



City of Calistoga
Notice of Preparation
Yellow Rose Ranch Residential Project

Date: September 23, 2022

To: Public Agencies and Interested Parties

From: Jeff Mitchem, Planning and Building Director, City of Calistoga

Subject: Notice of Preparation of an Environmental Impact Report for the Yellow Rose Ranch Residential Project

The City of Calistoga will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below.

The project description, location, and probable environmental effects of the Yellow Rose Ranch Residential Project are described in the attached materials. The City of Calistoga is soliciting comments regarding the scope and content of the environmental information from public agencies and private organizations and individuals. Note that public agencies may need to use the Environmental Impact Report when considering permitting or other approvals. Because of time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please provide your written response to the address shown below by **4 p.m. Monday, October 24, 2022**. We will need the contact name and information of you or a person in your agency or organization.

City of Calistoga
Planning and Building Department
1232 Washington Street
Calistoga, CA 94515
Attn: Jeff Mitchem, Planning and Building Director
Phone: (707) 942-2830
Email: jmitchem@ci.calistoga.ca.us

YELLOW ROSE RANCH PROJECT

1.1 - Project Location

The project site is located in the City of Calistoga, Napa County, California (Exhibit 1). The proposed project would be constructed on a 46.3-acre project site located at 2650 Foothill Boulevard, in the western portion of the City of Calistoga and corresponding to Assessor's Parcel Numbers (APNs) 011-400-012 through -014. The project site is bounded by Foothill Boulevard to the southwest, Heather Oaks subdivision units and Mitzi Drive to the southeast, Napa River and Blossom Creek to the northeast, and single-family residential units and White Lane to the northwest (Exhibit 2). The project site is located on the *Calistoga, California* United States Geological Survey (USGS) 7.5-minute quadrangle map (Latitude 38°35'00.0" North 122°35'50.0" West).

1.2 - Existing Conditions

1.2.1 - Existing Uses and Site Conditions

The 46.3-acre project site contains non-functioning agricultural lands on gently sloping topography. There are approximately 460 trees onsite, which include remnant orchard trees, native trees, and ornamental trees. Additionally, there are approximately 1.3 acres of seasonal wetlands in the northern portion of the project site near Napa River, as well as heavy riparian vegetation along the riverbanks, such as mature trees and bushes.

The project site currently contains a single-family residence, a historic barn, and four accessory buildings on the south-central portion of the site. The single-family residence is currently occupied.

Vehicular access to the project site from Foothill Boulevard is taken via an existing unpaved access road. The access road runs directly from Foothill Boulevard to the existing structures onsite. The project site is partially fenced along its eastern and western boundaries, adjacent to the single-family residences on Mitzi Drive and White Lane.

The project site is a minimum of 374 feet above mean sea level (AMSL) along the northeastern edge of the project site and slopes gently toward Foothill Boulevard to a maximum elevation of 395 feet AMSL.

1.2.2 - Land Use Designations

The project site is designated "Rural Residential." The project site is zoned "Rural Residential (RR)" by the Calistoga Zoning Ordinance. The proposed project would be consistent with the land use and zoning designations.

1.3 - Project Description

The proposed project consists of the development of 46 single-family homes, including 33 attached accessory dwelling units and 12 detached accessory dwelling units. Additionally, the Applicant proposes to include 2.1 acres of common area, as well as 10.4 acres of open space near the Napa River, and infrastructure and utility improvements throughout the project site. The historic barn would be protected during construction and would remain on-site as part of the proposed common area. The historic barn may be considered for reuse as a community amenity. If improved, the community building would be for the neighborhood only and would not be available for use by the public-at-large. The proposed project would meet its Affordable Housing requirement by paying the in-lieu fee.

The conceptual site plan is shown in Exhibit 3.

1.3.1 - Floor Plans

A breakdown of Floor Plans is provided below.

- Floor Plan 1: 2,734 square feet of living space.
- Floor Plan 2: 3,327 square feet of living space.
- Floor Plan 3: 3,586 square feet of living space.

Each floor plan would have an optional attached or detached accessory dwelling unit.

1.3.2 - Architectural Design

Each floor plan would have the option of an Agrarian, Farmhouse, or Craftsman exterior design. The maximum heights of the structures are listed in Table 1.

