



CITY OF CALISTOGA

2023 – 2031 HOUSING ELEMENT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

LEAD AGENCY:

CITY OF CALISTOGA
PLANNING & BUILDING DEPARTMENT
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AUGUST 2022

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**2023 – 2031 HOUSING ELEMENT
CEQA ENVIRONMENTAL CHECKLIST AND INITIAL STUDY**

Initial Study Checklist	
Project Title:	2023 – 2031 Housing Element
Lead agency name and address:	City of Calistoga, Planning & Building Department 1232 Washington Street Calistoga, CA 94515
Contact person and phone number:	Jeff Mitchem, Planning & Building Director 707-942-2830 jmitchem@ci.calistoga.ca.us
Project Location:	Citywide (6 th Cycle Housing Sites: 011-062-009; 011-062-008; 011-072-020; 011-050-024; 011-101-002; 011-214-001; 011-214-002; 011-214-006; 011-215-001; 011-215-011)
Project Sponsor/Owner:	City of Calistoga Planning & Building Department 1232 Washington Street Calistoga, CA 94515
General Plan Designations:	Citywide (6 th Cycle Housing Sites: Community Commercial (CC); High Density Residential (HDR); Light Industrial (LI))
Zoning:	Citywide (6 th Cycle Housing Sites: Community Commercial (CC); Multifamily Residential/Office (R3); Industrial (I))
Description of project:	<p>The proposed project is a General Plan Amendment to update the City of Calistoga's Housing Element which consists of the following:</p> <ul style="list-style-type: none"> • Housing development constraints (including zoning allowances) • Housing needs and fair housing • At-risk housing • Accommodating the Regional Housing Needs Allocation (RHNA) which includes identifying specific sites appropriate for affordable housing • Updating existing & establishing new objectives, policies, and programs, and • Affirmatively furthering fair housing through site selection, public outreach, and the development of policies and programs.
Surrounding land uses and setting:	The Housing Element encompasses the City of Calistoga, which is surrounded by Napa County and contains undeveloped land, agriculture, open space, and rural residential development. The housing sites identified in the 2023 – 2031 Housing Element are surrounded by vacant and developed properties with General Plan designations of either Community Commercial, Downtown Commercial, High Density Residential, Light Industrial, or Public/Quasi Public.
Other public agencies whose approval is required:	California Department of Housing and Community Development (HCD)
California Native American tribes traditionally and culturally affiliated with the project area that have requested consultation:	Mishewal Wappo Tribe of Alexander Valley

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**2023 – 2031 6th CYCLE HOUSING ELEMENT
CEQA ENVIRONMENTAL CHECKLIST AND INITIAL STUDY**

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LIST OF ACRONYMS

ASSEMBLY BILL	AB
ABOVE MEAN SEA LEVEL	AMSL
BAY AREA AIR QUALITY MANAGEMENT DISTRICT	BAAQMD
BEST MANAGEMENT PRACTICES	BMP
BRITISH THERMAL UNIT	BTU
CALIFORNIA AIR RESOURCES BOARD	CARB
CALIFORNIA DEPARTMENT OF CONSERVATION GEOLOGIC ENERGY MANAGEMENT DIVISION	CALGEM
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE	CDFW
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION	CAL FIRE
CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL	DTSC
CALIFORNIA EMISSIONS ESTIMATOR MODEL	CALEEMOD
CALIFORNIA ENDANGERED SPECIES ACT	CESA
CALIFORNIA ENERGY COMMISSION	CEC
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY	ACAL-EPA
CALIFORNIA ENVIRONMENTAL QUALITY ACT	CEQA
CALIFORNIA NATURAL DIVERSITY DATABASE	CNDDB
CALIFORNIA REGISTER OF HISTORICAL RESOURCE	CRHR
CALIFORNIA SURFACE MINING AND RECLAMATION ACT	SMARMA
CARBON DIOXIDE EQUIVALENT	CO ₂ E
CARBON MONOXIDE	CO
CLEAN WATER ACT	CWA
COMMUNITY NOISE EQUIVALENT LEVEL	CNEL
EMERGENCY VEHICLE ACCESS	EVA
ENVIRONMENTAL IMPACT REPORT	EIR

ENVIRONMENTAL SITE ASSESSMENT	ESA
EXECUTIVE ORDER	EO
FEDERAL EMERGENCY MANAGEMENT AGENCY	FEMA
FEDERAL ENDANGERED SPECIES ACT	FESA
FIRE HAZARD SEVERITY ZONES	FHSZ
FLOOD INSURANCE RATE MAPS	FIRM
GREENHOUSE GASES	GHG
HISTORICALLY RECOGNIZED ENVIRONMENTAL CONDITIONS	HREC
INITIAL STUDY	IS
INSTITUTE OF TRANSPORTATION ENGINEERS	ITE
LEAKING UNDERGROUND STORAGE TANK	LUST
LEVEL OF SERVICE	LOS
LOW IMPACT DEVELOPMENT	LID
MEGAWATT HOURS	MWH
METHANE	CH ₃
METRIC TONS	MT
MIGRATORY BIRD TREATY ACT	MBTA
MILLION GALLONS PER DAY	MGD
MITIGATED NEGATIVE DECLARATION	MND
MITIGATION MONITORING AND REPORTING PROGRAM	MMRP
MOST LIKELY DESCENDENT	MLD
NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM	NPDES
NATIONAL REGISTER OF HISTORIC PLACES	NRHP
NATIVE AMERICAN HERITAGE COMMISSION	NAHC
NITROGEN OXIDES	NOX
NORTHWEST INFORMATION CENTER	NWIC
NOTICE OF INTENT	NOI
OFFICE OF PLANNING AND RESEARCH	OPR
PARTICULATE MATTER	PM
PEAK PARTICLE VELOCITY	PPV
POUNDS PER DAY	LBS/DAY
PUBLIC RESOURCES CODE	PRC
REACTIVE ORGANIC GASES	ROG
RECOGNIZED ENVIRONMENTAL CONDITIONS	REC
REGIONAL TRANSPORTATION PLANNING AUTHORITY	RTPA
REGIONAL WATER QUALITY CONTROL BOARD	RWQCB
SENATE BILL	SB
STATE OFFICE OF EMERGENCY SERVICES	OES
STATE RESPONSIBILITY AREA	SRA
STATEWIDE INTEGRATED TRAFFIC RECORDS SYSTEM	SWITRS
STORMWATER POLLUTION PREVENTION PLAN	SWPPP
TOXIC AIR CONTAMINANTS	TAC
TRAFFIC ANALYSIS ZONE	TAZ

TRAFFIC IMPACT STUDY	TIS
TRANSPORTATION DEMAND MANAGEMENT	TDM
TRIBAL CULTURAL RESOURCES	TCR
UNITED STATES DEPARTMENT OF AGRICULTURE	USDA
UNITED STATES FISH AND WILDLIFE SERVICE	USFWS
UNREINFORCED MASONRY	URM
VEHICLE MILES TRAVELED	VMT
WILDLAND-URBAN INTERFACE	WUI

1. INTRODUCTION

1.1. PURPOSE AND INTENT

This Initial Study/Mitigated Negative Declaration (IS/MND) for the 2023 – 2031 Housing Element (hereinafter referred to as the “project”) has been prepared by the City of Calistoga as the lead agency in full accordance with the procedural and substantive requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

This IS/MND is intended to inform City decision-makers, responsible agencies, interested parties and the general public of potential environmental impacts associated with adoption and implementation of the 2023 – 2031 Housing Element. This IS/MND is also intended to provide the CEQA-required environmental documents for all city, regional, and state approvals or permits that might be required to implement the proposed project.

CEQA Guidelines Section 15063(c) lists the following purposes of an Initial Study:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration.
2. Enable an Applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby possibly enabling the project to qualify for a Negative Declaration.
3. Assist in the preparation of an EIR, if one is required.
4. Facilitate environmental assessment early in the design of a project.
5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment.
6. Eliminate unnecessary EIRs.
7. Determine whether a previously prepared EIR could be used with the project.

The City of Calistoga, as the lead agency, has conducted an Initial Study to determine the level of environmental review necessary for the proposed project. Consistent with Section 15070(b) of the CEQA Guidelines, the Initial Study identified potentially significant impacts, however, with implementation of mitigation measures identified herein, all potentially significant impacts would be reduced to less than significant. Based on the Environmental Checklist form and supporting environmental analysis contained herein, the proposed project’s impacts on the following issue areas would be less than significant with the implementation of mitigation: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, Utilities and Service Systems. As stated previously, all impacts would be less than significant after mitigation, and as such, the City of Calistoga as the lead agency has determined that a Mitigated Negative Declaration is the appropriate level of environmental review.

1.2. PUBLIC REVIEW

In accordance with CEQA and the state CEQA Guidelines, a 30-day public review period for the project begins on August 23, 2022, and will conclude on September 21, 2022. This IS/MND has been distributed to interested or involved public agencies, organizations, and private individuals for review. In addition, the IS/MND has been made available for general public review at the following location:

City of Calistoga
Planning & Building Department
1232 Washington Street
Calistoga, CA 94515

Hours: 8:00 am to 4:30 pm, Monday – Friday, Closed 12:00 to 12:30 pm for lunch

The document was also made available on the city's website at: www.ci.calistoga.ca.us.

During the public review period, the public also has the opportunity to provide written comments on the information contained within this IS/MND.

In reviewing the IS/MND and as articulated in Section 15204(a) of the CEQA Guidelines, affected public agencies and interested members of the public should focus on the sufficiency of the document in identifying and analyzing potential impacts on the environment from the proposed project, and ways in which the significant effects of the project can be avoided or mitigated. Pursuant to Section 15204(b) of the CEQA Guidelines, public agencies and persons should focus on the proposed finding that the project will not have a significant effect on the environment. If a public agency or person believes that the proposed project may have a significant effect, they should:

1. Identify the specific effect;
2. Explain why they believe the effect would occur; and
3. Explain why they believe the effect would be significant.

Finally, per Section 105204(c), reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts.

Comments on the IS/MND should be submitted in writing and received by the City of Calistoga prior to the end of the 30-day public review period on September 21, 2022. Written comments should be submitted to:

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

2. PROJECT DESCRIPTION

The City of Calistoga is located in the northwestern portion of Napa County, **Figure 1 Regional Location Map**. Citywide land uses include residential, commercial, light industrial, and public/quasi public, **Figure 2 Land Use Designations**. Most of the City's residentially zones land has been developed with a diversity of housing types including single family homes, mobile home parks, townhomes, condominiums, and apartments located primarily within the rural residential, rural residential hillside, low density residential, medium density residential, and the high-density residential land use designations. Several parcels at the City margins, particularly within the rural residential and the rural residential hillside designations, and within the downtown and community commercial designations remain undeveloped or underdeveloped and available for future housing. The proposed Housing Element Update is comprised of seven sites primarily concentrated downtown and along Lincoln Avenue, as depicted on **Figure 3, 6th Cycle Housing Site Options**.

The proposed Housing Element Update consists of the following:

- Reviewing housing development constraints (including zoning allowances)
- Assessing housing needs and fair housing.
- Assessing at-risk housing.
- Accommodating the Regional Housing Needs Allocation (RHNA) which includes identifying specific sites appropriate for affordable housing.
- Updating existing & establishing new objectives, policies and programs.
- Affirmatively furthering fair housing through site selection, public outreach, and the development of policies and programs.

Calistoga's 6th Cycle RHNA consists of 119 units distributed into Very Low Income, Low Income, Moderate Income, and Above Moderate-Income categories. Each category is defined by households falling into a certain percentage of the Area Median Income, or AMI. In addition to the required RHNA, Calistoga is planning for a minimum 30% buffer to ensure that sufficient capacity to accommodate housing exists within city limits through the planning period (2031) and beyond. To calculate the net new housing capacity needed to meet the RHNA, Calistoga factored in pipeline projects and projected accessory dwelling units. The total new housing units needed to achieve the 6th Cycle RHNA is 30 housing units as shown in the following Table:

TABLE 1: NET RHNA

	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Above Moderate >120% AMI	Total New Housing Units
Sixth Cycle RHNA without Buffer	31	19	19	50	119
30% Buffer	9	6	6	15	36
Sixth Cycle RHNA with 30% Buffer	40	25	25	65	155
<i>Sixth Cycle RHNA Credit</i>					
Pipeline Projects	24	45	16	43	128
ADUs	7	7	7	3	24
Credit Subtotal	31	52	23	46	152
Total Net New Units Required, with 30% Buffer Considered	9	0 (-27)	2	19	30
Sixth Cycle Site Inventory Total	20	20	20	195	255

The city exceeded the 5th Cycle RHNA in 2018, and thus has decided to rely primarily on reuse sites for the 6th Cycle. Under this strategy, the opportunity sites under consideration would have a capacity 255 units above the housing units needed (including the 30% buffer). Opportunity Sites (Reuse and Non-Reuse) and Pipeline Projects are shown in **Figure 4: 6th Cycle Sites Land Use Designations**.

Zoning for the identified sites is presented in **Figure 5: 6th Cycle Sites Zoning**. The Site Inventory consists of sites currently zoned at a density appropriate for accommodating housing, and therefore, upzoning is not necessary as part of the Housing Element. The site selection relies on reuse sites previously identified for housing in the 5th Cycle but that have not yet been developed. The Housing Element includes a program that would allow Reuse Sites to be developed ministerially if at least 20% of the units in the development are affordable to lower-income households. This program is scheduled to be implemented within 3 years of adoption of the housing element. This program is outlined for consistency with housing element requirements set by the California Department of Housing and Community Development (HCD).

The City of Calistoga is proposing to update its General Plan Housing Element, referred to as the “Housing Element Update” and comprises the Project. There are several goals and objectives for the Project including the following eight overarching and interrelated goals that reflect the values of the community.

1. Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within the ownership and rental housing markets.
2. Promote housing that meets the needs of extremely low-, low- and moderate-income households, particularly those who work in Calistoga.
3. Maintain the City’s housing stock and protect the affordability of affordable units.
4. Address the housing needs of special-needs population groups, including seniors, farmworkers, people with disabilities including developmental disabilities, large families, and female-headed households.
5. Maintain and enhance the physical condition and aesthetic qualities of existing residential neighborhoods.
6. Remove governmental constraints to the maintenance, improvement, and development of housing, where feasible.
7. Prevent housing discrimination on the basis of race/ethnicity, color, national origin, sex (including gender identity and sexual orientation), religion, age, ancestry, marital status, children, familial status, or disability.
8. Reduce energy use and greenhouse gas production in existing and new residential development.

Specific Objectives that support these goals are included in the Housing Element document and further discussed throughout this analysis.

Required Discretionary Actions

- Adoption of the 2023 – 2031 Housing Element (Calistoga City Council)
- Approval of the Housing Element by the California Department of Housing and Community Development (HCD)

Other Public Agency Review

- California Department of Housing and Community Development (HCD)

California Native American Tribal Consultation

In accordance with AB 52 (PRC Section 21084.2), lead agencies are required to initiate consultation with a tribe with traditional and/or cultural affiliations in the geographic area where a subject project is located if a project may cause a substantial adverse change in the significance of a tribal cultural resource. Should the tribe respond requesting formal consultation, the lead agency must work with the tribe or representative thereof to identify potential impacts and develop avoidance or mitigation measures to reduce potential impacts to tribal cultural resources. In addition, SB 18 (GC Section 65352.3) requires lead agencies to contact, and consult with California Native American tribes prior to amending or adopting any general plan, specific plan, or designating land as open space. In accordance with AB 52 and SB 18, notification of the proposed project was mailed to the Mishewal Wappo Tribe of Alexander Valley on February 23, 2022. No responses to the notification or requests to consult on the project were received.

Tiering – Calistoga 2003 General Plan EIR

CEQA Guidelines Section 15152(b) discourages repetitive discussions of the same issues and allows limiting discussion of a later project that is consistent with a prior plan to impacts which were not examined as significant effects in a prior EIR or to a discussion of significant effects which could be reduced by revisions in the later project (CEQA Guidelines Section 15152(d)). No additional benefit to the environment or public would be served by preparing an EIR merely to restate the analysis and the significant and unavoidable effects found to remain after adoption of all General Plan policies and mitigation measures. All General Plan policies adopted as mitigation apply to the project analyzed herein.

The General Plan EIR reviewed potentially significant environmental effects resulting from implementation of the General Plan and developed measures and policies to mitigate impacts. Nonetheless, significant and unavoidable impacts were identified under future conditions that would cause roadway segments or intersections in Calistoga, particularly in the downtown, to fall below Level of Service (LOS) D. Therefore, the City adopted a statement of overriding considerations, which balanced the merits of approving the General Plan despite the potentially significant and unavoidable environmental effects.

Because CEQA discourages repetitive discussions of the same issues, this environmental document tiers from the 2003 General Plan EIR (SCH No. 2003012009), certified on October 21, 2003, to examine site-specific impacts of the proposed project, as described below. A copy of the City of Calistoga General Plan and EIR are available at City of Calistoga, Planning & Building Department, 1232 Washington Street, Calistoga, CA 94515.

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FIGURE 1: CALISTOGA REGIONAL LOCATION

