

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Wednesday, October 15, 2025**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor  
Napa, CA 94559**

### **Planning Commission**

*District 1, Kara Brunzell (Vice-Chair)*

*District 2, Walter Brooks*

*District 3, Molly Moran Williams*

*District 4, Pete Richmond*

*District 5, Megan Dameron (Chair)*

*Brian D. Bordona, Director*

*Laura Anderson, County Counsel*

*Michael Parker, Planning Manager*

*Alexandria Quackenbush, Meeting Clerk*

*Angie Ramirez Vega, Meeting Clerk*

*Aime Ramos, Meeting Clerk*



**How to Watch or Listen to the Napa County Planning Commission Meetings**

The Napa County Planning Commission will continue to meet pursuant to the annually adopted meeting calendar available at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/35930/2025-Planning-Commission-Meeting-Calendar?bidId=>

The Napa County Planning Commission meets as specified in its adopted annual calendar on the first and third Wednesdays of the month at 9:00 A.M. at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Planning Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Planning Commission's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org).

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).
5. Watch on your TV - Napa Valley TV Channel 28.

**If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:**

1. Email your comment to [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org). Emails will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: <https://Countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.



3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 876-2145-7786). When the Chair calls for the item on which you wish to speak, press \*9 to raise hand. Please limit your remarks to three minutes.

**\*\*Please note that phone numbers in their entirety will be visible online while speakers are speaking\*\***

For more information, please contact us via telephone at (707) 253-4417 or send an email to [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org)

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

**ON A MATTER ON THE AGENDA**

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

**ON A MATTER NOT ON THE AGENDA**

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

1. **CALL TO ORDER; ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. **APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on: September 17, 2025 (Commissioner Pete Richmond was excused)

5. **AGENDA REVIEW**
6. **DISCLOSURES**
7. **PUBLIC HEARING ITEMS**



A. TODD SHALLAN / SILVERADO RESORT & SPA PROJECT / USE PERMIT MINOR MODIFICATION NO. P24-00141-MM [25-1705](#)

CEQA status: Consideration and possible adoption of Categorical Exemptions Classes 1 and 4: It has been determined that this type of project does not have a significant effect on the environmental and is exempt from the California Environmental Quality Act (CEQA). [See Class 1 (“Existing Facilities”) and Class 4 (“Minor Alterations to Land”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15304(a), §15304(b), and §15304(f); as well as Napa County’s Local Procedures for Implementing the California Quality Act, Appendix B, Class 1: Existing Facilities, Subsection 3]. The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit Minor Modification to construct an event pavilion and an event lounge. An Exception to the Road and Street Standards is also requested to permit a firetruck turnaround and emergency vehicle access road to be located greater than 50 feet from the event lounge.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the Minor Modification to Use Permit as conditioned.

Staff Contact: Trevor Hawkes, Supervising Planner, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4388; trevor.hawkes@countyofnapa.org

Applicant Contact: Todd Shallan, Vice President , 1600 Atlas Peak Rd, Napa, CA 94598; (707) 257-5430; todd.shallan@silveradoresort.com

Applicant Agent: Scott Greenwood-Meinert, 700 Main Street, Suite 301, Napa, CA, 94558; (415) 772-5741; sgreenwood-meinert@coblentzlaw.com

Other Representative Contact: Christina Nicholson, P.E., 1665 2nd Street, Napa, 94559; (707) 773-7829; cnicholson@sherwoodengineers.com



**Attachments:** [A - Recommended Findings](#)  
[B - Recommended Conditions of Approval and Final Agency Memos](#)  
[C - CEQA Exemption Memo](#)  
[D - Minor Modification to Use Permit Application Packet](#)  
[E - Water Availability Analysis, Wastewater Feasibility Study & Stormwater Control Plan](#)  
[F - Habitat Assessment](#)  
[G - The Grove Event Noise Study](#)  
[H - Graphics](#)  
[I - Public Comments](#)

**8. ADMINISTRATIVE ITEMS - NONE**

**9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT**

- DISCUSSION OF ITEMS FOR THE NOVEMBER 5, 2025 REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

**10. COMMISSIONER COMMENTS/COMMITTEE REPORTS**

**11. ADJOURNMENT**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 10/3/25 BY 4:00P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)

Angie Ramirez Vega, Clerk of the Commission





# Napa County

## Board Agenda Letter

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559  
www.countyofnapa.org  
Main: (707) 253-4580

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Planning Commission

**Agenda Date:** 10/15/2025

**File ID #:** 25-1705

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**TO:** Napa County Planning Commission  
**FROM:** Brian D. Bordona; Director of Planning, Building and Environmental Services  
**REPORT BY:** Trevor Hawkes; Supervising Planner  
**SUBJECT:** Silverado Resort & Spa Project; P24-00141-MM

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### **RECOMMENDATION**

TODD SHALLAN / SILVERADO RESORT & SPA PROJECT / USE PERMIT MINOR MODIFICATION  
NO. P24-00141-MM

CEQA status: Consideration and possible adoption of Categorical Exemptions Classes 1 and 4: It has been determined that this type of project does not have a significant effect on the environmental and is exempt from the California Environmental Quality Act (CEQA). [See Class 1 ("Existing Facilities") and Class 4 ("Minor Alterations to Land") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15304(a), §15304(b), and §15304(f); as well as Napa County's Local Procedures for Implementing the California Quality Act, Appendix B, Class 1: Existing Facilities, Subsection 3]. The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit Minor Modification to construct an event pavilion and an event lounge. An Exception to the Road and Street Standards is also requested to permit a firetruck turnaround and emergency vehicle access road to be located greater than 50 feet from the event lounge.

Staff Recommendation: Find the project categorically exempt from CEQA and approve the Minor Modification to Use Permit as conditioned.

Staff Contact: Trevor Hawkes, Supervising Planner, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4388; [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)



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## **EXECUTIVE SUMMARY**

### **PROPOSED ACTIONS:**

That the Planning Commission:

1. Find the project categorically exempt based on the recommended Findings 1-4 in Attachment A;
2. Approve the Napa County Road and Street Standards Exception Request based on the recommended Findings 5-6 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B.
3. Approve Use Permit Minor Modification Application No. P24-00141-MM, based on recommended Findings 7-14 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B.

Discussion: The applicant requests approval of a Use Permit Minor Modification to construct an event pavilion (9,308 square feet) and an event lounge (1,750 square feet) for a total additional square footage of 11,358 square feet of resort use to the existing resort mansion (21,080 square feet), convention center (26,100 square feet), and hotel space (221,000 square feet). The proposal also involves landscaping elements that include event and activity lawns (19,062 square feet), landscaped planting beds (23,456 square feet), and a native grass area (41,224 square feet). An existing burger shack will be replaced with an upgraded and relocated facility that is an exterior facing portion of the northeast corner of the pavilion structure. An Exception to the Napa County Road and Street Standards is also requested to permit a firetruck turnaround and Emergency Vehicle Access (EVA) road to be located greater than 50 feet from the proposed 1,750 square-foot event lounge due to the natural location of a watercourse that serves as a tributary to Milliken Creek. The proposal includes the removal of eight valley oak trees with a replanting ratio of 4:1, resulting in the planting of 32 new valley oak trees on the parcel, at a minimum size of fifteen-gallon plantings. The project is located on an approximately 278.73-



acre parcel within the PD (Planned Development) zoning district with an Urban Residential (UR) General Plan designation, located at 1600 Atlas Peak Rd, Napa, CA 94558. APN: 060-010-001-000.

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act [See Class 1 (“Existing Facilities”) and Class 4 (“Minor Alterations to Land”), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15304(a), §15304(b), and §15304(f).

### **BACKGROUND AND DISCUSSION**

Owner: Todd Shallen, Vice President, 1600 Atlas Peak Rd, Napa, CA 94558; (707) 257-5430

Applicant: Todd Shallen, Vice President, 1600 Atlas Peak Rd, Napa, CA 94558; (707) 257-5430

Zoning: PD (Planned Development)

General Plan Designation: UR (Urban Residential)

Filed: May 21, 2024

Complete: June 2, 2025

Property Area: 278.73 Acres

Existing Development: 268,180 square feet of resort space; 68,600 square feet of accessory space

Proposed Structural Development: 11,358 square feet of resort event space

Existing Resort Hours of Operation: Open 24 hours, 365 days a year

Adjacent General Plan Designation/Zoning/Land Use:

North: Urban Residential / Planned Development / Single and multifamily residential units, rural residences and open space

East: Urban Residential / Planned Development / Single-family residential units

South: Urban Residential / Planned Development / Single-family residential units

West: Urban Residential, Rural Residential, Agriculture, Watershed and Open Space / Planned Development, Residential Country & Agricultural Watershed / Winery & vineyards, rural residences



**BACKGROUND:**

On May 21, 2024, the applicant submitted a request for a Minor Modification to Use Permit P24-00141-MM to construct an event pavilion (9,308 square feet) and an event lounge (1,750 square feet) for a total addition of 11,358 square feet of resort use space to the existing resort mansion, convention center, and hotel space, for a combined total of 268,180 square feet, which does not include accessory structures or the resort spa located on an adjacent parcel. The proposal also includes landscaping elements that include event and activity lawns (19,062 square feet), landscaped planting beds (23,456 square feet), and a native grass area (41,224 square feet). An Exception to the Napa County Road and Street Standards is also requested to permit a firetruck turnaround and the emergency vehicle access road to be located greater than 50 feet from the proposed event lounge due to the natural location of a watercourse that serves as a tributary to Milliken Creek.

Under Napa County Code (NCC) §18.124.130, Minor Modifications to Non-Winery Use Permits can be approved for changes in location and/or size of approved structures or portions thereof, provided that the approval of the requested minor modification would not affect the overall concept, density, intensity or environmental impact, and would not result in any structure or the aggregate of all approved structures being increased by 25 percent in size or one story in height based on size allowed under the approved use permit. The proposed increase of 11,358 square feet of resort space represents a 24.1 percent increase to the resort mansion and convention center alone, and when the 221,000 square feet of hotel space is included, it represents just a 4.24 percent increase.

