

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Hindawi Viewshed Permit (#P19-00469)

Lead Agency: Napa County PBES

Contact Name: Sean Kennings, contract planner

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Project Location: 1275 / 1277 State Lane, Yountville CA 94599 Napa
City *County*

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

Project Description: Approval of a Viewshed Application to allow the following:
a) Construction of a 13,685 square foot residence; 1,000 square foot guest cottage; three car garage and two carports; pool, covered pavilions and patios; and associated landscaping improvements;
b) Development of an approximately 1,000-foot long new access driveway, including retaining walls, turnouts and emergency access turnaround, to County standards.
c) Installation of a wastewater system and associated infrastructure consistent with County Code; and
d) Use of an - existing groundwater well and construction of four (4) 10,500-gallon concrete water storage tanks.
The project includes approximately 6,100 cubic yards of cut and approximately 5,200 cubic yards of fill to create level building areas and vehicle parking and turnaround areas. Approximately 900 cubic yards of spoils would be transported off-site to a County approved location.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No sensitive plant or animal species were identified during biological surveys of the subject site, however, two special-status bats and one special-status bird, as well as non-status birds with baseline legal protections, have the potential to occur in the Project Area.

MM BIO-1: Tree removal shall be performed from September 1 through March 31, outside of the general bat maternity season.

MM BIO-2: Tree/vegetation removal and initial ground disturbance shall occur from August 16 to January 31, outside of the general bird nesting season. If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey shall be performed by a qualified biologist no more than 14 days prior to the initiation of tree removal or ground disturbance is recommended.

MM BIO-3: The permittee shall maintain setbacks of 35 feet and 50 feet from the ephemeral streams and seasonal wetland, respectively, with the exception of project activities occurring downhill from these features. Grading shall occur during the dry season (April 1 through October 15) and shall be suspended during unseasonable rainfalls of greater than one-half inch over a 24-hour period.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

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

CDFW,