

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: Napa County PBES

Contact Person: Charlene Gallina, Supervising Planner

Mailing Address: 1195 THIRD ST., SUITE 210

Phone: 707-299-1355

City: Napa

Zip: 94559

County: Napa

Project Location: County: Napa City/Nearest Community: Yountville

Cross Streets: Yountville Cross Road / State Lane Zip Code: 94599

Longitude/Latitude (degrees, minutes and seconds): 38 ° 25.54 ' 1 " N / 122 ° 21 ' 28.95 " W Total Acres: 58.1

Assessor's Parcel No.: 031-160-026

Section: 25

Twp.: 7n

Range: 5w

Base: Mt Diablo

Within 2 Miles: State Hwy #: 29

Waterways: Napa River, Rector Creek

Airports: N/A

Railways: N/A

Schools: Yountville Elementary

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) _____
 Early Cons Neg Dec Mit Neg Dec
 NEPA: NOI EA Draft EIS FONSI
 Other: Joint Document Final Document Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Viewshed Permit

Development Type:

Residential: Units 1, (1 ADU) Acres 58.1
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan: AR (Agriculture Resource) Designation, Zoning: Agricultural Preserve (AP) District

Project Description: (please use a separate page if necessary)

Project Description: Approval of a Viewshed Application to allow the following:

- 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;
 - Development of an approximately 1,000-foot long new access driveway, including retaining walls, turnouts and emergency access turnaround, to County standards.
 - Installation of a wastewater system and associated infrastructure consistent with County Code; and
 - 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 24, 2020 Ending Date September 22, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>LAK Associates, LLC</u>	Applicant: <u>Orion Hindawi</u>
Address: <u>PO Box 7043</u>	Address: <u>53 Crest Road</u>
City/State/Zip: <u>Corte Madera, CA 94976</u>	City/State/Zip: <u>Oakland, CA 94611</u>
Contact: <u>Sean Kennings</u>	Phone: <u>510-207-2110</u>
Phone: <u>415-533-2111</u>	

Signature of Lead Agency Representative: Sean L Kennings Date: 08/24/2020

Digitally signed by Sean L Kennings
DN: cn=Sean L Kennings, o=LAK Associates, LLC,
ou=contract planner,
email=sean@lakassociates.com, c=US
Date: 2020.08.24 10:50:35 -0700

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.