

Planning, Building & Environmental Services **Wedding Venue at the Grove** **(Silverado Resort and Spa);** **P24-00141-MM**

Trevor Hawkes, Supervising Planner



Agenda

- Overview of the Request
- Items in response to the PC's continuance of the hearing
- Public Comments



Silverado Resort

Property Area: 278.73 acres

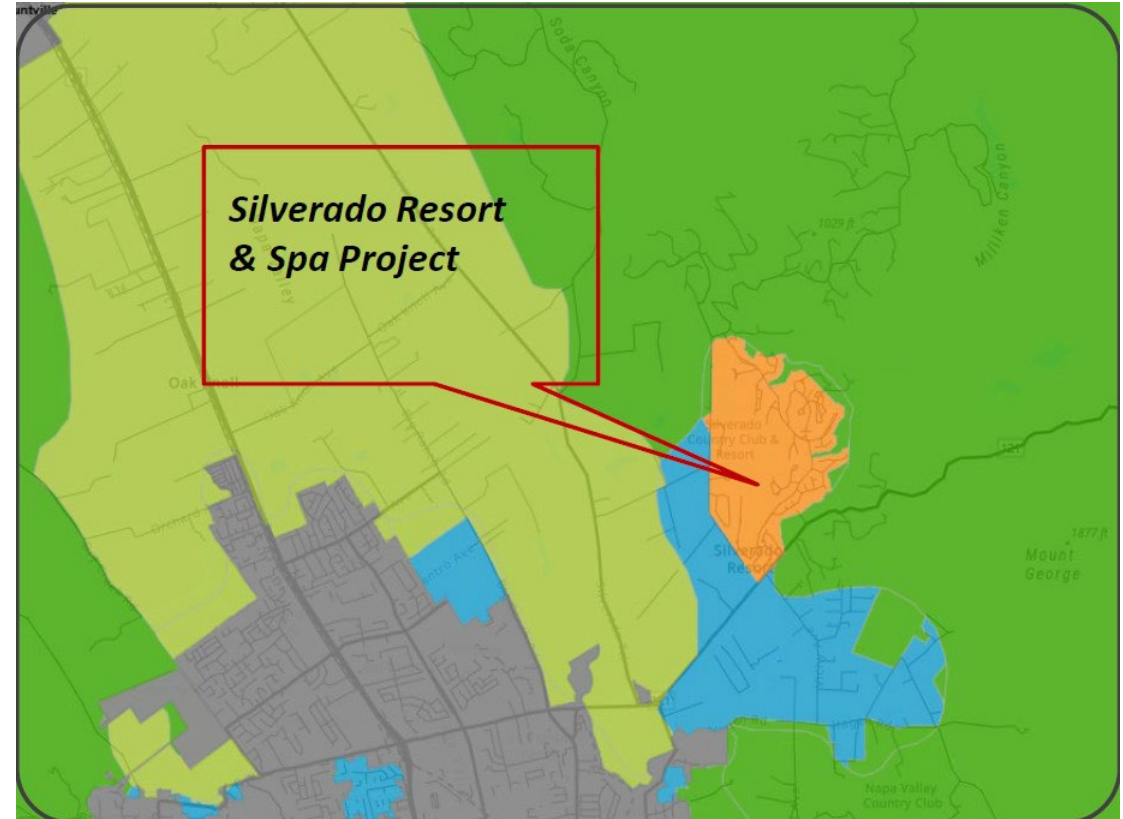
Zoning: Planned Development

General Plan: Urban Residential

Existing Resort Space: 268,180 sq. ft.

Proposed Development: 11,358 sq. ft.

Percentage of existing development: 4.24%



The Grove Wedding Pavilion and Lounge

Event Pavilion: 9,308 sq. ft.

Event Lounge: 1,750 sq. ft.

Total: 11,358 sq. ft.

Total Landscaping: 83,742 sq. ft.

