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Viewshed Application Materials



A Tradition of Stewardship
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FILE #P22-00182

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210, NAPA, CALIFORNIA, 94559 • (707) 253-4417

APPLICATION FOR VIEWSHED PROTECTION PROGRAM

FOR OFFICE USE ONLY

ZONING DISTRICT: AW
TYPE OF APPLICATION: Viewshed & RSS Exception
REQUEST: Residential Viewshed Determination and RSS Exception

DATE SUBMITTED: 5/31/2022
DATE PUBLISHED: 2/19/2026

Project Type: Structure X Driveway X Road Reservoir Mass Grading Other

Other Permits Applied/Pending/Required:

ECP Grading Permit Use Permit Variance

SDSDS Groundwater Permit:

Review Agencies: PBES: X County Consultant: Name/Contact:

Final Approval: PBES X Date: / / Conditions: Yes X No

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Briana Albini, Summit Engineering, Inc.

Telephone #: (707) 527 - 0775 x 110 Fax #: () - E-Mail: briana@summit-sr.com

Mailing Address: 463 Aviation Blvd, Ste 200 Santa Rosa CA 95403
No. Street City State Zip

Status of Applicant's Interest in Property: civil engineer & project management assistance

Property Ponderosa One, LLC. Owner's Name:

Telephone #: (650) 995 - 7463 Fax #: () - E-Mail: dts@dtsalazar.com

Mailing Address: 80 Clear Creek Road Oakville CA 94562
No. Street City State Zip

Site Address/Location: 80 Clear Creek Road Oakville CA
No. Street City State Zip

Assessor's Parcel #: 027 - 310 - 032 Parcel Size: 123 acres Development Area Size: 1.34 acres

Slope Range of Development Area: 24.6% to 29.8% *Administrative Viewshed Permit, per per-application meeting*

(NOTE: Contour map/survey is required for all development areas with an estimated slope of 15% or greater and for all road/driveway projects, Contour map must include all areas within 100' of the cut and fill edges. Percent slope shall be calculated and presented as whole numbers. (Please see attached Slope Determination Methodology)

I hereby certify that all the information contained in this application, including but not limited to, this application form, the supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

5 / 26 / 2022
Signature of Applicant Date

Briana Albini, Summit Engineering, Inc.
Print Name

5/20/2022
Signature of Property Owner Date

Melina Barker
Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee: \$ Receipt. No. Received by: Date:

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Ponderosa One, LLC attn: Melinda Barker

Applicant

9/2/2022

Date

DocuSigned by:

Melinda Barker

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Property Owner (if other than Applicant)

P22-00182

Project Identification

December 23, 2025

**80 CLEAR CREEK ROAD PROJECT NARRATIVE
VIEWSHED PERMIT NARRATIVE**

APPLICANT:

Summit Engineering, Inc
575 W College Ave., Suite 201
Santa Rosa, CA 95401

OWNER:

Ponderosa One, LLC
80 Clear Creek Rd
Napa, CA 94558

APN: 027-310-032

ACREAGE: 123 acres

GENERAL PROJECT DESCRIPTION:

The owner of 80 Clear Creek Road would like to develop several proposed improvements to this residential site over the next few years. During a pre-application meeting held April 21, 2022, with Napa County staff, it was determined that an administrative viewshed permit was required for the proposed projects to confirm that the development cannot be seen from public roads.

In October 2022, Napa County PBES staff conducted a site visit and visibility determination assessment, during which staff identified designated public roads from which the project could be visible. In response to staff's site reconnaissance, the applicant team has prepared a visual analysis based on proposed project screening and existing project conditions. There is a 5-mile sight distance between the Silverado Trail to the project site, diminishing potential visibility. There is also a minor ridgeline between the Silverado Trail and the project site. The visual analysis from Dry Creek Road shows a minor ridgeline impeding public views from the roadway. On the visual analysis, the distance from Dry Creek Road to the project site is approximately .90 miles and the minor ridgeline is about .40 miles from Dry Creek Road. For the visual analysis from Wall Rd, the distance from Wall Road to the project site is approximately 2.61 miles and there are minor ridgelines that impede the visibility from the public roadway. Besides the distances and ridgelines that block the view from the public roads, there is vegetation along both Dry Creek and Wall Roads that further screen the project. Additional analysis of lighting and vegetation is inconsequential because of the screening provided by the ridgelines. Additional visual analysis exhibits with Google Earth imagery showing the lines of site from Silverado Trail, Dry Creek Rd, and Wall Rd are enclosed with this application.

