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 #: 2018032014	
Project Title: Hunter Subdivision Project	
Lead Agency: City of St. Helena	
Contact Name: Maya DeRosa	
Email: mderosa@cityofsthelena.org	Phone Number: (707) 967-2783
Project Location: St. Helena, Napa County	
City	County
Project Description (Proposed actions, location, and/or conse	equences).
The Proposed Project includes a Tentative Map to subdivide	the 16.9-acre parcel into 51 single-family lots, a 3.4-acre

The Proposed Project includes a Tentative Map to subdivide the 16.9-acre parcel into 51 single-family lots, a 3.4-acre multi-family parcel, a 0.06-acre remainder parcel, and 0.04-acre parcel to contain an existing agricultural well. Although the only entitlement being sought at this time is a Tentative Map, the applicant intends to build 51 single-family and 11 accessory dwelling units on the lots created by the proposed Tentative Map. The applicant also intends to construct 25 multi-family units on the 3.4-acre parcel. An agricultural well on the 0.04-acre parcel is proposed to remain in place to supply water for all onsite landscaping and other outdoor uses. The Project also includes grading of the site, construction of the extensions of Adams Street and Starr Avenue, construction of local residential streets and installation of utility lines.

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

The following are potentially significant environmental effects anticipated as a result of the Project: aesthetics and light and glare, biological resources, cultural and paleontological resources, geology, soils and seismicity, hazards and public safety, noise and vibration, and transportation and traffic.

Mitigation Measure AES-1 requires lighting design guidelines be developed for the Proposed Project and that Proposed Project lighting be designed to minimize glare and light spillover. Mitigation Measures BIO-1 and BIO-2, and Mitigation Measure AES-1 addresses impacts to nesting birds, birds of prey, and special-status bat species. Mitigation Measure BIO-3 would ensure no net loss of wetlands or other protected waters of the U.S. or state and would reduce impacts to less than significant. Mitigation Measure CUL-1 would ensure the proper procedures and protocol are in place in the event a resource is identified. Mitigation Measure CUL-2 provides specific procedures to follow in the event human remains are identified. Mitigation Measure GEO-1 would ensure design-level geotechnical reports have the appropriate scope and include recommendations necessary to mitigate potential seismic hazards. Mitigation Measure GEO-2 outlines the steps to follow in the event any paleontological resources are uncovered during site disturbance. Mitigation Measure HAZ-1 would ensure that if soils located within the Project site contain pesticides that exceed certain thresholds, such soils would be removed and/or remediated prior to any site disturbance or occupancy. Mitigation Measure NOI-1 would substantially lessen construction noise upon adjacent residences by requiring administrative controls, engineering controls, and/or installation of sound abatement. To mitigate the Proposed Project's impact related to VMT, Transportation Demand Management (TDM) strategies and Proposed Project design features were evaluated to determine feasibility for the Proposed Project. There are no feasible mitigation measures available to substantially reduce or lessen the impact of the Proposed Project to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.
Concerns raised from public agencies and the public include impacts to the property from potential flooding, traffic and circulation impacts, increased water demand, and impacts to cultural resources. All of these concerns are addressed in the EIR.
Provide a list of the responsible or trustee agencies for the project.
- San Francisco Regional Water Quality Control Board - California Department of Fish and Wildlife