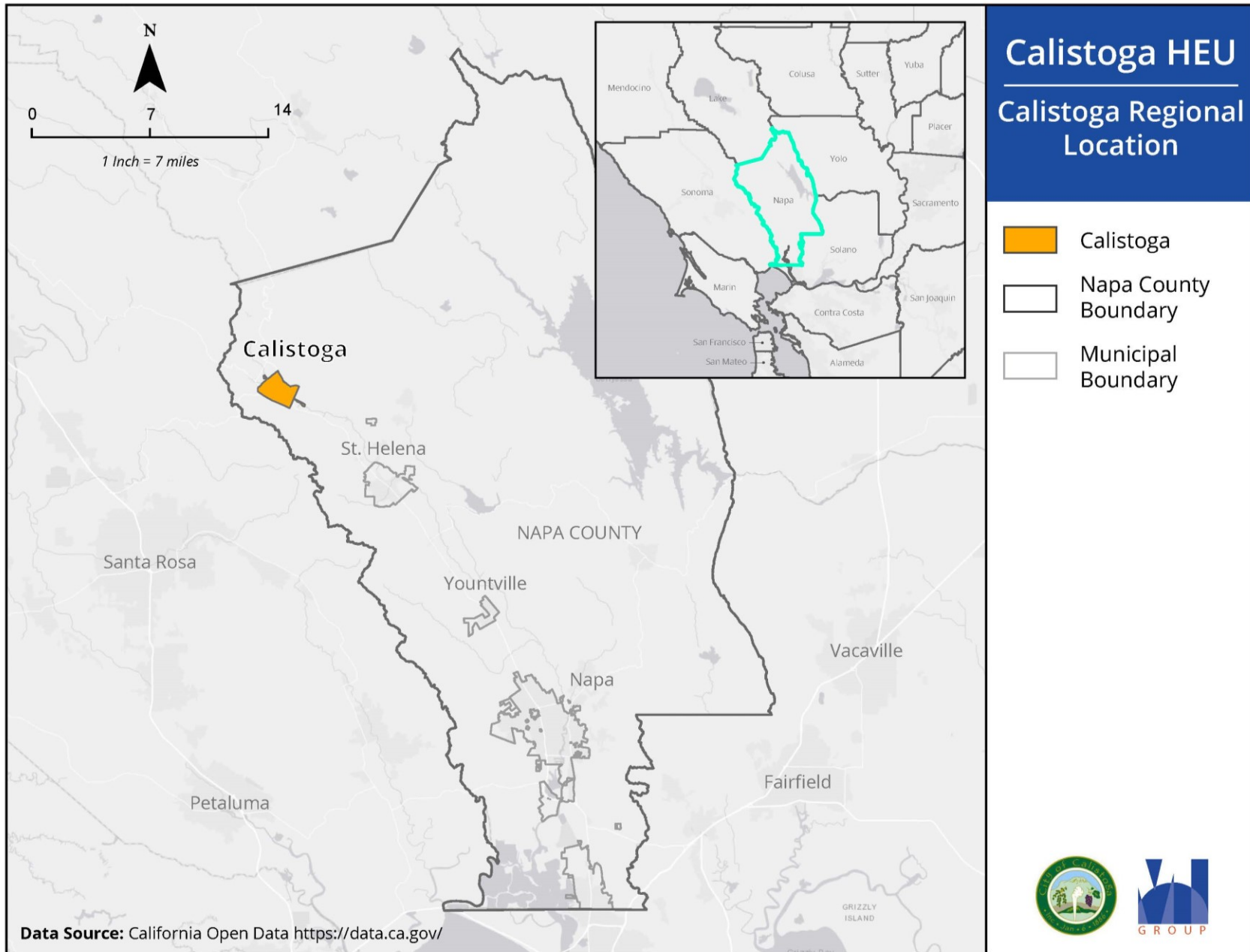


FIGURE 2: GENERAL PLAN LAND USE DESIGNATIONS

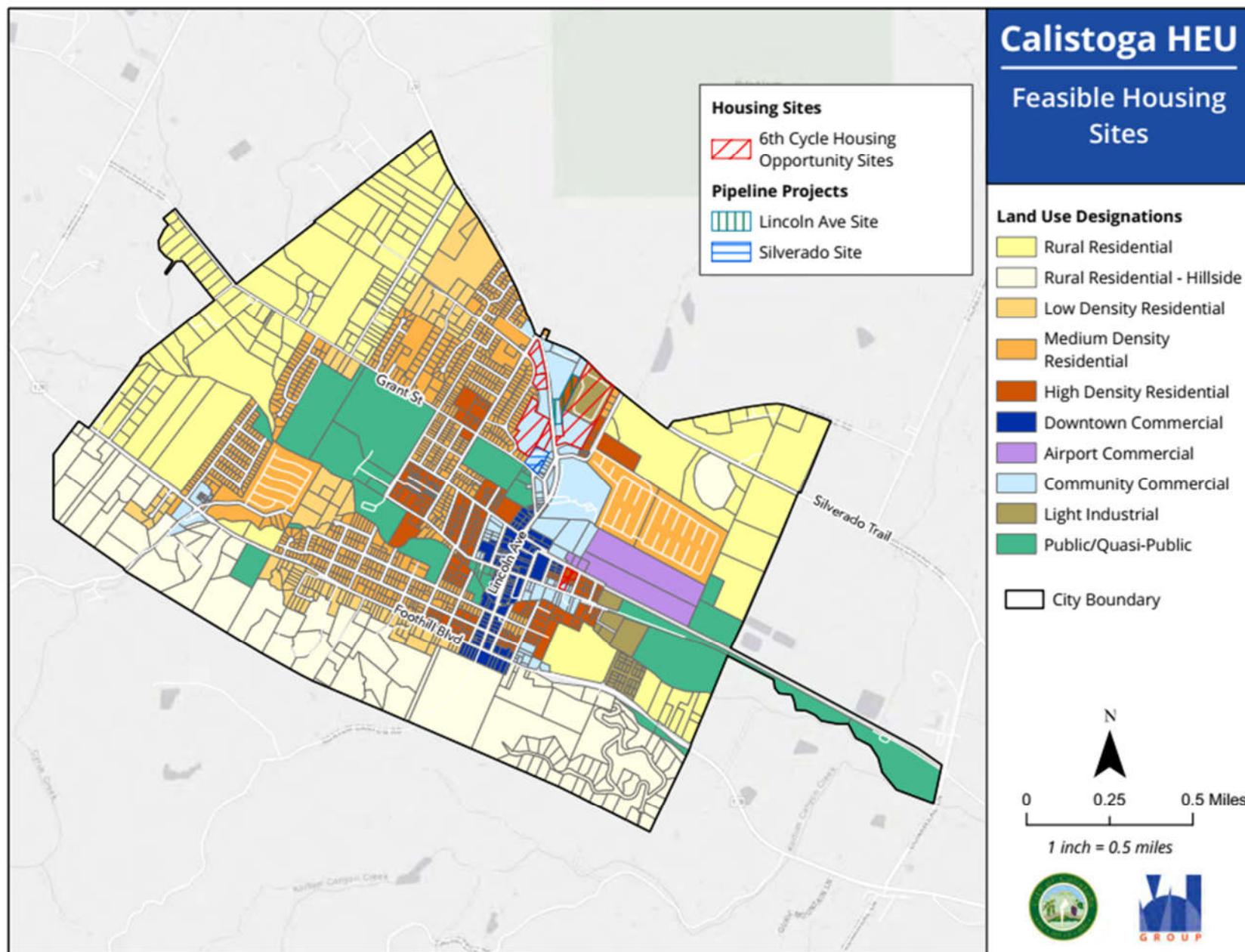


FIGURE 3: HOUSING ELEMENT UPDATE 6TH CYCLE SITES

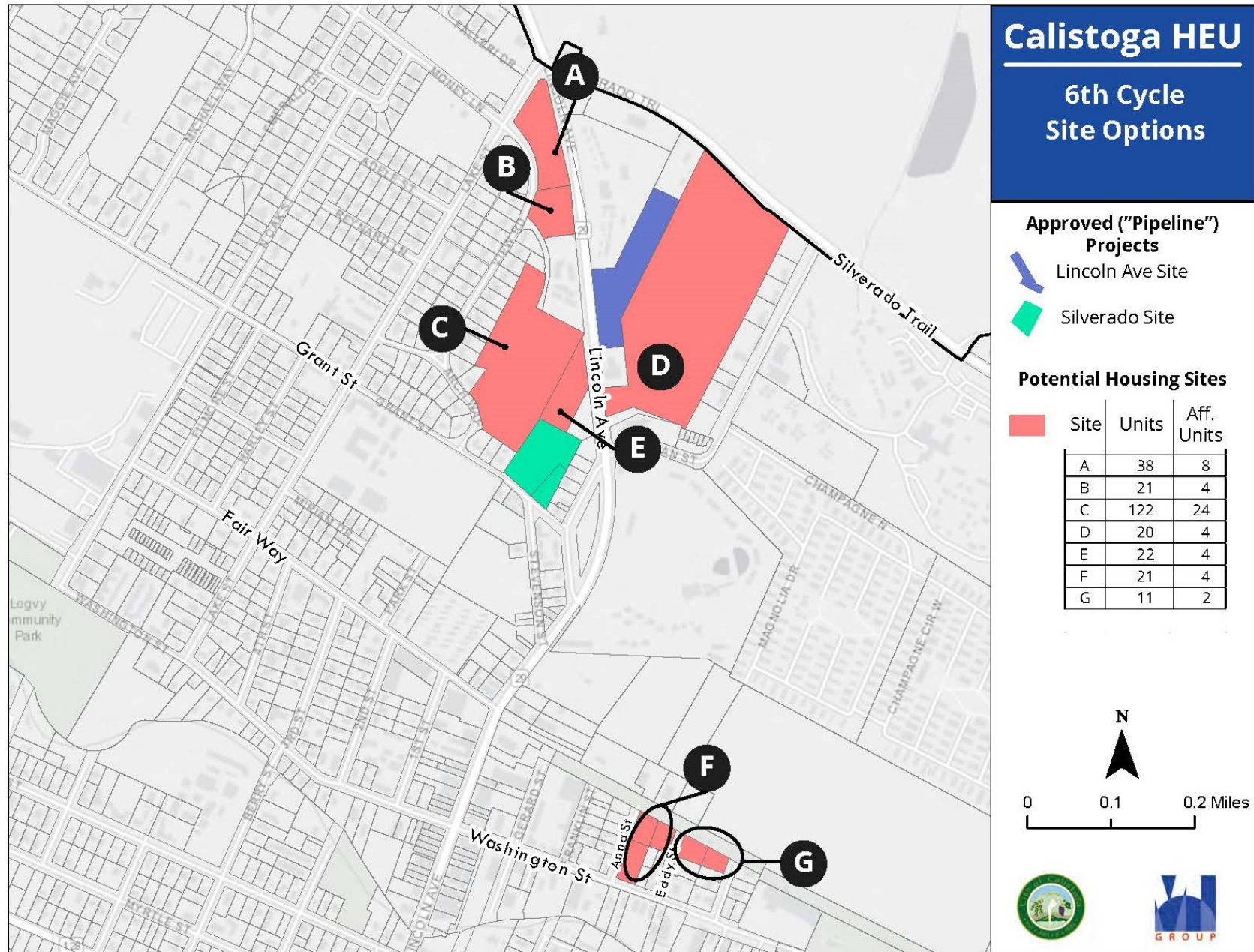


FIGURE 4: 6TH CYCLE SITES LAND USE DESIGNATIONS

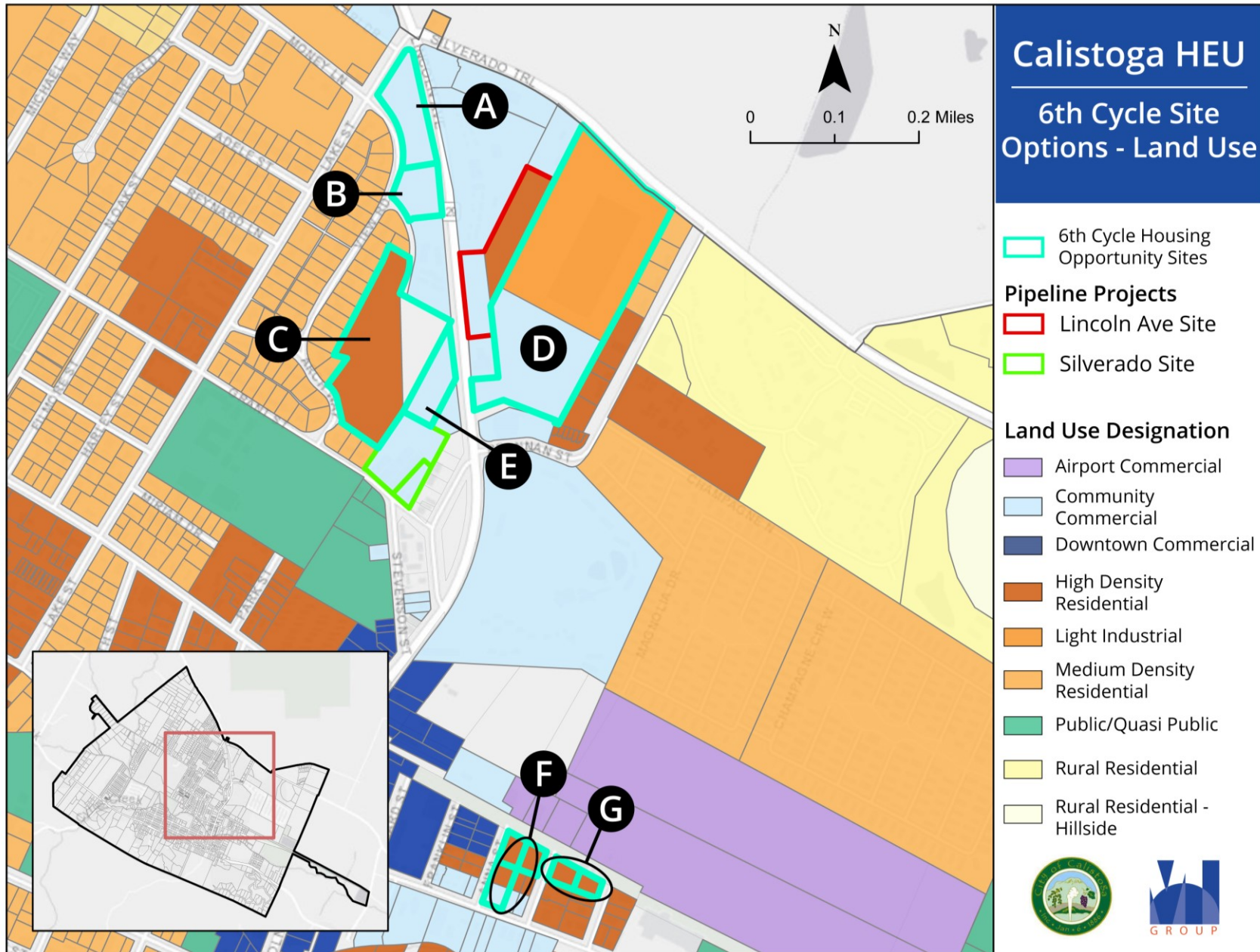
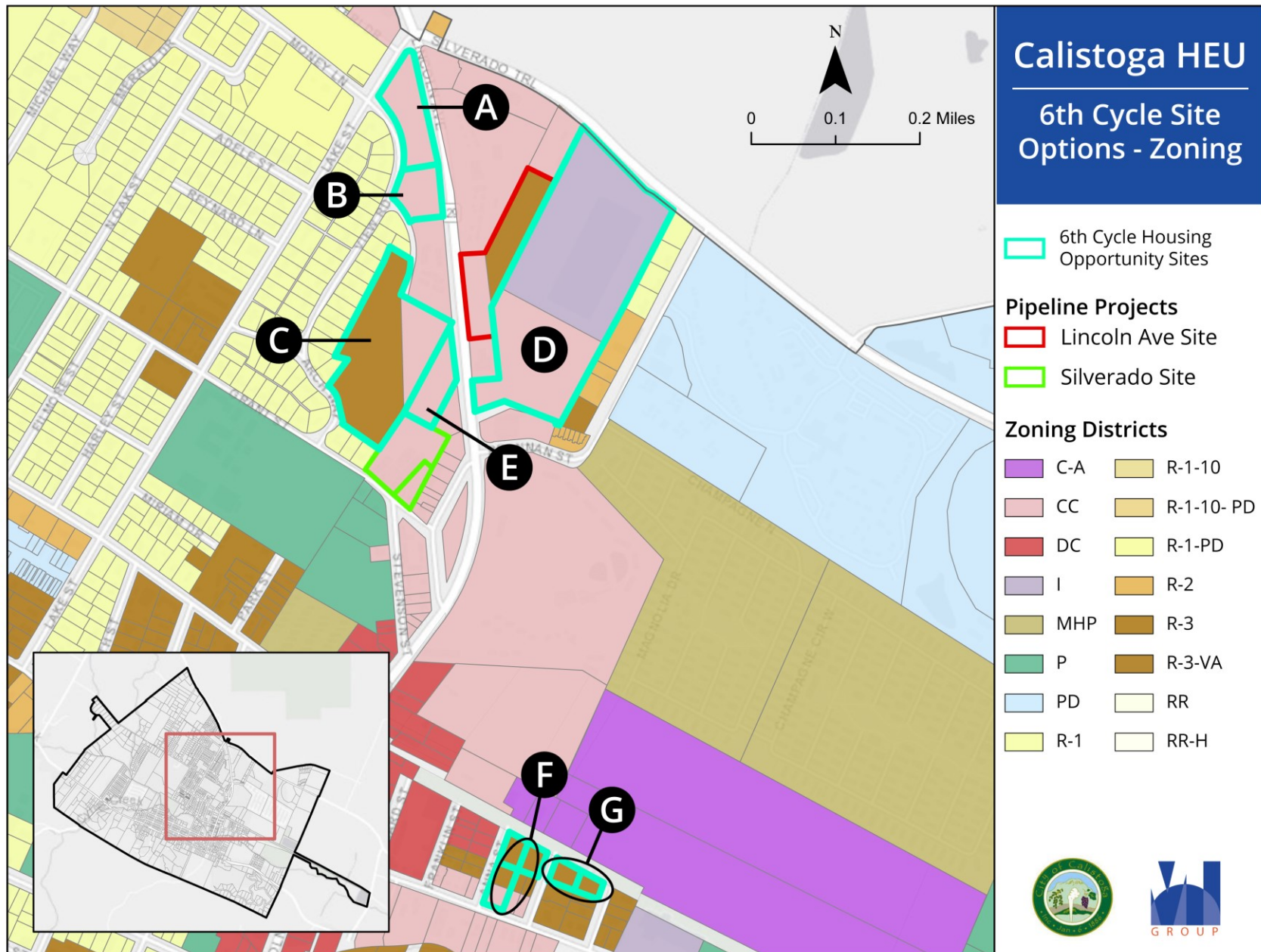


FIGURE 5: 6TH CYCLE SITES ZONING



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3. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

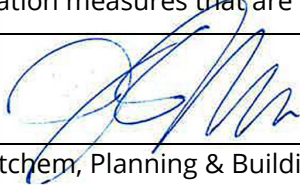
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact Unless Mitigation is Incorporated" as indicated by the checklist on the following pages.

Aesthetics		Hazards & Hazardous Materials		Recreation	
Agricultural & Forestry		Hydrology / Water Quality		Transportation / Traffic	
Air Quality		Land Use / Planning		Tribal Cultural Resources	
Biological Resources		Mineral Resources		Utilities / Service Systems	
Cultural Resources		Noise		Wildfires	
Geology / Soils		Population / Housing		Mandatory Findings of	
Greenhouse Gases		Public Services		Significance	

4. DETERMINATION (TO BE COMPLETED BY LEAD AGENCY)

The CEQA Initial Study (IS) Checklist and written explanations are provided in Section 4 below. The Initial Study Checklist and narrative indicate the level of significance of the potential environmental effects of the proposed project upon each of the noted environmental resources. On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	



Jeff Mitchell, Planning & Building Director

August 17, 2022

Date

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5. EVALUATION OF ENVIRONMENTAL IMPACTS

The following discussion addresses the potential level of impact relating to each aspect of the environment.

5.1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Calistoga General Plan, as amended; 2003 General Plan EIR; and California Scenic Highway Mapping System, Scenic Highway System Lists.

Aesthetics Setting

The City of Calistoga is situated in the northern most portion of the Napa Valley. The relatively flat topography is interspersed with hills including Mount Washington and Mount Lincoln and mountains at the valley margins. The western city limit extends into the foothills of the Mayacamas Mountains, which rise to a height of approximately 4,700 feet. The eastern city limit abuts the Palisades, a mountain range rising to a height of approximately 2,500 feet and located within the Robert Louis Stevenson State Park. The Napa River flows southward through the central part of the city, from Greenwood Avenue to Dunaweal Lane, and terminates in the San Pablo Bay approximately 50 miles to the south. There are a number of creeks within the city, some of which flow to the Napa River, including Blossom Creek, Garnett Creek, Simmons Creek, and Cyrus Creek.

Calistoga has a small historic walkable downtown with pedestrian-oriented services along Lincoln Avenue. Important visual features include the tree-lined streets found throughout the city, the Napa River, and several historic homes and commercial buildings on the National Register of Historic Places. Through downtown, the buildings range in height from one to two stories with limited three-story structures. Views from downtown Calistoga along Lincoln Avenue highlight the Palisades Mountains to the north and the Mayacamas Mountains to the south. The hilly areas surrounding the city limits are heavily forested, contrasting with the developed landscape in and around Calistoga, which contains large expanses of vineyards, orchards, open space, buildings, and infrastructure.

There are no formally designated State Scenic Highways within the City of Calistoga. Through Calistoga, Lincoln Avenue is coterminous with State Route (SR) 29 which is considered eligible to be officially designated

by the state according to the California Scenic Highway Mapping System. Apart from routes listed as eligible at the state level, the Calistoga General Plan identifies the following scenic corridors and scenic resources.

Scenic Corridors:

- Silverado Trail and Highway 29, up-valley of Silverado Trail
- Highway 128/29 up- and down-valley of Lincoln Avenue
- Tubbs Lane
- Lincoln Avenue
- Foothill Boulevard
- Petrified Forest Road

Scenic Resources:

- Views of the Palisade and Western Ranch from downstream
- Open space associated with the Gliderport
- Rural lands along Silverado Trail, including views of Mt. Washington
- Views of Mount Lincoln from upper Lincoln Street
- Mora Avenue, Greenwood Avenue and upper Grant Street corridors
- Corridor through Pioneer Cemetery to the open space of the Herrero property across Highway 128
- Corridor alongside the Bounsall property and adjacent agricultural parcels
- Canopy of trees along Cedar Street

Entry Corridor Overlay Area

As shown in Figure LU-6 of the General Plan, sites identified in the 2023 – 2031 Housing Element are located along or proximate to identified scenic routes and entry corridors. The northern portion of site D of the Housing Element is within the Downvalley Silverado Trail Entry Corridor Overlay Area which is characterized by vineyards and related uses. This portion of site D is developed with an existing warehouse building. Future residential development that would be facilitated by the 2023 – 2031 Housing Element would be limited to the southern portion of site D, which is outside of the Entry Corridor Overlay Area.

Character Area and Gateway Overlays

Resort Character Area Overlay

As shown in Figure LU-7 of the Land Use Element, the approved pipeline projects (Lincoln Avenue Site and Silverado Site), and housing sites A, B, C, D, and E are located within the Resort Character Area Overlay, which is defined as the second most established entry to Calistoga for travelers and visitors approaching from down valley via Silverado Trail. Development and design considerations are provided for the Silverado Trail section and Lincoln Avenue section of this area.

Lower Washington Character Area Overlay

Housing sites F and G are located within the Lower Washington Character Area Overlay which is characterized by a variety of land uses including commercial, medical services, residential, warehousing, open space, and city facilities.

Silverado Trail Gateway

A small portion of housing site A is also located within the Silverado Trail Gateway, which is identified as a major entry into the City of Calistoga. As detailed in the General Plan, development in this area must provide a clear sense of entry into Calistoga and should incorporate local elements such as a geothermal feature to highlight Calistoga's unique resource.

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies intended to improve and enhance aesthetics, those particularly relevant to the 2023 -2031 Housing Element Update include the following:

Objective CI-1.1: Reinforce locally distinctive patterns of development, landscape and culture, such as small buildings, mixed use, walkability, architectural diversity, neighborhoods of single-family homes on small lots, vineyards and agricultural lands.

- **Policy P1.1-3** New buildings shall have heights that avoid obtrusive breaks in the natural skyline.
- **Policy P1.1-8** The considerations specified for each Character Area and Gateway overlay designation and each Entry Corridor overlay designation in the Land Use Element shall be followed.

Objective CI-1.3: Maintain the urban design quality of existing residential neighborhoods and replicate this quality in new residential development.

- **Policy P.1.3-1** All residential development shall protect the character of established neighborhoods in which the development is located.
- **Policy P.1.3-6** Multi-family structures and non-residential uses located adjacent to single-family properties shall incorporate adequate screening into project design to prevent view intrusion.
- **Policy P.1.3-7** In new residential developments, the use of traditional site design and architectural elements such as a grid street layout, narrower streets, street trees, traditional house designs, reduced setbacks, and garages to the rear or sides of properties, shall be considered.

Objective CI-2.1: Protect Calistoga's entrance points as important components of local community identity.

- **Policy P.2.1-1** The entry corridor policies and principles specified for each entry corridor in the Land Use Element shall be followed.

Objective LU-2.1: Ensure that an adequate amount of land is designated in the General Plan to permit desired development in Calistoga, while also preserving Calistoga's small-town character.

- **Policy P.2.1-2** All new development on sites with overlay designations shall follow the overlay designation regulations in Section D of this Land Use Element to ensure that their development is in harmony with the surrounding environment.

Aesthetics Impact Discussion

5.1(a, c) (Effect a Scenic Vista, Degrade Scenic Quality) Less Than Significant Impact with Mitigation:

The Housing Element Update would not result in direct construction of housing but would facilitate future housing development on vacant or underutilized sites within incorporated city limits. Development has the potential to change the surrounding visual character by introducing new structures, landscaping, paved surfaces, frontage improvements, as well as through removal of existing vegetation and trees. City-recognized scenic resources within the vicinity of sites identified in the Housing Element include views of the mountains to the north and south from Lincoln Avenue, mature trees, and open space of the former Gliderport property.

New development in the city is subject to the requirements of the Calistoga General Plan and current zoning standards. Since the Housing Element Update proposes reuse sites from the previous Housing Element Cycles, the reuse sites will allow for ministerial review for projects with at least 20% affordable units. No density or height increases are required on these sites. In addition, the City of Calistoga is preparing objective design standards, which will be imposed on future housing development projects once adopted by the City.

To ensure that potential impacts to the visual character are avoided, future development of housing opportunity sites shall comply with **Mitigation Measure AES-1**, which requires development of the sites and the development of objective design standards to be consistent with General Plan (LU) Policy P.2.1-2. Implementation of measure AES-1 will ensure that policies set forth in the General Plan intended to improve and enhance visual resources within and surrounding the city will not be impacted. Therefore, impacts to scenic vistas, scenic corridor, and the scenic quality and visual character resulting from implementation of the 2023 – 2031 Housing Element will be less than significant.

5.1(b) (Scenic Resources from Designated Scenic Highway) Less Than Significant Impact with Mitigation: The proposed project will not damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings visible from a designated State scenic highway. Though there are no formally designated scenic highways within Calistoga, Lincoln Avenue (CA SR 29), is listed as an eligible State scenic highway. Additionally, the General Plan recognizes the Gliderport open space as an important scenic resource within the city. Sites A, B, C, D, and E have frontage on, or are within proximity to Lincoln Avenue, and sites F and G are proximate to the Gliderport open space area. Mitigation Measure AES-1 requires future development to comply with specific objective standards for the various entry corridor, character area, and gateway overlay designations. With implementation of measure AES-1, the Housing Element Update will have less than significant impacts to scenic resources viewed from an eligible state scenic highway (CA SR 29).

5.1(d) (Light and Glare) Less Than Significant Impact with Mitigation: Housing sites are located within proximity to existing residential, commercial, and industrial development that contributes sources of light within the city. As detailed in Mitigation Measure AES-1, outdoor lighting introduced by future development of housing site shall be designed to preserve and protect the nighttime environment in accordance with the International Dark Sky Association model ordinance objectives. With implementation of measure AES-1, impacts resulting from a new source of substantial light or glare which would adversely affect day or nighttime views in the area will be reduced to less than significant.

Mitigation Measure(s):

AES-1: Future development of housing opportunity sites and development of objective design standards shall be consistent with entry corridor and character area requirements outlined in the General Plan.

Downvalley Silverado Trail Entry Corridor Overlay Area (site D)

- Setbacks shall be wide in order to preserve rural characteristics and shall be landscaped with trees, vineyards and/or native vegetation. These setbacks shall not be deducted from the calculation of net density (i.e., the same amount of development is permitted, shifted elsewhere on the property).
- Existing orchards and stands of mature trees shall be maintained or replaced with similar vegetation.
- Unique natural features shall be preserved and remain visible.
- The appearance of historic buildings visible from public streets shall be preserved.
- Parking areas shall be screened from Silverado Trail.

Resort Character Area Overlay

Silverado Trail Section:

- Development shall be clustered to retain sensitive resources, scenic vistas, and open spaces.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:

- Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
- Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
- Conserve energy and resources to the greatest extent possible.

Lincoln Avenue (sites A, B, C, D, E):

- Landscaping shall be provided along Lincoln Avenue.
- Development along the common property line of housing site C shall consider areas in the rear where the height shall be limited to one-story. Privacy screening shall also be considered.
- Pathway alignments shall be provided along Lincoln Avenue.
- Parking lots shall be screened from public view and landscaped with heavy shade tree planting.
- Utilities on Lincoln Avenue shall be placed underground.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Lower Washington Character Area Overlay (sites F, G)

- Architecture shall feature materials such as brick, sheet metal, stucco and true wood vertical siding.
- Development shall be designed with orientation towards Fair Way extension.
- Development along Washington Street shall provide for streetscape improvements, including installation of street trees and traffic calming elements.
- All overhead utilities shall be placed underground.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the International Dark Sky Association model ordinance objectives.
 - Provide the minimum lighting level necessary for night-time safety, utility, security, productivity, enjoyment, and commerce.
 - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
 - Conserve energy and resources to the greatest extent possible.

Silverado Trail Gateway (site A)

- Development of the site shall be setback from the street edge and shall include meandering, landscaped pathways

5.2. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; and California Department of Conservation Farmland Mapping and Monitoring Program 2016.

Agricultural and Forestry Resources Setting

According to the 2015 Land Use Element Update of the General Plan, and as shown in Figure LU-1, agricultural land within the city comprises approximately one-fifth of the total Planning Area and includes vineyards and orchards. Areas identified as agriculture typically have larger lot sizes and are located at the city's periphery within the rural residential land use designation.

According to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), in 2016 the City of Calistoga contained approximately 870 acres of land designated as Urban and Built-up Land, 457 acres of land designated as Other, 215 acres of land designated as Prime Farmland, 104 acres of land designated as Farmland of Local Importance, and 3 acres of land designated as Grazing Land.

As shown in Figure OSC-2 of the Open Space and Conservation Element, housing sites identified in the 2023 – 2031 Housing Element are not designated as Important Farmland. Furthermore, none of the sites identified are under a Williamson Act contract nor currently used or designated for any other agricultural purposes.

In accordance with the definition provided in California Public Resources Code Section 12220(g), forest land is land that can support, under natural conditions, 10 percent native tree cover of any species, including hardwoods, and that allows for the management of forest-related resources such as timber, aesthetic value, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. As detailed in the Open Space and Conservation Element of the General Plan, forest lands within the city limits are predominantly located in Calistoga's hillside areas. Sites identified in the Housing Element are located adjacent to developed areas within the city's incorporated boundaries and lack forest land characteristics. As such, these sites do not meet the definition of forest land pursuant to Section 12220(g) of the Public Resources Code and are not identified as forest land, timberland zone, or timberland zoned Timberland Production.

Applicable General Plan Objectives and Policies

The City of Calistoga General Plan identifies goals, objectives, and policies intended to protect and enhance agricultural uses in the city. As shown in Figure LU-1 (Uses by Parcel Within the City Limits), housing sites identified in the 2023 – 2031 Housing Element are not located on sites on or adjacent to agricultural uses. Therefore, General Plan objectives and policies related to agricultural uses are not applicable to the project.

Agricultural and Forestry Resources Impact Discussion

5.2 (a-d) (Farmland Conversion, Williamson Act, Forestland, Timberland) No Impact: There are no important farmlands, agricultural resources or preserves, or forestlands on sites identified in the 2023 – 2031 Housing Element. None of the sites are classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped pursuant to the Farmland Mapping and Monitoring Program nor are any of the sites located on parcels currently under Williamson Act contract. Furthermore, there are no forestlands, timberlands, or parcels with such zoning on the identified sites. As such, the proposed project would not result in the conversion of agricultural resources or forest uses and adoption and implementation of the 2023 – 2031 Housing Element would have no impact to agricultural or forestland resources.

5.2 (e) (Other Conversions of Farmland or Forest Land) Less Than Significant: As shown in Figure OSC-2 of the General Plan, land designated as Prime Farmland and Unique Farmland is located north of housing sites A and D, separated by Lincoln Avenue and Silverado Trail. Areas designated as woodland, forest and chaparral, as shown in Figure 21 of the General Plan EIR, are located northeast of housing site A. All housing sites and the majority of surrounding land are designated as Urban and Built-Up and Other Land, pursuant to FMMP. Though implementation of the 2023 – 2031 Housing Element would introduce residential uses within close proximity of existing farmland and forest land, development of these housing sites would be limited to the property boundaries and would not induce conversion of nearby farmland or forest land. Furthermore, all housing sites are well-served by existing utilities, services, and infrastructure and would not require new services that would support an expansion of use beyond the limits of the subject sites. Therefore, impacts resulting from conversion of other farmlands or forestlands as a result of adoption and implementation of the 2023 – 2031 Housing Element would be less than significant.

Mitigation Measure(s): None Required.

5.3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; BAAQMD 2017 Bay Area Clean Air Plan; BAAQMD Justification Report; and CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans, April 2022.

Air Quality Setting

The City of Calistoga is located within the San Francisco Bay Area Air Basin (SFBAAB) regulated by the Bay Area Air Quality Management District (BAAQMD). Air quality within the Bay Area Air Basin is influenced by natural geographical and meteorological conditions as well as human activities such as construction and development, operation of vehicles, industry and manufacturing, and other anthropogenic emission sources. The Federal Clean Air Act and the California Clean Air Act establish national and state ambient air quality standards respectively.

The BAAQMD is responsible for planning, implementing, and enforcing air quality standards within the SFBAAB, including the City of Calistoga. The BAAQMD operates monitoring stations throughout the District and records pollutant concentration levels for carbon monoxide (CO), Nitrogen Dioxide (NO₂), Ozone (O₃), and Particulate Matter (PM). The BAAQMD Compliance and Enforcement Division routinely conducts inspections and audits of potential polluting sites to ensure compliance with applicable federal, state, and BAAQMD regulations.

The Bay Area Air Basin is designated as non-attainment for both the one-hour and eight-hour state ozone standards; 0.09 parts per million (ppm) and 0.070 ppm, respectively. The Bay Area Air Basin is also in non-attainment for the PM₁₀ and PM_{2.5} state standards, which require an annual arithmetic mean (AAM) of less than 20 µg/m³ for PM₁₀ and less than 12 µg/m³ for fine particulate matter (PM_{2.5}). In addition, the Basin is designated as non-attainment for the national 24-hour PM_{2.5} standard although the EPA recognized the Air District as achieving the attainment in 2013¹.

¹ In January 2013, the US EPA issued a final determination recognizing the BAAQMD achieved the 24-hour PM_{2.5} national standard which effectively suspended the requirements for the region to submit EPA national ambient air quality documentation. So as long as the District meets the 2006 24-hour PM_{2.5} NAAQS, the District is not required to submit an attainment demonstration, reasonably

The nearest BAAQMD air monitoring stations are located in Sebastopol and Napa, at Napa Valley College. According to the Draft 2022 Annual Air Monitoring Network Plan, as of May 25, 2021, the BAAQMD discontinued operation of the Napa Valley College monitoring station to accommodate a student housing project. The Air District secured a new site location in Napa at 1732 Jefferson Avenue and is working with the current property owner to retrofit the space for site implementation, with monitoring anticipated to begin by the end of 2022. As of 2019, annual levels of PM_{2.5} at the nearest monitoring stations was 5.7 (Sebastopol) and 5.9 (Napa Valley College) µg/m³, which is less than the state AAM threshold. All other national ambient air quality standards (NAAQS) within the Bay Area Air Basin are in attainment.

