

# 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: Zinfandel Subdivision Project

Lead Agency: City of Napa

Contact Name: Michael Allen

Email: mallen@cityofnapa.org Phone Number: 707.257.9530

Project Location: Napa Napa  
*City* *County*

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

The approximately 9.56-acre project site is located at 1583 and 1687 El Centro Avenue, east of State Route (SR) 29 at Assessor's Parcel Numbers (APN) 038-361-009 and 038-361-010. The project applicant, Randy Gularte, proposes to develop a 51-lot subdivision containing 51 single-family homes, 12 accessory dwelling units (ADUs), 10 junior ADUs, and related improvements on approximately 9.56 acres. The existing single-family dwelling, the detached garage, and the private pedestrian bridge on the project site would be demolished. Additionally, the existing vineyards on the project site would be removed, as well as 29 trees.

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

MM BIO-1a: Includes procedures for Northwestern Pond Turtle Pre-construction Surveys and Protection Measures

MM BIO-1b: States a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds if construction occurs during breeding/nesting season.

MM BIO-1c: States that a qualified Biologist shall be conducted a focused survey to determine the presence/absence of any special-status bat species. If bats are found then a plan for the removal or exclusion of any tree between October 16 and August 14 shall be developed by a qualified Biologist in conjunction with the California Department of Fish and Wildlife (CDFW).

MM BIO-2: States all riparian habitat temporarily impacted by project restoration shall be restored to a baseline condition, outlined in the project-specific biological report, similar to or better than the pre-construction conditions. States an annual report shall be prepared each year for a minimum of five years and submitted to CDFW and the Regional Water Quality Control Board (RWQCB).

MM BIO-5a: States removal of any native trees that are protected by the City's protected native tree designation shall be mitigated per the City's mitigation requirements, including tree removal permits, replacement trees, and/or in lieu fees, and City approval prior to removal. The removal of any native riparian tree shall be mitigated at a replacement ratio determined per the regulatory agencies (CDFW and the RWQCB).

MM BIO-5b: Establishes Tree Protection Zones.

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

Transportation

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

- California Department of Transportation (Caltrans)
- California Department of Fish and Wildlife (CDFW)
- Bay Area Air Quality Management District (Bay Area Air District)
- North Coast Regional Water Quality Control Board (North Coast RWQCB)