

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 #: 2023090349

Project Title: Kortum Ranch Development Project

Lead Agency: City of Calistoga

Contact Name: Lauren Clark

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Project Location: 500 Kortum Canyon Road, Calistoga, Napa County

City

County

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

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.

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 addressed in the EIR: Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials (related to Wildfire and addressed in the Wildfire Chapter), Land Use and Planning (to be address in Biological Resources, GHGs, and Wildfire chapters), 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 Health impacts. MM AQ1 and AQ2 - Best Management Practices and reduce DPM by 30%. BR: Potential effect on riparian habitat/ sensitive natural community, species identified as a candidate sensitive, or special status species, and state protected wetlands. MM BIO1 – MM BIO3- mitigation plan and survey to address impacts to special -status plant species and bats, BIO4 – Tree Removal Permit and Protection Plan required, MM BIO5 - Best management practices for wetland and drainage features, MM BIO6 – use of design measures to create a non-disturbance buffer, MM BIO7 – if avoidance of wetlands or drainage features is not feasible, all necessary permits required from Regional Water Quality Control Board, MM BIO8 – Streambed Alteration Agreement, Tree Replacement and Riparian Enhancement Plan required. CUL: Potential cultural resource. MM CUL1 - protocol for finding cultural resources during implementation. GEO: Erosion, expansive soils, and paleontological resources. MM GEO1 downslope catchment basins or debris fencing MM GEO2- engineered final design plans, GEO3- erosion control plan, and GEO4 - protocol for handling of any found paleontological resources. HYDRO: Stormwater. 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. TRA: Hazards due to a geometric design feature. MM TRA1 - irrevocable dedication of access road and/or long-term maintenance plan, including vegetation management. TCUL: Encounter tribal cultural resources during project. MM TCUL1 - implement MM CUL 1. FIR: Exacerbated wildfire risks. MM FIR1- Final Wildland Fire Protection Plan required, MM FIR-2 – Lot specific wildfire behavior models required.

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 Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials (related to Wildfire), Land Use and Planning (related to conflicts with General Plan policies regarding Biological Resources, Greenhouse Gas Emissions, and Wildfire), and Wildfire may be areas of controversy and are addressed in the Environmental Impact Report.

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

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