's Planning and Building Department at 1232 Washington Street, Calistoga, California 94515.

PLANNING COMMISSION PUBLIC HEARING: Wednesday July 9, 2025, at 5:30 PM. The meeting will be held at the **Calistoga Community Center, 1307 Washington Street, Calistoga, CA 94515 and via Zoom.**

Below is information on how the public may observe and participate in the meeting. The City recognizes that not all residents have the same ways to stay engaged, so several alternatives are offered:

WATCH & PARTICIPATE

Members of the public can observe and participate in the meeting in the following ways:

1. **Attend in Person** - Calistoga Community Center, 1307 Washington Street, Calistoga, CA 94515
2. **Watch on the Napa Valley TV** - Channel 28 (requires City of Calistoga coded cable box)
3. **Watch Online** - YouTube Live at www.youtube.com/cityofcalistoga
4. **Watch & Participate Online** - Zoom at <https://www.zoom.us/join>
(*Meeting Link, Meeting ID: 828 5857 5070, Password: 100313*)
5. **Listen & Participate by Phone** - (669) 900-6833
(*Meeting ID: 828 5857 5070, Password: 100313*)

PUBLIC COMMENT: The City of Calistoga will accept public comments on the DEIR at the Planning Commission public hearing on **July 9, 2025** and written comments during the **45-day public review period** starting on **June 13, 2025 and extending through July 28, 2025**. Written comments must be sent to the City of Calistoga: City of Calistoga Planning Department 1232 Washington Street Calistoga, CA 94515 or via email planning@calistogaca.gov and received on or before 5:00 p.m. on July 28, 2025.

To comment during the meeting: In Person: Fill out a Speaker Card and provide to the City Clerk before the meeting begins. Virtual (Zoom): Click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the Agenda item. You will be unmuted when it is your turn to make your comment for up to 3 minutes. After allotted time, you will be re-muted. Instructions for how to "Raise Your Hand" are available at: <https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar>.

Comments received by 4:00 p.m. on the day of the meeting will be posted online with the agenda packet. All comments received through July 28, 2025 will be included as part of the Final EIR, and those relating to environmental concerns will be responded to in the Final EIR.

REVIEW OF INFORMATION

The meeting agenda and supporting documents for this regular meeting of the Planning Commission will be published online at calistoga.civicweb.net by 4:30 P.M. on Wednesday, July 2, 2025. To schedule an appointment to view project submittal documents, please go to www.ci.calistoga.ca.us/planningappt and select 'General Appointment,' or call the Planning Department at (707) 942-2827.



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NOTICE BY ORDER OF THE CITY OF CALISTOGA PLANNING COMMISSION

Greg Desmond, Planning & Building Director

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THE CITY OF CALISTOGA PLANNING COMMISSION

POSTED

RECEIVED 6/12/2025 BY: LS
COMPLETED. _____ BY: _____

NAPA COUNTY CLERK

NOTICE BY ORDER OF THE CITY OF CALISTOGA PLANNING COMMISSION



City of Calistoga Planning & Building Dept.