NCC §18.124.130(B) states that the Zoning Administrator may approve minor noncontroversial modifications after giving notice of intent to approve, and NCC §18.124.130(B)(2)(b) states that notices shall be mailed or delivered to all owners of real property, including businesses, corporations or other public or private entities, as shown on the latest equalized assessment roll within 1,000 feet of the real property. According to NCC §18.124.130(B)(3), if any member of the public requests a public hearing during the comment period, then the zoning administrator will provide a public notice in accordance with NCC §18.136.040 and conduct a public hearing. On July 30, 2025, a Notice of Intent was sent to all owners of real property within 1,000 feet of the project parcel, and in response the Planning Division received four requests for a public hearing. Pursuant to NCC §18.10.020, the Zoning Administrator has determined that the project (1) is of a size, importance, or unique nature such that it is judged not to be a routine matter and (2) is such that the public interest would be furthered by having a particular application heard and decided by the Planning Commission.

Staff has reviewed the proposed project and recommends that the Planning Commission find the project categorically exempt from CEQA and approve the Exception to the Road and Street Standards request and the Minor Modification to Use Permit request as currently drafted in the staff report packet, subject to the recommended Conditions of Approval in Attachment B. Findings in support of the Categorical Exemption, Exception to the Road and Street Standards and the Minor Modification to Use Permit have been prepared in Attachment A, and a Memorandum on the CEQA Categorical Exemption has been prepared in Attachment C.

**Parcel History:** The Silverado Resort and Spa, also known as the Silverado Resort and Country Club, is one of the oldest Master-Planned Development Projects in Napa County. With the original golf course dating back to the 1950s, the resort itself was established first through a 1964 rezone to the PC (Planned Community) zoning district (Rezone 36-64), followed by the approval of a master site plan and use permit (Use Permit 37-64). Numerous additional ministerial and discretionary permits have been approved throughout the years, including additional community subdivisions, remodeling permits for the clubhouse and pro shop, outdoor advertising



permits, expansions to the clubhouse and conference center, building permits for accessory structures, watercourse alteration permits, parking expansions, and tournament entitlements.

Active Code Compliance Violations: The Silverado Resort and Spa has been issued and has addressed several code compliance cases over the years. There are currently six code enforcement cases under review: 1) CE24-00235 concerning repairs to existing balconies; 2) CE24-00168 concerning the protective netting at the driving range; 3) CE23-00217 concerning unpermitted work on a bridge; 4) CE23-00107 concerning unpermitted ticket sales; 5) CE22-00300 concerning an unpermitted outdoor pizza kitchen; and 6) CE19-00039 concerning an unpermitted HVAC system installment at one of the private residences on the property. On November 25, 2024, the Code Enforcement Division determined that the active code cases on the parcel are unrelated to this project and they recommended approval of the project. The remaining active code enforcement cases are under review and are being resolved with the property owner through the required Building Permit process.

## DISCUSSION POINTS:

### Setting

The project site is located within an area of the Silverado Resort and Spa commonly referred to as “The Grove.” The Grove is an area of land surrounded by the South Golf Course with a tributary of Milliken Creek running through it from north to south. The area is developed in a manner similar to an urban park, with professional landscaping, a large courtyard patio, foot and golf cart bridges, golf course restrooms, and a burger and hotdog stand, as well as a fenced off area for equipment storage. The area experiences heavy pedestrian and golf cart traffic on a daily basis throughout the year as guests of the resort often congregate in the courtyard patio area to eat and socialize. The site is also the location of several events throughout the year that primarily consist of weddings, dinners, and musical performances. The proposed pavilion and lounge will provide additional facilities and accommodation for hosting these events.

### Noise

The applicants have submitted a Grove Event Noise Study completed by Salter Acoustical Consultants dated September 30, 2024 (See Attachment G). The study is based on two noise measurement locations, one attached to the courtyard perimeter fence, and another attached to a tree near the property line and closest residence to the proposed project. Three outdoor events were measured, including a dinner with 25 guests that took place on August 28, 2024, a wedding with 200 guests that took place on August 31, 2024, and another wedding with 100 guests that took place on September 1, 2024.

The dinner included an amplified violin and background music and reached a decibel level (dBA) of 57 dBA at the measurement location near the property line. The August 31st wedding included a 14-piece amplified band and reached 78 dBA at the property line, while the September 1st wedding included a DJ and reached 73 dBA at the property line. These existing noise levels approach or exceed the exterior noise levels in General Plan Policy CC-38 for urban single-family and duplex residential units for both daytime (7 a.m. to 10 p.m. - 60 dBA) and nighttime (10 p.m. to 7 a.m. - 50 dBA) levels. The Noise Study demonstrated that to maintain noise levels at or below the County’s noise thresholds, amplified bands and DJs will need to be moved indoors to the



new Pavilion Building, the new event space will be designed to have interior acoustic treatment to reduce overall noise levels, ceremonies with low-level speech reinforcement may continue to be held outdoors. There will be no change in event types, the maximum size of events, or duration compared to existing operations. With exterior doors and windows shut, and with standard exterior construction, a significant noise reduction of at least 35 dBA at the property line is expected. Furthermore, a 2002 condition of approval from a previous modification to use permit (Permit #02033 - Condition 7) states the following:

NOISE: There shall be no amplified sound system or amplified music utilized outside. Musical programs shall be limited to those permitted in conjunction with an event and approved by Temporary Event License (Napa County Code Chapter 5.36). All mechanical equipment such as ventilation systems, compressors for refrigeration and generators shall be located inside the facility or within acoustic enclosures. Construction activities shall comply with Section 8.16 of Napa County Code.

With this condition and the noise reducing features identified in the Grove Event Noise Study, the construction and use of the proposed structures will reduce excessive noise and ensure the parcel is meeting the noise standards described in the Napa County Code and the General Plan.

#### Tree Removal

As part of the project proposal, eight valley oak trees have been marked for removal to construct the proposed structures. This is a reduction from the removal of ten valley oak trees originally proposed. The diameter at breast height (DBH) of the eight trees to be removed range from 14 inches to 38 inches, with approximately 91 trees identified on the site plans that are within immediate proximity to the proposed structures and will be preserved. The project is located within the PD zoning district, and as such the Napa County Conservation Regulations, specifically those described in NCC §18.108.020(C) for vegetation removal mitigation requiring a 3:1 replanting ratio, do not apply to the project. Despite this, General Plan Policy CON-24, which requires the replacement of lost oak woodlands or the preservation of like habitat at a 2:1 ratio, does apply to the project. The project is proposing a 4:1 replacement ratio for the eight valley oak trees to be removed, with submitted plans for the replanting of 32 valley oak trees on the property (See Attachment H). The 32 trees will be planted across six designated areas on the parcel and will include a minimum size of 15-gallon oak plantings.

#### Road and Street Standards Exception

The Engineering Division received a request by Sherwood Design Engineers, dated January 23, 2025, for an exception to the design criteria as outlined in the latest edition of the Napa County Road and Street Standards (NCRSS) as part of the application for the Minor Modification to Use Permit. Emergency vehicle access to the project site is proposed via Westgate Drive, and the applicant is seeking an exception to allow the turnaround to be greater than 50 ft from the proposed lounge structure. All other portions of the proposed and existing driveway will be improved to minimum design standards for emergency vehicle access, per the NCRSS.

On February 27, 2025, the Engineering Division provided an evaluation and recommendations (See Attachment



A), which concluded that the request included the necessary documentation to recommend approval of the RSS Exception. The project site is located entirely within the Local Responsibility Area (LRA) according to the Cal Fire's Fire Hazard Severity Zones Map. The property is also not designated as being in a Very High Fire Hazard Severity Zone. In accordance with Section 5 and Section 3 of the RSS, the Request has demonstrated that the project as proposed will provide measures which provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property.

These determinations are based on existing site conditions and previous approvals. The Engineering Division supports the approval of the exception request as proposed with conditions that are in addition to all conditions previously placed on the project as part of the discretionary application. All roadway improvements shall be completed prior to execution of any new entitlement or final on all new development proposed. The private drive surface shall be periodically maintained by the property owner to assure sufficient structural section for loading conditions equivalent to support apparatus weighing 75,000 pounds, and the design Traffic Index. The property owner shall also install clear directional signage at the entrance to the driveway and all internal roadways. The directional signage shall be consistent with California Department of Forestry and Fire Protection requirements, and roadway improvements shall be constructed and maintained to the approved condition prior to any new commercial use and/or occupancy. Further details on the County's RSS Exception requirements can be found in Attachment B.

#### Public Comments

At the time this staff report was completed, the Napa County Planning Division received 32 written public comments between June 21, 2024, and January 28, 2025. Of these 32 public comments, four of them were neutral requests for further information while two of them, including the last received, were in support of the project. The 26 emails that were in opposition to the project primarily came from neighboring residents and HOA representatives, and raised concerns over the removal of trees, the size of the structure, evacuation routes, traffic and parking, impacts on watercourses and flooding, the loss of community gathering space, and impacts on wildlife (See Attachment I).

On January 28, 2025, a Letter of Support was submitted from the Grove at Silverado Homeowners Association. The letter states that several concerns have been addressed through meetings with the Silverado Management Team, and that the HOA had entered into a private agreement with Silverado, with support from 31 homes immediately adjacent to the event center location. Support for moving outdoor events into an indoor facility to reduce noise levels was specifically expressed in the letter.

#### Decision Making Options:

As noted in the Executive Summary Section above, staff is recommending the Planning Commission approve the project as proposed, subject to the Findings and Conditions of Approval in Attachments A & B. Decision making options include the following:



**Option 1 - Applicant's Proposal (Staff Recommendation)**

Disposition - This action would result in the adoption of the Categorical Exemptions, approval of the Napa County Road and Street Standards Exception, and approval of a Minor Modification to Use Permit for the Silverado Resort and Spa to approve one 9,308 square-foot pavilion and one 1,750 square-foot lounge to be used for events. Staff recommends this option as the request is consistent with the Zoning Ordinance, applicable General Plan policies, and other County regulations as presented in the Recommended Findings (Attachment A).