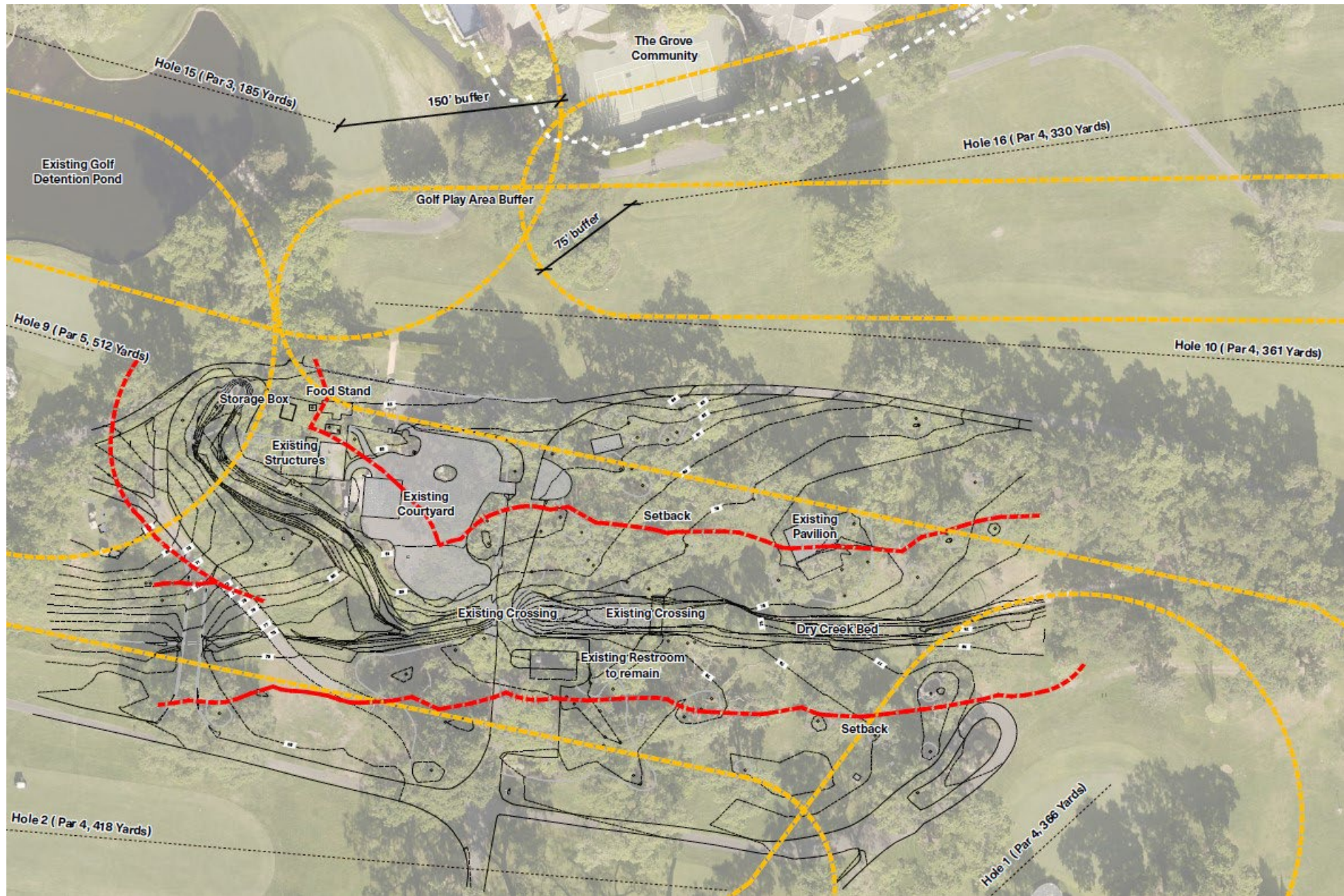
Tree Removal: 8 oak trees

Replacement: 32 oak trees (4:1 replacement ratio)

Request for exemption from the RSS for a Fire Truck turnaround within 50 feet of the Event Lounge.











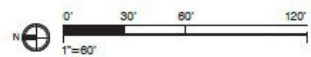
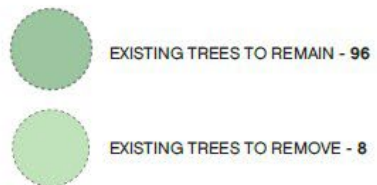
Oak Tree Removal and Landscaping

- 8 Oak Trees planned for removal
- Supplemental Arborist Report and Tree exhibit submitted
- Tree exhibit includes 32 new landscape tree plantings in the grove
- Conditions of Approval 6.16(d) & (e) included due to new landscape tree plantings not being included in the WAA proposed landscape plan & WELO calculations



THE GROVE

EXISTING CONDITIONS - TREE COUNT

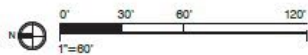


THE GROVE

PROPOSED TREE'S TO BE PLANTED

-  EXISTING TREES TO REMAIN - 96
-  RAY HARTMAN WILD LILAC - 12
-  WESTERN REDBUD - 9
-  VALLEY OAK - 11

TOTAL TREES IN GROVE - 128
(14 MORE THAN EXIST TODAY)



Processing Procedures and Environmental Determination

- Clarification of processing / CEQA exemption determination provided Staff Report
- Napa Sanitation Board of Director Resolution 21-006 included in packet
- Napa Sanitation determination of increase of wastewater flows not impacted by operational conditions of a project
- Public Works analysis provided in Staff Report
- Decision-making option included should Commission determine processing procedures were incorrect



Noise Impacts

- Revised Noise Study submitted to better address and condition outdoor amplified noise from events at the Grove.
- Applicant's proposed outdoor operational amplified noise condition included in COA 4.12(b)
- Staff has also included a condition for future monitoring hearing before the Planning Commission – COA 4.12(c).



Thank you

Trevor Hawkes

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