Table 1: Building Heights

Floor Plan	Agrarian	Farmhouse	Craftsman
Floor Plan 1	20 feet	16 feet	16 feet
Floor Plan 2	25 feet	25 feet	24 feet
Floor Plan 3	24 feet	24 feet	23 feet

1.3.3 - Open Space

As part of the proposed development, the Applicant would extend the City's pedestrian and bicycle trail system by providing a path that would connect to Heather Oaks Park, northeast of the project site, where there is a pedestrian river crossing. The trail system would also connect to a proposed 2.1-acre common area within the project site (Exhibit 3). The proposed project would include construction of decomposed granite paths throughout the project site, connecting the 2.1-acre

common area, the center of the project site, and the 10.4-acre open space lot on the northern portion of the site.

Two seasonal wetlands are located on the northern and northeast portion of the project site, adjacent to the Napa River. These wetlands would not be graded or developed; they would be preserved as part of the proposed 10.4-acre open space lot and would support the comprehensive stormwater management strategy for the proposed development.

1.3.4 - Site Access

Vehicular access to the project would be via Foothill Ranch, connecting to three new internal private roadways. All proposed internal roadways would be two-way streets and would provide access to each residential unit's driveway as well as providing Emergency Vehicular Access. In addition to residential parking (minimum of two garage spaces and two driveway spaces per unit), the internal streets would accommodate a total of 88 on-street parallel parking spaces. The proposed project would include 5-foot concrete sidewalks on both sides of all internal streets. Two pedestrian bridges would provide access over swales at the northern portion of the site. Additionally, proposed improvements along Foothill Boulevard would include 5-foot concrete sidewalks, 6-foot bike lanes.

1.3.5 - Infrastructure

The following onsite and offsite infrastructure improvements would be developed to serve the proposed project.

Water

The proposed project would include construction of a new 12-inch water main in Foothill Boulevard, along the project frontage, from Mitzi Drive to the southwest corner of the project boundary. This new 12-inch main would be parallel to the existing 6-inch main in Foothill Boulevard but would not connect to the existing main. The proposed project's new water pipelines would all be 8-inch mains and connect to the 12-inch main at the subdivision entrances on Foothill Boulevard.

Sewer

The proposed project would be required, as a condition of development, to either upgrade the existing Rancho de Calistoga Lift Station (RDCLS) or construct a new lift station to receive the project's flows. The preferred sewer alternative consists of upgrading the existing RDCLS and constructing a new sanitary sewer force main and aerial crossing (the preliminary area of disturbance is shown in Exhibit 2). Other sewer alternatives will be analyzed as part of the Project Alternatives section of the EIR.

Storm Drainage

The proposed project would develop a stormwater management plan to handle runoff from the project site and control peak flow rates during large storm events. A system of swales would collect and convey runoff alongside the internal street network (Exhibit 4). All of the proposed swales would

direct stormwater to the terminal detention basin that is located between the two wetlands or to the adjacent, 1.2-acre wetland east of the detention basin.

1.4 - Required Approvals and Authorizing Agencies

The proposed project would require the following discretionary approvals and actions:

- Approval of a CEQA document
- Approval of the Vesting Tentative Subdivision Map
- Tree Removal Permit
- City Easements for Certain Off-Site Improvements
- Federal and State Regulatory Agency Permits for Certain Off-Site Improvements

1.5 - Environmental Review

1.5.1 - Potential Environmental Effects

Pursuant to CEQA Guidelines Section 15063, the City of Calistoga has determined that an EIR will be required for the proposed project and, therefore, has foregone the preparation of an Initial Study. The EIR will evaluate whether or not the proposed project may potentially result in one or more significant environmental effects. The topics listed below will be analyzed in the EIR.

- | | |
|--------------------------------------|-------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utility and Service Systems |
| • Hydrology and Water Quality | • Wildfire |

1.5.2 - Effects Found Not To Be Significant

Because of site or project characteristics, the proposed project would not have significant effects on the environmental issue areas listed below. These issues will be scoped out to the Effects Found Not To Be Significant section of the EIR.

Septic or Alternative Wastewater Disposal Systems (within the Geology and Soils Section)

The proposed project would be served by sanitary sewer service provided by the City of Calistoga. No septic or alternative wastewater disposal systems would be installed as part of the proposed project. No impacts would occur.

