

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: Wrights Corner Use Permit Major Modification

Lead Agency: Napa County

Contact Name: Kelli Cahill, Planner III

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Project Location: Unincorporated Napa County
City *County*

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

This application requests a change in use to three existing structures on the subject property, including; 1) converting an existing 2,738 sf three (3) bedroom residence into an inn with eight (8) guest rooms and construction of five (5) new stand-alone guest cottages of 645 sf each (totaling 3,175 sf) with proposed private events for guests of the inn, 2) convert an existing bike rental/guided tour and luxury tour car staging business to a beer and wine Tavern, 3) convert an existing furniture store with art, antique, and retail products to a mercantile store with wine tastings, 4) addition of a new mobile concession trailer (130 sf) for the sale of coffee and morning snacks, 5) addition of a new 397 sf bathroom with attached storage room for patrons, 6) site improvements to meet Napa County Roads and Street Standards for the commercial driveway, and construction of 28 additional parking for a total of 36 on-site, and 7) upgrade the septic system prior to conversion of the residence to lodging.

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

The Negative Declaration determined that the proposed project could not have a significant effect on the environment.

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

Staffs analysis demonstrated that the project does not have the potential to degrade the quality of the environment or impact biological resources. The project would not impact the riparian habitat along Carneros Creek or any potential associated vegetation or species, as the physical improvements of the project are located more than 400 feet from the creek, at the closest. On the project parcel, the proposed project will convert three existing structures and construct five stand alone cottages each 635 square feet and 397 square foot restroom with storage were evaluated and potential impacts were determined to be less than significant, as the estimated groundwater recharge potential is greater than the proposed water use associated with the project.

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

California Department of Fish and Wildlife