



**NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT AN
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND
NOTICE OF PUBLIC HEARING BY THE CALISTOGA PLANNING
COMMISSION FOR THE VERANDA AT INDIAN SPRINGS PROJECT**

NOTICE IS HEREBY GIVEN, that the Calistoga Planning Commission will hold a public hearing at its regular meeting on **Wednesday, August 26, 2020 at 5:30 p.m.** In compliance with Section 15072 of the California Environmental Quality Act Guidelines, notice is also given to responsible agencies, trustee agencies, interested parties and the general public, that the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Veranda Hotel at Indian Springs Project (Project) is available for public review and that the City of Calistoga intends to adopt the IS/MND at the August 26, 2020 hearing.

The Draft IS/MND prepared for the Project is available for review electronically on the City's website at: <http://www.ci.calistoga.ca.us/city-hall/departments-services/planning-building-department/planning-division>. The City of Calistoga will accept public comments on the Draft IS/MND during a 30-day public review period starting on Monday, July 27, 2020 and extending to August 25, 2020. Written comments on the IS/MND must be sent to the City of Calistoga/Attn: Zach Tusinger, 1232 Washington Street Calistoga, CA 94515 or via email ztusinger@ci.calistoga.ca.us and received on or before August 25, 2020.

COVID-19 NOTICE

The City of Calistoga is committed to public participation in City government in a manner that is consistent with guidance and Health Orders issued by the Napa County Public Health Officer and the Governor's Executive Orders N-69-20, N-29-20 and N-25-20, which suspend certain requirements of the Brown Act. This Meeting is necessary so that the City can conduct necessary business and is permitted under the Napa County Health Order No. 20-06 as an Essential Governmental Function. Consistent with the above-referenced Orders, this meeting will not be physically open to the public. Planning Commissioners and staff will be video/teleconferencing into the meeting. To maximize public safety while still maintaining transparency and public access, members of the public can observe and participate in the meeting from home. 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. Please participate in the meeting by observing or listening to the meeting in one of the following ways:

1. **Watch on your TV** – Napa Valley TV Channel 28 (call your cable provider to ensure you have a City of Calistoga coded cable box)
2. **Listen on your phone** – dial 1-669-900-6833, enter webinar ID: 832-0395-3296, password: 123201
3. **Watch online** via Zoom at <https://us02web.zoom.us/j/83203953296?pwd=aStuQk5sYkhmQUpaSDk0RHZTVWZnUT09>, enter password: 123201
4. **Watch online** via YouTube Live at [youtube.com/cityofcalistoga](https://www.youtube.com/cityofcalistoga)

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COMPLETED. _____ BY: _____

NAPA COUNTY CLERK

PUBLIC HEARING ITEM: The Veranda Hotel at Indian Springs DR 2017-8, UP 2017-9, DA 2017-1 Consideration of design review, use permit, and development agreement to allow for demolition of seven existing single-story structures onsite and for the development a 96-room hotel, restaurant, ground floor retail, pools and spas heated through a closed loop system with geothermal water, public courtyard, parking and streetscape improvements to Lincoln Avenue and Fair Way as well as construction of Fair Way Extension and an Emergency Vehicle Access (EVA) road extending between Fair Way Extension and Magnolia Drive. This proposed action has been reviewed in compliance with the California Environmental Quality Act (CEQA). As stated above, the IS/MND is available for public review and comment and will be considered by the Planning Commission prior to taking action on the requested entitlements.

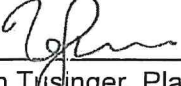
PROJECT LOCATION: 1502, 1504, 1506, 1510, 1522 Lincoln Ave, Calistoga, CA 94515 (APNs 011-340-003; -004; -005; -006; -021; -022; 028; -029)

COMMENT ON THESE MATTERS: Please participate in the meeting by providing public comment on any item on the agenda or any item of municipal concern via email. Please submit your comment, limited to 350 words or less, via email to publiccomment@ci.calistoga.ca.us. Written public comments submitted by email should clearly indicate the Agenda Item No. or specify "Oral Communications" in the Subject Line for items not on the agenda and are requested to include the submitter's full name. Comments received by 4:00 p.m. on the day of the meeting will be posted online with the agenda packet and included in the record but will not be read aloud. Comments received after the commencement of the meeting and before the agenda item is heard will be read aloud for a maximum of three minutes, or as determined by the Chair. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read aloud.

REVIEW OF INFORMATION: The Planning Commission Agenda and staff report for this item will be published online at www.ci.calistoga.ca.us by 4:30 p.m. on Tuesday, August 18, 2020. For further information, please contact Zach Tusinger, Planning & Building Director at 707.942.2830 or ztusinger@ci.calistoga.ca.us.

NOTICE: If you challenge the City's decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Judicial review of any City administrative decision may be heard only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

BY ORDER OF THE CITY OF CALISTOGA PLANNING COMMISSION



Zach Tusinger, Planning & Building Director
Publish Date: July 23, 2020