EXISTING CONDITIONS:

The parcel is in zoning district AW, or agricultural watershed district. The existing and proposed use is residential and surrounding land uses include open space to the north, south and west, as well as residential in the east. The closest residence is approximately 2,300 feet from the east side of the site. The general slope of the property from north to south is approximately 30%. The residence and proposed improvements will mostly occur on a previously graded section of the parcel immediately

adjacent to the existing residence. The site's existing uses include a main residence, a guest house, a tennis court, and a parking area. The total square footage of these uses is approximately +/- 21,375 square feet. The site's main point of access is Dry Creek Road.

PROPOSED PROJECT:

The proposed improvements will occur in phases. The first phase is to develop a +/- 3,840 square feet of underground storage below the tennis court parking lot and a +/- 6,250 square foot tennis pavilion adjacent to the tennis courts. The second phase is to develop a microgrid and ground mounted solar panel system that will provide power to the site during PG&E power outages. Finally, phase three is to develop an underground +/- 2,700 square foot spa and +/- 4,350 square foot wine and art storage area on the north and south side of the pool.

January 7, 2026

Trevor Hawkes
County of Napa- PBES
1195 Third Street, Suite 210
Napa, CA 94559

RE: P22-00182; 80 Clear Creek Road
 Project Number 2021275

Dear Trevor Hawkes:

This letter outlines how application P22-00182 meets the required findings of the Napa County Viewshed Protection Program, which can be found in Chapter 18.106.050.B of the Napa County Code. Listed below is each required finding and how the project meets the requirements of the findings.

B. The zoning administrator or commission shall make all of the following findings prior to approving a project:

1. The project as designed or modified is consistent with Chapter 18.108 of the code;
Analysis: The project, as designed, is consistent with NCC 18.108, Conservation Regulations, of the Napa County Code. Development is sited to avoid the steepest portions of the site and minimize grading and landform disturbance. No construction is anticipated to occur on slopes of 30 percent or greater. The majority of existing mature vegetation will be preserved, with only 10 native oak trees that are greater than 6" diameter at breast height proposed for removal. This will further reduce visual impacts and maintain the natural hillside character of the site, as shown on the submitted plans. See sheets A003-00, A004-00 and A005-00 for reference. Construction plans will be reviewed by staff during grading and building permit processing to ensure project design meets all the requirements and intent pursuant to NCC 18.108.
2. If the highest point of the proposed project is located more than twenty-five vertical feet below a major or minor ridgeline, that measures have been included in the project to reduce its visual impact on the major or minor ridgeline through use of existing natural vegetation, landscaping, topographical siting, architectural design, and colortone; or if the highest point of the proposed structure is within twenty-five vertical feet of a major or minor ridgeline, that the existing vegetation, proposed landscaping, topographical siting, architectural design, and colortone screen the predominant portion of the proposed structure;
Analysis: The project is located on a minor ridgeline at approximately 1300 feet elevation. Because of this, the project has been designed in substantial conformance with the County's Viewshed Protection Design Manual through avoiding grading on slopes in excess of 30 percent. Although the tennis pavilion, spa, and accessory dwelling unit are visible from downhill

viewpoints, the structures are visually grounded by existing landforms and vegetation and are not silhouetted against the skyline as required by the Napa County Viewshed Ordinance. Strategic topographical siting locates proposed structures so that they are screened by minor ridgelines from Silverado Trail, Dry Creek Road, Mt. Veeder Road, and Wall Road. The design limits extensive cuts and tree removal. Proposed exterior materials use earth-tone colors and non-reflective materials, as identified on sheets A105-00 and A202-00. Proposed lighting fixtures are fully shielded, downward-facing and/or are activated by motion sensors. See sheets L100, L101, L102, and L103. This further reduces visual prominence of the proposed visible structures. The combination of existing mature vegetation and proposed landscaping will serve to soften and breakup the building façade.