Airport Noise or Hazards (within the Noise and Hazards and Hazardous Materials Sections)

The closest public airport to the project site is the Charles M. Schulz – Sonoma County Airport, located approximately 17.9 miles to the west. The project site does not fall within the sphere of influence of the Sonoma County Airport or any other airport. Additionally, the project site is not located within the Charles M. Schulz Sonoma County Airport Master Plan. Given the distance of the project site from the local airports, intervening development and applicable air traffic and safety regulations, no impacts would occur with respect to aviation safety hazards and aviation noise.

Mineral Resources

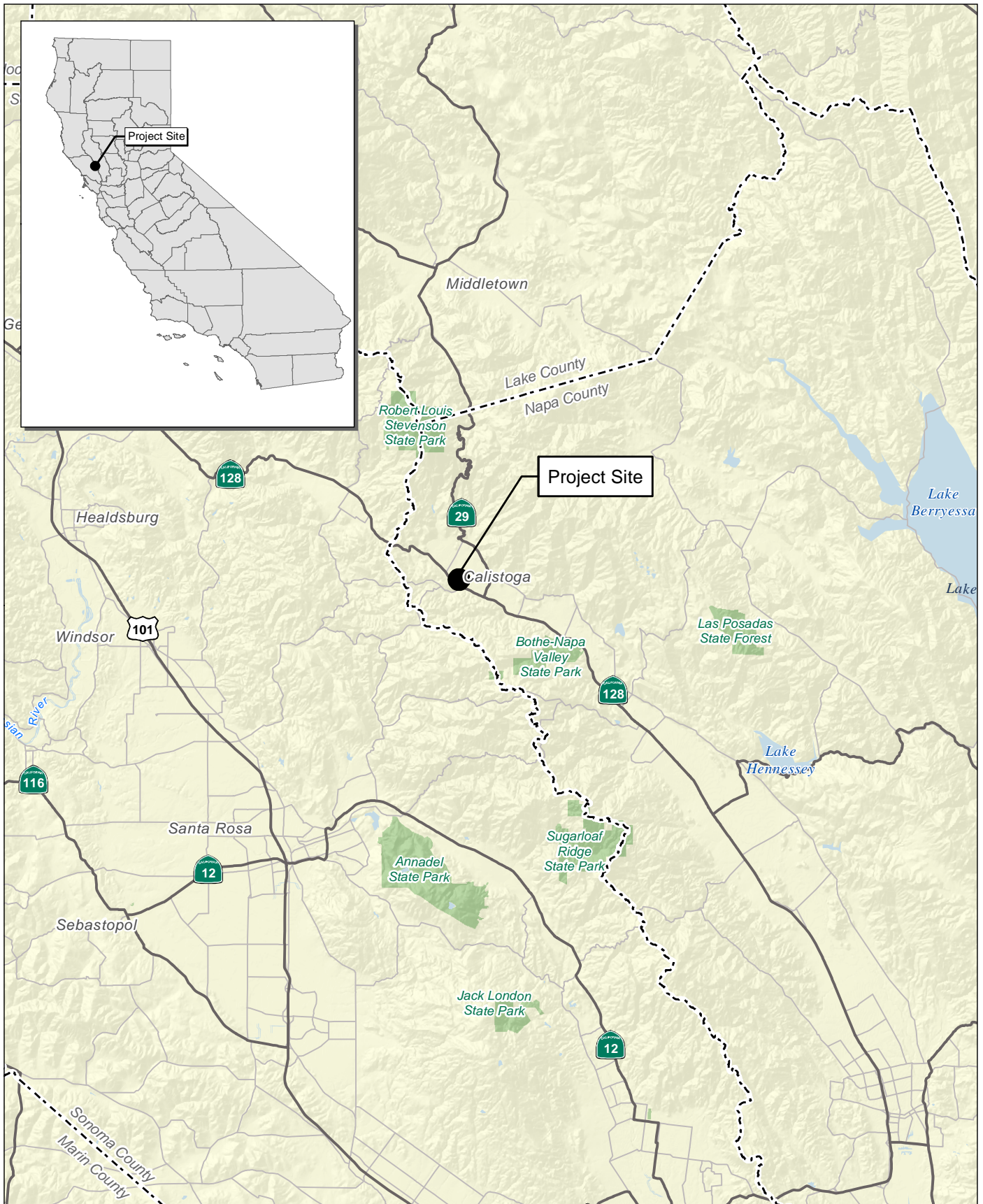
The project site does not contain any known mineral deposits or active mineral extraction operations. This condition precludes the possibility of the loss of important mineral resources as a result of the proposed project.