On April 20, 2022, the Air District Board of Directors adopted the proposed CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects. Consistent with CEQA Guidelines Section 15064 (Determining the Significance of the Environmental Effects Caused by a Project), the thresholds are intended to assist public agencies in determining whether projects would result in a cumulatively considerable contribution to global climate change. The adopted thresholds are intended to evaluate projects based on their effect on efforts to meet the State's long-term climate goals. As determined by the California Supreme Court in *Center for Biological Diversity v. Department of Fish & Wildlife*, a project would be considered to have a less than significant air quality impact under CEQA so long as it contributes its fair share toward achieving long-term climate goals. As such, new land use development projects are required to incorporate the design elements identified in (A) to implement the State's goals of achieving carbon neutrality by 2045, or must comply with a local GHG reduction strategy as noted in (B):

- A. Projects must include, at a minimum, the following project design elements:
 1. Buildings
 - a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
 - b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
 2. Transportation
 - a. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:
 - i. Residential projects: 15 percent below the existing VMT per capita
 - ii. Office projects: 15 percent below the existing VMT per employee
 - iii. Retail projects: no net increase in existing VMT
 - b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
- B. Projects must be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).

available control measures, a reasonable further progress (RFP) plan, and contingency plans for failure to meet RFP and attainment deadlines. The ruling is effective February 8, 2013, and continues to through the latest available fine particulate matter measurements through 2016. The BAAQMD will continue to be designated as "non-attainment" for the national 24-hour PM_{2.5} standard until the Air District submits and "resignation request" and "maintenance plan" to EPA, and EPA approves the District's resignation proposal.

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies intended to improve and enhance air quality, those particularly relevant to the 2023 -2031 Housing Element Update include the following:

Objective OSC-6.1: Minimize air pollution emissions.

- **Policy P6.1-1** The City should support efforts to reduce vehicular emissions in the Calistoga Planning area by reducing congestion and dependence on automobile related forms of transportation.
- **Policy P6.1-3** The City shall support the Bay Area Air Quality Management District in the implementation of reasonable and feasible new regulations related to the improvement of air quality throughout the Napa Valley.
- **Policy P6.1-5** The City shall minimize emissions from construction activities by implementing all feasible, cost effective measures to control dust and PM10, as defined by BAAQMD. These measures include clean-burning fuels and tuning engines to minimize pollution.

Objective OSC-7.1: Minimize Calistoga's contribution to impacts on the global environment such as dependence on fossil fuels, consumption of non-renewable resources and discharge of toxins and pollutants.

- **Policy P7.1-3** The City shall promote decreased reliance on motor vehicle travel through effective land use policies, improved public transit and facilities to accommodate bicycle and pedestrian modes of travel.
- **Policy P7.1-4** New building construction to minimize consumption of energy resources shall be encouraged through adoption of energy-efficient building codes and regulations.
- **Policy P7.1-5** The City shall encourage new development to minimize impacts on the local environment.

Air Quality Impact Discussion

5.3(a) (Conflict with Applicable Air Quality Plan) Less Than Significant Impact: The BAAQMD adopted the 2017 Bay Area Clean Air Plan (CAP) on April 19, 2017 to comply with state air quality planning requirements set forth in the California Health & Safety Code. The 2017 CAP includes a wide range of control measures designed to decrease emissions of the air pollutants most harmful to Bay Area residents and which include particulate matter (PM), ozone (O₃), and toxic air contaminants (TACs). The CAP further endeavors to reduce emissions of methane and other "super-greenhouse gases (GHGs)" that are potent climate pollutants in the near-term and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

The proposed control strategy for the 2017 CAP consists of 85 distinct reduction measures targeting a variety of local, regional, and global pollutants. The CAP includes control measures for stationary sources, transportation, energy, buildings, and agriculture, natural and working lands, waste management, water, and super-GHG pollutants. Implementation of some of the control measures could involve retrofitting, replacing, or installing new air pollution control equipment, changes in product formulations, or construction of infrastructure that have the potential to create air quality impacts.

In general, a project is considered to be consistent with the 2017 Bay Area Clean Air Plan if a) the project supports the primary goals of the CAP, b) includes control measures and c) does not interfere with implementation of the CAP measures. The 2023 – 2031 Housing Element would have a less than significant impact due to a conflict with the 2017 Bay Area Clean Air Plan since, a) it supports the goals of the CAP in that it limits sprawl by providing opportunities for housing development within city limits and in walking distance of goods and services (see Figures 5-3 to 5-8 in Chapter 5 of Housing Element); b) includes goals, objectives, policies, and actions intended to reduce energy use and greenhouse gas emissions in new residential development; c) includes control measures to protect air quality during construction by implementing best

management practices set forth by BAAQMD. As such, adoption and implementation of the 2023 – 2031 Housing Element will not conflict with or obstruct implementation of the 2017 CAP and impacts will be less than significant.

5.3(b) (Violate Air Quality Emission Standards) Less Than Significant with Mitigation: Air quality emissions associated with development facilitated by the 2023 – 2031 Housing Element would result from short-term construction activities and ongoing operation.

Construction

Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM10 and PM2.5. As detailed in the BAAQMD April 2022 Justification Report, there is no established threshold for construction-related climate impacts as emissions associated with construction represent a minimal part of overall emissions. However, BAAQMD has established best management practices (BMPs) to control for fugitive dust, for which the Bay Area Air Basin is designated non-attainment. Consistent with General Plan policy P6.1-5 and BAAQMD BMPs, future development that will occur under the 2023 – 2031 Housing Element shall be required to implement **Mitigation Measure AQ-1**, which provides for a variety of dust control measures during construction activities including watering the project site, covering haul loads, limiting idling time, and temporarily halting construction when winds are greater than 15 miles per hour. With implementation of measure AQ-1, construction activities will have a less than significant impact to air quality.

Operation

Operation of future housing sites will result in air quality emissions associated with stationary and mobile sources. Although there would be no stationary “point sources” (large emitters such as manufacturing plants) associated with housing development under the Housing Element, operation of future residences would result in area source emissions from the use of natural gas, consumer products such as solvents, cleaners, and paints, and landscaping maintenance equipment while most of the operational emissions will result from the operation of vehicles traveling to and from the project site (residents, deliveries, etc).

Although the city has an adopted Climate Action Plan (CAP), projected emissions do not go beyond 2020 and therefore, concluding that implementation of the Housing Element would result in less than significant air quality impacts due to future development of housing sites being consistent with a qualified CAP cannot be concluded. As such, consistent with the recently adopted BAAQMD CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects, future development under the 2023 – 2031 Housing Element shall implement **Mitigation Measure AQ-2**, which requires that future development of housing sites meet the thresholds identified in the Justification Report. With implementation of measure AQ-2, operational impacts to air quality resulting from implementation of the 2023 – 2031 Housing Element will be less than significant.

5.3(c) (Sensitive Receptors) Less Than Significant with Mitigation: The BAAQMD defines sensitive receptors as “facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses.” Residential areas and schools are considered sensitive receptors because people are often at home/school for extended periods of time. Examples of sensitive receptors include places where people live, play, or convalesce and include schools, day care centers, hospitals, residential areas and recreation facilities.

Sensitive receptors within proximity of sites identified in the Housing Element primarily consist of existing residents which may be exposed to health risks from construction exhaust emissions generated during future construction. As previously discussed, Mitigation Measures AQ-1 requires implementation of BAAQMD BMPs throughout the course of all future construction activities. Additionally, future development of sites identified

in the Housing Element shall comply with **Mitigation Measure AQ-3**, which requires that the applicant/contractor for future development of housing sites demonstrate compliance with the BAAQMD performance standard for health risks and hazard by minimizing diesel particulate matter exhaust. Measures AQ-1 and AQ-3 are required to be implemented during all phases of construction and will reduce potential impacts associated with construction of sites identified for development of residential land uses in the Housing Element, to nearby sensitive receptors to less than significant.

Operation

The project includes adoption of the 2023 – 2031 Housing Element, which would facilitate future housing development on sites identified in the Housing Element. Residential projects do not generate emissions that would result in health impacts and as such potential impacts to sensitive receptors resulting from operation of residential land uses facilitated by the adopted of the Housing Element will be less than significant.

5.3(d) (Other Emissions) Less Than Significant Impact: Localized odors associated with future development of sites identified in the 2023 – 2031 Housing Element may result from operation of construction equipment, paving, and the application of architectural coatings. However, any odors generated during future construction of these sites would be temporary and not likely noticeable beyond the immediate construction zone. Furthermore, the Housing Element provides for future residential development on the identified sites. Odors are not typically associated with operation of residential uses, and as such, impacts resulting from substantial odor concentrations will be less than significant.

Mitigation Measure(s):

AQ-1: During all construction activities associated with future development facilitated by the 2023 – 2031 Housing Element, the contractor shall implement the latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust as follows:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material shall be covered.
3. All visible mud and dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation.
8. A publicly-visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted on the project site prior to the initiation of construction activities. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

AQ-2: Consistent with the April 2022 CEQA Thresholds for Land Use Projects, site-specific development proposals for sites identified in the 2023 – 2031 Housing Element shall demonstrate compliance with the following:

1. New residential buildings shall not include natural gas appliances or natural gas plumbing.
2. New residential buildings shall demonstrate energy efficiency.
3. New residential development projects shall achieve a 15 percent reduction in project-generated vehicle miles traveled (VMT) below the existing VMT per capita, or as otherwise required by locally adopted Senate Bill 743 VMT reduction targets.
4. New residential development projects shall comply with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

AQ-3: Prior to commencing construction activities on sites identified for residential development in the 2023 – 2031 Housing Element, the applicant/contractor shall prepare a Health Risk Assessment and develop a plan demonstrating the following:

Single Sources- During construction achieve a <10 per one million excess cancer risk, <1.0 hazard index, and < 0.3 incremental annual PM_{2.5}.

Combined Sources- At operation achieve a <100 per one million excess cancer risk, <10.0 hazard index, and < 0.8 incremental annual PM_{2.5}.

Reducing emissions from off-road equipment used to construct the project is an effective way to achieve a substantial fleet-wide average reduction in diesel particulate matter exhaust emissions up to 75% or greater. One feasible plan to achieve the performance standard would include:

1. Construction equipment staging shall occur as far as possible from existing sensitive receptors (away from the property lines proximate to residences).
2. All diesel-powered off-road equipment larger than 25 horsepower and operating at the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 4 or alternatively, Tier 3 engines that include CARD certified Level 3 Diesel Particulate Filters. Use of engines that are electrically powered or use non-diesel fuels would meet this standard.
3. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.

5.4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (Formerly Fish and Game) or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; and The Veranda Hotel at Indian Springs, Environmental Checklist, Initial Study and Mitigated Negative Declaration, July 27, 2020 (SCH No. 2020070509).

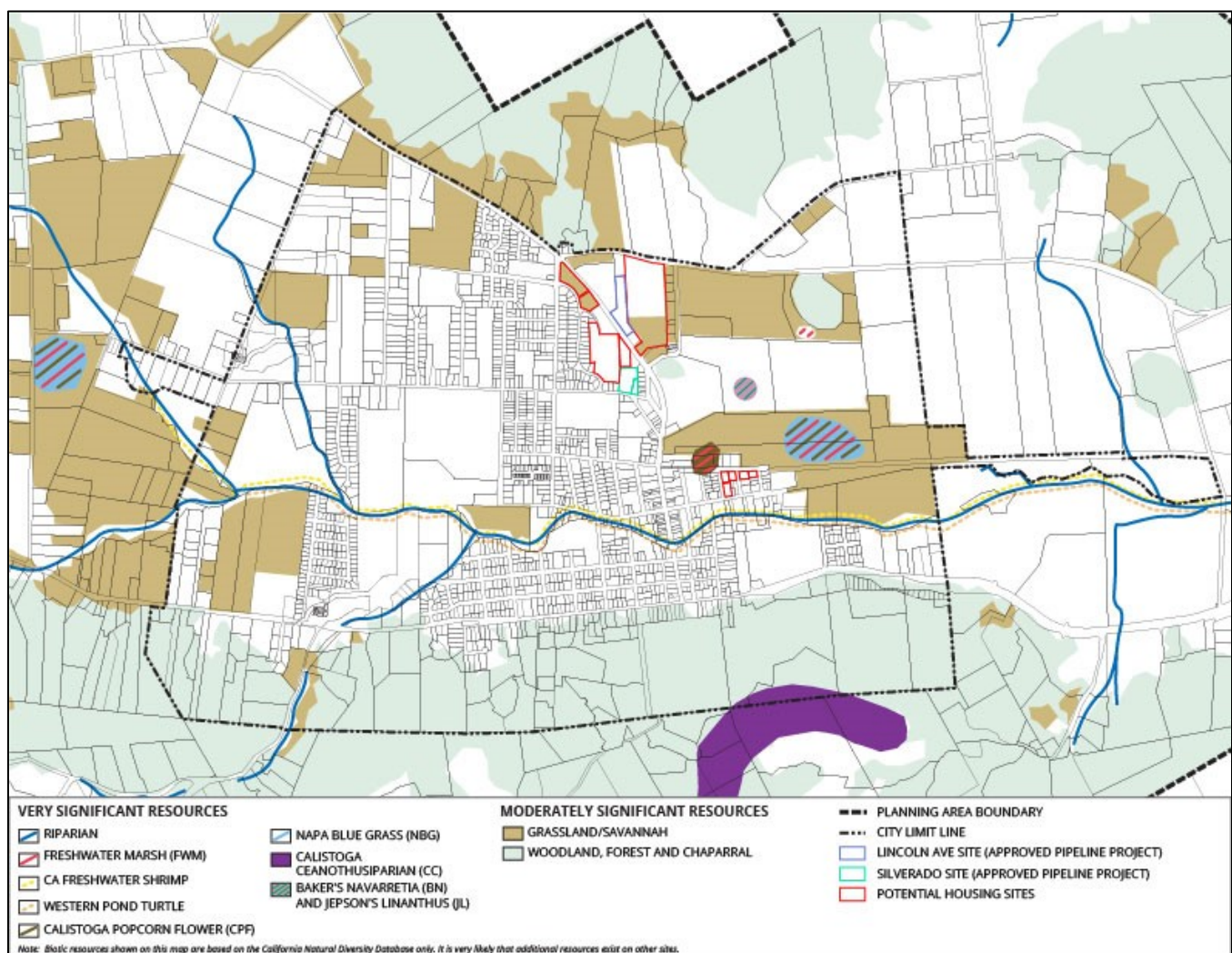
Biological Resources Setting

Biological resources are protected by state and federal statutes including the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), the Clean Water Act (CWA), and the Migratory Bird Treaty

Act (MBTA). These regulations provide the legal protection for plant and animal species of concern and their habitat at the state and federal level.

As reported in the General Plan, several plant and animal species with special-status have been recorded from or are suspected to occur in northern Napa County and the Calistoga vicinity. Several of these species have been reported in the City's Planning Area, and most are associated with the specific habitat types including forest, oak woodland, and grassland along the edges of the Planning Area. A few species have been reported from the floor of the valley, generally associated with the aquatic habitat of the Napa River and the freshwater marsh in geyser-fed swales where habitat disturbance has been limited. As shown in Figure 7 below, housing sites A, B, and D are located on sites identified as containing moderately significant grassland/savannah habitat which has the potential to support special status species. Additionally, sites F and G are located near to areas identified as having very significant resources including riparian and freshwater marsh habitat as well as the Calistoga Popcorn Flower and Napa Blue Grass.

FIGURE 7: BIOLOGICAL RESOURCES AND HOUSING OPPORTUNITY SITES



The Calistoga popcorn flower (*Plagiobothrys strictus*) is adapted to wetland pools, seeps adjacent to hot springs, and geysers that provide necessary soil and hydrological conditions to support species survival. The popcorn flower is listed as threatened at the state level, endangered at the federal level, and has a California Native Plant Society (CNPS) Rank of 1B.1. The popcorn flower is an annual herb that grows from 4 to 16 inches

tall, typically containing small white flowers appearing between March and April. The popcorn flower is considered highly vulnerable to extinction due to its restricted range and small population and is therefore provided protection under CEQA.

The Napa Blue Grass is a federal and state-listed endangered plant species and a CNPS Rank 1B.1. The Napa Blue Grass is a perennial species found in wet meadows and seeps on alkaline soils near thermal springs.

Housing Opportunity also contain mature trees, which provide habitat and foraging for special status species, and are protected by the City's municipal code.

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies intended to protect biological resources. Those particularly relevant to the 2023 -2031 Housing Element Update include the following:

Objective OSC-1.1: Maintain biodiversity within the Planning Area with special emphasis on species that are sensitive, rare, declining, unique or represent valuable biological resources.

- **Policy P1.1-1** When reviewing development proposals the City should include assessment of impacts on both individual species and overall biodiversity within the Planning Area.
- **Policy P1.1-2** Impacts to movement corridors that link wildlife habitat areas should be considered when reviewing development proposals. These corridors should be protected.

Objective OSC-1.2: Minimize impacts to sensitive natural habitats including riparian forest and scrub, freshwater marsh associated with drainages and geothermal areas, oak woodland and savannah, and native grasslands.

- **Policy P1.2-2** Review new development and geothermal resource exploitation in order to ensure the maximum protection of native tree species, riparian vegetation, important concentrations of natural plants and important wildlife habitat.
- **Policy P1.2-3** Prior to approving specific development plans on undeveloped parcels, biological and wetland assessments to determine the presence or absence of populations of special-status species, sensitive natural communities, and wetland resources shall be conducted. Assessments shall:
 - Be conducted by qualified specialists in botany, wildlife biology and wetland ecology.
 - Include, as necessary, detailed field surveys conducted during the appropriate time of the year to permit detection of sensitive resources.
 - Produce mitigation plans for impacts to biological resources, as necessary. These mitigation plans should include wildlife preservation management plans, where necessary, including adequate mitigation for loss of wildlife habitat components that are critical to maintenance of special-status and other important species.

Objective OSC-1.3: Conserve Calistoga's native trees and vegetation, which are important biological and aesthetic resources within the Planning Area.

- **Policy P1.3-1** Continue to implement and enforce the provision of the Tree Preservation Ordinance, particularly with regard to preservation of native trees of significant size.

Objective OSC-1.5: Prevent the degradation and loss of Calistoga's wetland areas.

- **Policy P1.5-2** The City shall recognize Calistoga's network of drainage ditches as important wetland resource in the Planning Area. Drainage ways shall be considered when evaluating impacts of proposed development on wetland resources.

- **Policy P1.5-3** Wetlands shall be protected and enhanced. Adequate mitigation shall be provided where complete avoidance is not feasible.
- **Policy P1.5-4** Any proposed modifications to wetlands shall require appropriate coordination with representatives of the California Department of Fish and Game (CDFG), and US Army Corps of Engineers (Corps) to ensure that the concerns and possible requirements of both agencies can be easily incorporated into the proposed plans.

In addition to policies in the General Plan intended to protect Biological Resources in the Planning Area, the City of Calistoga's Tree Ordinance provides for the protection of mature trees and requires replacement for removal of protected trees. Calistoga Municipal Code 19.01.040 identifies the following trees as protected:

- Any tree with a diameter at breast height (DBH) greater than 12 inches
- Any native oak with a DBH greater than six inches
- Any valley oak, including seedlings and saplings
- Any tree bearing an active nest of a fully protected bird

Biological Resources Impact Discussion

5.4(a-b) (Adverse Effects to Sensitive Species and Habitats) Less Than Significant with Mitigation:

Adoption of the 2023 – 2031 Housing Element would not result in physical development of identified housing sites, but rather will facilitate future development of these sites. Therefore, there is a potential that the project could result in a substantial adverse impact to sensitive species and habitats.

Special-Status Species

Sites identified for future housing development in the 2023 – 2031 Housing Element have not been previously developed, and are located on sites identified as containing moderately significant grassland/savannah habitat which has the potential to support sensitive species and are located adjacent to areas identified as having very significant resources including riparian and freshwater marsh habitat as well as the Calistoga popcorn flower and Napa blue grass. As such, future development of sites identified in the Housing Element shall comply with **Mitigation Measure BIO-1**, which requires preparation of site-specific biological and wetland assessments to identify special-status species, sensitive natural communities, and wetland resources, and provide recommendations to offset impacts to such resources. With implementation of measure BIO-1, potential impacts to special status species and habitats from future development will be reduced to less than significant.

Calistoga popcorn flower+ Napa Blue Grass

Sites F and G are located southeast of the Gliderport open space area, which has documented occurrences of the Calistoga popcorn flower and blue grass, which are state and federally listed plant species. As discussed in the Environmental Checklist, Initial Study and Mitigated Negative Declaration prepared for the Veranda Hotel at Indian Springs project (July 27, 2020, SCH No. 2020070509), populations of the popcorn flower and blue grass at the Gliderport property have been well documented in studies performed by Pacific Union College Professor and Biologist, Aimee Wyrick-Brownworth. Though presence or absence of the Calistoga popcorn flower, Napa blue grass, or other special status plant species on Housing Element sites is not currently known, given the proximity to the Gliderport property, which has documented occurrences, site-specific biological assessments performed in compliance with measure BIO-1 shall include a discussion of the presence or absence of the popcorn flower as well as any impacts that may occur both on and off site. With implementation on measure BIO-1, impacts to the Calistoga popcorn flower, Blue Grass, and other special status plant species from future residential development as anticipated by the Housing Element Update will be reduced to less than significant.

Nesting birds

Sites identified in the Housing Element contain individual trees specimens that may have the potential to provide nesting habitat for raptors and passerines which are protected under the California Fish and Game Code (Sections 3503, 3503.5, 3513), and the Federal Migratory Bird Treaty Act. Since most birds can fly out of harm's way, future development of sites would not be expected to harm adult birds. Nonetheless, nesting birds are susceptible to disturbance that harms eggs or young birds, defined as a "take". Activities associated with future development of sites identified in the Housing Element could include removal of trees as well as ground-disturbing construction activities that may result in impacts to nesting birds, if present onsite or in the immediate vicinity. To provide protection to nesting birds, their eggs, and their young, future development of sites identified in the Housing Element shall be required to comply with **Mitigation Measure BIO-2** which restricts the timing of construction activities to occur outside of the bird nesting season or if the bird nesting season cannot be avoided requires pre-construction nesting bird surveys and controls to protect active nests, if present. With implementation of measure BIO-2, impacts to nesting birds will be less than significant.

Special-status bats

In addition to nesting birds, trees may provide suitable roosting habitat for special status bats, including the pallid bat, which is listed at the state level as a species of special concern and is therefore provided protection pursuant to CEQA Guidelines Section 15380(2)(A). In the event that special status bats are present on sites identified for future housing development, construction activities could result in potentially significant impacts through disturbance and habitat removal. To avoid potential impacts, future development of sites identified in the Housing Element shall comply with **Mitigation Measure BIO-3**, which requires completion of pre-construction bat surveys. If bats are identified, measure BIO-3 provides that removal and exclusion be conducted by a qualified biologist in conjunction with the CDFW. With implementation of BIO-3, potential impacts to special status bats will be less than significant.

5.4(c) (Adverse Effects to Jurisdictional Waters) Less Than Significant with Mitigation: Given that the proposed project does not involve physical development, the presence or absence of federally protected wetlands, including but not limited to, marsh, vernal pools, or coastal wetlands, on sites identified in the 2023 – 2031 Housing Element are not known. To ensure future development does not result in adverse impacts to jurisdictional waters, upon submittal of a site-specific development proposal, a biological assessment identifying any federally protected wetlands shall be prepared, consistent with **Mitigation Measure BIO-1**. Future development has the potential to directly or indirect effect regulated water ways under Sections 401 and 404 of the Clean Water Act and 1600 of the Fish and Game Code if not properly controlled. As such **Mitigation Measure BIO-4**, provides for avoidance measures and best management practices, to be implemented during construction and at operation as warranted, and **Mitigation Measure BIO-5** provides for compensatory requirements at a 2:1 replacement ratio including compliance with Section 401 of the Clean Water Act, acquisition of a 401 Water Quality Certification issued by the Regional Water Quality Control Board (RWQCB) and/or Section 1602 of the Fish and Game Code, through acquisition of a Lake or Streambed Alteration Agreement. With implementation of measures BIO-1, BIO-4, and BIO-5, potential impacts to jurisdictional waters from future residential development anticipated by the Housing Element Update will be reduced to less than significant.

5.4(d) (Adverse Effect to Wildlife Movement) Less Than Significant Impact with Mitigation: Given the undeveloped nature of sites identified for future development as well as adjacent, undeveloped open space, it is possible that development under the Housing Element could result in adverse impacts to wildlife movement through the introduction of structures, fences, and other improvements impassible by wildlife. Consistent with **Mitigation Measure BIO-1**, site specific biological assessments shall identify the suitability of sites to serve as movement corridors and shall identify measures to offset potential impacts, as necessary.

With implementation of measure BIO-1, future development of sites identified in the Housing Element will have a less than significant impact to wildlife corridors and species movements.

5.4(e) (Conflict with Local Ordinances) Less Than Significant with Mitigation: The City of Calistoga's Tree Ordinance (Chapter 19.01 of the Municipal Code) contains provisions to preserve and protect native and non-native trees. Development of sites identified in the Housing Element may require removal of trees to accommodate buildings, infrastructure, landscaping, and other associated site improvements. To ensure that future development of sites identified in the Housing Element conform to Section 19.01.040 of the City's Municipal Code, **Mitigation Measure BIO-6**, which requires the planting of appropriately sized replacement trees or in lieu fees to offset the removal of protected trees, shall be implemented. Implementation of BIO-6 will ensure that future development of sites identified in the Housing Element complies with the City's Tree Ordinance and potential impacts will be less than significant.

Furthermore, consistent with Section 19.01.040 (E) of the city's Municipal Code, future development of sites identified in the Housing Element shall comply with **Mitigation Measure BIO-7**, which requires development of a Tree Protection Plan including installation of temporary protective fencing surrounding protected trees adjacent to the project boundaries prior to the start of any on-site work; specifications for root cutting, tree trimming, trenching and irrigation; and prohibits certain disturbances to protected trees. With implementation of measures BIO-6 and BIO-7 potential impacts from future residential development anticipated by the proposed Housing Element update, due to a conflict with the city's Tree Ordinance will be reduced to less than significant.

5.4(f) (Conflicts with Habitat Conservation Plans) No Impact: No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan exists for the City of Calistoga. Therefore, future development under the 2023 – 2031 Housing Element will not conflict with the provisions of an adopted Habitat Conservation Plan or any other Natural Community Conservation Plan approved by a local, regional or state body.

Mitigation Measure(s):

BIO-1: Consistent with General Plan (OSC) Policy P1.2-3, prior to approval of site-specific development of housing opportunity sites identified in the 2023 – 2031 Housing Element, biological and wetland assessments shall be prepared to determine the presence or absence of populations of special-status species, sensitive natural communities, and wetland resources. Given the proximity of known occurrences of the Calistoga popcorn flower and blue grass, an assessment of the presence or absence of these species and an analysis of potential on and off site impacts shall be provided. At a minimum, biological and wetland assessments shall:

- Be conducted by qualified specialists in botany, wildlife biology, and wetland ecology.
- Include detailed field surveys conducted during the appropriate time of the year to permit detection of sensitive resources.
- Provide a recommended plan to avoid, reduce, or offset impacts to biological resources, as necessary. Where determined necessary by the qualified professional, plans shall include wildlife preservation management plans, including adequate mitigation for loss of wildlife habitat components that are critical to maintenance of special-status and other important species.