Action Required - Follow the proposed action listed in the Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at time motion is made. This option has been analyzed for its environmental impacts, and the project was found to be categorically exempt from CEQA.

**Option 2 - Modify the Applicant's Proposal**

Disposition - This option would result in modification of the proposed project and use to address concerns of the Planning Commission and/or public comments if solicited.

Action Required - Follow proposed actions listed in the Executive Summary and recommend amended scope and applicable conditions of approval. The item may need to be continued to a future date if significant revisions to the recommended conditions of approval are desired.

**Option 3 - Deny Proposed Project**

Disposition - In the event the Planning Commission determines that the project does not, or cannot, meet the required findings for the granting of the Minor Modification to Use Permit, the Commission should articulate what aspects of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Minor Modification to Use Permit is not being approved.

Action Required - The Commission would move to deny the project.

**Attachments:**

- A. Recommended Findings
- B. Recommended Conditions of Approval and Final Agency Memos
- C. CEQA Exemption Memorandum
- D. Minor Modification to Use Permit Application Packet



- E. Water Availability Analysis, Wastewater Feasibility Study, & Stormwater Control Plan
- F. Habitat Assessment
- G. The Grove Event Noise Study
- H. Graphics
- I. Public Comments



“A”

## Recommended Findings



## **RECOMMENDED FINDINGS**

**SILVERADO RESORT & SPA USE PERMIT MINOR MODIFICATION  
APPLICATION NO. P24-00141-MM  
1600 ATLAS PEAK RD, NAPA, CA 94558  
APN: 060-010-001-000**

### **ENVIRONMENTAL:**

The Planning Commission has received and reviewed the proposed Categorical Exemption pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and finds that:

1. Because the project involves the expansion of existing facilities and new construction in an urbanized area where all public services and facilities are available, the project is categorically exempt from CEQA under §15301. The proposed project avoids disturbance of the riparian area that was delineated in the August 19, 2024 habitat assessment conducted by Zentner Planning and Ecology and also includes a 4:1 replacement plan for tree removal
2. Because the project presents minimal grading on slopes less than 10 percent outside of waterways, includes new gardening and landscaping, includes minor trenching and backfilling where the surface is restored, and will be conditioned to incorporate fuel management within 100 feet of structures, the project is categorically exempt from CEQA under Sections 15304(a), 15304(b), 15304(f), and 15304(i).
3. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
4. The Secretary of the Planning Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

### **EXCEPTION TO THE ROAD AND STREET STANDARDS:**

The Planning Commission has reviewed the attached Napa County Road and Street Standards (NCRSS) Exception Request Letter in accordance with Road and Street Standards Section 3 and makes the following findings.

5. The exception will preserve unique features of the natural environment which include, but are not limited to, steep slopes, heritage oak trees, or other trees of at least six inches diameter at breast height and found by the decision-maker to be of significant importance, but do not include man-made environmental features such as rock walls, ornamental or decorative landscaping, fences or the like.



**Analysis:** According to the Napa County Road and Street Standards regarding Local Responsibility Area (LRA) Exceptions, owners and leaseholders of property that is located completely within the LRA and not designated as being in a Very High Fire Hazard Severity Zone (VHFHSZ) may apply for an exception to these Standards. The exception request must provide measures which provide safe access for emergency apparatus, save civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property as determined by the County Engineer and Fire Marshal on a case-by-case basis.

The Engineering Division received a request (the request) by Sherwood Design Engineers, dated January 23, 2025, for an exception to the design criteria as outlined in the latest edition of the Napa County Road and Street Standards (RSS), Revised April 18, 2023 {Resolution 2023-59}, as part of an application for a modification to an existing Use Permit. Access to the project site is via Westgate Drive. The applicant is seeking an exception to allow the turnaround to be greater than 50 ft from the proposed lounge structure. All other portions of the proposed and existing driveway will be improved to minimum design standards for emergency vehicle access, per the 2023 RSS. The nature and constraints for the road exception are as follows:

In order to construct an emergency access road and turnaround within 50 feet of the proposed lounge structure, it would require ground disturbance and vegetation clearing within the stream and riparian setbacks, further tree removal, and the construction of an access bridge across the watercourse that flows through the center of the project site, and as such the exception supports the preservation of the natural environment.

**Engineering Division Evaluation and Recommendation:**

Engineering Division staff has reviewed the Request and has made the following determination:

- The exception request has provided the necessary documentation as required by RSS Section 3. The request is in connection with an application for a modification to an existing use permit and has received the appropriate environmental review from the Planning Division. The project site is located entirely within the Local Responsibility Area (LRA) according to the Cal Fire's Fire Hazard Severity Zones Map. The property is also not designated as being in a VHFHSZ.
  - In accordance with Section 5 and Section 3 of the RSS, the Request has demonstrated that the project as proposed will provide measures which provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property.
6. Grant of the Road and Street Standards Exception will provide the same overall practical effect as the Standards do in providing defensible space, and does not adversely affect the life, safety, and welfare of the public or persons coming to the property.

As stated in Finding 5, the Request has demonstrated that the project as proposed will provide measures which provide safe access for emergency apparatus, safe civilian



evacuation, and the avoidance of delays in emergency response based on the demands of the property

The determinations are based on existing site conditions and previous approvals. The Engineering Division supports the approval of the exception request as proposed with the following conditions that are in addition to any and all conditions previously placed on the project as part of the discretionary application. All roadway improvements shall be completed prior to execution of any new entitlement or final on all new development proposed:

1. The private drive surface shall be periodically maintained by the property owner to assure sufficient structural section for loading conditions equivalent to support apparatus weighing 75,000 pounds, and the design Traffic Index.
2. The property owner shall also install clear directional signage at the entrance to the driveway and all internal roadways. The directional signage shall be consistent with California Department of Forestry and Fire Protection requirements and shall be a minimum 6-inch letter height, 0.75-inch stroke, reflectorized, contrasting with the background color of the sign.
3. The roadway improvements shall be constructed and maintained to the approved condition prior to any new commercial use and/or occupancy. Maintenance of the roadway shall continue throughout the life of the parcel and its proposed use. The County may require future road design changes if changes in use or intensity are proposed in the future.
4. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted request shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

#### **USE PERMIT:**

The Planning Commission has reviewed the use permit request in accordance with the requirements of the Napa County Code makes the following findings:

7. That the Planning Commission has the power to issue a use permit under the zoning regulations in effect as applied to the property;

**Analysis:** NCC §18.124.130(B) states that the Zoning Administrator may approve minor noncontroversial modifications after giving notice of intent to approve, and NCC §18.124.130(B)(2)(b) states that notices shall be mailed or delivered to all owners of real property, including businesses, corporations or other public or private entities, as shown on the latest equalized assessment roll within 1,000 feet of the real property. According to NCC §18.124.130(B)(3), if any member of the public requests a public hearing during the comment period, then the zoning administrator will provide a public notice in accordance with NCC §18.136.040 and conduct a public hearing.

On July 30, 2025, a Notice of Intent was sent to all owners of real property within 1,000 feet of the project parcel, and in response the Planning Division received four requests for a public hearing. Given the proposal's potential to give rise to public disagreement,



the Zoning Administrator has concluded that the project does not fall within the description of a noncontroversial project, and that the decision-making body shall be the Napa County Planning Commission. Through this course of events, the Planning Commission has the power to issue a use permit under the zoning regulations in effect as applied to the property.

8. That the procedural requirements set forth in this chapter have been met;

**Analysis:** Under NCC § 18.124.130, the use permit may be granted by the Planning Commission and a companion action is not required by the Board of Supervisors. The appropriate application, fees, and public hearing requirements have been met. The hearing notice and intent to find the project categorically exempt from CEQA was posted and published in the Napa Valley Register on October 2, 2025, and copies of the notice were forwarded to property owners within 1,000 feet of all project parcels, according to the procedures described in NCC § 18.124.130 and procedural requirements for noticing of public hearing described in NCC § 18.136.040.

9. Granting the Use Permit Minor Modification for the project, as proposed and conditioned, will not adversely affect the health, safety, or welfare of the County.

**Analysis:** Affected County divisions and departments have reviewed the project and commented regarding the proposed site access, parking, building permits, fire protection, drainage, and wastewater system. Conditions are recommended which will incorporate these comments into the project to assure the protection of the public health, safety, and welfare.

The Napa County Environmental Health Division, Fire Department, Engineering Division, Building Division, and Department of Public Works have all reviewed the proposed project and provided comments and conditions of approval. Several revisions to the project proposal have been made to meet each agency's requirements.

The resort utilizes public utility water through the City of Napa, and no use of groundwater is part of the proposal. The Napa Sanitation District (NapaSan) has indicated that the project is within proximity to a connection for wastewater treatment and that NapaSan has capacity for the proposal, and Environment Health has requested a will serve letter from NapaSan as a condition of approval. As such, a proposed septic system has been removed from the plan.

The Engineering Division and Fire Department have provided several comments through multiple rounds of project revisions and the current proposal meets the required findings necessary for a Road and Street Standard (RSS) exception that ensures emergency vehicle access and safety requirements are met and/or have the same practical effect. Specific Building Code requirements are included in the conditions of approval and will be required at the building permit phase prior to receiving their certificate of occupancy.



10. That the proposed use complies with the applicable provisions of this code and is consistent with the policies and standards of the general plan and any applicable specific plan;

**Analysis:** The proposed use is consistent with the Planned Development zoning district and the Urban Residential General Plan designation. All applicable NCC provisions have been met. The project has been designed to avoid development within the riparian area that runs along the tributary to Milliken Creek, and the proposal meets the required stream setbacks per NCC § 18.108.025.