3. The proposed structure, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated public roads;
Analysis: The proposed spa, utility storage, and art and wine storage are placed underground to minimize visual impacts. A substantial portion of the tennis pavilion is embedded into the hillside, reducing the apparent height. Existing and proposed landscaping provide screen as shown on A003-00 and A005-00. The existing access road and the proposed septic system equipment will not have significant adverse effects on views from designated public roads. Views from Silverado Trail, Dry Creek Road, Mt. Veeder and Wall Road are screened due to distance, angle of the views, vehicle travel speed, existing landscaping, intervening ridgelines, and topography. Additional proposed landscaping will further enhance the screening from designated viewshed roads.
4. The proposed structure, access road and other site improvements, including earthmoving or grading, and benches or shelves minimize the removal of vegetation;
Analysis: Tree removal is minimized, with 10 native oak trees that are greater than 6" diameter at breast height proposed for removal. These trees are located within the boundary of the proposed structures or the grading limits for these structures. Development is concentrated in areas with less than 30% slope and previously disturbed conditions where feasible. Existing mature trees will be retained to the greatest extent possible and will continue to provide effective screening of the development from designated viewshed roads. The project is proposing the removal of .13 acres of tree canopy and 0.42 acres of tree canopy will be provided onsite, consistent with NCC 18.108.020.D.
5. The siting and design of site improvements and access roads minimize grading and alteration of natural landforms and topography;
Analysis: The proposed structures are located on a previously graded portion of the parcel to minimize grading disturbance and further impacts to natural topography onsite. The majority of the residential expansion is located at or below grade, and proposed grading is anticipated to follow natural contours of the site in order to preserve natural landforms and topography. The turnouts proposed on the existing driveway to meet Napa County Road and Street standards (NCRSS), fit within the existing driveway width and therefore will further minimize grading and prevent alteration of natural landforms. The existing driveway with proposed turnout

installations will provide access to the project. However, since the driveway and the proposed structures are proposed within the existing disturbance onsite, grading and alteration of natural landforms and topography are limited.

6. A landscape and/or vegetation retention plan in conformance with the Design Manual has been submitted and approved for the site that would provide maximum screening from designated public roads through preservation of existing vegetation and the planting of new vegetation and provide for defensible space in conformance with state law;

Analysis: Terremoto Landscape Architecture prepared a landscape plan that was included in the project application and reviewed by Napa County staff. The plan is designed to add 0.42 acres of tree canopy onsite, provide an ember resistant zone and buffer space around the proposed structures, and lighting that has been designed to minimize off-site visibility and glare. A review of the landscape plan was prepared by Kjeldsen Biological Consulting. In this review, Kjeldsen recommends minimum tree sizes to be planted onsite in accordance with the landscape plan. By following Kjeldsen's recommendations, the proposed trees will be established and reach an appropriate height to screen the proposed visible structures within 5 years of planting. The landscape plan is consistent with NCC 18.108.020.D, Napa County Fire Safe regulations, and provides 51% screening of the proposed structures.

7. The proposed structure and associated improvements substantially conform with the Design Manual in order to reduce their visual impact on the views of major and minor ridgelines as viewed from any designated public road and unique topographic or geologic features as viewed from any county road. The following landforms will be considered to be unique topographic or geologic features for the purposes of this subsection: Mt. St. Helena, Stag's Leap, Calistoga Palisades, Round Hill, Mt. George and Mt. St. John;

Analysis: No unique topographic or geologic features identified in Chapter 18.106 are applicable to this site.

December 23, 2025

Trevor Hawkes
Napa County PBES
1195 Third St, St 210
Napa, CA 94559

RE: 80 CC Rd- P22-00182
 Project Number 2021275

Dear Trevor:

This letter is intended to meet the Infeasibility Analysis Requirement resulting from the removal of resources protected by policies CON-14, CON-17, CON-24, and/or CON-26. The project proposes the removal of 10 Native Oak Trees that are greater than 6" diameter at breast height (DBH). The Native Oak Trees proposed for removal are located at the Tennis Pavilion, the Wine and Art Storage Area, and the Spa area. Please see below for justification of the removal of these trees.

Tennis Pavilion, Wine and Art Storage Area, Spa Area

5 of the above-mentioned Native Oak Trees are proposed for removal in the Tennis Pavilion Area, 3 are proposed for removal in the Wine and Art Storage Area, and 2 is proposed for removal in the Spa area. These trees are located within the boundary of the proposed structures or the grading limits for these structures. Sheets C4.1-C4.3 show the proposed design minimizes the amount of vegetation removed to what is necessary for the construction of the proposed project. The general slope of the property from north to south is approximately 30%. The residence and proposed improvements will mostly occur on a previously graded section of the parcel immediately adjacent to the existing residence. Due to these existing conditions of the project site and Napa County Viewshed requirements, proposing alternative locations for the proposed structures would further impact resources protected by the Napa County Conservation Regulations.

Solar Array

As shown on the revised plans dated February 28, 2025, no trees are being removed as part of the solar array construction.

Sincerely,

Kay Choe
Planner

KJELDSSEN BIOLOGICAL CONSULTING
Chris K. Kjeldsen Ph.D., Botany
Daniel T. Kjeldsen B.S., Natural Resource Management
923 St. Helena Ave.
Santa Rosa, CA 95404

Date: December 17, 2025

To: Summit Engineering, Inc.
575 W College Ave STE 201
Santa Rosa, CA 95401

Project: P22-00182;
80 Clear Creek Rd
Napa; APN 027-310-032-000

Subject: Comment from Napa County Viewshed design manual that states “newly planted vegetation for the purpose of visual screening must be of sufficient size to adequately screen the proposed structure(s) in 2-5 years.”