BIO-2: Unless otherwise recommended in site-specific biological assessments prepared for future development of sites identified in the Housing Element, to avoid impacts to birds protected under the Migratory Bird Treaty Act and Fish and Game Code (Section 3514), construction activities, including the removal of trees, should occur outside of the bird-nesting season between September 1st and January 31st. If work occurs between February 1st and August 31st, a pre-construction bird nesting survey shall be conducted within seven and up to 15 days prior to tree removal. The bird nesting

survey shall include an examination of all trees onsite and within 300 feet and 500 feet for raptors, of the identified limits of work, which may include offsite trees or structures.

If nesting birds are identified, then a qualified ornithologist or biologist shall establish a temporary protective construction buffer around the nest(s), conduct a survey to establish behavioral baseline of birds using each nest, and conduct monitoring to ensure it is not disturbed. The nest buffer will be staked or fenced to establish a construction exclusion perimeter and shall be adjusted by a qualified biologist as needed to avoid disturbance. The buffer shall be of sufficient size to protect the nesting site from construction-related disturbance. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive raptors. Upon completion of nesting surveys, if nesting birds are identified a qualified ornithologist/biologist shall prescribe adequate nesting buffers to protect the nesting birds from harm while the project is being constructed. If continuous monitoring is not feasible, conservative no-disturbance buffer(s) should be established, with the buffer distance based on the tolerance level of the nesting species.

No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1st unless determined by a qualified ornithologist/biologist responsible for monitoring nesting behavior that the young have left the nest and have attained sufficient flight skills to avoid construction zones, or that the nesting cycle is otherwise completed.

The biologist/ornithologist conducting the surveys shall provide the City of Calistoga with a report detailing the results of the survey and any recommendations required for establishment of protective buffers, if tree removal occurs between February 1st and August 31st.

BIO-3: Unless otherwise recommended in site-specific biological assessments prepared for future development of sites identified in the Housing Element, to avoid impacts to roosting pallid bats or other special-status bat species, tree removal shall only be conducted during seasonal periods of bat activity, between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1 to avoid hibernating bats, and prior to the formation of maternity colonies. A biologist with at least two years of experience surveying for bats, shall conduct a pre-construction survey of all trees that would be impacted within 14 days prior to removal or commencement of site improvement activities. If no special-status bats are found during the surveys, then the biologist shall provide a memo summarizing the results of the survey to the City, and construction activities may commence. If bat roosts are found, then a plan shall be developed for removal and exclusion, in conjunction with the CDFW.

If building removal must occur outside the seasonal activity periods (i.e., between October 16 and the end of February, or between April 2 and August 30), then a qualified biologist, shall conduct pre-construction surveys within 14 days of tree removal, and determine if there are young present (i.e., the biologist will determine if there are maternal roosts). If a maternity site is found, impacts to the maternity site shall be avoided by establishment of a fenced, non-disturbance buffer until the young have reached independence (i.e., are flying and feeding on their own) as determined by a qualified biologist. The size of the buffer zone shall be determined by a qualified biologist at the time of the surveys. If the qualified biologist finds evidence of roosting bats but not a maternity site with young, then a plan shall be developed for removal and exclusion, in conjunction with the CDFW. The biologist shall provide the City with a report detailing the results of the survey and any recommendations, as warranted, required for establishment of protective buffers for bat roosts, if identified.

BIO-4: Indirect impacts to adjacent, offsite waters of the U.S./State shall be minimized to the maximum extent practicable by the use of best management practices (BMPs) that are installed prior to earth-work to protect waters of the U.S./State outside of the designated work areas to ensure that there are no

inadvertent impacts to waters of the U.S./State, and to downstream receiving waters within the watershed. These practices shall include installing orange construction fencing, silt fencing, wildlife friendly hay wattles (that is, no monofilament netting), gravel wattles, and other protective measures between project activities and preserved offsite waters of the U.S./State.

If deemed necessary as determined through preparation of biological assessments for individual housing sites, orange construction fencing and other appropriate BMPs shall be installed along the top of bank. Prior to the commencing construction activities, a biological monitor shall inspect installation of BMPs to ensure that offsite waters are protected. BMPs shall thereafter be routinely inspected by the construction manager to ensure BMPs remain in place throughout construction of individual sites. Upon completion of project construction all orange fencing shall be removed along with any temporary BMPs.

- BIO-5:** Direct impacts to waters of the U.S./State shall be avoided to the maximum extent practicable through Project Design. Where avoidance is infeasible to accommodate housing, direct impacts shall be minimized and Project Applicants shall satisfy compensatory mitigation requirements at a minimum 2:1 ratio for impacted waters or as otherwise directed by agencies, and in compliance with Section 401 of the Clean Water Act, through acquisition of a 401 Water Quality Certification issued by the RWQCB and/or Section 1602 of the Fish and Game Code, through acquisition of a Lake or Streambed Alteration Agreement. Evidence that the Project Applicant has secured all required authorization from agencies shall be submitted to the City prior to issuance of any grading or building permit.
- BIO-6:** Trees proposed for removal as part of future development of sites identified in the Housing Element Update shall require the planting of appropriately sized trees as demonstrated in a landscape plan submitted with plans for building permit. Tree removal and replacement shall conform with the City of Calistoga's Tree Ordinance. If onsite planting is not feasible, payment of an in-lieu fee, may be permitted. All requirements and restrictions contained in Chapter 19.01 of the City's Municipal Code shall be complied with, including the incorporation of replacement trees for those trees to be removed, protection of trees to remain, as well as incorporation of any recommendations of the project arborist including those set forth in the Tree Protection Plan.
- BIO-7:** Prior to issuance of a grading permit for future development of sites identified in the Housing Element Update, a Tree Protection Plan prepared by a qualified arborist in accordance with 19.01.040E of the City's municipal code shall be submitted. The Protection Plan shall identify locations for the installation of temporary protective fencing surrounding protected trees adjacent to the project boundaries and shall specify restrictions for root cutting, tree trimming, trenching, irrigation, parking, staging of construction equipment, and other activities that might cause harm to protected trees.

5.5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; and Silverado Terrace Planning Commission Staff Report, January 27, 2021.

Cultural Resources Setting

Historically, the City of Calistoga and the greater Napa Valley supported one of the largest concentrations of Native Americans in the Bay Area. European settlement of Calistoga began in 1857, when Samuel Brannan purchased land within the Hot Springs Township at the north end of the Napa Valley with the intent of capitalizing on the area's mineral waters and natural hot springs by establishing a resort based around the area's natural geothermal resources. Brannan's Hot Springs Resort opened in 1862, and featured guest cottages, bathing pools, landscaped parks, stables, a skating rink, a dance pavilion, and an observatory. To make it easier for guests to visit, Brannan encouraged, and partially funded, the extension of the Napa Valley Railroad north to Calistoga, which was completed in the spring of 1867. The extension of the railroad to Calistoga catalyzed growth and encouraged further settlement. In 1876 Calistoga was incorporated as a City within Napa County. The City of Calistoga contains cultural resources that contribute to the understanding of the region's history and prehistory and influence the community's identity.

Historic Resources

Historic resources include historic structures, sites and areas that played important roles in local history. Older buildings may hold historic value in their design attributes that provide insight into architectural styles and values of the past. The city recognizes these historic and potential historic resources as worthy of preservation both for their aesthetic and cultural value.

In 1978, a countywide inventory identified 115 properties in Calistoga with potential historic significance. Three potential historic districts were identified within the city limits including the Foothill, Hot Springs, and Lake districts. As part of the General Plan Update, a cultural resources inventory was completed in May 2000 and identified approximately 150 properties that are potentially significant resources within the city limits. Figure 16 of the General Plan EIR shows locations of historical resources within the planning area. None of the housing sites identified in the 2023 – 2031 Housing Element are listed as parcels containing a primary resource, significant resource, nor are any of the sites within a potential historic district boundary.

The Silverado Site, an approved pipeline project referred to as Silverado Terrace, is located at 1506 Grant Street and is identified in the General Plan EIR as a primary historic resource that is likely to be significant and

eligible for listing on the National Register of Historic Places (NRHP). As noted in the Planning Commission Staff Report dated January 27, 2021, an evaluation of the historical and architectural significance found that the warehouse building was the former Brannan Stable building and was associated with the 19th century Brannan Hot Springs Resort, however building alterations over the years resulted in an inability for the building to convey its significant historical associations. Furthermore, the evaluation found that the building lacks integrity of setting, feeling, association, design, materials, and workmanship to convey architectural or historical significance under the California Register of Historical Resources (CRHR) criteria. The redwood construction material was identified as the only remaining significant resource and the project was conditioned to salvage the material per recommendations contained in the Historical and Architectural Significance report.

Archaeological Resources

In addition to historic resources, in May 2000, a request for a records search within the Planning Area was filed with the Northwest Information Center (NWIC) at Sonoma State University (SSU), which contains documentation of all previous archaeological surveys conducted in the area. The records search identified 50 prior surveys, accounting for approximately 5 to 10 percent of the Planning Area. The types of cultural resources which have been discovered in the Planning Area include remnants of Native American villages and campsites and other evidence of habitation such as large, small, and ashy middens, and lithic and obsidian scatter. Potential prehistoric resources include chert or obsidian flakes, projectile points, mortars and pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, and human burials. Within the Planning Area, prehistoric archaeological sites are generally located along seasonal and/or perennial watercourses, at or near vegetation ecotones, and at the base of foothills. Due to the undeveloped nature of sites identified in the 2023 – 2031 Housing Element as well as the proximity to the Napa River, there is a possibility that buried archaeological resources could be encountered during construction activities associated with future development of housing sites.

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies intended to protect cultural resources. Those particularly relevant to the 2023 -2031 Housing Element Update include the following:

Objective CI-3.4: Preserve and protect cultural resources other than historic buildings, including Native American sacred places, burial sites, archaeological resources, fossils and other paleontological resources, historic landscapes, and other culturally significant sites and objects.

- **Policy P.3.4-1** As part of the development review process, assessment shall be required by appropriate professionals regarding the presence of archaeological and paleontological resources and the potential for adverse impacts on these resources.
- **Policy P.3.4-2** Any archaeological or paleontological resources on private property shall be either preserved on their sites or adequately documented and conserved as a condition of removal.

Cultural Resources Impact Discussion

5.5(a) (Historic Resources) Less Than Significant Impact: Adoption of the 2023 – 2031 Housing Element would not result in physical development, but rather will facilitate future development of these sites. As discussed previously, none of the housing sites identified in the proposed Housing Element Update are listed as parcels containing potentially significant historic resources nor are any of the sites within a potential historic district boundary. Though the Silverado Site, an approved pipeline project referred to as Silverado Terrace, is identified in the General Plan EIR as a primary historic resource that is likely to be significant and eligible for listing on the NRHP, an analysis of the building found that the former Brannan Stable building associated with the 19th century Brannan Hot Springs Resort, had been altered over the years and was

therefore not able to convey its significant historical associations. Based on the lack of existing historic resources on sites identified in the proposed Housing Element Update impacts to historic resources resulting from adoption and implementation of the 2023 – 2031 Housing Element will be less than significant.

5.5(b) (Archaeological Resources) Less Than Significant with Mitigation: Adoption of the proposed Housing Element Update will facilitate future development of undeveloped sites that have been identified to accommodate residential development in the city. Though physical development will not occur as a direct result of adoption of the Housing Element, future development of these sites is reasonably foreseeable. Based on the undeveloped condition of sites identified in the Housing Element, there is a potential that unrecorded prehistoric era archaeological deposits may be encountered during ground-disturbing activities including grading, trenching, and digging. Consistent with adopted General Plan policies, site-specific development proposals shall comply with **Mitigation Measure CUL-1**, which requires an assessment of archaeological resources by a qualified professional, including potential adverse impacts to cultural resources and recommendations to avoid or reduce such impacts. Furthermore, CUL-1 requires that any archaeological resources identified shall either be preserved in place or adequately documented, cataloged, and recorded. With implementation of measure CUL-1 potential impacts due to a change in the significance of archeological resources if present on identified Housing Element site will be reduced to less than significant.

5.5(c) (Discovery of Human Remains) Less Than Significant with Mitigation: As stated in the General Plan EIR, it is likely that the Planning Area contains undiscovered human burial sites. Furthermore, due to the undeveloped condition of sites identified in the proposed Housing Element Update, there is a possibility that human remains could be discovered during ground-disturbing activities. Consistent with California Health and Safety Code Section 7050.5, future development of sites identified in the Housing Element shall comply with **Mitigation Measure CUL-2**, which identifies procedures to follow in the event that human remains are discovered. With implementation of CUL-2, Section 7050.5 of the California Health and Safety Code, and Sections 5097.94, 5097.98 and 5097.99 of the California Public Resources Code, as required under state law, potential impacts resulting from accidental discovery of Native American remains associated with future housing development will be less than significant.

Mitigation Measure(s):

CUL-1: Upon submittal of site-specific development proposals for housing opportunity sites identified in the 2023 – 2031 Housing Element, an assessment of archaeological resources, tribal cultural resources, potential adverse impacts, and recommendations to avoid or reduce impacts, including but not limited to preservation on site or documentation and conservation shall be prepared by a qualified professional for review and acceptance by the City.

If recommended through the site-specific assessment, a professional archaeologist shall be onsite during initial ground disturbing activities to monitor potential uncovering of undiscovered archeological and tribal resources. The archaeologist shall have the authority to temporarily halt work upon discovery of potentially significant resources and earthwork within 100 feet of the discovery shall be immediately stopped until the archeologist inspects the resource, assess significance, consults with tribes and related parties, and provides recommendations on treatment of the discovery. The City shall be notified of any such discoveries and the Project applicant shall implement the recommendations of the archaeologist.

CUL-2 In the event that human remains are encountered during development of sites identified in the Housing Element, all work must stop, and the County Coroner shall be immediately notified of the discovery. If the County coroner determines that remains are, or are believed to be Native American, then the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” (MLD) can be designated to provide further recommendations regarding

treatment of the remains. A Secretary of Interior-qualified Archaeologist shall evaluate the historical significance of the discovery, the potential for additional human remains to be present, and to provide further recommendations for treatment of the resource in accordance with the MLD recommendations. Native American human remains, funerary objects, and object of cultural patrimony shall be handled consistent with the requirement of the Native American Graves Protection and Repatriation Act.

5.6. Energy

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; California Energy Commission; California Department of Conservation-CalGEM; and Marin Clean Energy.

Energy Setting

Energy resources include electricity, natural gas, and other fuels. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. Energy production and energy use both result in the depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.) and emission of pollutants.

California Energy Consumption

According to the California Energy Commission (CEC), total system electric generation for California in 2020 was 272,576 gigawatt-hours (GWh)². California's non-CO₂ emitting electric generation categories (nuclear, large hydroelectric, and renewable generation) accounted for approximately 52 percent of total in-state generation for 2020. In-state electric generation contributed was 190,193 GWh, or approximately 70 percent, to the state's total system energy.

According to the CEC, approximately 45 percent of the natural gas burned in California was used for electricity generation, totaling 90,691 GWh or 3.09 billion therms. The remainder of natural gas consumed was in the residential (21 percent), industrial (25 percent), and commercial (9 percent) sectors. Natural gas is used to generate electricity for cooking and heating, and also serves as an alternative transportation fuel.³

The California Energy Commission (CEC) has developed an energy efficiency action plan to be updated every three years. The latest plan, the 2019 California Energy Efficiency Action Plan, contains three goals for driving energy efficiency: doubling energy efficiency savings by 2030, removing and reducing barriers to energy efficiency in low-income and disadvantaged communities, and reducing greenhouse gas emissions from the building sector. Per the Plan, the state contains approximately nine million single-family residences, of which nearly half were constructed before 1970 and about 80 percent before 1990.⁴ Due to existing infrastructure being constructed prior to the approved energy standards, there are opportunities to increase energy efficiency through building envelope and other weatherization measures. However, implementation of retrofits presents challenges such as lack of available financing, and consumer awareness and motivation.

² California Energy Commission, Total System Electric Generation (2020) <https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/2020-total-system-electric-generation>, accessed November 24, 2021.

³ California Energy Commission, Supply and Demand of Natural Gas in California, <https://www.energy.ca.gov/data-reports/energy-almanac/californias-natural-gas-market/supply-and-demand-natural-gas-california>, accessed November 24, 2021.

⁴ California Energy Commission, 2019 California Energy Efficiency Action Plan. <https://www.energy.ca.gov/programs-and-topics/programs/energy-efficiency-existing-buildings>

Energy consumption in new development is regulated through the California's Energy Code (CEC), Title 24, Part 6 and 11 of the California Code of Regulations. The CEC updates Building Energy Efficiency Standards every three years. The 2019 Building Energy Efficiency Standards became effective as of January 1, 2020. On August 11, 2021, the CEC adopted the 2022 Energy Code. If approved for inclusion in the California Building Standards Code, the 2022 Energy Code will go into effect on January 1, 2023. New construction is required to comply with energy efficiency standards in effect through the current building code.

City of Calistoga Energy Sources

Households, businesses, industry, public service systems and other operators within the City of Calistoga rely on a variety of energy resources (fuels, photovoltaic, natural gas, oil, coal, etc.) to provide energy for lighting, cooking, heating and cooling, and to operate vehicles.

The City's energy resources are produced and conveyed by Pacific Gas and Electric (PG&E). Marin Clean Energy (MCE) also serves the City of Calistoga and offers customers the choice of having 50% to 100% of electricity supplied from renewable sources, such as wind, bioenergy, and hydroelectric. While MCE provides electric generation, PG&E continues to deliver the electricity through its facilities, and handles maintenance, repairs, and billing services.

Geothermal Resources

The City of Calistoga is located on an active geothermal reservoir. Some uses in the city utilize geothermal waters for the heating of hot springs, spas, pools, greenhouses, and a few private residences. Heat from geothermal waters is used as an alternative to other energy resources.

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies intended to improve and enhance energy efficiency in the city, those particularly relevant to the 2023 -2031 Housing Element Update include the following:

Objective H-8.1: Reduce energy demand in new and existing housing through conservation and efficiency.

- **Policy P8.1-1** Promote the use of energy conservation features in the design of new and remodeled residential structures.
- **Policy P8.1-2** Encourage sustainable design and construction practices in new residential development projects.

Energy Impact Discussion

5.6 (a) (Wasteful, Inefficient, Unnecessary Consumption of Energy) Less than Significant Impact with Mitigation: Though adoption of the 2023 - 2031 Housing Element will not result in physical construction, development of sites identified for future development of housing will involve the use of energy during construction and at operation.

Construction

Site preparation, grading, paving, and building construction will consume energy in the form of gasoline and diesel fuel through the operation of heavy off-road equipment, trucks, and worker vehicles. However, consumption of fuels would be temporary and would cease upon the completion of construction. As stated in Section 5.3 Air Quality, the City of Calistoga will impose BAAQMD best management practices through **Mitigation Measure AQ-1**, which will minimize energy use during construction by limiting idling times and requiring that all construction equipment be maintained and properly tuned in accordance with manufacturer's specifications. Construction activities will be limited in scale and duration and as such

implementation of the Housing Element (e.g., construction of residential uses on identified housing sites) will not result in inefficient, wasteful, and unnecessary consumption of energy during construction. Therefore, construction-related energy impacts related to wasteful, inefficient, and unnecessary energy consumption will be less than significant.

Operation

Operational energy use associated with residential development consists of energy consumption for lighting, electronics, heating, air conditioning, cooking, refrigeration, and energy consumption related to conveyance and treatment of water and wastewater, and fuel consumption associated with vehicular use. The California Energy Commission (CEC) updates the Energy Code every three years. In August 2021, the CEC adopted the 2022 Energy Code, which was approved by the California Building Standards Commission for inclusion into the California Building Standards Code in December 2021. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, and expands solar photovoltaic and battery storage standards. The 2022 Energy Code goes into effect on January 1, 2023, therefore, building permits submitted for sites identified in the Housing Element will be required to comply with the energy requirements established by the 2022 Building Code or latest adopted Building Code.

In addition, energy efficiency will be achieved through landscape design that will comply with the State Water Efficient Landscape Ordinance requirements. Landscaping plans submitted for site-specific development will be required to adhere to California's model water efficient landscape regulations that include drought-resistant, low water usage species, and irrigation system requirements. Water conservation efforts achieve energy efficiency by minimizing water use and the corresponding energy demand required for water treatment and conveyance.

While development of sites identified in the 2023 – 2031 Housing Element will result in increased energy consumption compared to existing conditions, site-specific development proposals will be required to incorporate energy efficiency standards in compliance with the building code in effect at the time, which will minimize energy consumption. Furthermore, these sites have been anticipated to support housing by the City of Calistoga in the General Plan and EIR and prior Housing Elements. Therefore, operation of residential uses facilitated by implementation of the Housing Element will not result in the wasteful, inefficient, and unnecessary consumption of energy and impacts will be less than significant.

5.6 (b) (Conflict with State or Local Plan) Less than Significant Impact: In December 2007, the CEC prepared the State Alternative Fuels Plan in partnership with the California Air Resources Board (CARB) and other state, federal, and local agencies. The plan presents strategies and actions California must take to increase the use of alternative non-petroleum fuels in a manner that minimizes costs to California and maximizes the economic benefits of in-state production. The plan assesses various alternative fuels and develops fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuels use, reduce greenhouse gas emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality.

Development of sites identified in the 2023 – 2031 Housing Element will be required to implement the latest state plans and requirements for energy efficiency in new construction. Residential development facilitated by adoption of the Housing Element will install energy conservation features as required by California Building Code, including the Green Building Standards Code and Energy Efficiency Code. As such, implementation of the Housing Element will not conflict with or obstruct implementation of state or local plans for renewable energy or energy efficiency, including the State Alternative Fuels Plan. Therefore, impacts associated with adoption and implementation of the 2023 – 2031 Housing Element will be less than significant.

Mitigation Measure(s): None Required.

5.7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong Seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in California Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; and MTC/ABAG Hazard Viewer Map, Probabilistic Earthquake Shaking Hazard, Earthquake Liquefaction Susceptibility.

Geology and Soils Setting

The Napa Valley, in which Calistoga is located, lies within the east-central portion of the Coast Ranges geomorphic province, a region characterized by northwest-trending valleys and mountain ranges. This alignment of valleys and ridges has developed in response to folding and faulting along the San Andreas fault system, which includes several faults east and west of Calistoga. The Calistoga Planning Area, is located near the center of the broad alluvial plain that occupies the floor of the Napa Valley.

The San Andreas fault system is 44 miles wide and extends throughout much of the North Bay Area. Active faults nearest to Calistoga include Maacama (5 miles west), Rodgers Creek (9 miles west), Healdsburg (11 miles west), Collayayomi (12 miles north), Hunting Creek – Berryessa (13 miles east), West Napa (7 miles south), San Andreas (30 miles west), and Green Valley (18 miles southeast). The nearest Alquist-Priolo fault zone in the project vicinity is the Maacama Alquist-Priolo fault zone located approximately 5.5 miles to the west. No active faults or Alquist-Priolo fault zones directly traverse the City including any of the sites identified in the 2023 – 2031 Housing Element.

Unlike many nearby communities, Calistoga has experienced only minor effects from recent major earthquakes, including the 7.1 magnitude Loma Prieta earthquake in 1989, 5.2 magnitude earthquake centered nearby in Yountville in 2000, and the 6.0 magnitude South Napa earthquake in 2014 which occurred along the West Napa Fault.

According to the MTC/ABAG Hazard Viewer Map, Probabilistic Earthquake Shaking Hazard, developed in conjunction with the United States Geological Survey (USGS) and the California Geological Survey (CGS), the City of Calistoga and surrounding areas are subject to very strong and severe shaking in the event of an earthquake occurring along regionally active faults. The probabilistic shaking scenario represents a composite shaking hazard for the Bay Area based on the probability of many different possible earthquake scenarios. The data presented represents a 10 percent in 50-year map, meaning the shaking level has a 10 percent chance of being exceeded over the next 50 years. In addition to seismic shaking hazards, liquefaction induced by seismic events is moderate in many areas of the city with the exception of areas along the Napa River and other water features, where susceptibility is identified as very high. Sites identified in the 2023 – 2031 Housing Element are located in areas with moderate susceptibility to seismically induced liquefaction.

Bedrock in the Calistoga area consists of Sonoma Volcanics, dating from the Pliocene era of two to seven million years ago. These rocks are mainly interbedded sediment, tuff, and rhyolite. Alluvial deposits ranging from two million years old to less than 11,000 years old blanket the Napa Valley floor. These unconsolidated sediments consist of interbedded sand, silt, clay, and gravel deposited by the Napa River and its tributaries.

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies intended to improve and enhance safety of new development with regard to geologic hazards, those particularly relevant to the 2023 -2031 Housing Element Update include the following:

Objective SAF-1.1: Enforce measures related to site preparation and building construction that protect life and property from seismic hazards.

- **Policy P1.** All construction in Calistoga shall conform with the California Building Code, which specifies requirements for seismic design, foundations, and drainage.

Objective SAF-1.2: Regulate new land development to prevent the creation of new geologic hazards.

- **Policy P2.** In areas with significant identified geological hazards, development shall be sited and designed to minimize exposure to damage resulting from geological hazards and to minimize the aggravation of off-site geological hazards.

Geology and Soils Impact Discussion

5.7(a.i) (Fault Zones) No Impact: Fault rupture occurs when the ground surface fractures as a result of fault movement during an earthquake and almost always follows preexisting fault traces, which are zones of weakness. In a seismically active region such as Northern California, there is a possibility for future faulting. However, historical occurrences of surface faulting have generally closely followed the trace of active faults (i.e., faults experiencing surface rupture in the past 11,000 years). Given that no active faults or Alquist-Priolo fault zones directly traverse the City of Calistoga, including sites identified in the 2023 – 2031 Housing Element, there would be no impact due to fault rupture.

5.7(a. ii) (Ground-Shaking) Less Than Significant Impact with Mitigation: Based on the proximity of the city to the Maacama Fault and Rodgers Creek Fault, both of which are active faults, development within Calistoga is susceptible to very strong and severe shaking associated with seismic events occurring along these active faults. As such, development of sites identified in the 2023 – 2031 Housing Element has the potential to expose people or structures to substantial adverse effects resulting from earthquake shaking and related ground failure. The resulting vibrations would likely cause primary damage to the proposed building and improvements as well as secondary effects including ground failures in loose alluvium or poorly compacted fill. Both primary and secondary effects pose a potential risk of loss of life or property.

The intensity of earthquake motion depends on the characteristics of the generating fault, distance to the fault, earthquake magnitude and duration, and site-specific geologic conditions. Since no physical development is proposed at this time, no site-specific soils investigations have been prepared for sites identified in the Housing Element. Upon submittal of site-specific development proposals, a design level geotechnical analysis will be required in compliance with **Mitigation Measure GEO-1**. Conformance with standards set forth in site-specific analyses, the Building Code of Regulations, Title 24, Part 2 (the California Building Code 3.7-20 Chapter 3: Setting, Impacts, and Mitigation Measures [CBC]) and the California Public Resources Code, Division 2, Chapter 7.8 (the Seismic Hazards Mapping Act) are required to address risks associated with seismic shaking. Design specifications in the CBC ensure that structures and improvements associated with development do not expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of seismic activity or liquefaction. With implementation of measure GEO-1 and compliance with applicable standards and codes, impacts associated with ground shaking and ground failure adversely impacted future housing development will be less than significant.