Under Napa County Code (NCC) §18.124.130, Minor Modifications to Non-Winery Use Permits can be approved for changes in location and/or size of approved structures or portions thereof, provided that the approval of the requested minor modification would not affect the overall concept, density, intensity or environmental impact, and would not result in any structure or the aggregate of all approved structures being increased by 25 percent in size or one story in height based on size allowed under the approved use permit. The proposed increase of 11,358 square feet of resort space represents a 24.1 percent increase to the resort mansion and convention center alone, and when the 221,000 square feet of hotel space is included it represents just a 4.24 percent increase.

The proposed building height of approximately 26.3 feet for the pavilion and 20 feet for the lounge which is below the maximum building height of 35 feet described in NCC § 18.104.010. Due to the location of the project in the center of a large parcel, all other required setbacks described in NCC § 18.104 and § 18.112 have been met.

Applicable General Plan Policies include:

**Policy AG/LU-22:** Urban uses shall be concentrated in the incorporated cities and town and designated urbanized areas of the unincorporated County in order to preserve agriculture and open space, encourage transit-oriented development, conserve energy, and provide for healthy, “walkable” communities.

**Analysis:** An event pavilion and lounge that hosts the congregations of large amounts of people on a regular basis can be considered an urban use, and the parcel has an urban residential General Plan designation. Approving a project of this nature at this location, within closer proximity to the City of Napa, can encourage future transit-oriented development and energy conservation when considering travel and commuter distances and greenhouse gas emissions that occur during large gatherings.

**Policy AG/LU-24:** Commercial uses will be grouped in areas outside of those designated for agricultural uses in the General Plan (subject to exceptions contained in Policies AG/LU-43 through 45 of this General Plan).

**Analysis:** The proposed commercial use is located outside of areas designated for agricultural uses in the General Plan.



**Policy CC-6:** The grading of building sites, vineyards, and other uses shall incorporate techniques to retain as much as possible a natural landform appearance. Examples include:

- The overall shape, height, and grade of any cut or fill slope shall be designed to simulate the existing natural contours and scale of the natural terrain of the site.
- The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
- Sharp, angular forms shall be rounded and smoothed to blend with the natural terrain.

**Analysis:** The preliminary landscape plans submitted for this project (See Attachment H) are specifically designed to run along the natural contours of the riparian area and align with the natural terrain of the project site. The designs, which include a creek front lawn with periphery dry creek plantings, were created to meet the required stream setbacks and avoid any impacts on the existing riparian area and stream. This has resulted in landscape plans that are rounded and smoothed, and blend in well with the natural terrain.

**Policy CC-36:** Residential and other noise-sensitive activities shall not be located where noise levels exceed the standards contained in this Element without provision of noise attenuation features that result in noise levels meeting the current standards of the County for exterior and interior noise exposure.

and

**Policy CC-38:** The following are the County's standards for maximum exterior noise levels for various types of land uses established in the County's Noise Ordinance. Additional standards are provided in the Noise Ordinance for construction activities (i.e., intermittent or temporary noise).

**EXTERIOR NOISE LEVEL STANDARDS  
(LEVELS ARE NOT TO BE EXCEEDED MORE THAN 30 MINUTES IN ANY HOUR)**

Land Use Type	Time Period	Noise Level (dBA) by Noise Zone Classification		
		Rural	Suburban	Urban
Single-Family Homes and Duplexes	10 p.m. to 7 a.m.	45	45	50
	7 a.m. to 10 p.m.	50	55	60



Multiple Residential 3 or More Units Per Building (Triplex +)	10 p.m. to 7 a.m.	45	50	55
	7 a.m. to 10 p.m.	50	55	60
Office and Retail	10 p.m. to 7 a.m.	60		
	7 a.m. to 10 p.m.	65		
Industrial and Wineries	Anytime	75		

**Analysis:** The applicant have submitted a Grove Event Noise Study completed by Salter Acoustical Consultants dated September 30, 2024 (See Attachment G). The study is based on two noise measurement locations, on attached to the courtyard perimeter fence and another was attached to a tree near the property line and closest residence to the proposed project. Three outdoor events were measured that include a dinner with 25 guests that took place on August 28, 2024, a wedding with 200 guests that took place on August 31, 2024, and another wedding with 100 guests that took place on September 1, 2024. The dinner included an amplified violin and background music and reached a decibel level (dBA) of 57 dBA at the measurement location near the property line. The August 31<sup>st</sup> wedding included a 14-piece amplified band and reached 78 dBA at the property line, while the September 1<sup>st</sup> wedding included a DJ and reached 73 dBA at the property line. These existing noise levels approach or exceed the exterior noise levels described in General Plan Policy CC-38 for urban single-family and duplex residential units for both daytime (7 a.m. to 10 p.m. – 60 dBA) and nighttime (10 p.m. to 7 a.m. – 50 dBA) levels. The Noise Study concluded that almost all amplified bands and DJs are to be moved indoors to the new Pavilion Building, the new event space will have interior acoustic treatment to reduce overall noise levels, ceremonies with low-level speech reinforcement will still be held outdoors, and there will be no change in event types, maximum size, or duration compared to existing operations. With exterior doors and windows shut, a significant noise reduction of at least 35 dBA at the property line is expected. The study recommends that exterior doors be tight-fitting with acoustic perimeter gaskets. With these measures in place, General Plan Policy CC-36 will be supported and enhanced through the approval of the project.

**Policy CON-24(d):** Provide replacement of lost oak woodlands or preservation of like habitat at a 2:1 ratio when retention of existing vegetation is found to be infeasible. Removal of oak species limited in distribution shall be avoided to the maximum extent feasible.



**Analysis:** As part of the project proposal, eight valley oak trees have been marked for removal to construct the proposed structures. This figure is a reduction from the removal of ten valley oak trees originally proposed. The diameter at breast height (DBH) of the eight trees to be removed range from 14 inches to 38 inches, with approximately 91 trees identified on the site plans that are within immediate proximity to the proposed structures to be preserved. General Plan Policy CON-24, which requires the replacement of lost oak woodlands or the preservation of like habitat at a 2:1 ratio, applies to the project. As such, the project is proposing a 4:1 replacement ratio for the eight valley oak trees to be removed, with submitted plans for the replanting of 32 valley oak trees on the property (See Attachment H). The 32 trees will be planted across six designated areas on the parcel and will include a minimum size of 15-gallon oak plantings.

**Policy E-6:** The County values the businesses which currently operate in Napa County. Business retention strategies will be integral to meeting the County's economic goals.

**Analysis:** With the original golf course dating back to the 1950s and the resort and planned community dating back to the 1960s, the resort is one of the oldest establishments for hosting events in the County. By approving this project, the County will be supporting an operating business and reinforcing its retention as an establishment in the community.

**Policy SAF-1.3:** Evaluate safety hazards. The County shall evaluate potential safety hazards when considering General Plan Amendments, rezoning, or other project approvals (including but not limited to new residential developments, roads, or highways, and all structures proposed to be open to the public and serving 50 persons or more in areas characterized by any of the following: 1) Slopes over 15 percent; 2) Identified landslides; 3) Floodplains; 4) Medium, high, or very high fire hazard severity; Former marshlands; and 6) Fault zones.

**Analysis:** A major safety hazard associated with the project site is the existing floodplain. According to the National Flood Hazard Layer from FEMA, areas surrounding the project site, including portions of proposed landscape area, are within Flood Hazard Areas A and AE, meaning these areas are subject to inundation by the one percent chance or 100-year floodplain area and are considered high-risk flood zones. Due to this, the Napa County Engineering Division has included the following condition: No person shall deposit or remove any material, excavate, construct, install, alter or remove any structure within, upon or across a Special Flood Hazard Area, nor otherwise alter the hydraulic characteristics of as Special Flood Hazard Area without first obtaining a floodplain permit pursuant to Chapter 16.04 of the Napa County Code of Ordinances.

Another major safety hazard at the project site are existing fire hazards, and to address this the Napa County Fire Marshal's Office has set forth 20 recommended conditions of approval (see Attachment B). These conditions address issues including fire safety construction and building codes, emergency vehicle accessibility, access road design



and standards, access gates, hydrant standards, sprinkler system standards, egress for emergency exits and exit standards, and defensible space.

With these additional conditions of approval together with the standard development conditions of approval described in Attachment B, the project is in compliance with General Plan Policy SAF-1.3 from the Safety Element.

11. That, in the case of groundwater basins identified as "groundwater deficient areas" under Section 13.15.010, the proposed use would not require a new water system or improvement, or utilize an existing water system or improvement causing significant adverse effects, either individually or cumulatively, on said groundwater basins in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080 of this code;

The proposed project is in the Milliken-Sarco-Tulucay (MST) subarea, which is designated as a Napa County groundwater deficient area under NCC § 13.15.010. The project will not require a new water system or improvement causing significant effects as it will be served by the City of Napa Water Service Area. No adverse effects, either individually or cumulatively, on any groundwater basins are expected.

12. That, in the case of other groundwater basins, or areas which do not overlay an identified groundwater basin, substantial evidence has not been presented which demonstrates that the new water system or improvement might cause a significant adverse affect on any underlying groundwater basin, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080 of this code;

As the project is utilizing the City of Napa Water Division, and is not located within the Napa Valley Subbasin as identified by the Groundwater Sustainability Agency boundary. As such, the project will not require a groundwater permit under NCC § 13.15.070 or 13.15.080 of this code.

13. In the case of a development or improvement with a reasonably foreseeable connection to a public water supply as defined in Section 13.15.010, regardless of the number of parcels served, that the proposed use would not require a new water system or utilize an existing water system necessitating a groundwater permit pursuant to Chapter 13.15. This finding shall not be required if the applicant presents substantial evidence demonstrating that the use of groundwater for such development or improvement would not have a significant adverse effect on the underlying groundwater basin; or if that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080 of this code.