1.6 - Scoping Meeting

A public scoping meeting will be held at **5:30 p.m., Thursday, October 6, 2022**, via teleconference only, and will not be physically open to the public. At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process. Please participate in the meeting by observing or listening to the meeting either online or by telephone as follows:

Zoom Meeting Access: <https://adec-innovations.zoom.us/j/91946823009?pwd=aE50MkRiNTBQQXYybXE2NjV2U2FQUT09>

Meeting ID: 919 4682 3009
Passcode: 891527
Phone Access: 1-669-900-6833



Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

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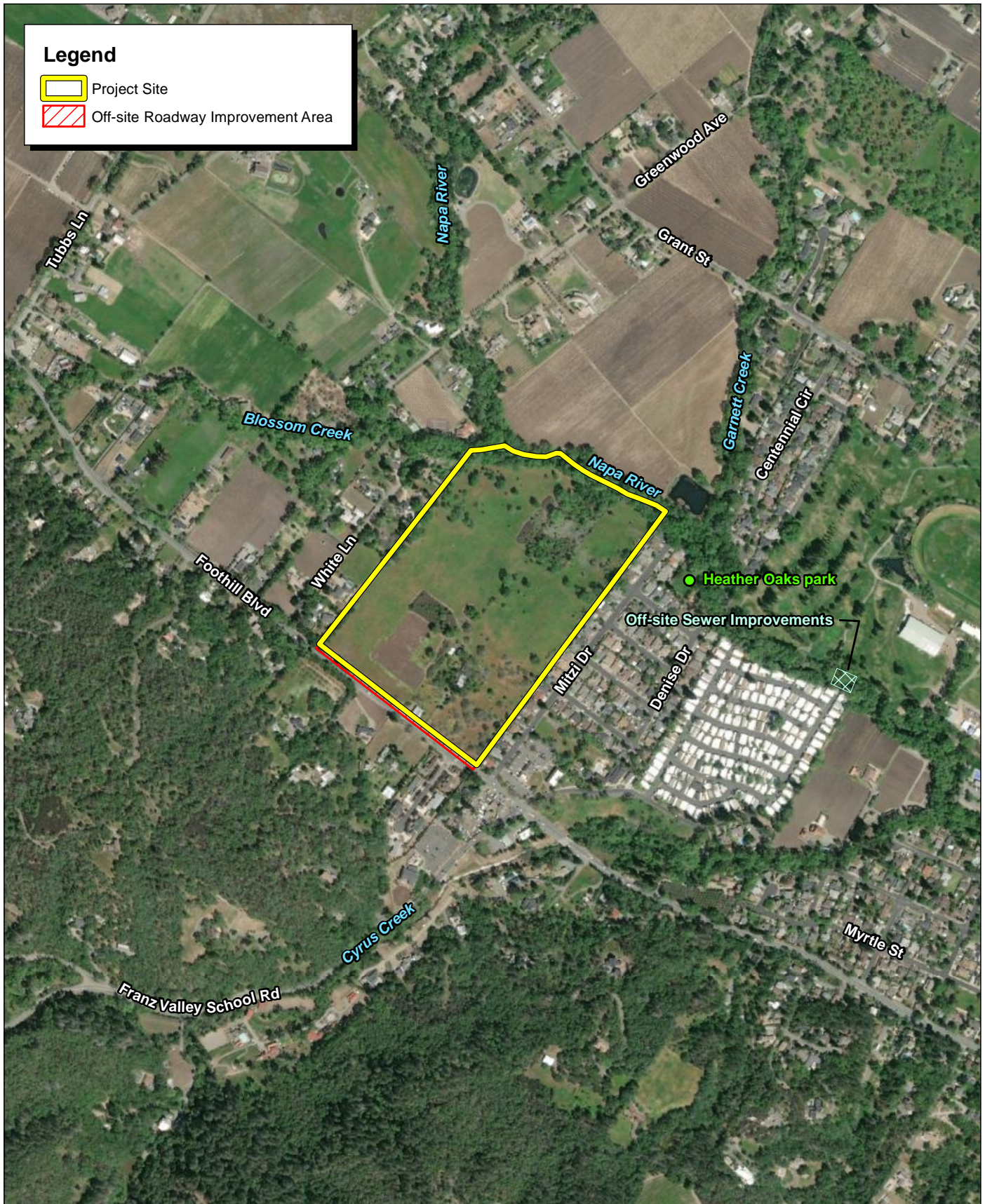