5.7 (a. iii) (Seismic-Related Ground Failure/Liquefaction) Less Than Significant with Mitigation: Liquefaction is a phenomenon associated with fine-grained, loosely-packed sands and gravels subjected to ground shaking as a result of seismic activity. Liquefaction can lead to total and/or differential settlement and is largely dependent upon the intensity of ground shaking and response of soils underlying the site. As discussed previously, sites identified in the 2023 – 2031 Housing Element are located in areas with moderate susceptibility to seismically induced liquefaction.

Upon submittal of a building permit application for site-specific development, compliance with **Mitigation Measure GEO-1** shall be required, which requires preparation of a site-specific geotechnical investigation to identify site-specific geotechnical conditions, including soil composition, identification of expansive soils, risks of liquefaction, and conclusions and recommendations addressing grading procedures, soil stabilization, and foundation design. In addition to recommendations provided in the site-specific analyses, the foundation and structural design for future development will be required to meet the latest CBC regulations as well as state and local standards for seismic safety. With implementation of Measure GEO-1 and compliance with state and

local standards, potential impacts from future housing development including the risk of loss, injury, or death involving seismic-related ground failure and liquefaction will be less than significant.

5.7(a. iv) (Landslide) Less than Significant Impact: The risk of landslide is dictated by several factors including precipitation, soil type, steepness of slope, vegetation, seismic conditions, and level of human disturbance. When certain conditions are present, landslides can be triggered as a result of seismic activity. Landslides have been known to occur within Napa County but are typically confined to slopes steeper than 15% and occur in areas underlain by geologic units that have demonstrated stability problems. Sites identified in the Housing Element for future development are relatively flat and are classified by the California Geological Survey as having very low landslide potential. Therefore, impacts due to loss of structures or life from landslides occurring on sites identified in the proposed Housing Element Update will be less than significant.

5.7(b) (Soil Erosion) Less Than Significant Impact with Mitigation: Construction associated with future development of sites identified in the proposed Housing Element may include tree removal and grading to achieve a uniform distribution of soil across individual sites. These ground disturbing activities have the potential to result in soil erosion or the loss of topsoil if not properly controlled.

Soil erosion will be controlled through implementation of best management practices (BMPs) and adherence to a Storm Water Pollution Prevention Plan (SWPPP) throughout site preparation and construction activities, as further discussed in Section 5.9 Hydrology/Water Quality. Furthermore, **Mitigation Measure GEO-2**, requires submittal of an erosion control plan identifying measures to be implemented during construction, establishes controls for grading activity during the rainy season, and requires compliance with the City's Erosion Control requirements set forth in Chapter 19-08 of the City Code. Implementation of GEO-2, as part of the future housing development review process, will avoid potentially significant adverse effects from erosion and loss of topsoil and will ensure that impacts are less than significant.

5.7(c) (Unstable Geologic Unit) Less Than Significant Impact: Lateral spreading, lurching, and associated ground failure can occur during strong ground shaking on certain soil substrate typically on slopes. Lurching generally occurs along the tops of slopes where stiff soils are underlain by soft deposits or along steep channel banks whereas lateral spreading generally occurs where liquefiable deposits flow towards a "free face," such as channel banks, during an earthquake. Sites identified for development in the proposed Housing Element are generally flat and lack steep channel banks and slopes. Therefore, potential impacts related to lateral spreading, lurching, and associated ground failure from future housing development on identified sites will be less than significant.

5.7(d) (Expansive Soils) Less than Significant Impact with Mitigation: Expansive soils are naturally occurring and often found in low-lying regions and valley flood plains. Expansive soils, such as clay, tend to swell with increases in soil moisture and shrink as the soil moisture decreases. Changes in soil moisture content can compromise the integrity of foundations, retaining walls, and slab-on-grade improvements as a result of differential movements (settlement or heave). **Mitigation Measure GEO-1** requires preparation of site-specific, design level geotechnical investigations prior to development of sites identified in the proposed Housing Element as well as implementation of recommendations established as part of the site-specific investigations. Compliance with Measure GEO-1 will ensure that potential direct or indirect impacts to life or property due to the presence of expansive soils are minimized through design and soil treatment procedures and impacts resulting from implementation of the 2023 – 2031 Housing Element will be less than significant.

5.7(e) (Septic Tanks) No Impact: Sites identified for housing development in the 2023 – 2031 Housing Element are within incorporated city limits where adequate wastewater disposal systems are available. Though sites identified for development are currently vacant, future development will install new sewer laterals that connect to the existing disposal system. Therefore, septic tanks or alternative wastewater treatment facilities will not be introduced as part of future development of sites identified in the Housing

Element and there would be no impacts resulting from soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

5.7(f) (Paleontological Resource): Less than Significant Impact with Mitigation: The Calistoga General Plan does not identify the presence of any paleontological or unique geological resources within the city. Nevertheless, the potential remains for the inadvertent discovery of buried paleontological resources. As such, **Mitigation Measure GEO-3**, which sets forth procedures to follow in the event that paleontological resources are discovered during construction activities, shall be implemented. With implementation of measure GEO-3, potential impacts to paleontological resources from future housing development as identified in the proposed Housing Element Update will be less than significant.

Mitigation Measure(s):

GEO-1: Prior to the issuance of a building permit, for development proposals on housing opportunity sites identified in the 2023 – 2031 Housing Element, a design level geotechnical investigation shall be prepared. The investigation shall include an analysis of site-specific geotechnical conditions including soil composition, expansive soils, and groundwater, as well as a discussion of seismic risks including liquefaction and landslides. Based on the site-specific analysis, the investigation shall provide detailed conclusions and recommendations addressing grading procedures, soil stabilization, foundation design, and any other recommendations for addressing site-specific geotechnical conditions. Final grading, construction, and building plans shall demonstrate that recommendations set forth in the geotechnical investigations have been incorporated into the design of the project and to the satisfaction of the City of Calistoga.

GEO-2: Prior to issuance of a grading permit for development of sites identified in the 2023 – 2031 Housing Element, an erosion control plan along with grading and drainage plans shall be submitted to the City's Planning and Building Department. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Calistoga's Stormwater Runoff Pollution Control Ordinance contained in Chapter 19.05 of the Calistoga Municipal Code. The erosion control plan shall detail erosion control measures such as site watering, sediment capture, equipment staging, and other erosion control measures to be implemented during construction activities.

GEO-3: If paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities, all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and provide recommendations.

5.8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; BAAQMD 2017 Bay Area Clean Air Plan; BAAQMD Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans, April 2022.; Calistoga Climate Action Plan, April 1, 2014.

Greenhouse Gas Setting

Greenhouse gases (GHGs) are generated from natural geological and biological processes and through human activities including the combustion of fossil fuels and industrial and agricultural processes. GHGs include carbon dioxide (CO₂), nitrous oxide (N₂O), methane (CH₄), chlorofluorocarbons, hydrofluorocarbons and perfluorocarbons.

While GHGs are emitted locally, they have global implications. GHGs trap heat in the atmosphere, which warms up the surface of the Earth. This concept is known as global warming and is contributing to climate change. Changing climatic conditions pose several potential adverse impacts including sea level rise, increased risk of wildfires, degraded ecological systems, deteriorated public health, and decreased water supplies.

To address GHGs at the State level, the California legislature passed the California Global Warming Solutions Act in 2006 (Assembly Bill 32), which requires that statewide GHG emissions be reduced to 1990 levels by 2020. Executive Order S-3-05 provides the California Environmental Protection Agency with the regulatory authority to coordinate the State's effort to achieve GHG reduction targets. S-3-05 goes beyond AB 32 and calls for an 80 percent reduction below 1990 levels by 2050. SB 32 and Executive Order B-30-15 extended the goals of AB 32, setting GHG reduction target at 40 percent of 1990 levels by 2030. Senate Bill 375 has also been adopted, which seeks to curb GHGs by reducing urban sprawl and vehicle miles traveled.

As previously discussed in Section 5.3 Air Quality, the Air District Board of Directors adopted the proposed CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects in April 2022. In determining significance of a project's impacts under CEQA, the updated guidelines state that a project would be considered to have a less than significant impact related to GHG emissions so long as it contributes its fair share toward achieving long-term climate goals including achieving carbon neutrality by 2045. As detailed in the Guidelines document, determining a project's fair share analysis should focus on design elements that will help to achieve carbon neutrality by 2045. GHG emissions from the land use sector are primarily generated from building energy use and transportation, and as such these areas need to be evaluated to ensure that the project can and will be carbon neutral. With respect to building energy use, replacing natural gas with electric power, and eliminating inefficient or wasteful energy usage can help to achieve GHG reductions as it supports California's transition away from fossil fuel-based energy sources and reduces the

project's building energy GHG emissions to zero, becoming 100 percent carbon free. With regard to transportation related GHG emissions, projects need to be designed to reduce project-generated VMT to the recommended 15-percent reduction below existing as well as provide sufficient electric vehicle (EV) charging infrastructure to support the shift to EVs.

As with the previous CEQA Guidelines, the updated Guidelines do not include thresholds of significance for construction related GHG impacts as impacts from construction represent a nominal portion of a project's lifetime GHG emissions. Thresholds for land use projects are designed to address operational GHG emissions which represent the majority of project related GHG emissions. As such, project's that incorporate design elements that contribute a fair share toward achieving long-term climate goals, or project's that are consistent with a locally adopted GHG reduction strategy can be determined to have a less than significant GHG impact.

Calistoga Climate Action Plan

The City of Calistoga Climate Action Plan (CAP), adopted by the City Council on April 1, 2014, seeks to mitigate greenhouse gas (GHG) emissions actions implementable by at the local level. The CAP identifies various mitigation measures within four different topic areas including transportation, energy efficiency and renewable energy, carbon sequestration, and community engagement and advocacy. Measures set forth in the CAP that are applicable to the 2023 – 2031 Housing Element include:

- Measure T-7 A: Promote housing types that are desirable to local workers.
- Measure T-12 A: Support the installation of electric vehicle charging stations.
- Measure EE-1 B: Discourage the use of decorative exterior lighting.
- Measure EE-2 A: Enforce the State's water-efficient landscape standards for new and rehabilitated landscaping.
- Measure CS-1 A: Protect existing trees to the maximum feasible extent.
- Measure CS-1 B: Require the replacement of trees that are removed by development projects.
- Measure CS-1 C: Require the planting of street trees as part of development projects, and plant and replace removed trees along streets.

In addition to the city's adopted CAP, in 2021 the City Council adopted three resolutions aimed at addressing climate change. Resolution 2021-025, adopted on April 20, 2021 approved entering into a cooperative Joint Powers Agreement to fund and administer the Napa Countywide Climate Action Program. Resolution 2021-063, adopted on August 3, 2021, declared a climate emergency with a stated goal of achieving net zero climate pollution by 2030.

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies intended to improve reduce GHG emissions associated with new development, those particularly relevant to the 2023 -2031 Housing Element Update include the following:

Objective H-8.1: Reduce energy demand in new and existing housing through conservation and efficiency.

- **Policy P8.1-1** Promote the use of energy conservation features in the design of new and remodeled residential structures.
- **Policy P8.1-2** Encourage sustainable design and construction practices in new residential development projects.

Greenhouse Gas Emissions Impacts Discussion

5.8(a-b) (Significant GHG Emissions and Conflict with GHG Plan) Less Than Significant Impact with Mitigation: Though adoption of the 2023 – 2031 Housing Element will not directly result in physical

development, it is reasonably foreseeable that housing development will result from adoption of the Housing Element. GHG emissions will be generated during construction and operation of sites identified in the Housing Element. Construction will result in short-term GHG emissions from heavy-duty construction equipment, worker trips, and material delivery and hauling. GHG emissions generated during operation will primarily result from vehicular emissions associated with travel to and from the project site.

Construction

As discussed in Section 5.3 Air Quality, there is no established threshold for construction related GHG emissions as these represent a minimal part of overall emissions. However, BAAQMD has established construction BMPs to reduce GHG emissions during construction. Future development that will occur under the 2023 – 2031 Housing Element shall be required to implement **Mitigation Measure AQ-1**, which would minimize GHG emission during construction. With implementation of measure AQ-1, impacts resulting from GHG emissions during construction activities of future housing development as anticipated by the Housing Element will be less than significant.

Operation

As stated above, the recently adopted BAAQMD thresholds for land use projects are designed to address operational GHG emissions by incorporating design elements that contribute a fair share toward achieving long-term climate goals. As stated in the Justification Report, a land use project would be considered to contribute its fair share if it would serve California's need for housing and related infrastructure in a manner that supports the state's goals of achieving carbon neutrality by 2045. The city's adopted CAP does not contain projected emissions beyond 2020 and therefore, cannot be relied upon to conclude that development of housing under the 2023 – 2031 Housing Element will have a less than significant impact resulting from GHG emissions. As discussed in Section 5.3 Air Quality, consistent with the recently adopted BAAQMD Thresholds, future development under the 2023 – 2031 Housing Element will be required to comply with **Mitigation Measure AQ-2**, which requires that future development of housing sites meet the performance standards in the Justification Report, including demonstrating that new development will not include natural gas appliances or natural gas plumbing, will demonstrate energy efficiency, achieve a 15 percent reduction in project-generated vehicle miles traveled (VMT) below the existing VMT per capita, and will comply with off-street electric vehicle requirements. Incorporation of the BAAQMD thresholds as contained in measure AQ-2, will ensure that operational GHG emissions resulting from implementation of the 2023 – 2031 Housing Element will be reduced to less than significant.

Mitigation Measure(s): Implementation of AQ-1 and AQ-2.

5.9. HAZARDS/HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; EnviroStor and GeoTracker Databases; and Napa County Operational Area Hazard Mitigation Plan, August 2020.

Hazardous Material Setting

The California Department of Toxic Substances Control (DTSC) defines a hazardous material as: “a substance or combination of substances that, because of its quantity, concentration or physical, chemical, or infectious characteristics, may either: 1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or 2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.” Regulations governing the use, management, handling, transportation and disposal of hazardous

waste and materials are administered by Federal, State and local governmental agencies. Pursuant to the Planning and Zoning Law, DTSC maintains a hazardous waste and substances site list, also known as the "Cortese List."

Title 22 of the California Code of Regulations (CCR), Division 4.5 Environmental Health Standards for the Management of Hazardous Waste, defines hazardous and special waste, identifies federal and state hazardous waste criteria, and regulates the storage, transportation, and disposal of waste. Title 22 was created to regulate the hazardous wastes generated by factories or similar sources, but soil excavated during construction may also be regulated.

Title 23 of the CCR, Division 3 State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB), Chapter 16 California Underground Storage Tank Regulations, contains design, construction, and monitoring requirements for new underground storage tanks.

Hazardous waste management in Calistoga is administered by the Napa County Department of Environmental Management (DEM) through the Certified Uniform Program Agency (CUPA). The CUPA program oversees five hazardous materials programs: Hazardous Materials Management Plans (HMMP) program, California Accidental Release Prevention (CalARP) program, underground storage tank (UST) programs, aboveground storage tank (AST) programs, and hazardous waste generation and disposal.

The California Department of Industrial Relations, Division of Occupational Safety and Health (DOSH) (formerly known as Cal/OSHA) is charged with enforcement of state regulation and the supervision of workplaces in California that are not under direct federal jurisdiction. State worker health and safety regulation applicable to construction workers include training requirements for hazardous waste operation and emergency response.

The 2002 Brownfields Amendments to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) requires an evaluation be performed by an environmental professional to assess a property's liability for hazardous substances. Federal Code 40 CFR § 312.21 requires the environmental professional's opinion to identify conditions that indicate the presence of hazardous substances on, at, in or to the subject property and identify information gaps that limit a comprehensive assessment of the extent of substance release.

A review of GeoTraker, the State Water Boards' data management system for sites that impact or may impact water quality, and in particular groundwater, demonstrates that none of the sites identified in the 2023 – 2031 Housing Element are located on a cleanup site. Similarly, EnviroStor, DTSCs data management system for sites with known contamination does not identify any of the sites as cleanup sites. Though housing sites are located within close proximity of Leaking Underground Storage Tank (LUST) cleanup sites as shown on GeoTraker, all cases are identified as closed, with no further action needed. Similarly, EnviroStor lists one Military Evaluation site within close proximity to sites identified in the Housing Element, however, the case is closed and no further action is needed.

Applicable General Plan Objectives and Policies

Objective SAF-4.1 Minimize Calistoga residents' exposure to the harmful effects of hazardous materials and waste.

Hazards/Hazardous Materials Impact Discussion

5.9(a, b) (Routine Transport, Upset and Accidental Release) Less Than Significant Impact with Mitigation: Though adoption of the 2023 – 2031 Housing Element will not directly result in physical development, the reasonably foreseeable development of sites identified for future development of housing will result in excavation and grading activities that could expose construction workers and the public to

unknown hazardous materials present in soil or groundwater. As such, site-specific development proposals for sites identified in the Housing Element shall comply with **Mitigation Measure HAZ-1**, which requires submittal of a Phase I Environmental Site Assessment (ESA), prepared in accordance with the latest ASTM protocol, and that site remediation demonstrating compliance with appropriate environmental screening levels (ESL) as established by the RWQCB be completed for contamination prior to the issuance of occupancy.

In addition to potentially hazardous materials present in soil or groundwater, construction activities associated with development of sites identified in the Housing Element will result in the temporary presence of potentially hazardous materials including, but not limited to fuels and lubricants, paints, solvents, insulation, electrical wiring, and other construction-related materials. Although these potentially hazardous materials may be present onsite during future construction of individual housing sites, handling of such materials will be required to comply with all existing federal, state, and local safety regulations governing the transportation, use, handling, storage, and disposal of potentially hazardous materials. Additionally, prior to commencing with site preparation, a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) will be prepared and implemented during all construction activities in accordance with the City's Municipal Code Chapter 19.05 Stormwater and Runoff Pollution Control requirements as further discussed in Section 5.10 Hydrology and Water Quality. BMPs include measures to prevent spills and require onsite materials for cleanup. Furthermore, compliance with all federal and state regulations as overseen by Napa County's CUPA will also be required. With implementation of measure HAZ-1 as well as compliance with applicable regulations, impacts resulting from routine transport, use, or disposal of hazardous materials during future construction of sites identified in the Housing Element will be less than significant.

Operation of residential uses facilitated through adoption of the 2023 – 2031 Housing Element may include storage and use of certain chemicals typical of household uses. These may include cleaning solvents for household maintenance, fuels and chemicals for automobile maintenance, and pesticides for landscaping purposes. These household chemicals are routinely used by residential properties and would not present a significant hazard. Therefore, use of household products at operation will be less than significant.

5.8(c) (Emit or Handle Hazardous Materials Within ¼ Mile of School) Less Than Significant Impact:

Calistoga Junior/Senior High School is located within one-quarter mile of housing sites C, D, and E, and Palisades High School is located within one-quarter mile of housing sites B, C, D, and E. Development resulting from implementation of the 2023 – 2031 Housing Element includes residential uses, which are not associated with production, storage, and handling of hazardous materials and waste at operation. During future construction of sites identified in the Housing Element, hazardous materials such as paints, fuels, solvents, and other construction materials may be present on a temporary basis. As previously discussed, compliance with all existing federal, state, and local safety regulations governing the transportation, use, handling, storage, and disposal of potentially hazardous materials will be required. There are no activities associated with the anticipated development under the proposed Housing Element that would pose a threat to schools from the release or handling of hazardous materials. Therefore, impacts related to the emission or handling of hazardous materials within a quarter mile of a school would be less than significant.

5.9(d) (Existing Hazardous Material Sites) Less Than Significant Impact: The California Environmental Protection Agency (CAL-EPA) annually updates the California Hazardous Waste and Substances Site List (also known as the "Cortese List"). A review of GeoTraker demonstrates that none of the sites identified in the 2023 – 2031 Housing Element are located on a cleanup site. Similarly, a review of EnviroStor, shows that none of the sites identified in the Housing Element are listed as cleanup sites. Though housing sites are located within close proximity of LUST cleanup sites, all cases are closed and no further action is needed. Similarly, one Military Evaluation site is located within proximity to sites identified in the Housing Element, however, the

case is closed and no further action is needed. Therefore, impacts associated with existing hazardous materials sites will be less than significant.

5.9(e) (Airport Land Use Plans) No Impact: None of the sites identified for future development in the 2023 – 2031 Housing Element are located within the boundaries of an airport land use plan or in proximity to a private airstrip. Sites F and G are located near the former Gliderport property, which is no longer operational as an airstrip. The nearest operational airport is the Angwin Airport, Virgil O. Parrett Field, located well over two miles from the City of Calistoga. Therefore, impacts associated with airport-related hazards will be less than significant.

5.9(f) (Impair Emergency Response Plan) Less than Significant Impact: Implementation of the 2023 – 2031 Housing Element would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. California has developed an emergency response plan to coordinate emergency services by federal, state, and local governments, including responding to hazardous materials incidents. The State Office of Emergency Services employs a Hazardous Materials Division, which enforces multiple programs that address hazardous materials. Napa County has prepared the Concept of Operations Base Plan (CONPLAN), which establishes the Napa County Health and Human Services Agency emergency organization and provides for coordination of planning efforts using emergency and incident management systems. CONPLAN establishes the policies and procedures for coordinating medical, communication, and recovery operations during events that may overwhelm the day-to-day agency resources, including major natural hazard events and hazardous materials releases. There are no aspects of the 2023 – 2031 Housing Element that will interfere with adopted emergency or evacuation plans. Furthermore, upon submittal of site-specific development proposals, plans will be reviewed by the City of Calistoga to ensure consistency with adopted emergency response requirements. Therefore, impacts resulting from a conflict with emergency response will be less than significant.

5.9(h) (Wildland Fire Hazards) Less Than Significant Impact: Wildland fires are of concern particularly in areas of expansive native vegetation, brush, woodland, or grassland. As shown in Figure 2-5 of the Napa County Operational Area Hazard Mitigation Plan all sites identified in the 2023 – 2031 Housing Element are located outside of areas designated as having moderate, high, and very high wildfire risk. Housing Element sites are within city limits and surrounded by existing roadways, residential, commercial, and industrial uses, associated parking, and undeveloped land.

The City of Calistoga Fire Department is responsible for protecting life, property, and the environment from fire within the city. The Fire Department responds to calls including structural, wildland, and other fires. The city operates one fire station, located at 1113 Washington Street, which is within one mile of all housing sites, allowing for timely response in the event of a fire. Development of sites identified in the Housing Element will not increase risk of exposure due to wildland fire hazards. Therefore, impacts related to the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires will be less than significant.

Mitigation Measure(s):

HAZ-1: Upon submittal of site-specific development proposals for housing opportunity sites identified in the 2023 – 2031 Housing Element, the results of a Phase I Environmental Site Assessment (ESA), prepared in accordance with the latest ASTM protocol for such assessments shall be provided. If the Phase I ESA indicates evidence that site contamination requiring cleanup exists, a Phase II ESA shall be completed to fully characterize the nature and extent of such contamination, and the scope of required clean up procedures. Furthermore, in the event that contamination is identified site remediation demonstrating compliance with appropriate environmental screening levels (ESL) as established by the RWQCB shall be completed prior to the City issuance of occupancy.

5.10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; California Dam Breach Inundation Maps, CA Department of Water Resources Division of Safety of Dams, Accessed July 7, 2022; BASMAA Post-Construction Manual: Design Guidance For Stormwater Treatment And Control For Projects In Marin, Sonoma, Napa, And Solano Counties, January 2019; and Napa Valley Subbasin Groundwater Sustainability Plan, January 2022.

Hydrology and Water Quality Setting

The entirety of the City of Calistoga is located within the Napa River watershed, which encompasses an area of approximately 426 square miles. The Napa River watershed is contained by Mt. St. Helena to the north, the Mayacamas Mountains to the west, Howell Mountain, Atlas Peak, and Mt. George to the east, and the Napa-

Sonoma Marsh to the south. The Napa River travels through the center of the watershed on the valley floor, draining numerous tributaries along 55 miles from the headwaters of Mt. St. Helena to the San Pablo Bay.

Flooding

The Napa County Flood Control and Water District (District) manages flood control facilities throughout the County. The District is responsible for structural repairs to culverts and spillways, grading and reshaping channels, and debris removal to maintain hydraulic capacity of all waterways. The City of Calistoga Planning and Building Director regulates flooding under Title 18 (Floodplain Management) of the Municipal Code.

The Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program is intended to encourage State and local governments to adopt responsible floodplain management programs and flood measures. As part of the program, FEMA defines floodplain and floodway boundaries that are shown on the Flood Insurance Rate Maps (FIRMs). Sites identified in the 2023 – 2031 Housing Element are located in FEMA Zone X, Other Areas, as delineated on map 06055C0229E. Areas designated Zone X, Other Areas are considered to be outside the 100- and 500-year floodplain, representing minimal flood hazard risk.

Water Quality

Surface water quality is regulated by the San Francisco Bay RWQCB (Region 2) via the Water Quality Control Plan for the San Francisco Bay Region (Basin Plan). The RWQCB is responsible for implementing Section 401 of the Clean Water Act through the issuance of a Clean Water Certification when development includes potential impacts to jurisdictional areas such as creeks, wetlands, or other Waters of the State.

Dischargers whose projects disturb one or more acres of soil, or whose projects disturb less than one acre, but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ from the State Water Resources Control Board.⁵ Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation. The Construction General Permit requires development of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP includes specifications for Best Management Practices (BMPs) to be implemented during construction activities to control potential discharge of pollutants from the construction area. Additionally, a SWPPP describes measures to prevent pollutants in runoff during project operation and includes a plan for inspection and maintenance of the project facilities to ensure proper operation and maintenance continues throughout the life of the project. All sites identified in the 2023 – 2031 Housing Element, with the exception of site G, are greater than one acre and are therefore subject to the requirements of Construction General Permit Order 2009-0009-DWQ.

Groundwater

Calistoga is situated above the Napa Valley Subbasin as identified by the California Department of Water Resources Bulletin 118 Groundwater Basins published in 2018. The State of California adopted the Sustainable Groundwater Management Act (SGMA) in 2014 which called for the creation of local Groundwater Sustainability Agencies (GSAs), who are charged with development and implementation of Groundwater Sustainability Plans to address long-term management of healthy and functioning groundwater resources. In 2019, the Napa County Groundwater Sustainability Agency was formed from representative government agencies to assess baseline conditions, define sustainability for the basin, and to develop a groundwater sustainability plan.

⁵ State Water Resources Control Board, Construction General Permit Order 2009-0009-DWQ, as amended by Order 2010-0014-DWQ, and order 2012-00060DWQ NPDES General Permit No. CAS000002.
http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml, Accessed February 10, 2020.

On January 11, 2022, the Napa County GSA adopted the Groundwater Sustainability Plan and on January 31, 2022, the Plan was submitted to the Department of Water Resources (DWR) for review and comment. DWR has 20 days to review the plan, prior to opening a 75-day public comment period. Following close of the public comment period, DWR has two years to review the Plan and determine whether it meets the requirements of SGMA. As shown on Department of Water Resources Sustainable Groundwater Management Act (SGMA) Portal, the public comment period closed on April 30, 2022, and the Plan is currently under review. As stated in the Plan, the primary sustainability goal is to protect and enhance groundwater quantity and quality for all beneficial uses and users of groundwater and interconnected surface water in the Napa Valley Subbasin both now and in the future.