The proposed project relies on water from the City of Napa. The applicant has provided a Water Availability Analysis prepared by Sherwood Design Engineers, revised in September 2024, which demonstrates that this finding shall not be required as the use of groundwater is not an element of the project proposal.



“B”

Recommended Conditions of  
Approval and Final Agency  
Memos



## RECOMMENDED CONDITIONS OF APPROVAL

### SILVERADO RESORT & SPA PROJECT USE PERMIT MINOR MODIFICATION APPLICATION NO. P24-00141-MM 1600 ATLAS PEAK RD, NAPA, 94558 APN: 060-010-001-000

This Permit encompasses and shall be limited to the project commonly known as **The Silverado Resort & Spa Project, located at 1600 Atlas Peak Rd, Napa**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and, therefore, have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

## PART I

### 1.0 PROJECT SCOPE

This Permit encompasses and shall be limited to:

- 1.1 An Exception to the Napa County Road and Street Standards to permit a firetruck turnaround and Emergency Vehicle Access road to be located approximately 260 feet from the proposed 1,750 square foot event lounge.
- 1.2 Construction of an event pavilion (9,308 square feet) and an event lounge (1,750 square feet) for a total additional square footage of 11,358 square feet of resort use.
- 1.3 Landscaping elements including event and activity lawns (19,062 square feet), landscaped planting beds (23,456 square feet), and native grass area (41,224 square feet).

The **Silverado Resort & Spa Project** shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion of or change in use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.



## **2.0 STATUTORY AND CODE SECTION REFERENCES**

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

## **3.0 MONITORING COSTS**

All Staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the permittee's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

## **PART II**

## **4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT**

Permittee shall comply with the following during operation of the project:

### **4.1 GROUND WATER MANAGEMENT – WELLS [RESERVED]**

### **4.2 AMPLIFIED MUSIC**

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

### **4.3 TRAFFIC**

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (4:00 p.m. – 6:00 p.m.). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

### **4.4 PARKING**

The location and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage.



Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during authorized events. In no case shall parking impede emergency vehicle access or public roads.

4.5 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use or occupancy of an existing building unless the building is made to comply with requirements of the current CBC as for a new building.

4.6 FIRE DEPARTMENT – TEMPORARY STRUCTURES **[RESERVED]**

4.7 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

4.8 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.
- b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.
- c. All outdoor screening, storage, mechanical equipment and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior equipment shall be maintained to not create a noise disturbance or exceed noise thresholds in the County Code.
- d. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.
- e. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.9 NO TEMPORARY SIGNS

Temporary off-site signage, such as “A-Frame” signs are prohibited.

4.10 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of



those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated February 27, 2025.
- b. Department of Public Works operational conditions as stated in their Memorandum dated November 7, 2025.
- c. Environmental Health Division operational conditions as stated in their Memorandum dated November 1, 2024.
- c. Fire Department operational conditions as state in their Memorandum dated January 1, 2025.
- d. Napa Sanitation District operational conditions as stated in their Memorandum dated March 26, 2025

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

#### 4.11 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

#### 4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. The exterior doors and windows of the structures referenced in COA No. 1.2 shall be closed during all events.
- b. Outdoor musical programs shall be limited to those permitted in conjunction with an event approved by Temporary Event License or Site Plan Approval.

#### 4.13 PREVIOUS CONDITIONS **[RESERVED]**

### **PART III**

## **5.0 PREREQUISITE FOR ISSUANCE OF PERMITS**

### **5.1 PAYMENT OF FEES**

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.



## **6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES**

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

### **6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS**

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated February 27, 2025.
- b. Department of Public Works plan review/construction/preoccupancy conditions as stated in their Memorandum dated November 7, 2025.
- c. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated November 1, 2024.
- c. Fire Department plan review/construction/preoccupancy conditions as state in their Memorandum dated January 1, 2025.
- d. Napa Sanitation District plan review/construct/preoccupancy conditions as stated in their Memorandum dated March 26, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

### **6.2 BUILDING DIVISION – GENERAL CONDITIONS**

Please contact the Building Division with any questions regarding the following:

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.



- c. All areas of newly designed and newly constructed buildings, facilities and or site improvements must comply with the CBC accessibility requirements, as well as, American with Disabilities Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

#### 6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

#### 6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this permit. The plan shall be prepared pursuant to the Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and, to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.



- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g., tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.
- e. All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6-inch raised concrete curb.

#### 6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

#### 6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or be made virtually invisible from the subject roadway.

#### 6.7 MECHANICAL EQUIPMENT

- a. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building if screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights shall be subject to review and approval by the PBES Director prior to the issuance of building permits.
- b. The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead



doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

- c. Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the PBES Director.
- d. Exterior equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

#### 6.8 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

#### 6.9 ADDRESSING

All project site addresses shall be determined by the PBES Director and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

#### 6.10 HISTORIC RESOURCES **[RESERVED]**

#### 6.11 DEMOLITION ACTIVITIES

- a. Final demolition plans of the Burger Shack shall be submitted for building permit issuance. A site plan prepared by a qualified professional shall denote streams, stream setbacks, existing and proposed improvements and slopes. No new construction or earthmoving activities is allowed within established stream setbacks unless specifically approved as part of this permit in COA No.1.0 (Scope) above. As determined by the PBES Director or designee, temporary construction fencing shall be placed at the stream setback line to prevent unauthorized encroachments.
- b. A landscape plan for the demolition area shall be submitted. The landscape plan shall be approved by the PBES Director or designee prior to installation.

#### 6.12 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

#### 6.13 PERMIT PREREQUISITE MITIGATION MEASURES **[RESERVED]**

#### 6.14 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

#### 6.15 FINAL MAPS **[RESERVED]**



**6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS**

- a. Building permit plans for the event pavilion approved in COA No. 1.2 shall include callouts identifying the following specific treatment and exterior shell features identified for noise reduction in the June 2, 2025, Noise Study by Salter, have been incorporated into the project.

1. Acoustic panels Type AP-1 with MechoShade blackout shades for exterior glazing;
2. Walls shall be Type W1, which is an insulated single metal stud wall with one layer of gypsum board on the interior, with the exterior face being comprised of plywood, one-inch-thick sheathing, and polyash siding finish
3. Exterior glass swing doors will use a tested STC 33 system with 3/4-inch-thick glass with 3/8-inch airspace, kerfed gaskets, door sweeps, door shoes, and weather stripping, in addition to exterior glass bifold doors using a tested STC 41 system

If changes in the proposed building would cause any of the specific treatment or exterior shell features to change substantially from what is described in the June 2, 2025, Noise Study the permittee shall include a memo from Slater identifying that the modifications meet or exceed the noise reduction assumptions for the construction of the event pavilion.

- b. Valley oak trees removed for the project shall be limited to eight and replaced at a 4:1 replanting ratio as described in the submitted Tree Replanting Exhibit dated August 27, 2025.

**7.0 PROJECT CONSTRUCTION**

Permittee shall comply with the following during project construction:

**7.1 SITE IMPROVEMENT**

Please contact Engineering Services with any questions regarding the following:

**a. GRADING & SPOILS**

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

**b. DUST CONTROL**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.



c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt tracked onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ [http://www.arb.ca.gov/portable/perp/perpfaq\\_04-16-15.pdf](http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf) or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING



In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

#### **7.3 CONSTRUCTION NOISE**

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities only shall occur daily between the hours of 8:00 AM to 5:00 PM.

#### **7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]**

#### **7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]**

### **8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES**

#### **8.1 TEMPORARY OCCUPANCY [RESERVED]**

### **9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES**

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence:

#### **9.1 FINAL OCCUPANCY**

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

#### **9.2 SIGNS**

Detailed plans, including elevations, materials, color, and lighting for any project identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if the signage to be installed is consistent with signage



plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATE/ENTRY STRUCTURES

Any gate installed at the project entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscape plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES

All demolition activities associated with the Burger Shack shall be completed, landscaping installed, and debris cleared from the subject parcel.

9.7 GRADING SPOILS **[RESERVED]**

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

- a. Applicant shall demonstrate to the Planning Division, prior to Planning Division Final, that all exterior doors, windows, and other improvements associated with structures in COA No.1.2 are tight-fitting with acoustic perimeter gaskets and noise insulating measures installed.





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Planning, Building & Environmental Services

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

Brian D. Bordona  
Director

## MEMORANDUM

To: Andrew Amelung, Planning	From: Jeannette Doss, Engineering
Date: February 27, 2025	Re: Silverado Resort and Spa Use Permit Mod – Engineering CoA 1600 Atlas Peak Road, Napa, CA 94558 P24-00141 APN: 060-010-001-000

The Engineering Division received a referral for comment on a modification to an existing use permit. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

### EXISTING CONDITIONS

1. Portions of existing parcel are located within the 100-year Special Flood Hazard Area per FEMA Flood Insurance Rate Map 06055C0510F.
2. Parcel is currently developed with a golf course and resort.

### RECOMMENDED APPROVAL CONDITIONS:

#### OPERATIONAL CHARACTERISTICS

1. All roadway, access drive, and parking area improvements shall be completed prior to execution of any new entitlements approved under this Use Permit Modification.

A handwritten signature in black ink, appearing to read "Brian D. Bordona".

#### PREREQUISITES FOR ISSUANCE OF PERMITS

2. No person shall deposit or remove any material, excavate, construct, install, alter or remove any structure within, upon or across a Special Flood Hazard Area, nor otherwise alter the hydraulic characteristics of a Special Flood Hazard Area without first obtaining a floodplain permit pursuant to Chapter 16.04 of the Napa County Code of Ordinances.
3. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall conform to the Road Exception Evaluation composed by this Division, dated February 27, 2025 and enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local codes. Any roadway, proposed new or reconstructed, not included in the above mentioned Road Exception Evaluation shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards at the time of use permit approval. The property owner shall obtain a permit for all proposed roadway improvements.



4. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and grading permit documents at the time of permit application. A plan check fee will apply.
5. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
6. **Prior to issuance of a building permit and/or grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
7. **Prior to issuance of a building and/or grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
8. **Prior to issuance of a building and/or grading permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

**PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY**

9. All roadway, access drive, and parking area improvements shall be completed **prior to** issuance of temporary occupancy of any new and/or remodeled structures.

**PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY**

10. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.
11. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707)259-8179 or by email at [Jeannette.Doss@countyofnapa.org](mailto:Jeannette.Doss@countyofnapa.org)






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**Brian D. Bordona**  
Director

## MEMORANDUM

To:	Andrew Amelung, Planning	From:	Jeannette Doss, Engineering Division 
Date:	February 27, 2025	Re:	Silverado Resort & Spa Evaluation of Napa County Road and Street Standards Exception Request 1600 Atlas Peak Road, Napa, CA 94558 P24-00141      APN: 060-010-001-000

### Road Modification Request

The Engineering Division received a request (the request) by Sherwood Design Engineers, dated January 23, 2025 for an exception to the design criteria as outlined in the latest edition of the Napa County Road and Street Standards (RSS), Revised April 18, 2023 {Resolution 2023-59} as part of an application for a modification to an existing Use Permit. Access to the subject property is off of Westgate Drive. The applicant is seeking an exception to allow the turnaround to be greater than 50 ft from the proposed lounge structure. All other portions of the proposed and existing driveway will be improved to minimum design standards for a Emergency Vehicle Access, per the 2023 RSS. The nature and constraints for the road exception are as follows:

### EXCEPTION #1 EMERGENCY TURNAROUN LOCATION EXCEPTION:

The RSS requires that the emergency vehicle turnaround be located within 50 ft of the structure. This project includes an emergency vehicle turnaround that is 350 feet from the lounge. A pedestrian path and separate cart path connect the proposed turnaround area with the structure.

### **Engineering Division Evaluation and Recommendation:**

Engineering Division staff has reviewed the Request noted above and has made the following determination:

- The exception request has provided the necessary documentation as required by RSS Section 3. The request is in connection with an application for a modification to an existing use permit, and has received the appropriate environmental review from the Planning Division, therefore the approving body shall be the Zoning Administrator.
- The project site is located entirely within the Local Responsibility Area (LRA) according to the Cal Fire Fire Hazard Severity Zones Map. The property is also not designated as being in a Very High Fire Hazard Severity Zone (VHFHSZ).



- In accordance with Section 5 and Section 3 of the RSS, the Request has demonstrated that the project as proposed will provide measures which provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property.

The determinations stated above are based on existing site conditions and previous approvals. The Engineering Division supports the approval of the exception request as proposed with the following conditions that are in addition to any and all conditions previously placed on the project as part of the discretionary application. All roadway improvements shall be completed prior to execution of any new entitlement or final on all new development proposed:

1. The private drive surface shall be periodically maintained by the property owner to assure sufficient structural section for loading conditions equivalent to support apparatus weighing 75,000 pounds, and the design Traffic Index.
2. The property owner shall also install clear directional signage at the entrance to the driveway and all internal roadways. The directional signage shall be consistent with California Department of Forestry and Fire Protection requirements and shall be a minimum 6 inch letter height, .75 inch stroke, reflectorized, contrasting with the background color of the sign.
3. The roadway improvements shall be constructed and maintained to the approved condition prior to any new commercial use and/or occupancy. Maintenance of the roadway shall continue throughout the life of the parcel and its proposed use. The County may require future road design changes if changes in use or intensity are proposed in the future.
4. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted request shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.



**EXHIBIT A**

SILVERADO RESORT & SPA  
ROAD EXCEPTION REQUEST



January 23, 2025

Brian Bordona  
Director  
Napa County Planning, Building & Environmental Services (PBES) Department  
1195 Third Street, Second Floor  
Napa, CA 94559

Re: P24-00141 Silverado Resort & Spa Project  
1600 Atlas Peak Road, Napa, CA 94558, APN 060-010-001  
Road and Street Standards Exception Request

Dear Mr. Bordona,

The Silverado Resort & Spa is proposing to construct two new structures and associated improvements under Use Permit P24-00141. The two new structures (the Atrium Pavilion and the Lounge Pavilion) are constructed within the “Grove” area on the subject parcel. The project located at the above referenced parcel is requesting a road exception request to the Napa County Road and Street Standards (R&SS) for access to the Lounge Pavilion.

Emergency Vehicle Access (EVA) to the “Grove” area is provided off Hillcrest Drive and travels around the golf course area to the southeasterly side of the Atrium Pavilion (refer to sheet C2.1 from the Silverado Resort & Spa “The Grove” Use Permit Set). The EVA access road travels around the Atrium Pavilion with a firetruck turnaround located near the structure and within the 50 foot required distance.

An unnamed blue line stream, tributary to Milliken Creek, flows through the Grove area. The Atrium Pavilion is located east of the stream and the Lounge Pavilion is located to the west. A pedestrian path and a separate cart path currently exist between the proposed locations of the Atrium and Lounge Pavilions. Primary access to the Lounge Pavilion will continue to be provided through golf cart paths from the Resort & Spa main entrance.

An exception to the R&SS is requested to permit a firetruck turnaround and EVA access road to be located greater than 50 feet from the structure. The firetruck turnaround is located approximately 350 feet from the structure. The EVA access road is located approximately 260 feet from the Lounge Pavilion. Access between the two structures is provided through a foot path and golf cart path.



**Exception Request and Justification**

The R&SS allow for such exceptions when the following summarized criteria are met:

- i. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like;*

The exception to the R&SS is requested to preserve the existing unnamed blue line stream and surrounding oak trees. Installing an EVA access road and turnaround within 50 feet of the Lounge Pavilion will require a new road and a fire truck-rated creek crossing that requires grading and infrastructure improvements within the creek setback, stream riparian zone, and oak woodland. The proposed plan has been reviewed with the Napa County Fire Department and the proposed EVA access route shown on Sheet C2.1 of the Use Permit plan is sufficient for providing services to both Pavilion buildings.

Thank you for your consideration of our request for this exception. You may contact us directly at 707.773.7829 with any questions or to schedule a site visit if necessary.

Sincerely,

*Christina Nicholson*

Christina Nicholson, P.E.  
Project Manager





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**Department of Public Works**

1195 Third Street, Suite 101  
Napa, CA 94559-3092  
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Main: (707) 253-4351  
Fax: (707) 253-4627

**Steven Lederer**  
Director

## MEMORANDUM

To: PBES Staff

From: Anna Vickroy, P. E., T.E.  
Traffic Engineering Staff Consultant

Date: November 7, 2024

Re: Silverado Resort & Spa, P24-00141  
**Use Permit Minor Modification**

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to review the application materials for the Silverado Resort & Spa Use Permit Minor Modification, dated May 14, 2024 to construct an approximately 8,300 square foot building to host events in an area known onsite as "The Grove". The project is located at 1600 Atlas Peak Road, (APN 060-010-001) in Napa, CA.

To prepare this memorandum, the following documents were reviewed:

- Revised Project Statement dated September 30, 2024 by Coblenz, Patch, Duffy & Bass LLP
- Revised Water Availability Analysis dated September 2024 by Sherwood Design Engineers
- Response to Comments Letter dated September 5, 2024 by Sherwood Design Engineers
- Revised Plan Set dated September 5, 2024 by Sherwood Design Engineers

After careful evaluation of the above mentioned submitted documents, we have determined that the project will not generate additional daily or peak hour trips and thus will not have any traffic impacts. Additionally, a left-turn lane warrant analysis is not required due to the low through traffic volumes on Atlas Peak Road, and the fact that most patrons access the subject property via a right-turn into the driveway. There is an existing signal at the main driveway providing protected access for left-turns out of the driveway.

Since the proposed project does not have any traffic impacts and there are no proposed improvements within or adjacent to the public right-of-way, we offer no conditions of approval.

If you have any questions or concerns on this matter, please contact Ahsan Kazmi, P. E. at [ahsan.kazmi@countyofnapa.org](mailto:ahsan.kazmi@countyofnapa.org) or call (707) 259-8370.





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**Brian D. Bordona**  
Director

MEMORANDUM

To: Andrew Amelung, Project Planner	From: Maureen S. Bown, Senior Environmental Health
Date: 11-01-2024	Re: Use Permit # P24-00141 Silverado Resort & Spa Minor Modification- Wedding Venue at the Grove Area 1600 Atlas Peak Road, Napa APN 060-010-001-000

Environmental Health staff has reviewed an application requesting approval for a pavilion at the Grove, as described in application materials. This Division has no objection to approval of the application with the following conditions of approval:

*Prior to building permit issuance:*

1. All waste water lines of the proposed development must be connected to the Napa Sanitation District.
2. The proposed development must be connected to the City of Napa water system.
3. Complete plans and specifications for the future food preparation areas, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to issuance of any building permits for said areas. An annual food permit will be required.
4. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.
5. All improvements must meet clearance per Napa County Code Section 13.28.040.



*During construction and/or prior to final occupancy being granted:*

6. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

*Upon final occupancy and thereafter:*

7. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/> , and be approved by this Division within 30 days of said activities.
8. The applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.
9. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.





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**Napa County Fire Department  
Fire Marshal's Office**

951 California Blvd  
Napa, CA 94559  
www.countyofnapa.org  
Main: (707) 299-1464

**Jason W. Downs**  
Fire Marshal

## **Napa County Fire Department Conditions of Approval**

<b>TO:</b>	Planning Department	<b>DATE:</b>	1/31/2025
<b>FROM:</b>	Jason Downs, Fire Marshal	<b>PERMIT #</b>	P24-00141
<b>SUBJECT:</b>	Silverado Resort and Spa – Grove Pavillion	<b>APN:</b>	060-010-001-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
  1. Automatic fire-extinguishing systems
  2. Fire alarm and detection systems and related equipment
  3. Fire Hydrant and Underground Mains
4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards
5. The Napa County Fire Marshal's Office has reviewed and acknowledges the road exception attached to p24-00141. Before issuance of a building or grading permit, the owner shall demonstrate on the plans that all roadway construction associated with this application shall conform to the Road Exception Evaluation composed by the Napa County Engineering Division. Any roadway proposed new or reconstructed, not included in the above-mentioned Road Exception Evaluation shall meet the requirements for a Emergency Vehicle Access driveway as outlined in the latest Napa County Road and Street Standards (RSS).





