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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: Inglenook Residence Use Permit Exception to the Conservation Regulations (P22-00404)

Lead Agency: Napa County - Planning, Building & Environmental Services

Contact Name: Kelli Cahill

Email: kelli.cahill@countyofnapa.org Phone Number: (707) 265-2325

Project Location: No Situs, Parcel located near terminus of Niebaum Lane, St. Helena, Napa County, unincorporated

City *County*

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

The proposed project is a request for an exception to the Napa County Conservation Regulations (County Code Chapter 18.108), in the form of a Use Permit, in order to allow portions of an existing 880 foot driveway to encroach into the minimum required creek setback from the top of bank of Bear Creek. The proposed driveway widening would provide continued access from Beerstecher Road to the storage structures and proposed future Inglenook Residence located within 2,275 feet of the intersection of Beerstecher Road and Niebaum Lane, at APN 027-200-017, an approximately 133.73 acre parcel. The proposed roadway alignment would generally follow the alignment of the existing roadway.

Napa County Code Section 18.108.025 establishes minimum setbacks from top of bank of intermittent and perennial streams, prohibiting structures, earthmoving activity, grading, removal of vegetation and certain agricultural uses of land within the specified setbacks. The required minimum setback is as little as 35 feet from top of back, with the setback distance increasing as the slope at top of bank becomes steeper, up to as much as 150 feet where the slope is or exceeds 60 percent. In the proposed project area, slope at top of bank ranges between 0 and 15 percent, so that the

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

A biological assessment of the project area idenfieid sensitive habitat that has the potential to support invertebrates, bird, bat and ratpor sepcies. Mitigation has been recommend to avoid or reduce potental impacts.

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

None

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

None