Stormwater Runoff

The City's Stormwater Runoff Pollution Control Ordinance (Chapter 19.05 of the Municipal Code) regulates stormwater runoff. Sections 19.05.090 (C) through (E) of the Municipal Code address development and redevelopment activities, stormwater control plan requirements, and ground disturbing activities. Low Impact Development (LID) requirements establish limitations on the stormwater runoff generated from development sites. New development is required to mimic pre-developed conditions, protect water quality, and retain runoff from impervious surfaces onsite and discharge in a manner consistent with historic flow rates.

Applicable General Plan Objectives and Policies

The City of Calistoga General Plan identifies goals, objectives, and policies intended to limit impacts of development on hydrology and flooding, particularly addressing areas located within or adjacent to a designated floodplain (e.g., areas adjacent to the Napa River) or areas at risk of being flooded in the event of dam failure. As shown in Figure 19 (Floodway and Flood Boundary), and Figure 20 (Projected Kimball Dam Inundation Area) of the General Plan EIR, housing sites identified in the 2023 – 2031 Housing Element are not located on sites subject to flooding.

Hydrology and Water Quality Impact Discussion

5.10(a) (Violations of Water Quality Standards) Less Than Significant with Mitigation: Though adoption of the 2023 – 2031 Housing Element will not directly result in physical development, construction activities associated with future development of vacant sites identified for housing development have the potential to result in runoff containing sediment and other pollutants that could degrade water quality if not properly controlled. Sources of potential pollution associated with construction include fuel, grease, oil and other fluids, concrete, sediment, and litter. These pollutants have the potential to result in impacts due to chemical contamination from the use of construction equipment and materials that could pose a hazard to the environment or degrade water quality if not properly managed. Additionally, if not properly designed, stormwater runoff at operation also has the potential to violate water quality standards.

Construction

To ensure that proper controls and treatment are in place to prevent runoff of stormwater, future development of sites identified in the Housing Element, with the exception of site G, which is less than one acre, will be required to adhere to NPDES requirements including preparation and implementation of a SWPPP and compliance with the RWQCB Waste Discharge Requirements. The purpose of the SWPPP is to identify potential sediment sources and other pollutants and prescribe BMPs to ensure that potential adverse erosion, siltation, and contamination impacts would not occur during construction activities. **Mitigation Measure HYDRO-1**, set forth below requires preparation and implementation of a SWPPP during all construction activities. BMPs identified in measure HYDRO-1 are designed to protect water quality from potential contaminants in stormwater runoff emanating from construction sites.

The RWQCB has adopted water quality objectives in its Stormwater Quality Management Plan, which is designed to ensure that stormwater achieves compliance with receiving water limitations. The city has adopted a Stormwater Runoff Pollution Control ordinance (Chapter 19.05 of the City's Municipal Code) to ensure new development complies with the Stormwater Quality Management Plan. Consistent with the Municipal Code, the project is subject to Mitigation Measure GEO-2, described above, which requires implementation of an Erosion and Sediment Control Plan. With implementation of measures HYDRO-1 and GEO-2, potential violations of water quality standards associated with construction activities of sites identified in the Housing Element will be less than significant.

Operation

Development of sites identified in the 2023 – 2031 Housing Element will contribute typical, urban, nonpoint-source pollutants to the stormwater system at operation. With the exception of site G, which is less than one-acre, future development of sites identified in the Housing Element shall comply with **Mitigation Measure HYDRO-2**, which requires preparation of a stormwater control plan consistent with the most recent BASMAA Post-Construction Manual. With implementation of measure HYDRO-2, potential impacts to water quality resulting from ongoing operation of housing sites identified in the 2023 – 2031 Housing Element will be less than significant.

5.10(b) (Groundwater Supply and Recharge) Less Than Significant Impact with Mitigation: Though adoption of the 2023 – 2031 Housing Element will not result in direct physical development, adoption will facilitate future development at the identified sites, all of which are currently undeveloped. Future development of sites identified in the Housing Element will be served by the city's potable water system and water demands associated with residential development will be met through municipal water supplies and recycled water program, both of which are provided by the City of Calistoga. Neither the municipal water nor recycled water systems use groundwater as a source of water. As such, impacts resulting from use of the groundwater supply will be less than significant.

As stated previously, sites identified for development in the proposed Housing Element are currently undeveloped. There is a potential that the introduction of impervious surfaces could impact groundwater recharge. However, as set forth in **Mitigation Measure HYDRO-2**, plans for development of sites A, B, C, D, E, and F will be required to prepare a stormwater control plan. Consistent with the BASMAA Post-Construction Manual, stormwater control plans are required to implement Low Impact Development (LID) strategies, which aims to mimic pre-development conditions including recharge to groundwater. With implementation of measure HYDRO-2, impacts to groundwater recharge from future housing development on site identified in the House Element Update will be less than significant.

5.10(ci-iii) (Drainage Pattern, Runoff and Storm Drain Capacity) Less Than Significant Impact with Mitigation: Adoption of the 2023 – 2031 Housing Element will not directly result in physical development of housing, but rather will facilitate future development of sites identified in the Housing Element. As discussed above, sites identified in the Housing Element are currently undeveloped and as such, future development has the potential to change existing drainage patterns resulting from increased impervious surfaces. However, as set forth in **Mitigation Measure HYDRO-2**, upon submittal of site-specific development proposals for sites identified in the Housing Element, stormwater control plans that mimic existing drainage patterns will be required. As required by the City of Calistoga, and as set forth in the BASMAA Post-Construction Manual, stormwater control plans will be required to demonstrate that post-construction peak flows match pre-development peak flows for the 100-year, 24-hour storm event.

The general direction and pattern of drainage following future development of sites identified in the 2023 – 2031 Housing Element will be required to match pre-development conditions. While future development of these housing sites will introduce new impervious surfaces, implementation of stormwater control plans

requiring review and approval by the city, as required by HYDRO-2, will ensure that future development under the Housing Element will not substantially alter existing drainage patterns such that on- or off-site erosion, siltation, or flooding would occur. Additionally, stormwater control plans will be required to demonstrate that runoff resulting from development of sites identified in the Housing Element will not exceed the capacity of stormwater drainage systems, contribute sources of polluted runoff, or impede or redirect flood flows. With implementation of measure HYDRO-2, impacts to the drainage pattern, storm drain system, and storm drain capacity will be less than significant.

5.9(d) (Flood Hazard, Seiche, Tsunami, Mudflow) No Impact: Sites identified in the 2023 – 2031 Housing Element are located in FEMA Zone X, Other Areas, as delineated on map 06055C0229E, which are defined as areas outside the 100- and 500-year floodplain, representing minimal flood hazard risks. As such, future development facilitated by adoption of the Housing Element will not construct housing within a 100-year flood and therefore there will be no impact resulting from location within a flood hazard zone that could risk release of pollutants due to inundation.

Sites identified in the 2023 – 2031 Housing Element are not located within areas that could be affected by seiche, tsunami, or mudflow. Furthermore, according to the California Department of Conservation, no portion of the City of Calistoga is within a tsunami inundation area.⁶ Therefore, there will be no impact resulting from location within a seiche, tsunami, or mudflow zone that could risk release of pollutants due to inundation.

The failure of Kimball Creek dam risks temporary inundation within the City of Calistoga. However, as shown in Figure 20 (Projected Kimball Dam Inundation Area) of the General Plan EIR, housing sites identified in the 2023 – 2031 Housing Element are not located on sites subject to flooding as a result of dam failure and therefore there will be no impact resulting from location within a dam inundation zone that could risk release of pollutants due to inundation.

5.10(e) (Conflict with Water Quality or Groundwater Plan) Less Than Significant Impact with Mitigation: Implementation of the 2023 – 2031 Housing Element will not conflict with a water quality control plan. As described above, implementation of SWPPPs and erosion control plans will prevent water quality impacts throughout all stages of construction. Additionally, all sites except one will be required to submit and implement a stormwater control plan that identifies LID strategies intended to minimize runoff, reduce sedimentation, and protect water quality throughout operation of sites identified in the Housing Element. Therefore, impacts due to a conflict with a water quality control plan will be less than significant.

As previously stated, the Napa County GSA adopted the Groundwater Sustainability Plan on January 11, 2022. The Plan is currently under review with the Department of Water Resources (DWR). Development of sites identified in the Housing Element are currently undeveloped and do not contain impervious surfaces. The introduction of impervious surfaces has the potential to impact groundwater recharge, and thereby could result in a conflict with the Groundwater Sustainability Plan. However, **Mitigation Measure HYDRO-2**, requires submittal of stormwater control plans demonstrating that future development of sites identified in the Housing Element will mimic pre-development conditions including recharge to groundwater. With implementation of measure HYDRO-2, impacts to resulting from a conflict with the Napa Valley Subbasin Groundwater Sustainability Plan will be less than significant.

Mitigation Measure(s):

HYDRO-1: In accordance with the National Pollution Discharge Elimination System regulation, upon submittal of plans (Building Permit) for development of sites A, B, C, D, E, and F of the 2023 –

⁶ California Department of Conservation, Napa County Tsunami Inundation USGS 24K Quads, <https://www.conservation.ca.gov/cgs/tsunami/maps/napa>, Accessed July 7, 2022

2031 Housing Element, a Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval by the city. The SWPPP shall address erosion and sediment controls, proper storage of fuels, temporary erosion control measures such as fiber rolls, staked straw bales, geofabric, and sandbags, identification, and cleanup of hazardous materials. Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. A Notice of Intent, fees, and other documentation shall be filed with the Regional Water Quality Control Board.

HYDRO-2: Upon submittal of plans (Building Permit) for development of sites A, B, C, D, E, and F of the 2023 – 2031 Housing Element, a stormwater control plan shall be submitted for review and approval by the city. The approved permanent and operational runoff pollutant source control BMPs shall be incorporated into construction plans and documents and implemented during construction and after project completion. The project's stormwater treatment and flow-control facilities shall be maintained in perpetuity.

5.11. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR.

Land Use and Planning Setting

The City of Calistoga covers a total of approximately 2.6 square miles. As shown in Table LU-2 of the 2015 Land Use Element of the General Plan, land uses in the city are comprised primarily of single-family residential (37%), and agricultural uses (21%). Sites identified in the 2023 – 2031 Housing Element are located along Lincoln Avenue between Grant Street to the South and Silverado Trail to the north and along Washington Street between Earl Street to the east and Anna Street to the west.

SITES ARE LOCATED WITHIN INCORPORATED CITY LIMITS ARE THEREFORE SUBJECT TO REGULATIONS CONTAINED IN THE CITY OF CALISTOGA GENERAL PLAN AND ZONING ORDINANCE. AS SHOWN IN FIGURE 4: 6TH CYCLE SITES LAND USE, SITES ARE DESIGNATED COMMUNITY COMMERCIAL, HIGH DENSITY RESIDENTIAL, AND LIGHT INDUSTRIAL. CORRESPONDING ZONING DESIGNATIONS ARE SHOWN IN FIGURE 5: 6TH CYCLE SITES ZONING

Figure 6 and include Community Commercial (CC), Multifamily Residential (R3), and Industrial (I). As shown in **Error! Reference source not found.**, sites A, B, C, D, and F of the 2023 – 2031 Housing Element were previously identified in the 2014 Housing Element of the General Plan (see Figure H-4 of the General Plan).

As discussed in 5.1 Aesthetics, Site D is located within the Downvalley Silverado Trail Entry Corridor Overlay Area, which is intended to provide a unique opportunity for community identity. Similarly, the city has established Character Area Overlay's which are applied to areas that play an integral role in the quality of life and economic vitality in the city. Approved pipeline projects and sites A, B, C, D, and E are located within the Resort Character Area Overlay, and sites F and G are located within the Lower Washington Character Area Overlay.

To the south of approved pipeline projects as well as sites A through E is the Stevenson/Grant subarea of the Downtown Character Area Overlay. West of sites F and G is the Historic District subarea of the Downtown Character Area Overlay. This Character Area encompasses the City's commercial core and identifies several considerations for connectivity including pedestrian connections and enhanced access to the Napa River. The Historic District Subarea is characterized by transitional storefront buildings and restored historic structures and the Stevenson/Grant subarea is characterized as a transitional area between the historic downtown and the Resort Character Area.

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies related to land use, those particularly relevant to the 2023 -2031 Housing Element Update include the following:

Land Use Element

Objective LU 1.4: Develop and phase new housing at a rate that can be absorbed by public infrastructure and in a manner that fits within Calistoga's small-town identity.

- **Policy P1.4-1** On average, Calistoga's annual residential growth rate shall be no more than 1.35% of the number of residents in Calistoga the previous year. This rate may be exceeded in a single year provided that the growth rate is not exceeded when combining up to five years growth; average annual growth in the five-year period shall not exceed 1.35% as measured through the adopted residential growth allocation procedures. High priority shall be given to affordable housing and infill development and the development of land with necessary public infrastructure in place.
- **Policy P1.4-2** Development that meets performance standards for growth consistent with community character shall be given a high priority, including affordable housing, mixed-use projects, infill development and second units.
- **Policy P1.4-3** Generally, no more than ten market-rate units may be built in a single subdivision in any given year. Exceptions may be allowed for subdivisions that provide benefits to the city.

Objective LU 2.1: Ensure that an adequate amount of land is designated in the General Plan to permit desired development in Calistoga, while also preserving Calistoga's small-town character.

- **Policy P2.1-1** All new development in the city shall comply with the policies of the individual land use Designations in Section C of this Land Use Element.
- **Policy P2.1-2** All new development on sites with overlay designations shall follow the overlay designation regulations in Section D of this Land Use Element to ensure that their development is in harmony with the surrounding environment.

Objective LU 3.1: Prevent development from occurring where the location or the physical or biological characteristics of the site would make the land use inappropriate.

- **Policy P3.1-1** New development shall be focused within the existing developed areas, and not at the city's periphery.
- **Policy P3.1-2** New development shall be designed so as to not adversely impact adjacent uses, particular those of lower intensities.
- **Policy P3.1-3** The approval of all development projects shall be coordinated with the provision of infrastructure and public services required to meet the needs of the development.

Objective LU 3.2 Ensure that new development complements Calistoga's small town rural character and minimizes impacts on the environment.

- **Policy P3.2-1** New development shall be designed to respect and enhance Calistoga's small-town rural Character and the natural environment.
- **Policy P3.2-2** The use of "green construction" and land development techniques shall be encouraged as a means to reduce the environmental impacts of construction activity.

Community Identity Element

Objective CI-1.1: Reinforce locally distinctive patterns of development, landscape and culture, such as small buildings, mixed use, walkability, architectural diversity, neighborhoods of single-family homes on small lots, vineyards and agricultural lands.

- P1.1-1 New development should be sensitive to surrounding architecture, landscaping, character and scale of existing buildings.
- P1.1-2 New development should use exterior materials that have traditionally been used in Calistoga.
- P1.1-3 New buildings shall have heights that avoid obtrusive breaks in the natural skyline.
- P1.1-4 New developments should provide accessible public and semi-public areas and efficient and inviting pedestrian and bicycle connections to existing Calistoga streets.
- P1.1-8 The considerations specified for each Character Area and Gateway overlay designation and each Entry Corridor overlay designation in the Land Use Element shall be followed.

Objective CI-1.3: Maintain the urban design quality of existing residential neighborhoods, and replicate this quality in new residential development.

- P.1.3-1 All residential development shall protect the character of established neighborhoods in which the development is located.
- P.1.3-6 Multi-family structures and non-residential uses located adjacent to single-family properties shall incorporate adequate screening into project design to prevent view intrusion.
- P.1.3-7 In new residential developments, the use of traditional site design and architectural elements such as a grid street layout, narrower streets, street trees, traditional house designs, reduced setbacks, and garages to the rear or sides of properties, shall be considered.

Land Use and Planning Impact Discussion

5.10(a) (Divide an Established Community) Less Than Significant Impact: Division of an established community typically occurs when a new physical feature, such as an interstate, railroad, or similar feature physically transects an area, thereby removing mobility and access within an established community. The division of an established community can also occur through the removal of an existing road or pathway, which would reduce or remove access between a community and outlying areas.

Adoption of the 2023 – 2031 Housing Element will facilitate development of vacant sites for housing within city limits along Lincoln Avenue, Fair Way Extension, and Washington Street. Development of sites identified in the Housing Element will not physically divide an established community. Rather future development, including on- and off-site improvements will be consistent with the existing and planned development patterns in Calistoga including surrounding residential development. Therefore, adoption and

implementation of the 2023 – 2031 Housing Element will have a less than significant impact due to the physical division of an established community.

5.10(b) (Land Use Plan, Policy, Regulation Conflict) Less Than Significant Impact: As discussed in detail throughout this document, the 2023 – 2031 Housing Element is consistent with the Calistoga General Plan, Zoning Ordinance, Active Transportation Plan, Climate Action Plan, and other applicable planning documents. Adoption of the proposed Housing Element will not involve density increases to the existing land use designations or zoning allowance of housing opportunity sites. The housing element includes a program to allow reuse sites (with 20% or more affordable units) to be developed with ministerial review. This program is slated for implementation within three years of adoption and certification of the housing element.

The 2023 – 2031 Housing Element includes nine housing sites (two of which are approved pipeline projects) that have been identified to accommodate housing development to meet the City's RHNA allocation. As previously stated, adoption of the Housing Element will not result in direct housing construction but will facilitate future housing development. Future housing development facilitated by the Housing Element will occur as market conditions allow and at individual property owner discretion. Upon submittal of site-specific development proposals, compliance with mitigation measures set forth herein will be required. Mitigation measures have been identified to ensure consistency with applicable federal, state, regional, and local policies and regulations including those intended to avoid or mitigate environmental impacts. Furthermore, the Housing Element is required to comply with applicable State Housing laws. As such, adoption and implementation of the 2023 – 2031 Housing Element will be consistent with applicable land use and planning policies at the federal, state, regional, and local levels, including consistency with the General Plan. Future housing development facilitated by the 2023 – 2031 Housing Element will therefore be consistent with all applicable land use and planning policies and regulations intended to minimize environmental effects and impacts will be less than significant.

Mitigation Measure(s): None Required.

5.12. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; Mineral Lands Classification map, Division of Mine Reclamation, California Department of Conservation; Direct Use of Geothermal Water at the Solage Calistoga Resort, Napa County, prepared by Poux et. al., and published in California Geothermal Resource Council Transactions, Vol. 36, 2012; Well Finder, California Department of Conservation, Geologic Energy Management Division.

Mineral Resources Setting

The California Surface Mining and Reclamation Act of 1975 (SMARA) identifies mineral resources within California and requires the classification of mineral resources based on their relative value for extraction. According to the Mineral Lands Classification map by the Division of Mine Reclamation, California Department of Conservation there are no mineral resources in or around the sites identified in the 2023 – 2031 Housing Element.

Geothermal resources underlie the City of Calistoga and are used in the spa and mineral water industries, including the direct use of geothermal waters, use of geothermal waters for heating as an alternative to traditional energy, and by a few private residences. The geothermal aquifer underlying the City has a relatively low temperature, in the range of approximately 200 to 210° F, which makes it most suitable for direct-use projects such as heating of buildings, greenhouses, spas, and other facilities.

The City's Geothermal Element relies upon a 1986 study by the California Energy Commission and concludes that geothermal resources in the City have an expected life of approximately 100 years. However, a 2012 publication, Direct Use of Geothermal Water at the Solage Calistoga Resort, concludes that a deeper reservoir is present and therefore estimates an increase in the size and longevity of Calistoga's geothermal reservoir as compared to conclusions in the General Plan.⁷ As shown on the Department of Conservation's Well Finder, CalGEM GIS, there are several geothermal wells within the City of Calistoga. On and near sites identified in the 2023 – 2031 Housing Element, there are active, idle, and other low temperature geothermal wells.⁸

⁷ Direct Use of Geothermal Water at the Solage Calistoga Resort, Napa County, prepared by Poux et. al., and published in California Geothermal Resource Council Transactions, Vol. 36, 2012.

⁸ Well Finder, California Department of Conservation, Geologic Energy Management Division
<https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-122.57446/38.58224/17>, accessed July 7, 2022

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies related to geothermal resources. Adoption of the proposed Housing Element Update and reasonably foreseeable development that would occur consistent under the Housing Element would be limited to residential uses.

Geothermal Element

Objective G 1.2: Ensure the longevity of geothermal resources.

Policy P3. New geothermal uses shall be approved only if they will not have an adverse impact on the longevity of the geothermal resources, biotic resources, waterways, the sewage treatment plant, and ability to dispose of the treated effluent.

Mineral Resources Impact Discussion

5.12(a-b) (Mineral Resources or Resource Plans) Less Than Significant Impact: Other than known geothermal resources, sites identified in the 2023 – 2031 Housing Element have not been delineated as locally-important mineral resource recovery sites on any plans. Adoption of the 2023 – 2031 Housing Element will facilitate construction of housing, which is not typically associated with use of geothermal waters on a large scale. However, in the event that future development of sites identified in the Housing Element propose to utilize geothermal waters, a conditional use permit from the City of Calistoga will be required as well as authorization from the County of Napa, Department of Environmental Management through a well permit and from the California Department of Conservation- Geologic Energy Management Division (CalGEM, formerly Division of Oil, Gas, and Geothermal Resources).

Geothermal well permitting is outside the City of Calistoga's jurisdiction and is regulated by the County of Napa and CalGem. If future development of sites identified in the Housing Element propose installation and use of geothermal wells, **Mitigation Measure GEOTHERMAL-1** shall be implemented. GEOTHERMAL-1 requires that as part of the review process for future housing development it must be demonstrated that all permitting provisions imposed by Napa County and CalGem have been implemented and that annual maintenance and reporting logs of well production and reinjection data be made available to the city upon request. With implementation of GEOTHERMAL-1, potential impacts associated with the use of geothermal resources will be less than significant.

Mitigation Measure(s):

GEOTHERMAL-1 In the event that future development of housing opportunity sites identified in the Housing Element propose use of geothermal waters, all applicable extraction and reinjection well permits shall be obtained from Napa County and CalGem and approved permits shall be submitted to the City of Calistoga. Geothermal wells shall be operated in full compliance with all permits from the County and CalGem including ongoing monitoring, maintenance, and reporting. Upon request, geothermal well records shall be made available to the City. Ongoing coordination with the City of Calistoga shall be required to support long-term protection and preservation of geothermal resource, which may include participating in events, workshops or studies relating to geothermal resources, and sharing information on geothermal use.

5.13. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; and Transit Noise and Vibration Impact Assessment Manual, prepared by the Federal Transit Administration, September 2018.

Noise Setting

Noise is generally defined as unwanted sound. It is characterized by various parameters that include the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). The sound pressure level is the most common descriptor used to characterize the loudness of an ambient (existing) sound level. The decibel (dB) scale is used to quantify sound intensity, but given that the human ear is not equally sensitive to all frequencies in the entire spectrum, noise measurements are weighted more heavily for frequencies to which humans are sensitive in a process called "A-weighting," written as "dBA" and referred to as "A-weighted decibels". In general, human sound perception is such that a change in sound level of 1 dB cannot typically be perceived by the human ear, a change of 3 dB is just noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling the sound level.

The primary source of community noise in Calistoga is vehicular traffic on the roadway network. Traffic noise exists in varying degrees throughout the community. Other localized sources of noise include light industry, agricultural operations, agricultural wind turbines, and events at the Napa County Fairgrounds. Noise from intermittent localized sources such as lawnmowers and leaf blowers has also been expressed as a concern. In Calistoga, the ambient noise environment is particularly important given the interest in retaining the small-town character of the community, and because of the community's reputation as a destination for rest and relaxation.

Section 8.20.025 of the Calistoga Municipal Code limits professional construction activities within the city to 7:00 a.m. to 7:00 p.m. Monday through Saturday. As shown in Figure N-4 Land Use Compatibility Guidelines for Noise Exposure, residential, hotel, and motel land uses are considered normally acceptable in areas with

exterior noise levels of up to 60 dBA and conditionally acceptable in areas with exterior noise levels of up to 75 dBA. These land uses are considered unacceptable in areas with exterior noise level above 75 dBA.

Both long- and short-term noise measurements were conducted in May 2000 to quantify representative noise levels throughout the city. As shown in Figure 22 of the General Plan EIR, measurements L1, L2, S3, S5, and S6 are within close proximity of sites identified in the 2023 – 2031 Housing Element. A summary of the location and results of noise measurements are discussed briefly below:

- **L1 - Highway 29 North of the Silverado Trail Turnoff.** Conducted 40 feet from the roadway centerline. At this distance, the measured noise level was 68 dBA. Vehicular traffic on Highway 29 was the only significant source of noise affecting measurements at this location. This location experienced higher noise levels as compared to the remainder of the city. Residential properties near Highway 29 are exposed to increased noise levels.
- **L2 - Maggie Street.** In this residential area noise sources included distant construction noise, animals, and the occasional sounds of children playing, dogs barking, birds, and horses. The measured noise level was 46 dBA, which represents a relatively quiet ambient noise environment.
- **S3 - Silverado Trail near Silver Rose Inn.** The average noise level at this location was 65 dBA and noise was primarily associated with infrequent, by high speed vehicles.
- **S5 - Lincoln Avenue at Gliderport Plaza.** The average noise level at this location was 62 dBA and noise was primarily associated with slow moving traffic and downtown activity.
- **S6 - Grant Street at North Oak Street.** The average noise level at this location was 55 dBA and noise was primarily associated with traffic.

Though the gliderport has been non-operational since 1999, the city's General Plan contains policies and actions intended to avoid exposing future residents to elevated noise levels associated with operation of an airport in the future, in the event that aviation uses are reestablished at this location.

Applicable General Plan Objectives and Policies

Objective N-1.3: Ensure noise exposure compatibility between neighboring land uses.

- Policy P1.3-1 New development near or around the gliderport shall be permitted and designed with consideration for avoiding exposure of new uses to unacceptable noise levels from aircraft operation.

Objective N-1.4: Minimize the potential for new development projects to create unacceptable noise levels at sensitive receptors such as residential areas, hospitals, convalescent homes and schools.

- **Policy P1.4-1** New residential projects shall be required to meet the following noise level standards:
 - A maximum of 45 dB for interior noise level.
 - A maximum of 60 dB for exterior noise level, especially when outdoor activities are important components of a project (e.g., multi-family housing).
- **Policy P1.4-2** A noise study, including field noise measurement, shall be required for any proposed project which would:
 - Place a potentially intrusive noise source near an existing noise sensitive receptor, or
 - Place a noise-sensitive land use near an existing potentially intrusive noise source.
- **Policy P1.4-3** New development projects shall not be approved unless they are generally consistent with the Noise Compatibility Guidelines contained in Figure N-5.

Noise Impact Discussion

5.13(a) (Noise Standards, Temporary or Permanent Noise Increase) Less Than Significant Impact with Mitigation: Adoption of the 2023 – 2031 Housing Element will not result in physical development, but rather will facilitate development of housing at sites identified in the Housing Element. Construction and operation of residential land uses at sites identified in the Housing Element could result in increases in the ambient noise environment during construction and at operation.