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**Napa County Fire Department  
Fire Marshal's Office**

951 California Blvd  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)  
Main: (707) 299-1464

**Jason W. Downs**  
Fire Marshal

## **Napa County Fire Department Conditions of Approval**

6. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
8. EVA Driveways shall be a minimum of 10 feet in width with a 4-foot shoulder and 15-foot vertical clearance.
9. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and 25-foot taper on each end.
10. Turnarounds are required on driveways and dead-end roadways.
11. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.
12. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
13. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.
14. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.





A Tradition of Stewardship  
A Commitment to Service

**Napa County Fire Department  
Fire Marshal's Office**

951 California Blvd  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)  
Main: (707) 299-1464

**Jason W. Downs**  
Fire Marshal

## **Napa County Fire Department Conditions of Approval**

15. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
16. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
17. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
18. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
19. Provide and maintain a 100-foot defensible space around all structures in accordance with the Napa County Defensible Space Guidelines.
20. Provide and maintain a 10-foot defensible space on both sides of all roadways leading to the facility, in accordance with the Napa County Defensible Space Guidelines.

Please note the conditions of approval noted above are based on the Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ [www.countyofnapa.org/firemarshal](http://www.countyofnapa.org/firemarshal). Should you have any further questions please contact me at (707) 299-1467 or email me at [jason.downs@countyofnapa.org](mailto:jason.downs@countyofnapa.org)





March 26, 2025

Planning, Building, & Environmental Services  
County of Napa  
1195 Third Street, Suite 210  
Napa, CA 94559

SUBJECT: 24-00141 The Grove at Silverado Resort, REFRL-001587, Sherwood Engineers, 1600 Atlas Peak Road (Amelung)

The owner shall pay to NapaSan the prevailing fees and charges in effect as established by Resolutions and Ordinances before the issuance of a County Building Permit, and shall adhere to the rules and regulations as they apply to the application.

NapaSan has identified the following comments based on the current application. NapaSan reserves the right to modify the following conditions/comments based on changes to future applications or changes to the project site plan.

The proposed project shall be subject to the following conditions of approval:

1. A NapaSan permit is required for this project. A plan showing the required sanitary sewer improvements, conforming to NapaSan standards, shall be prepared by a registered civil engineer and submitted to NapaSan for approval prior to issuance of permits.
2. This project will increase projected sewer flows at a greater intensity than what was evaluated in NapaSan's 2021 Collection System Master Plan. The sewer system that serves the Silverado Resort was designed to serve a finite number of connections and is at buildout capacity. NapaSan will require the project to comply with the requirements of NapaSan Board Resolution 21-006 for wet weather flow mitigation. The requirements of Resolution 21-006 include:
  - a. The developer shall enter into an agreement with NapaSan to fund all costs to design and construct an Inflow & Infiltration (I&I) reduction project located upstream of a sewer pipeline where flows are projected to be greater than capacity.
  - b. The developer shall pay for NapaSan to install flow monitors in the collection system immediately upstream of the impacted pipeline during the wet weather seasons before and after the I&I project is constructed.

March 26, 2025  
Page 1





3. A grease interceptor will be required for any restaurant or food service types of use.
4. Should there be a drain in the trash enclosure, it shall be connected to the grease interceptor serving the building and the trash enclosure shall meet NapaSan standards. Contact NapaSan for more information.
5. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
  - a. Plan Check Fees
  - b. Inspection Fees
  - c. Capacity Charges for commercial space (based on use and square footage. Outdoor dining and event space are included in the square footage)
6. Floor drains are not allowed except in restrooms and food service areas.
7. NapaSan has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at NapaSan's website ([www.NapaSan.com](http://www.NapaSan.com)). NapaSan may revise the standard specifications and details at any time. It is the responsibility of the engineer, contractor, and developer to verify that they are in possession of the current version of the standards prior to design and construction of sanitary sewer and recycled water improvements.

The capacity charge for an equivalent dwelling unit currently is \$11,818 and will increase by the Consumer Price Index (CPI) annually in July. Commercial capacity charges are determined per NapaSan Code Section 5.02.030.B. Contact NapaSan Staff at (707) 258-6012 or [gglascott@napasan.com](mailto:gglascott@napasan.com) for additional information.

Sincerely,

Gavin Glascott, P.E.  
Associate Engineer



“C”

CEQA  
Exemption  
Memorandum

Silverado Resort & Spa Project  
Minor Modification to Non-Winery Use Permit P24-00141-MM  
Planning Commission Hearing – October 15, 2025





A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

Main: (707) 253-4417  
Fax: (707) 253-4336

**Brian D. Bordona**  
Director

To:	Brian D. Bordona, PBES Director	From:	Andrew Amelung, Planner II
Date:	October 15, 2025	Re:	P24-00141-MM Silverado Resort & Spa Use Permit Minor Modification Categorical Exemption Determination 1600 Atlas Peak Rd, Napa APN: 060-010-001-000

**Background:**

The proposed project will allow the conversion an existing outdoor hospitality area consisting of a landscaped courtyard, storage shed, staging structure, and burger shack all known as The Grove to an indoor event pavilion (9,308 square feet) and an event lounge (1,750 square feet). The proposed construction will result in an additional 11,058 square feet of resort use to the existing resort mansion (21,080 square feet), convention center (26,100 square feet), and hotel space (221,000 square feet). The proposal also involves landscaping elements that include event and activity lawns (19,062 square feet), landscaped planting beds (23,456 square feet), and native grass area (41,224 square feet). An Exception to the Napa County Road and Street Standards (RSS) is also requested to permit a firetruck turnaround and Emergency Vehicle Access (EVA) road to be located approximately 260 feet from the proposed event lounge. The RSS require that the EVA be no greater than 50 feet from the proposed event lounge. The Exception to the RSS is requested to preserve the natural location of an unnamed blue line stream that serves as a tributary to Milliken Creek. The removal of eight valley oak trees is included in the project proposal, with a replanting ratio of 4:1 resulting in 32 new valley oaks of 15-gallon minimum size will be planted on the property.

Under Napa County Code (NCC) §18.124.130, minor modifications to use permits can be approved by the zoning administrator or the Planning Commission for changes in location and/or size of approved structures or portions thereof, provided that the approval of the requested minor modification would not affect the overall concept, density, intensity or environmental impact, and would not result in any structure or the aggregate of all approved structures being increased by 25 percent in size or one story in height based on size allowed under the approved use permit. The proposed increase of 11,358 square feet of resort space represents a 24.1 percent increase to just the resort mansion and convention center, however when the 221,000 square feet of hotel space is included, it represents merely 4.24 percent increase in size. The Silverado Resort and Spa, also known as the Silverado Resort and Country Club, is one of the oldest Master-Planned Development Projects in Napa County. With the original golf



course dating back to the 1950s, the resort itself was established first through a 1964 rezone to the PC (Planned Community) zoning district, followed by the approval of a master site plan and use permit. Several additional ministerial and discretionary permits have been approved since then, including additional community subdivisions, remodel permits for the clubhouse and pro shop, outdoor advertising permits, expansions to the clubhouse and conference center, building permits for accessory structures, watercourse alteration permits, parking expansions, and tournament entitlements.

The Planned Development (PD) zoning district (formerly the PC zoning district) is intended to be applied in those areas of the county shown as “urban residential” to increase the opportunity for diversified uses by providing a means for integrating townhouse, row house, condominium and cluster housing in a desirable relationship to planned common use space, limited commercial, institutional, educational, cultural, recreational and other uses, while at the same time preserving the quality of urban environment fostered by the general plan.

#### **Existing Conditions and Environment Setting:**

The proposed project is located on an approximately 278.73-acre parcel within the PD zoning district with an Urban Residential (UR) General Plan designation located at 1600 Atlas Peak Rd, Napa, CA; APN: 060-010-001-000. The project site, as well as much of the surrounding area, has been heavily modified by decades of master-planned resort and residential development. The site is located within an area of the Silverado Resort and Spa commonly referred to as “The Grove.” The Grove is an area of land surrounded by the South Golf Course with a tributary of Milliken Creek running through it from north to south. The area is developed in a manner similar to an urban park, with professional landscaping, a large courtyard patio, foot and golf cart bridges, golf course restrooms, and a burger and hotdog stand, as well as a fenced off area for equipment storage. The area experiences heavy pedestrian and golf cart traffic throughout the day as guests of the resort often congregate in the courtyard patio area to eat and socialize. The site is also the location of several events throughout the year that primarily consist of weddings, dinners, and musical performances. The proposed pavilion and lounge will provide additional facilities and accommodation for hosting these events throughout the year. The number of events, type of events and duration of events will not increase and will remain consistent with existing operations.

Primary access to the project site is from Atlas Peak Road, a designated a county collector road, with access to Hardman Avenue, a county arterial road approximately 0.12 miles to the north, as well as Highway 121 (Monticello Road), another county arterial road, approximately 0.84 miles to the south. Additional emergency vehicle access routes connect to the project site via Hillcrest Road, which also has access to Highway 121 located approximately 0.61 miles from the emergency access point. Highway 121 is a designated viewshed road, however the project site is not visible from any vantage points within the immediate vicinity.

