

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 #: _____

The Winery at Mount Veeder Use Permit (P22-00248), Exception to the Conservation Regulations
Project Title: (P25-00088) & Exception to the Napa County Road and Street Standards

Lead Agency: Napa County

Contact Name: Kelli Cahill, Planner III

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Project Location: _____ Napa County
City *County*

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

This Use Permit application (P22-00248) is to establish a new 25,000 gallon winery, including the construction of a new cave and hospitality facility with production and accessory uses, associated tours and tastings by appointment only, establishment of a marketing program, employees, on-premise consumption of wines, replacement of an existing bridge stream crossing and driveway improvements, removal and replacement of woodland habitat in conformance with the Conservation Regulations. The project also includes a request for an Exception to the Conservation Regulations (P25-00088) in the form of a Use Permit for a stream setback encroachment and a slope greater than 30 percent, and a request for Exception to the Napa County Roads and Street Standards for the project's driveway.

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

Isolated Purple needlegrass that is not located within the replacement area shall be fenced in accordance with Mitigation Measure BIO-1 to avoid inadvertent impacts during construction. In addition to flora, the biological review resources for fauna within the Study Area and found potential habitat within the riparian area of Pickle Creek and upland habitat adjacent to the existing driveway and adjacent to the proposed, temporary bridge replacement and driveway improvements. Potential fauna includes foothill yellow-legged frog, California giant salamander, western pond turtle, pallid bat, as well as avian species. Although construction is temporary, and the project has been designed to minimize grading and vegetation removal, the presence of these species cannot be ruled out; therefore, Mitigation Measures BIO-2 through BIO-6 are required to be followed to reduce potential adverse impacts resulting from the bridge replacement and driveway improvements. The project shall comply with NCC Section 18.108.020.D and, Measure BIO-7 by replacing canopy at a minimum of 3:1 ratio onsite. The bridge replacement will require authorizations and/or permits from agencies with jurisdiction over Waters of the U.S. or the State prior to construction and installation of the bridge replacement consistent with Mitigation Measure BIO-8. Through implementation of the aforementioned Mitigation Measures, the project is anticipated to result in less than significant impacts to special status plant and animal specials, oak woodlands, and the perennial and ephemeral stream channel and riparian setbacks.

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

n/a

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

California Department of Fish and Wildlife
California Department of Water Resources Control Board
California Department of Regional Water Quality Control Board