Construction

Future construction of sites identified in the Housing Element will result in temporary and intermittent noise increases in the vicinity as a result of construction activities including site preparation and grading and associated use of heavy equipment, truck traffic for material delivery, and off-haul of materials. Construction noise associated with future development of sites identified in the Housing Element will be perceptible to established uses in the project vicinity including businesses and residents along Lincoln Avenue, View Road, Arch Way, Fair Way Extension, and Washington Street.

Noise impacts resulting from construction depend on the noise levels generated by construction equipment, timing and duration of noise generating activities, and the distance between construction noise sources and noise sensitive receptors. Construction noise impacts primarily occur when construction activities take place during noise-sensitive times of day (early morning, evening, or nighttime hours), occur in areas immediately adjoining noise sensitive land uses, or when construction durations last over extended periods of time. The highest noise levels typically associated with construction activities are generated during excavation, grading, and foundation construction. Once construction occurs in the interior portion of buildings, noise is less perceptible at off-site locations.

Construction-related noise impacts are temporary in nature and will cease once construction of individual sites identified in the Housing Element is complete. Construction activities will be subject to Section 8.20.025 of the City's Municipal Code, which prohibits construction activity on Sundays and during evening hours from 7:00 p.m. to 7:00 a.m. on weekdays and Saturdays.

Given the proximity of sites identified in the Housing Element to existing sensitive receptors, including existing residences, upon submittal of site-specific development plans, a noise study shall be prepared and submitted to the City of Calistoga pursuant to **Mitigation Measures NOI-1**. Consistent with measure NOI-1, noise studies prepared for individual sites shall provide ambient noise measurements and site-specific recommendations to reduce noise impacts during construction. With implementation of Measure NOI-1 temporary construction noise impacts associated with development under the proposed Housing Element will be less than significant.

Operation

At operation, sites identified in the 2023 – 2031 Housing Element will generate noise levels typical of residential uses and are expected to be compatible with existing residential, commercial, industrial, and open space uses in the surrounding areas. Noise related to residential uses typically includes outdoor activities, operation of HVAC and mechanical equipment, landscaping maintenance equipment, and vehicular traffic. Future development of sites identified in the Housing Element will be required to comply with the density ranges set forth in the General Plan and as provided under the State Density Bonus Law. Furthermore, as required by Measure NOI-1, noise impacts resulting from operation of residential uses on sites identified in the Housing Element must be evaluated and recommendations to reduce noise impacts provided, if deemed necessary. With implementation of Measure NOI-1, operation of residential uses and impacts associated with an increase in ambient noise as a result of development under the Housing Element will be less than significant.

5.13(b) (Groundborne Vibration and Noise) Less Than Significant Impact with Mitigation: Though adoption of the 2023 – 2031 Housing Element will not result directly in physical development, as the Housing Element is a policy document, future housing development facilitated by adoption of the Housing Element may result in operation of heavy construction equipment, such as impact devices (e.g. pavement breakers), that create seismic waves and result in ground vibration. Vibration from operation of this equipment can result in effects ranging from annoyance of people to damage of structures. Varying geology and distance will result in different vibration levels containing different frequencies and displacements. In all cases, vibration amplitudes decrease with increasing distance.

Perceptible groundborne vibration is generally limited to areas within a few hundred feet of construction activities. As seismic waves travel outward from a vibration source, they excite the particles of rock and soil through which they pass and cause them to oscillate. The rate or velocity (in inches per second) at which these particles move is the commonly accepted descriptor of the vibration amplitude, referred to as the peak particle velocity (PPV). Since no physical construction will occur as a result of adoption of the Housing Element, construction activities, including the type of equipment used for site-specific development is not known at this time. As such, consistent with **Mitigation Measure NOI-1**, noise studies prepared for site-specific development shall also include an analysis of vibration impacts during construction, and shall include recommendations to reduce potential impacts, if any. Impacts shall be compared to Caltrans' significance criteria for groundborne vibration which is 0.5 in/sec PPV for structurally sound building, 0.3 in/sec PPV for older residential buildings, and 0.25 in/sec PPV for historic buildings. With implementation of NOI-1, future development at sites identified in the Housing Element will not expose people or structures to excessive groundborne vibration and impacts from groundborne vibration and noise will be reduced less than significant.

At operation there are no activities proposed by the project that are expected to generate perceptible groundborne vibration or noise. Therefore, impacts at operation will be less than significant.

5.13(c) (Airport Noise) No Impact: The former Gliderport property is no longer operational for aircraft use and therefore does not generate noise associated with operation of an airport. Sites identified for development in the 2023 – 2031 Housing Element are not located within an airport land use plan area, nor are they within two miles of a public airport or private airstrip. Future residents on sites identified in the Housing Element will not be exposed to excessive noise levels generated by nearby airport uses as there are no such uses in the vicinity of these sites. Therefore, there will be no impacts associated with excessive noise exposure resulting from airport noise.

Mitigation Measure(s):

NOI-1: Consistent with General Plan (N) Policy P1.4-2, prior to approval of site-specific development of housing opportunity sites identified in the 2023 – 2031 Housing Element, a noise study, including field measurements shall be submitted to the City of Calistoga for review and acceptance. The noise study shall include an analysis of impacts associated with construction and operation, a discussion of groundborne vibration impacts during construction using the thresholds published by Caltrans, and recommendations to reduce noise impacts shall be included in the noise study and incorporated into final plans for site-specific developments.

5.14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; City of Calistoga 2014 Housing Element Update; Housing Element Site Inventory Guidebook, Department of Housing and Community Development, June 10, 2020; United States Census Bureau, QuickFacts, City of Calistoga; Nonresidential Development Housing Linkage Fee Nexus Study, prepared by Economic & Planning Systems, Inc. July 1, 2014.

Population and Housing Setting

According to the U.S. Census Bureau 2020 Decennial Census, the City of Calistoga has 2,392 housing units and a population of 5,228 people. The current 2014 Housing Element identifies a need for 27 residential units to meet the City's Regional Housing Needs Allocation (RHNA) by 2022. The Housing Element Development Site Inventory (in the 5th cycle) identified opportunity sites within the city with a total development potential of approximately 426 units. As previously stated, the RHNA for the 5th Cycle Housing Element was 27 housing units comprised of 6 very low, 2 low, 4 moderate, and 15 above moderate-income units. Through 2020, the city met and exceeded the RHNA based on built and entitled housing projects.

To fulfill the 2023-2031 RHNA requirements, the 6th Cycle Housing Element must accommodate a minimum of 119 housing units, comprised of 31 very low, 19 low, 19 moderate, and 50 above moderate-income units. In addition to the 119 units allocated by the State, the Housing Element includes a 30% buffer, as recommended by HCD. Two approved pipeline projects include 128 units that have been counted towards the city's RHNA for the 2023-2031 planning period. Silverado Terrace, which comprises 50 units, includes 8 affordable to low-income households and 42 above moderate units. Lincoln Avenue site, comprises of 78 units, inclusive of 24 very low, 37 low, 16 moderate, and 1 above-moderate income units. As detailed in the Housing Element Site Inventory Guidebook, published by the Department of Housing and Community Development, Housing Elements may estimate the number of accessory dwelling units (ADUs) that will be constructed during the housing cycle and count them toward the total RHNA. Following the methodology and guidance provided by HCD, the 2023 – 2031 Housing Element estimates a total of 24 ADUs will be constructed during the 6th Cycle, inclusive of 7 very low, 7 low, 7 moderate, and 3 above moderate-income units.

No density increases are proposed as part of the housing element update. No additional units would result beyond what is already allowed in the General Plan and Zoning Ordinance.

Applicable General Plan Objectives and Policies

The City of Calistoga's General Plan sets forth goals, objectives, and policies related to population and housing, those particularly relevant to the 2023 -2031 Housing Element Update include the following:

Objective LU 1.4 Develop and phase new housing at a rate that can be absorbed by public infrastructure and in a manner that fits within Calistoga's small-town identity.

- **Policy P1.4-2** Development that meets performance standards for growth consistent with community character shall be given a high priority, including affordable housing, mixed-use projects, infill development and second units.

Population and Housing Impact Discussion

5.14(a) (Substantial Growth) Less Than Significant: Adoption of the 2023 – 2031 Housing Element will facilitate housing development at sites, previously identified to support housing, will not result in an increase in population. As detailed in the Development Impact Fee Study prepared for the City of Calistoga by Economic & Planning Systems, Inc. in 2014, the city is expected to grow to a population of approximately 6,200 people by 2040 and assumes construction of up to 305 dwelling units during the period.

No growth beyond what is anticipated by the General Plan and Zoning Ordinance will result. As such, adoption and implementation of the 2023 – 2031 Housing Element will not substantially induce population growth and impacts will be less than significant.

5.14(b-c) (Substantial Housing or Person Displacement) No Impact: Sites identified in the 2023 – 2031 Housing Element are currently undeveloped and as such there are no residences that would be demolished as a result of future development at these sites. Therefore, adoption and implementation of the Housing Element will not displace residents or existing housing that would require construction of replacement housing elsewhere. Therefore, no impacts would occur due to the displacement of housing or people as a result of the 2023 – 2031 Housing Element.

Mitigation Measure(s): None Required.

5.15. PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; and 2003 General Plan EIR; City of Calistoga Fire Department Website; and Calistoga Joint Unified School District website.

Public Services Setting

The City of Calistoga is well served by established public services including fire and police protection, schools, and recreational amenities.

The Calistoga Fire station is located at 1113 Washington Street and the Police station is located at 1235 Washington Street. According to information provided on the City of Calistoga's Fire Department webpage, Fire Department personnel respond to approximately 1,000 emergencies annually within a 96 square mile area inclusive of the City of Calistoga, Napa, and Sonoma Counties. As detailed in the General Plan EIR, the Fire Department is staffed by one full-time fire chief, two full-time firefighters, and up to 30 on-call firefighters. Within city limits, the Fire Department maintains one to four minute response times. The Calistoga Police Department is staffed by eleven sworn officers including one chief, one lieutenant, two sergeants, six patrol officers and one investigator. Additionally, the Department has thirteen non-sworn positions, including four full-time and two part-time dispatchers, five parking enforcement officers, one juvenile division officer and one policing technician. Within city limits, the Police Department maintains response times of approximately two minutes.

According to information contained on the Calistoga Joint Unified School District's website, the District serves approximately 860 students from Calistoga and the surrounding area.⁹ The school district is comprised of Calistoga Elementary School, Calistoga Junior/Senior High, and Palisades High School.

⁹ Calistoga Joint Unified School District, https://www.calistogaschools.org/about_us/about_the_district, Accessed January 10, 2020.

The city's Parks and Recreation Department operates, manages, and maintains city-owned indoor and outdoor recreational facilities. City-owned recreational facilities include opportunities for passive and active recreation and include Fireman's Park, Heather Oak Park, Little League Field, Pioneer Park, Logvy Community Park, Monhoff Center, and Myrtle Street pocket park. Other recreational facilities include Napa County Fairgrounds, Calistoga Elementary School, and Calistoga High School.

To offset the cost of improving or expanding City services to accommodate the demand generated by new development, the City charges one-time impact fees on new development. Impact fees are used to finance public service improvements and pay for new development's fair share of the costs necessary to maintain acceptable services. New development is also required to pay school impact fees to the local school district to assist with ongoing maintenance and expansion of facilities.

Applicable General Plan Objectives and Policies

Objective SER-1.2 Promote coordination between land use planning and fire protection.

- **Policy P2.** New development projects shall pay a fair and equitable amount to offset the costs for expanded fire services they require.
- **Policy A1.** Ensure through the development process that roadways are adequate in terms of width, radius and grade to facilitate access by City fire-fighting apparatus, while considering maintenance of Calistoga's small-town character.

Objective SER-1.3 Maintain and enforce fire protection codes.

Objective SER-2.1 Plan for ongoing management and development of law enforcement services.

Objective SER-2.2 Promote coordination between land use planning and law enforcement.

- **Policy P1.** Major land use development proposals shall be reviewed for site design criteria and other law enforcement concerns.
- **Policy P3.** New developments shall pay a fair and equitable amount to offset police service expansion that they require.

Objective SER-4.1 Develop new school facilities to serve Calistoga's current and future population.

- **Policy P4.** The City will not approve a development project on any of the indicated school sites in Figure SER-2 without first ensuring that adequate school sites will be available in the City.

Objective OSC-4.1 Provide a comprehensive system of parks and recreation facilities in Calistoga.

- **Policy P4.1-3** Develop parks at a ratio that meets or exceeds the current standard of three acres per thousand population in new areas of Calistoga as the City grows.
- **Policy P4.1-4** Require developers to provide land or in lieu fees for parks, as governed by the terms of the Quimby Act.

Public Services Impact Discussion

5.15(a-b) (Fire & Police Protection) Less Than Significant Impact: Fire and police protection are provided by the City's Fire and Police Departments, located in downtown Calistoga in proximity to housing opportunity sites identified in the 2023 – 2031 Housing Element. Future development facilitated by adoption of the Housing Element will not necessitate a significant increase in demand for fire or police services as the number of new dwellings and residents is consistent with the development potential anticipated by the General Plan.

Fire protection measures are required to be integrated into the design of all buildings pursuant to Chapter 15.36 of the Calistoga Municipal Code. Furthermore, new buildings will be constructed in accordance with the latest building and fire code standards and permit applications for future development of sites identified in the Housing Element will be reviewed by the city's fire and building departments to ensure buildings are designed such that firefighting, emergency equipment, and personnel access is not obstructed, as required by the Fire Code. City regulations require the payment of a one-time public safety impact fee to maintain acceptable levels of service related to fire suppression and law enforcement facilities. Given that the proposed Housing Element is consistent with the General Plan, and that future housing development is required to comply with the General Plan, applicable codes and regulations, and subject to impact fees for fire and police services, potential impacts to fire and police services resulting from adoption and implementation of the 2023 – 2031 Housing Element will be less than significant.

5.15(c-d) (Schools & Parks) Less Than Significant Impact: Adoption of the 2023 – 2031 Housing Element will not result in physical development of housing, but rather will facilitate future residential development at sites identified in the Housing Element which could result in impacts to schools and parks. Housing opportunity sites identified in the Housing Element are currently zoned Community Commercial (CC) and Multifamily Residential/Office (R3), both of which allow residential development and have been anticipated by the General Plan.

As noted in the General Plan EIR, enrollment capacity of schools in the City of Calistoga was anticipated to be exceeded by 2004. To address impacts resulting from new development exceeding enrollment capacity, the General Plan identifies three sites of 20 acres or more to accommodate future school sites and pursuant to Objective SER-4.1, Policy P4, the City must only approve development on potential school sites only after ensuring that adequate school sites will be available elsewhere. None of the sites identified in the Housing Element are located on potential school sites. Furthermore, residential development, including development facilitated by the Housing Element is required to pay school impact fees to provide funding for expansion or development of new facilities. With payment of impact fees, impacts to schools resulting from adoption and implementation of the 2023 - 2031 Housing Element will be less than significant.

As detailed in the General Plan EIR, the City of Calistoga maintains a parkland ratio of 2.73 acres per 1,000 residents without the Napa County Fairgrounds and school recreational facilities, and a ratio of 17.36 acres per 1,000 residents when including these facilities. Pursuant to General Plan Policy P4.1-4, future development of sites identified in the Housing Element will be required to provide land or in lieu fees for parks, as governed by the terms of the Quimby Act. Compliance with the General Plan will ensure that potential impacts to parks as a result of adoption and implementation of the Housing Element will be less than significant.

5.15(e) (Other Public Facilities) Less Than Significant Impact: As previously stated, development anticipated by the 2023 – 2031 Housing Element is consistent with development anticipated by the General Plan. Development of housing opportunity sites will occur on an individual basis at the discretion of property owners. It is not anticipated that adoption and implementation of the proposed Housing Element would induce a demand requiring the expansion of other public services. Therefore, impacts will be less than significant.

Mitigation Measure(s): None Required.

5.16. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; and 2003 General Plan EIR.

Recreation Setting

Calistoga provides approximately fourteen acres of city-owned land dedicated to recreational activities at seven locations within city limits, including Fireman's Park, Heather Oak Park, Little League Field, Logvy Community Park, Monhoff Center, Myrtle Street pocket park, and Pioneer Park. Approximately seventy-six acres of recreational facilities which are owned by other public agencies are also available within the city limits, including the Napa County Fairgrounds, Calistoga Elementary School, and Calistoga High School. As shown in Figure 5-5 of the Housing Element, sites identified in the 2023 – 2031 Housing Element are within a 15-minute walking distance of existing parks.

Applicable General Plan Objectives and Policies

Objective OSC-4.1 Provide a comprehensive system of parks and recreation facilities in Calistoga.

- **Policy P4.1-3** Develop parks at a ratio that meets or exceeds the current standard of three acres per thousand population in new areas of Calistoga as the City grows.
- **Policy P4.1-4** Require developers to provide land or in lieu fees for parks, as governed by the terms of the Quimby Act.

Recreation Impact Discussion

5.16(a) (Deterioration of Parks) Less Than Significant Impact: As described in Section 5.14 Population and Housing, adoption, and implementation of the 2023 – 2031 Housing Element is within growth anticipated in the General Plan and will not induce substantial population growth in the city. Additionally, as stated in Section 5.15 Public Services, future development of housing opportunity sites identified in the Housing Element will be required to pay a recreational development impact fee, used to offset costs for maintenance and expansion of recreational facilities, prior to issuance of individual building permits. Based on the growth being within the range of development anticipated by the General Plan, as well as the requirement for future development to pay its fair share of impact fees, impacts resulting from the substantial deterioration of parks from adoption and implementation of the Housing Element will be less than significant.

5.16(b) (Additional Recreational Facilities) Less Than Significant Impact: Adoption of the 2023 – 2031 Housing Element will not result directly in physical construction but will rather facilitate future residential development in the city. At the time that site-specific development proposals are submitted, compliance with all mitigation measures provided herein will be required, including any construction of recreational facilities in conjunction with residential development. Therefore, adoption and implementation of the Housing Element will have a less than significant impact due to the construction or expansion of additional recreational facilities.

Mitigation Measure(s): None Required.

5.17. TRANSPORTATION AND CIRCULATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR; Calistoga Active Transportation Plan, October 2014; Napa Countywide Transportation Plan – Vision 2040 Moving Napa Forward, Napa County Transportation & Planning Agency, September 2015; Napa Countywide Bicycle Plan, prepared by Napa Valley Transportation Authority, September 2019; Technical Advisory on Evaluating Transportation Impacts in CEQA, prepared by the Governor's Office of Planning and Research, December 2018.

Transportation and Circulation Setting

The Circulation Element of the General Plan regulates the city's transportation system with the stated goal of creating and maintaining a transportation network that provides safe, comfortable, and convenient travel, for all users, including pedestrians, bicyclists, persons with disabilities, seniors, children, users and operators of public transportation, motorists, and movers of commercial goods.

Level of service (LOS) has historically been used as a standard measure of traffic service. However, pursuant to SB 743 a LOS deficiency is no longer considered a potential environmental impact. The General Plan establishes a goal of maintaining LOS 'D' or better at all intersection (CIR Policy P1.2-2) and LOS 'C' or better for state highways, with the exception of the downtown area where LOS 'D' is acceptable (CIR Policy P1.2-1). Pursuant to SB 743, the Office of Planning and Research (OPR) was charged with identifying an alternative metric to LOS for evaluating environmental impacts from transportation. In December 2018 OPR released the Technical Advisory on Evaluating Transportation Impacts in CEQA, which provides technical recommendation regarding assessment of vehicle miles traveled (VMT), as an alternate to LOS, thresholds of significance for VMTs, and mitigation measures. To date, neither the City of Calistoga nor the Napa Valley Transportation Authority (NVTA) have adopted VMT thresholds.

CEQA Guidelines section 15064.3 subdivision (b) describes specific considerations for evaluating a project's transportation impact using a vehicle miles traveled metric. This metric refers to the amount and distance of automobile travel attributable to a project.

Calistoga Active Transportation Plan

Bicycle and Pedestrian Facilities

The Calistoga Active Transportation Plan, adopted on October 21, 2014, through Resolution No. 2014-089 is intended to identify local improvements and implementation strategies that will encourage more people to walk and bicycle in Calistoga's Planning Area. The Active Transportation Plan identifies improvements to support walking and bicycling, serves as a resource for coordinating local actions and regional projects, and documents existing and proposed facilities within Calistoga and throughout the Planning Area.

According to the Active Transportation Plan a Class I multi-use path is proposed along Lincoln Avenue adjacent to sites A, B, C, D, E, and the approved Lincoln Avenue and Silverado Terrace pipeline project sites. Additionally, a Class I multi-use path is proposed along the Fair Way extension, adjacent to sites F and G. The Napa Valley Vine Trail Coalition has been working to develop a continuous 47-mile, Class I multi-use trail from Vallejo to Calistoga. Within city limits, the proposed Napa Valley Vine Trail's northern terminus is located at the intersection of Silverado Trail and Lincoln Avenue, adjacent to site A of the Housing Element. The proposed trail alignment continues south along Lincoln Avenue where it connects to the Fair Way Extension, adjacent to sites F and G, and extends east to the regional route to Vallejo.

Existing facilities within the vicinity of sites identified in the Housing Element include a Class III bicycle route on Washington Street between Berry Street to the west and the Little League Field to the east, a Class II bike lane on Silverado Trail from Lincoln Avenue to the west and extending east beyond city limits, and a Class I multi-use path on Washington Street from the Little League Field to the west and extending east beyond city limits.

In general, a network of sidewalks, crosswalks, pedestrian signals, and curb ramps provide access for pedestrians within the vicinity of sites identified in the Housing Element. Gaps, obstacles, and barriers also exist. However, these areas are planned for improvement as detailed in Figure 9 of the Calistoga Active Transportation Plan. As mentioned previously, Class I multi-use paths are proposed along Lincoln Avenue and Fair Way Extension, adjacent to identified sites. Additionally, sidewalks are proposed along View Road and Arch Way, adjacent to sites A, B, and C.

Public Transit

Napa Valley Transit provides transit service Monday through Saturday in the City of Calistoga, following a fixed route along SR 29 with transit stops in Downtown Calistoga and on Brannan Street. Service is not provided north of Brannan Street and operates from approximately 6:00 AM to 8:00 PM with about one-hour headways.

Public transit service is available throughout Napa County. The primary transit service in Napa County is provided by VINE, a fixed-route bus service providing service to Calistoga, St. Helena, Napa, American Canyon, Yountville, and parts of unincorporated Napa County. Two routes pass through Calistoga along SR 29: the Up Valley Connector (route 10) and the Up Valley Connect Express (10x). Route 10 provides service through Calistoga along Lincoln Avenue to Napa, including stops in St. Helena, Rutherford, and Oakville, running seven days a week, all day. Route 10x provides weekday express service to Napa's Soscol Gateway Transit Center.

Lake Transit provides regional service throughout Lake County and stops in Calistoga at the Trail Depot. Lake Transit Route 3 provides loop service to destination throughout the Clearlake area and operates daily with approximately 3-hour headways between 6:00 a.m. and 6:00 p.m.

Napa Countywide Transportation Plan

The Napa Countywide Transportation Plan – Vision 2040 Moving Napa Forward, is a 25-year plan that serves as the vision for transportation throughout Napa County, with goals and objectives that apply to all modes of transportation. Vision 2040 Moving Napa Forward establishes six goals: serve the transportation needs of the entire community regardless of age, income, or ability; improve system safety in order to support all modes and serve all users; use taxpayer dollars efficiently; support Napa County's economic vitality; minimize the energy and other resources required to move people and goods; and prioritize the maintenance and rehabilitation of the existing system.

Applicable General Plan Objectives and Policies

Objective CIR-1.2 Maintain acceptable Levels of Service on all of Calistoga's streets.

- **Policy P1.2-1.** The City shall seek to maintain LOS C or better for all state highways with the exception of the downtown area, and LOS D or better for all other streets.
- **Policy P1.2-2.** The City shall seek to maintain peak hour LOS D or better at all intersection.
- **Policy P1.2-3.** Since Lincoln Avenue is Calistoga's main street and serves pedestrian and commercial purposes as much as it does motorized vehicles, it is inappropriate to establish any LOS standard for Lincoln Avenue between Foothill Boulevard and Wappo Avenue. Instead, the City shall evaluate traffic on Lincoln Avenue on an on-going basis, seeking to balance vehicular, parking, bicycle, and pedestrian needs. This exclusion is not applicable to intersections on Lincoln.

Objective CIR-1.3 Coordinate the provision of circulation facilities with new development.

- **Policy P1.3-1.** New development shall be designed to the extent possible with streets that continue the city's existing grid pattern, which allows through traffic and provides multiple connections to arterial streets.
- **Policy P1.3-2.** New development shall provide sidewalks as needed to close gaps in the city's active transportation network. These gap closures may include off-site locations if the closure improves pedestrian connectivity from the new development to schools or other activity centers.
- **Policy P1.3-3.** New development shall provide bicycle improvements called for in the Active Transportation Plan.

Transportation and Circulation Impact Discussion

5.17(a) (Conflicts with Plans, Policies, Ordinances) Less Than Significant Impact with Mitigation:

Adoption of the 2023 – 2031 Housing Element will not result in direct housing construction but will facilitate and provide a policy framework for future housing development on housing sites previously identified in the General Plan to support housing. None of the objectives, policies, or actions contained in the Housing Element conflict with plans or other regulations that address the circulation system. Future site-specific development will be reviewed on a case-by-case basis to verify consistency with applicable regulations that address the circulation system.

To ensure future site-specific development complies with General Plan Objective CIR-1.2, Policies P1.2-1, P1.2-2, and P1.2-3, a traffic impact study evaluating future development's impact on the circulation system shall be required as set forth in **Mitigation Measure TRAN-1**. The traffic study shall discuss the project's consistency with General Plan (CIR) Policies P1.3-1 (streets that continue the existing grid pattern), P1.3-2 (provide sidewalks), and P1.3-3 (bicycle improvements in the Active Transportation Plan).

Future development of sites identified in the 2023 – 2031 Housing Element will also be subject to payment of impact fees pursuant to General Plan (CIR) Policy P1.1-1, which will ensure that adequate funds are provided to upgrade and maintain the existing circulation network.

With implementation of measure TRAN-1 and compliance with applicable General Plan policies related to impact fees, impacts resulting from a conflict with plans, policies, and ordinances will be less than significant.

5.17(b) (Conflict with 15064.3(b) VMT) Less Than Significant Impact with Mitigation: Although, the City of Calistoga has not adopted local VMT thresholds, draft countywide screening maps indicate that new residential uses within city limits would screen out from the need for further VMT analysis. Until local VMT guidelines are adopted, the city is following guidance offered by OPR in the Technical Advisory on Evaluating Transportation Impacts. Screening map information prepared by NVTa showing VMT per capita of locations within the County in comparison to the County average VMT was obtained by W-Trans for a Focused Traffic Study prepared for the 2008 Grant Street Project (SCH 2022020140). As shown on the preliminary screening map, sites identified in the 2023 – 2031 Housing Element are located within areas where per capita VMT is 50 to 85 percent of the countywide average vehicle miles per capita per day. Following OPR's Technical Advisory, residential developments at sites identified in the Housing Element would be expected to have a less than significant impact as they are located in areas where average daily per capita VMT is at least 15 percent below the countywide average. Furthermore, the Housing Element includes provisions to provide affordable housing onsite, which reduces the per capita VMT generation. However, since site-specific development proposals, including affordability mix is not known at this time, upon submittal of a site-specific development proposal, compliance with **Mitigation Measure TRAN-1** shall be required. TRAN-1 requires submittal of a traffic study at the request of the City Engineer, which shall include a discussion of VMT, including whether specific development proposals screen out from the need for further analysis. With implementation of measure TRAN-1, adoption, and implementation of the 2023 – 2031 Housing Element will not conflict with CEQA Guidelines section 15064.3(b) and impacts will be less than significant.