The project Landscape Site Plan Specifics Coast Live Oak (70%) and Interior Live Oak plantings (30%) in a planting zone along the down slope edge of the project that will provide view scape screening.

Coastal Live Oak (*Quercus agrifolia*) and Canyon Live Oak (*Quercus wislizeni*) are two species common in the region. The use of native vegetation is fully appropriate for the proposed project. The aspect of the planting zone is appropriate for the growth of these two species.

Coast Live Oak (*Quercus agrifolia*) is an iconic, majestic tree that serves as a cornerstone for wildlife and the surrounding ecosystem. It is easily-recognized by its gnarled branches and grand canopy. The Coast Live Oak flowers each spring and its acorns attract a wide variety of birds and butterflies - over 270 species rely on these trees for habitat and food. With its rich green foliage and unique branching pattern, the Coast Live Oak is a favored choice for both residential and commercial landscapes.

A coast live oak grows at a moderate to slow pace, with a typical annual height increase of 13–24 inches, though this can be closer to 2–3 feet (24–36 inches) in ideal conditions. The growth rate slows down as the tree gets older, and its growth is more concentrated during the late winter and early spring months.

Average growth: Around 12–24 inches per year.

Ideal conditions: Can grow up to 2–3 feet (24–36 inches) annually.

Interior Live Oak (*Quercus wislizeni*) is a slow-growing, evergreen tree with a distinctive broad crown. The glossy dark green leaves and reddish-brown bark give it a formal look. In winter and

spring, the oak blooms with green and white flowers. The tree's long, narrow acorns serve as a food source for deer.

Interior Live Oak is a resilient and adaptable species. It thrives at elevations ranging from sea level to 5,000 feet, making it an essential part of diverse ecosystems throughout California. Interior Live Oak grows in part to full shade and prefers dry, loamy soil. An interior live oak can grow 1 to 3 feet in height annually, with the upper end being possible in ideal conditions. The tree has a slow to moderate growth rate, which is faster in youth and slows down over time.

Average growth: Around 13–24 inches per year.

Ideal conditions: Can grow up to 2–3 feet (24–36 inches) annually.

In fertile, well-drained soil with ample sunlight, and water, some oaks hit the higher end of that range. Poor conditions, like heavy clay or shade, can slow progress to a foot or less annually.

We Recommend:

In order to provide vegetative screening, we recommend planting a combination of different sizes of container stock. We recommend planting a range of 10 gallon to 36" box trees along the edge of the driveway as shown in the Landscape Site Plan on the west side of the property, and larger 24-36" box trees on the east side.

10 gallon trees are typically (3–6 ft) feet tall. A 24-inch box tree (25-gallon container) is a more mature, and are typically (8–10 ft) tall. A 36-inch box tree refers to the size of the wooden crate holding its root ball, typically measuring 3 feet by 3 feet by 3 feet, and contains a mature tree that's roughly (7-15 ft) tall.

Oaks can grow 1-3 feet in ideal conditions when property planted and maintained. A 10 gallon tree will potentially grow to 10 feet in five years, while a 24-36" box tree has the potential to grow to 16 feet in five years.

Trees must be irrigated during the dry season. A typical irrigation regime for the first year is a once weekly watering of 1 to 3 gallons per plant. Lengthening the period between watering to two weeks may be adequate during subsequent years until it reaches about 10 feet tall. After that, avoid watering directly during summer.

Should you have any questions, or require further information please do not hesitate to contact us at: Telephone (707) 544-3091 or Email kjeldsen@sonic.net. Thank you for the opportunity to clarify the above material.

Sincerely,

Kjeldsen Biological Consulting



The installation of nine DualTrack 24 PV panels:

1. **Access:**
 - All labor and equipment for construction and maintenance of the PV array will use the existing walking trail to access the site.
2. **Foundation Preparation:**
 - Holes for the drill pier foundations will be excavated using a track-mounted drill rig, eliminating the need for additional roads or earthwork.
3. **Rebar Assembly:**
 - Rebar cages for the drill piers will be hand-delivered to the site and assembled on location.
4. **Concrete Placement:**
 - Concrete for the drill pier foundations will be pumped from the Turn Around area.
5. **Assembly of DualTrack 24**
 - Assembly of the 9 Dual Track 24 PV panels will be done on the Turn Around next to the Tennis Court.
6. **Panel Installation:**
 - The DualTrack PV units will be installed using a helicopter.