5 2.5 0 5
Miles

Exhibit 1 Regional Location Map

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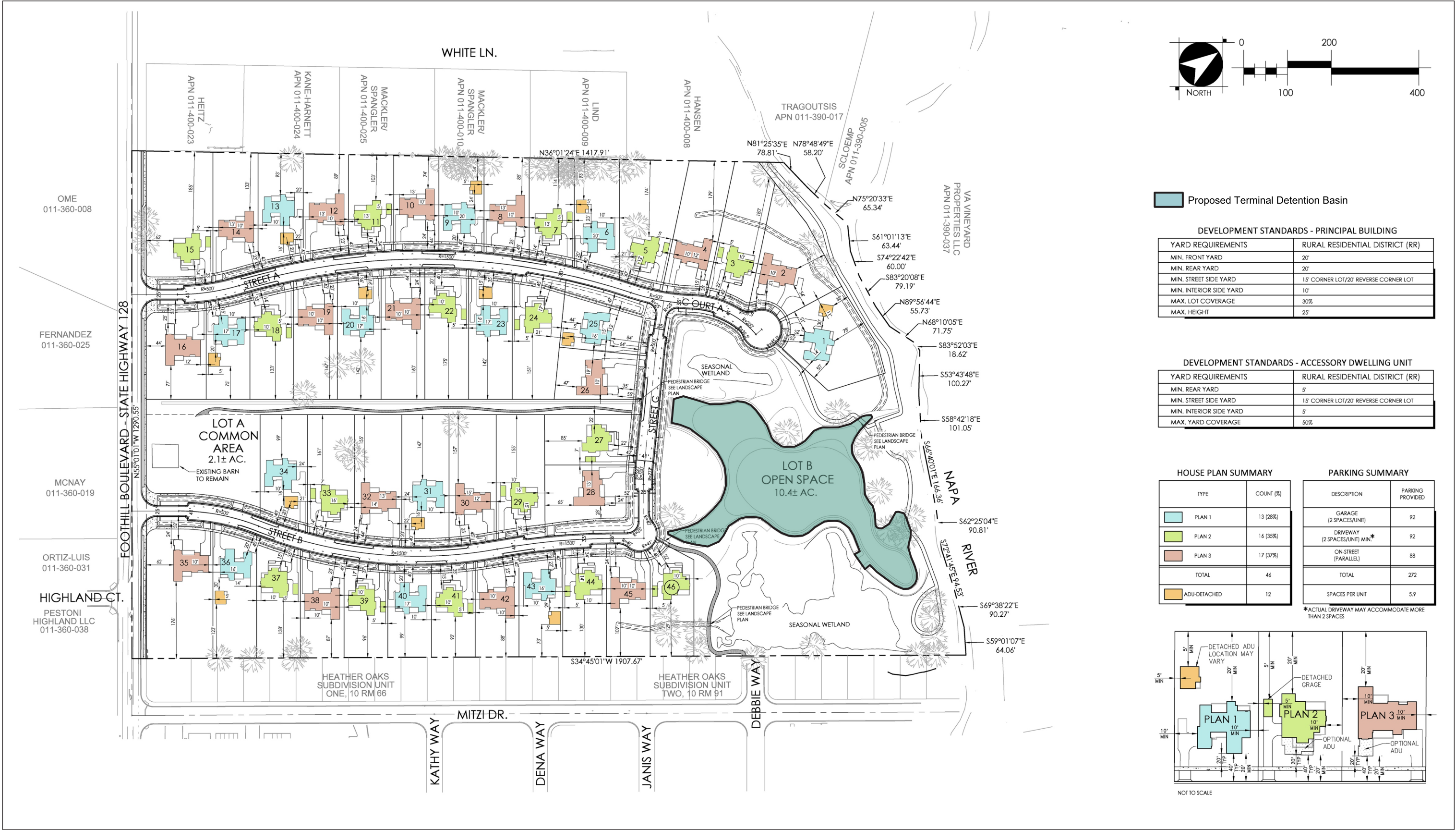
Source: ESRI Aerial Imagery. Balance Hydrologics, Inc. 2020

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Feet

Exhibit 2 Local Vicinity Map



Source: TTLC Calistoga, LLC. & Wood Rodgers, January 2021.



Source: The True Life Companies, January 2021.



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Exhibit 4 Swale Network and Pedestrian Crossing

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