5.17(c) (Geometric Design Feature Hazard) Less Than Significant Impact with Mitigation: Adoption of the 2023 – 2031 Housing Element will not result in physical construction, but rather will facilitate future development of housing opportunity sites identified in the Housing Element. Pursuant to **Mitigation Measure TRAN-1**, site-specific development proposals for sites identified in the Housing Element shall be accompanied by a traffic study at the request of the City Engineer. In addition to providing a discussion of consistency with adopted General Plan policies related to operation, street patterns, provisions for bicycle and pedestrian facilities, and VMT, the traffic study shall also include a discussion of site design and any geometric design feature hazards including sight distance at existing and proposed driveways. Site-specific development proposals and traffic studies will be subject to review and approval by the city's Fire and Public Works Departments who will review site plans for compliance with regulations contained in Chapter 16.16 (Design and Improvement Standards) of the Calistoga Municipal Code. With implementation of measure TRAN-1 as well as compliance with applicable municipal code regulations, future development of sites identified in the Housing Element will not result in geometric design feature hazards and impacts will be less than significant.

5.17(d) (Emergency Access) Less Than Significant Impact: Future development of housing opportunity sites identified in the Housing Element will be subject to review by the Calistoga Public Works Department and Fire Department, who will identify potential deficiencies in emergency access and provide recommendations to ensure emergency access is adequate and complies with applicable regulations. Additionally, prior to any work within a right-of-way as part of future construction of sites identified in the Housing Element, including any temporary lane closures, review of the proposed scope of work and approval of an encroachment permit by the Calistoga Public Works Department will be required. Compliance with applicable regulations will ensure

future development of sites identified in the Housing Element will provide adequate emergency vehicle access during construction and at operation and impacts will be less than significant.

Mitigation Measure(s):

TRAN-1: Submittal of site-specific development proposals for housing sites identified in the 2023 – 2031 Housing Element shall be accompanied by a traffic/transportation study at the request of the City Engineer. The study shall be provided to the City for review and acceptance and shall include a discussion of the developments consistency with General Plan (CIR) Policies P1.2-1, P1.2-2, P1.2-3, P1.3-1, P1.3-2, P1.3-3 as well as a discussion of vehicle miles travelled (VMT), including opportunities for screening out from the need for further analysis, a discussion of site design with regard to potential design hazards and emergency access, and other pertinent transportation information as requested by the City Engineer. Recommendations from the traffic study shall be imposed as project conditions of approvals.

5.18. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR.

Tribal Cultural Resources Setting

Public Resources Code (PRC) Section 21074, identifies tribal cultural resources as:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
 - b. Included in a local register of historical resources as defined in PRC Section 5020.1(k).
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in PRC Section 5024.1(c). In applying the criteria set forth in PRC Section 5024.1(c), the lead agency shall consider the significance of the resource to a California Native American tribe.

3. A cultural landscape that meets the criteria of PRC Section 21074(a) to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
4. A historical resource described in PRC Section 21084.1, a unique archaeological resource as defined in PRC Section 21083.2(g), or a “non-unique archaeological resource” as defined in PRC Section 21083.2(h), if it conforms with the criteria of PRC Section 21074(a).

In accordance with Public Resources Code (PRC) Section 21084.2, lead agencies are required to consider Tribal Cultural Resources (TCR) including a site feature, place, cultural landscape, sacred place, or object, of cultural value to the tribe and is listed on the California Register of Historic Resources (CRHR) or a local register, or the Lead agency, at its discretion, chooses to treat resources as such. In accordance with Assembly Bill (AB) 52 (PRC Section 21080.3.1(b)(1)), the Mishewal Wappo Tribe of Alexander Valley, in a letter dated June 26, 2015, stated that its tribe was traditionally and culturally affiliated with a geographic area within the City of Calistoga’s area of jurisdiction, and requested formal notice of and information on projects for which the City of Calistoga serves as a lead agency under CEQA.

In accordance with Assembly Bill 52 and Senate Bill (SB) 18, which requires lead agencies to contact, and consult with California Native American tribes prior to amending or adopting a general plan, the City of Calistoga provided written formal notification to the Mishewal Wappo Tribe of Alexander Valley on February 23, 2022, which included a brief description of the proposed project and its location, relevant project information, the City of Calistoga contact information, and a notification that the Mishewal Wappo Tribe of Alexander Valley has 90 days to request consultation. No response from the Tribe has been received as of July 18, 2022.

Applicable General Plan Objectives and Policies

Objective CI-3.4: Preserve and protect cultural resources other than historic buildings, including Native American sacred places, burial sites, archaeological resources, fossils and other paleontological resources, historic landscapes, and other culturally significant sites and objects.

- **Policy P.3.4-1** As part of the development review process, assessment shall be required by appropriate professionals regarding the presence of archaeological and paleontological resources and the potential for adverse impacts on these resources.
- **Policy P.3.4-2** Any archaeological or paleontological resources on private property shall be either preserved on their sites or adequately documented and conserved as a condition of removal.

Tribal Cultural Resources Impact Discussion

5.18(a.i - ii) (Listed or Eligible for Listing; Significant Resource) Less Than Significant Impact with Mitigation: Adoption of the proposed Housing Element will facilitate future development of undeveloped housing opportunity sites that have been identified to accommodate residential development in the city. As described above, the City of Calistoga carried out notification to the Mishewal Wappo Tribe of Alexander Valley in accordance with AB 52 and SB 18. Although the Tribe did not request consultation, based on the undeveloped condition of sites identified in the Housing Element, there is a potential that unrecorded resources may be encountered during ground-disturbing activities including potentially significant tribal cultural resources. Development of these sites have the potential to result in impacts to tribal cultural resources if encountered during construction. Consistent with adopted General Plan policies, site-specific development proposals shall comply with **Mitigation Measure TCUL-1**, which requires preparation of an assessment of archaeological resources by a qualified professional. With implementation of measure TCUL-1 impacts due to a change in the significance of tribal cultural resources will be reduced to less than significant.

Mitigation Measure(s):

TCUL-1: Implement Mitigation Measure CUL-1 above.

5.19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: City of Calistoga General Plan, as amended; 2003 General Plan EIR.

Utilities and Service Systems Setting

Sites identified in the Housing Element are located within the City of Calistoga adjacent to developed land in areas where utility infrastructure currently exists. Water supply and distribution, wastewater collection and treatment, recycled water treatment and distribution, and storm drainage facilities are provided by the City of Calistoga. Solid waste services are provided by Upper Valley Disposal and Recycling, and electrical and natural gas are provided by Pacific Gas and Electric (PG&E) or Marin Clean Energy.

Potable Water Supplies

The city acquires potable water from two main sources including the Kimball Reservoir and through the North Bay Aqueduct connection pipeline via the City of Napa. The city's water system includes storage tanks with a capacity of 2.5 million gallons, 30 miles of distribution and 20 miles of transmission mains. The city's water system includes storage tanks with a capacity of 2.5 million gallons, 40 miles of water mains, and two pump

stations. According to the General Plan Infrastructure Element (2020), the City's remaining estimated municipal water availability ranges between 465 to 504 acre feet per year. There is sufficient water supply to accommodate current and planned demand through 2035.

Wastewater and Recycled Water

Wastewater generated in the City of Calistoga is conveyed for processing at the City of Calistoga's Dunaweal Wastewater Treatment Plant (WWTP), a 0.84 million gallon per day (mgd) average dry weather flow activated sludge tertiary treatment plant. Some tertiary treated effluent may be discharged to the Napa River from October 1st through May 15th (per NPDES Permit No. CA0037966, Order 00-1312). During the remainder of the year, effluent is distributed for recycled water use or stored for future use in effluent storage ponds. According to the General Plan Infrastructure Element (2020), the City's remaining treatment capacity in 2019 was approximately 232 afy and is projected to be 140 afy in 2035. There is sufficient wastewater treatment capacity to accommodate current and projected demand through 2035.

Storm Drainage

Within the City of Calistoga, storm drains convey runoff from impervious surfaces such as streets, sidewalks, and buildings to gutters that drain to creeks, the Napa River, and ultimately to the San Pablo Bay. This water is untreated and can carry contaminants such as solvents, oils, fuels, and sediment. As described in 5.10 Hydrology, the City's Stormwater Ordinance establishes the standard requirements and controls on the storm drain system to which all existing and proposed development must comply.

Solid Waste

Solid waste (debris, construction waste, recyclable materials, and green waste/compost) generated in the City of Calistoga is collected by Upper Valley Disposal and Recycling and delivered to the Clover Flat Landfill for disposal. The landfill is permitted to receive 600 tons per day and as of July 2020 had a remaining capacity of 2,240,000 cubic yards.¹⁰

Applicable General Plan Objectives and Policies

Objective I-1.2 Promote water conservation and the use of recycled water in order to maximize the availability of the city's water supply.

- **Action A1.2-1** Continue to implement the State Water Efficient Landscape Ordinance for projects involving new or substantially rehabilitated landscaping.

Objective I-1.3 Encourage coordination between land use planning and water facilities and service.

- **Policy P1.3-1** The approval of new development shall be conditional on the availability of sufficient water for the project.
- **Policy P1.3-3** Structures with plumbing that are located within city limits shall connect to the water system, unless topography, distance from the public water system, or other factors indicate a need for an exemption.

Objective I-1.3 Promote coordination between land use planning and wastewater treatment and conveyance.

¹⁰ CalRecycle Clover Flat Resource Recovery Park, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2681?siteID=2015>, Accessed July 2022.

- **Policy P3.1-3** New development shall only be approved if there is sufficient capacity in the wastewater collection system, unless topography, distance from the public water system or other factors indicate a need for an exemption.

Objective I-5.3 Ensure coordination among land use planning, site design and stormwater control.

- **Policy P5.3-1** The approval of new development shall be conditional on the extension of necessary stormwater infrastructure.
- **Policy P5.3-2** New development shall be required to incorporate appropriate measures to minimize the impacts of stormwater runoff as specified in federal, state and regional regulations.
- **Action A5.3-1** Require new development to install appropriate on- and off-site storm drainage improvements.
- **Action A5.3-2** Require through the permit review process that post-construction peak runoff does not exceed pre-construction levels.
- **Action A5.3-3** Require development to install bio-retention or other BASMAA-approved devices.

Utilities and Service Systems Impact Discussion

5.19(a) (Relocation/Expansion of Utilities) Less Than Significant Impact with Mitigation: Housing Opportunity sites identified in the 2023 – 2031 Housing Element are currently well served by water, wastewater, electricity, natural gas, and telecommunication facilities. Future development under the Housing Element will increase utility demands relative to existing conditions. As previously discussed, the number of units and resulting population under the Housing Element have been anticipated by the General Plan and are within the available capacity of utilities and service systems. New residential uses facilitated by adoption of the Housing Element will connect to existing utility lines in adjacent rights-of-way and will install new utility pipelines, connections, laterals, and associated equipment onsite and offsite including potable and recycled water pipelines, sanitary sewer and storm drain infrastructure. New electric power, natural gas, and telecommunication lines will be connected to existing facilities in the immediate vicinity of sites identified in the Housing Element.

As stated previously, the Dunaweal Wastewater Treatment Plant has sufficient wastewater treatment capacity to accommodate current and projected demand through 2035. Development under the Housing Element extends to 2031 and is within development and demands for service anticipated by the General Plan. Therefore, there is sufficient wastewater treatment capacity to accommodate development of residential uses under the 2023 – 2031 Housing Element and adoption of the Housing Element will not cause or exceed wastewater treatment requirements set forth by the Regional Water Quality Control Board, nor is it expected to necessitate the expansion or construction of water or wastewater treatment facilities.

Existing water supplies, facilities, and infrastructure are sufficient to meet the demands of new residential development anticipated under the 2023 – 2031 Housing Element without the need for expansion or new construction of water supply facilities. Water demand of future development under the Housing Element will be limited through efficient irrigation of landscaping, compliance with California's Model Water Efficient landscape regulation, and water-efficient fixtures and appliances indoors, consistent with requirements established by the CalGreen Building Code. Landscaping introduced by site-specific developments will be irrigated using Calistoga's tertiary treated water, as available. Based on available infrastructure capacity and compliance with applicable codes and regulations intended to reduce demand on the city's water infrastructure, impacts associated with adoption and implementation of the Housing Element will have a less than significant impact related to the adequacy or capacity of water supply facilities and wastewater treatment facilities.

Consistent with **Mitigation Measure HYDRO-2**, upon submittal of plans for development of housing opportunity sites A, B, C, D, E, and F of the 2023 – 2031 Housing Element, a stormwater control plan, which includes storm drainage infrastructure to accommodate the increase in impervious surfaces that would result from site-specific development will be required. Onsite improvements proposed in stormwater control plans will be required to demonstrate compliance with the BASMAA Post-Construction Manual including demonstrating that new development will result in no net-increase in flows emanating from individual sites. With implementation of measure HYDRO-2, adoption and implementation of the Housing Element will have a less than significant impact related to the adequacy or capacity of stormwater facilities.

5.19(b) (Sufficient Water Supplies) Less Than Significant Impact with Mitigation: During future construction of sites identified in the Housing Element, water will be required primarily for dust suppression and soil compaction. Construction water volumes will be minimal and will not require new or expanded water supplies or entitlements.

At operation future housing development identified in the 2023 – 2031 Housing Element will generate water demand for indoor and outdoor uses and will rely on both potable and recycled water supplies to meet demands. Future development of sites identified in the Housing Element will increase water demand relative to existing conditions. Under below normal year (90 percent) conditions the City's water supply ranges from approximately 399-438 afy in 2020 and is Projected to range from 362 to 401 in 2035. As of 2019, the City of Calistoga's annual water demand was 656 afy with a firm yield supply of 1,249-1,288 afy.

In accordance with General Plan policy 1.3-1, upon submittal of site-specific development proposals for sites identified in the Housing Element, the capacity of the City's water storage, supply, and/or distribution system shall be reviewed and considered relative to the calculated water demand generated by future housing projects. **Mitigation Measure UTIL-1** specifies that a water use report be submitted to the city demonstrating that adequate water supplies are available to accommodate the proposed development. Based on development under the Housing Element previously being anticipated by the General Plan, water demand of sites identified in the Housing Element will be consistent with the City's overall water demand. With implementation of measure UTIL-1, impacts to water supplies as a result of adoption and implementation of the Housing Element will be less than significant.

5.19(c) (Sufficient Wastewater Treatment) Less Than Significant Impact with Mitigation: As described above in 5.19(a), wastewater generated by future development at sites identified in the Housing Element will be conveyed to the City's Dunaweal Waste Water Treatment Plant (WWTP), which has sufficient operating capacity to process effluent generated by residential developments at these sites. Discharge will not exceed wastewater treatment requirements set forth by the Regional Water Quality Control Board.

In accordance with General Plan (I) Policy 3.1-3, upon submittal of site-specific development proposals for sites identified in the Housing Element, the capacity of the City's wastewater treatment system shall be reviewed and considered relative to the calculated discharge generated by future housing projects. **Mitigation Measure UTIL-2** specifies that a Wastewater Generation Report be submitted to the city demonstrating that adequate wastewater treatment and conveyance capacity is available to accommodate the proposed development.

As such, adoption and implementation of the 2023 – 2031 Housing Element will not require or result in the construction or expansion of new wastewater treatment facilities. Therefore, impacts to the wastewater treatment system will be less than significant.

5.19 (d, e) (Solid Waste Generation/Compliance with Solid Waste Management) Less Than Significant Impact: Future construction facilitated by adoption of the 2023 – 2031 Housing Element will generate solid waste. Consistent with Cal Green Mandatory Measures, and as a standard requirement for building permits,

at least 65 percent of nonhazardous construction and demolition waste will be required to be recycled or salvaged and preparation of a Construction Waste Management Plan that documents the diversion of materials as required by CalGreen will also be required. Accordingly, impacts associated with construction waste will be less than significant.

Future operation of residential uses at sites identified in the Housing Element will generate solid waste including debris, recyclables, and compostables. The city is under contract with Upper Valley Disposal & Recycling for hauling, sorting, and disposal of waste. Solid waste is collected and transferred to landfill sites with remaining capacity. Although the waste stream generated by operation of residential uses at sites identified in the Housing Element will increase during construction and operation, it is not expected to exceed landfill capacity and is not expected to result in violations of federal, state, and local statutes and regulations related to solid waste. Therefore, disposal of solid waste resulting from construction and operation of sites identified in the 2023 – 2031 Housing Element will be less than significant.

Mitigation Measure(s):

- UTIL-1:** Submittal of site-specific development proposals for housing opportunity sites identified in the 2023 – 2031 Housing Element shall be accompanied by a Water Use Generation Report. The report shall be provided to the City for review and acceptance and shall include the calculated water demand of the project and other pertinent information as requested by the City Engineer.
- UTIL-2:** Submittal of site-specific development proposals for housing opportunity sites identified in the 2023 – 2031 Housing Element shall be accompanied by a Wastewater Generation Report. The report shall be provided to the City for review and acceptance and shall include the calculated wastewater generation of the project and other pertinent information as requested by the City Engineer.

5.20. WILDFIRE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sources: City of Calistoga General Plan, as amended and 2003 General Plan EIR; Napa County Operational Area Hazard Mitigation Plan, August 2020; Calistoga Very High Fire Hazard Severity Zones in Calistoga Local Responsibility Area, produced by CalFire, September 23, 2008.				

Wildfire Setting

Calistoga is susceptible to wildland fires due to the steep topography, abundant fuel load, and climatic conditions, primarily in the region southwest of Highway 128/SR 29/Foothill Boulevard, which is designated as a Very High Fire Hazard Severity Zone (VHFHSZ) within the Local Responsible Area (LRA) by CAL FIRE. In October 2017, the Tubbs Fire (Central LNU Complex) burned as close as 1.5 miles west of city limits, and in 2019, the Kincade Fire burned as close as 6 miles. Residents were exposed to secondary effects of these fire events including smoke and air pollution. Smoke generated by wildfire consists of visible and invisible emissions that contain particulate matter (soot, tar, water vapor, and minerals) and gases (carbon monoxide, carbon dioxide, nitrogen oxides). Public health impacts associated with wildfire include difficulty breathing, odor, and reduction in visibility.

Sites identified in the 2023 – 2031 Housing Element are located within city limits and surrounded by roadways, developed land uses, and vacant grasslands. As shown in Figure 2-5 of the Napa County Operational Area Hazard Mitigation Plan all sites are located outside of areas designated as having moderate, high, and very high wildfire risk. Sites located at the northern portion of the city are located proximate to areas designated as having moderate and high wildfire risk.

Applicable General Plan Objectives and Policies

Objective SAF-3.1 Plan new developments with wildland fire hazards in mind.

- **Action A1.** Enforce wildland fire control measures required by the Fire Code Wildfire Impact Discussion

5.20(a) (Impair Emergency Plans) Less Than Significant Impact: Adoption of the 2023 – 2031 Housing Element will not result in physical development, but rather will facilitate future development of housing opportunity sites identified in the Housing Element, all of which are within incorporated city limits on sites zoned for residential use. Sites are within one mile of the Calistoga Fire Department, which will allow for short response times. Furthermore, site-specific designs will be reviewed by the city's Fire Department to ensure safe and efficient ingress and egress for emergency vehicles is provided. In the event of a wildfire, development facilitated by the 2023 – 2031 Housing Element is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts will be less than significant.

57.20(b-d) (Wildfire Risk Exacerbation, Infrastructure Contributing to Wildfire Risk, Exposure to Wildfire-Related Risks) Less Than Significant Impact: Housing opportunity sites identified for future development in the Housing Element are located outside of areas designated as having moderate, high, and very high wildfire risk, however, sites located at the northern portion of the city (A, B, D) are located proximate to areas designated as having moderate and high wildfire risk. These sites identified in the Housing Element are relatively flat and are not subject to risks associated with flooding, landslides or slope instability. New buildings and structures introduced to sites identified in the Housing Element will be constructed in compliance with the latest California Building Code and Fire Code, which contains standards for building materials, systems, and assemblies used in the exterior design and construction of new buildings. There are no factors, such as steep slopes, prevailing winds, or the installation/maintenance of new infrastructure, that would exacerbate fire risk or expose occupants of future residential developments to the uncontrolled spread of a wildfire, pollutant concentrations from wildfire, post-fire slope instability, or post-fire flooding. Therefore, impacts will be less than significant.

Mitigation Measure(s): None Required.

5.21. MANDATORY FINDINGS OF SIGNIFICANCE (CAL. PUB. RES. CODE §15065)

A focused or full environmental impact report for a project may be required where the project has a significant effect on the environment in any of the following conditions:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Mandatory Findings Discussion

5.21(a) (Degrade the Environment): Less Than Significant Impact: The proposed Housing Element Update is consistent with the General Plan, goals, policies and programs of the City. As a policy document, the Housing Element Update guides future housing development activities and does not in and of itself result in physical development. Future development of housing as anticipated by the proposed Housing Element has the potential to result in environmental impacts associated with construction and operation as described herein. However, compliance with City General Plan policies, municipal code requirements, uniformly applies development standards, and implementation of mitigation measures set forth herein will ensure that implementation of the proposed Housing Element results in less than significant impacts due to degradation of the environment. As such, the project will not degrade the quality of the environment, reduce habitat, or adversely affect cultural resources.

5.21(b) (Cumulatively Affect the Environment) Less Than Significant Impact:

Implementation of the proposed Housing Element, in combination with past, present, and future development in the City would not result in long-term cumulative impacts. Cumulative long-term impacts from development within the City were identified and analyzed in the City's General Plan EIR, which anticipated housing at the level proposed by the 2023 – 2031 Housing Element. Future housing development will be subject to General Plan policies, state and federal regulations, uniformly applied development standards, and mitigation measures, which ensure that potential cumulative adverse effects to the environment are reduced to less than significant.

5.21(c) (Substantial Adverse Effect on Humans) Less Than Significant Impact: The proposed Housing Element, as a policy document would have no effect on humans. Development of housing and occupancy as by future residents has the potential to result in direct and indirect effects on humans if not properly controlled. With implementation of mitigation measures set forth herein, potential impacts to humans from the future development of housing as identified in the proposed Housing Element will be reduced to less than significant levels. Therefore, the project will have less than significant impacts due to substantial adverse environmental effects.

Mitigation Measure(s): None Required.

6. REFERENCE DOCUMENTS

The following information sources were referenced in the preparation of this initial study/ mitigated negative declaration and are available for review online or at the Planning & Building Department, City of Calistoga, 1232 Washington Street, Calistoga:

1. BASMAA Post-Construction Manual, Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties, January 2019
2. Bay Area Clean Air Plan, prepared by the Bay Area Air Quality Management District, April 2017.
3. BAAQMD Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans, April 2022
4. California Department of Conservation Farmland Mapping and Monitoring Program (FMMP).
5. California Department of Conservation, Farmland of Local Importance Definitions, http://www.conservation.ca.gov/dlrp/fmmp/Documents/Farmland_of_Local_Importance_2016.pdf
6. California Energy Commission, 2017 Integrated Energy Policy Report, https://www.energy.ca.gov/2017_energypolicy/
7. California Energy Commission, Final Adopted State Alternative Fuels Plan, Adopted December 2007, <https://www2.energy.ca.gov/2007publications/CEC-600-2007-011/CEC-600-2007-011-CMF.PDF/>
8. California Energy Commission, Supply and Demand of Natural Gas in California, http://www.energy.ca.gov/almanac/naturalgas_data/overview.htm
9. California Energy Commission, Total System Electric Generation (2018), https://www2.energy.ca.gov/almanac/electricity_data/total_system_power.html
10. California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit, Order No. R2-2015-0030, NPDES Permit No. CA0025054, October 8, 2015, https://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/151008_00_30_phaseIpermitrenewal.pdf
11. California Scenic Highway Mapping System, <http://www.dot.ca.gov>
12. City of Calistoga Climate Action Plan, adopted by the Calistoga City Council April 1, 2014.
13. City of Calistoga Active Transportation Plan, adopted October 21, 2014 (City Council Resolution 2014-089).
14. City of Calistoga Municipal Code. <https://www.codepublishing.com/CA/Calistoga/>
15. City of Calistoga 2003 General Plan Update and as amended, including 2012 Community Identity Element, 2014 Circulation Element, 2014 Housing Element, 2014 Public Safety Element, and 2020 Infrastructure Element.
16. City of Calistoga 2003 General Plan Update Draft Environmental Impact Report, prepared by Design, Community and Environment, May 2003.
17. City of Calistoga 2003 General Plan Update Final Environmental Impact Report (SCH #2003012009), prepared by Design, Community and Environment, September 10, 2003.
18. Direct Use of Geothermal Water at the Solage Calistoga Resort, prepared by Poux, et al., 2012.
19. Nonresidential Development Housing Linkage Fee Nexus Study, prepared by Economic & Planning Systems, Inc., July 1, 2014.

20. State Water Resources Control Board, Construction General Permit Order 2009-0009-DWQ, http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml
21. Technical Advisory on Evaluating Transportation Impact in CEQA, prepared by Office of Planning and Research, November 2017.
22. The Calistoga Popcorn Flower: Population Abundance and Plant Metrics with Recommendations, prepared by Aimee C. Wyrick, Associate Professor, and Angelo Maniego, Research Technician, 2013.
23. The Calistoga Popcorn Flower in 2013 and 2014, prepared by Aimee C. Wyrick, Associate Professor, and Angelo Maniego, Research Technician, 2013.
24. The Calistoga Popcorn Flower: Research Update, prepared by Aimee C. Wyrick, Associate Professor, February 2017.
25. The Influence of Precipitation and Soil Content on the Distribution and Population Status of the Calistoga Popcorn Flower, prepared by Aimee C. Wyrick, Associate Professor, et al., July 2018.
26. The Veranda Hotel at Indian Springs, Environmental Checklist, Initial Study and Mitigated Negative Declaration, July 27, 2020 (SCH No. 2020070509)
27. Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, prepared by John A. Volpe National Transportation Systems Center, September 2018.
28. Napa County Operational Area Hazard Mitigation Plan, August 2020
29. Napa Valley Subbasin Groundwater Sustainability Plan, January 2022
30. Vision 2040 Moving Napa Forward, prepared by the Napa County Transportation and Planning Agency, September 16, 2015.
31. Upper Valley Disposal and Recycling webpage accessed July 2020. <http://www.uvds.com/#clover>
32. Ultimate Geometrics for Future Signalization (Lincoln Avenue/Fair Way), prepared by BKF Engineers, February 2020.
33. Well Finder, California Department of Conservation, Geologic Energy Management Division.
34. 2008 Grant Street Project Environmental Checklist, Initial Study and Mitigated Negative Declaration, Appendix K, Focused Traffic Study, Page 5 SNABM TAZ VMT 2015.