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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: Soscol Creek Investors Residential Viewshed P19-00019

Lead Agency: Napa County

Contact Name: Joan E. Gargiulo, Planner II

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Project Location: Napa County
City *County*

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

Review and approval of a Viewshed permit for the development of a new single-family residence and associated accessory dwelling unit on a vacant parcel on Soscol Creek Road. The project includes new grading for the residential building pads and driveway improvements. Specifically, the project proposes the construction of a new 6,180 sq. ft. single-family residence; a new detached 1,199 sq. ft. accessory dwelling unit, a new detached 884 sq. ft. garage; a new detached 641 sq. ft. pool pavilion (includes a 77 sq. ft. conditioned bathroom); and a new pool. The project includes the construction of a residential wastewater system as well as improvements to the driveway designed to comply with County Roads and Streets Standards.

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

The project will have less than significant impact with mitigation incorporation on the following biological resources: 1.) habitat modification on any species identified as a candidate, sensitive, or special status species; specifically oak trees, oak titmouse, swainson's hawk, white-tailed kite, pallid bats, and fringed myotis; 2.) adverse effect on any riparian habitat or other sensitive natural community; specifically, 23 individual protected oak trees are proposed for removal, and potential impact to onsite wetland and ephemeral stream; 3.) conflict with local policies/ordinances protecting biological resources; specifically, the project proposes to preserve oak habitat at a 3:1 ratio as retention and replacement have been deemed infeasible. Mitigation Measures include: 1.) a conservation easement for the preservation of oak woodlands; 2.) setbacks for the onsite wetland and ephemeral stream; 3.) Construction personnel shall be educated on the biological sensitivities and locations and highly visible flagging or fencing shall be installed prior to construction; 4.) tree trimming and/or removal shall occur between 8/31 and 10/15 or between 3/1 and 4/15 to avoid disturbance of protected species. Protected trees shall be removed using a two-day phased method; 5.) a qualified biologist shall conduct a pre-construction survey for special status bird species, nesting birds, and raptors.

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

Not Applicable.

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

Cal Trans District 4
California Department of Fish and Wildlife District 3
Native American Heritage Commission
Department of Parks and Recreation
Regional Water Quality Control Board District 2