Land uses within the immediate vicinity include planned development, urban residential, single and multifamily units developed within 24 distinct clusters that are part of the original master-planned community. In 1981, a Development Agreement was adopted by the Board of Supervisors that replaced an unbuilt shopping center and unbuilt condominiums with single family residences. The agreement identified cluster units that are subject to being rented on a daily, weekly, or other limited term basis, and to this day these are the only residential units within the County that are entitled to short-term rentals and transient occupancy. Other land uses within one mile of the proposed project include rural



residential units and agriculture, primarily vineyards, orchards and grazing land, in the AP, AW, and RC zoning districts to the west, rural residences and open space in the AW zoning districts to the north and east, and more densely populated residential units in the RC and RS zoning districts to the south.

The City of Napa is approximately 1.63 miles to the south, and the area immediately to the south and southwest of the project parcel is classified as a secondary sphere of influence study area (Monticello Area) in the 2014 City of Napa Sphere of Influence Review and Update. The parcel is currently served by City of Napa utilities, and the proposed project will continue to utilize City of Napa Water District and Napa Sanitation District services. The proposed project is located in the County of Napa garbage and recycling Zone 1, an area that is served as part of an exclusive franchise agreement with Napa County Recycling and Waste Services. The project is located within the Napa Valley Unified School District, with one elementary school located within one mile. The Napa County Airport is the closest airport located approximately 8.65 miles from the proposed project. There are two producing wineries within the immediate vicinity of the proposed project: William Hill Winery is located on an adjacent parcel to the northwest, and is currently producing up to 720,000 gallons of wine per year, with visitation entitlements of up to 13,000 visitors per year, while Del Dotto Winery is located just south of the proposal, and is currently producing up to 20,000 gallons per year, with visitation entitlements of up to 2,600 visitors per year.

There are two primary geologic units at the project site. To the west there is a quaternary surficial alluvium deposit from the Holocene and late Pleistocene epoch, while to the east there is a Sonoma volcanic sedimentary deposit from the Pliocene-Miocene epoch. This divide has resulted in two primary soil types: Yolo loam found in the alluvium deposit to the east and Hambright-Rock outcrop complex found in the volcanic sedimentary deposit to the west. Yolo loam generally occurs in areas between 0 to 10 percent slope, is well drained with moderate permeability and a high, water capacity and can be susceptible to erosion. It is often found in valleys and areas of prime farmland. Hambright-Rock outcrop complex generally occurs in areas between 2 to 30 percent slope, is well drained with a very low water capacity and moderate permeability, and it has medium to rapid runoff. This soil type is unique to this specific geographic area and can be found on hillsides generally used for grazing.

The project site is not in a dam levee inundation area, is not located near areas prone to landslides, and is approximately 0.69 miles to the east from Fault 62500, the nearest active fault. A major safety hazard associated with the project site is the existing floodplain. According to the National Flood Hazard Layer from FEMA, areas surrounding the project site, including portions of proposed landscape area, are within Flood Hazard Areas A and AE, meaning these areas are subject to inundation by the one percent chance or 100-year floodplain area and are considered high-risk flood zones.

The tributary of Milliken Creek that runs north to south through the Grove merges with Milliken Creek approximately 2,210 feet south-southwest of the project site. The tributary is intermittent with a relatively narrow riparian zone dominated by valley oaks and ash trees. The channel which is typically dry will experience high, fast water events associated with prolonged or heavy rainfall. The confluence of Milliken Creek and the Napa River is located approximately 2.22 miles downstream from its merger with the tributary.

According to Napa County GIS data, Milliken Creek is identified as a Key Riparian Corridor using a dataset that is comprised of rivers and streams selected from Steelhead trout critical habitat (NOAA



Fisheries, Southwest Regional Office), runs for Steelhead trout (Leidy, et al. 2005, Becker et al. 2007, Becker and Reining 2008, 2009) or Coho Salmon (Shannon and Christy 2010), or streams inhabited by either California roach or riffle sculpin (Leidy 2008). While Milliken Creek is identified as a Key Riparian Corridor, the tributary that runs through the project site is not.

The Napa County GIS Vegetation dataset identifies the area as containing riparian woodland and developed area vegetation types. This is based on mapping that was completed in 2016 by a University of California Davis group using a 2016 edition of one meter color aerial imagery taken by the National Agriculture Imagery Program (NAIP) as the base imagery. While aerial imagery can provide baseline information, actual site conditions vary significantly from what is visible on aerial images with what is observed during site assessments, and ground reviews are necessary to confirm the presence, extent, and condition of habitat types.

According to the California Natural Diversity Database (CNDDDB), the project site is not part of an area identified as a habitat for rare species or natural community types, however there are two areas on the parcel identified for rare species. Occurrences of Napa bluecurls (*trichostema ruygtii*) have been identified approximately 0.35 miles to the west of the proposed project. The Napa bluecurl is a species of flowering plant in the mint family and was first described in 2006. It can be found along Atlas Peak Road near the resort entrance. Approximately 0.62 miles to the north, occurrences of narrow-anthered brodiaea (*brodiaea leptandra*) have been identified, which is a perennial herb that is native and endemic to California. Neither species were identified in the habitat assessment and are not believed to occur at the project site.

Zentner Planning and Ecology conducted a site review and habitat assessment of the project site on August 19, 2024. Regarding the mapped riparian woodland habitat classification, the assessment concluded that this “is a good example of when large-scale mapping based on aerial images can be inaccurate.” The mapped riparian woodland vegetation community is shown as extending north, northwest of the project site into the center portion of the golf course. This center portion of the mapped area is devoid of any waterways and the understory and surroundings are developed golf course fairways and rough; it is not riparian habitat. In addition to this, the study concludes that the mapping fails to pick up numerous other pockets of relictual oak woodland habitat within and outside the resort and instead labels much of the parcel as it all as “Developed” which is the case for a majority of the project site. The assessment goes on to state the “project site and surrounding oak trees are, in fact, remnants of oak woodland and oak savannah habitat that once dominated this region.”

Concerning the riparian classification, the assessment states that “(at) the project site, the presence of hydrophytic vegetation and other riparian indicators occur within the ephemeral channel’s top of bank. A true riparian habitat, such as that which exists (on the parcel) at Milliken Creek, contains a diverse structure of vegetation with different levels of canopy. Instead of this, the ephemeral tributary onsite contains a scattering of primarily valley oaks within the top of bank, with little to no vegetation beneath, except non-native annual grassland.” This non-native annual grassland is also part of the golf course rough.

The project is located within the PD zoning district, and as such the 3:1 replacement ratio described in Napa County Code §18.108.020 (Conservation Regulations) for the AW zoning district does not apply. Despite this, the project is proposing a 4:1 replacement ratio for the eight valley oak trees to be



removed, with submitted plans for the replanting of 32 valley oak trees on the property (See Attachment H). This is consistent with General Plan Policy CON-24, which requires the replacement of lost oak woodlands or preservation of like habitat at a minimum of 2:1 ratio when retention of existing vegetation is found to be infeasible. The 32 trees will be planted across six designated areas on the parcel and will include a minimum size of 15-gallon oak plantings. The eight valley oak trees to be removed represent a reduction from the original ten valley oak trees marked for removal, and an amended habitat assessment dated August 27, 2025 has been submitted to reflect the reduction in tree removal and increase in replanting ratio.

The applicants submitted a Grove Event Noise Study completed by Salter Acoustical Consultants dated September 30, 2024 (See Attachment G). The study is based on two noise measurement locations, one attached to the courtyard perimeter fence and another was attached to a tree near the property line and closest residence to the proposed project. Three outdoor events were measured that include a dinner with 25 guests that took place on August 28, 2024, a wedding with 200 guests that took place on August 31, 2024, and another wedding with 100 guests that took place on September 1, 2024. The dinner included an amplified violin and background music and reached a decibel level (dBA) of 57 dBA at the measurement location near the property line. The August 31<sup>st</sup> wedding included a 14-piece amplified band and reached 78 dBA at the property line, while the September 1<sup>st</sup> wedding included a DJ and reached 73 dBA at the property line. These existing noise levels approach or exceed the exterior noise levels described in General Plan Policy CC-38 for urban single-family and duplex residential units for both daytime (7 a.m. to 10 p.m. – 60 dBA) and nighttime (10 p.m. to 7 a.m. – 50 dBA) levels. The Noise Study demonstrated that with the amplified bands and DJs being moved indoors to the new Pavilion Building, the new event space will have interior acoustic treatment to reduce overall noise levels below the County's maximum daytime and nighttime noise thresholds. Ceremonies with without amplified noise that would exceed Napa County noise standards will still be held outdoors, and there will be no change in event types, maximum size, or duration compared to existing operations. With exterior doors and windows shut and the physical design features described below incorporated into the new Pavillion Building, a significant noise reduction of at least 35 dBA at the property line would prevent exceedances of the noise thresholds.

To further support this reduction in noise, the applicant provided a follow-up noise study that clarified the lounge structure will not be a source of noise exceeding General Plan standards, and the pavilion building design will incorporate the following physical features to reduce noise to acceptable levels: acoustic panels Type AP-1 with MechoShade blackout shades for exterior glazing, which will effectively reduce overall noise buildup within the space. The walls will be Type W1, which is an insulated single metal stud wall with one layer of gypsum board on the interior, with the exterior face being comprised of plywood, one-inch-thick sheathing, and polyash siding finish. Exterior glass swing doors will use a tested STC 33 system with 3/4-inch-thick glass with 3/8-inch airspace, kerfed gaskets, door sweeps, door shoes, and weather stripping, in addition to exterior glass bifold doors using a tested STC 41 system. All of these features, other exterior glazing improvements and closure of exterior doors and windows during all events will ensure the noise reduction of at least 35 dBA at the property line. The applicant's revised project description includes when doors and windows are shut during all events with amplified noise that could exceed Napa County noise standards, and that the amplified noise will be reduced to below that standard, as event sizes can range from small groups to over 600 people. These measures have also been included in the Condition of Approval.



### **CEQA Exemption Criteria and Analysis:**

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. This project qualifies as an exempt activity under two (2) sections of Article 19:

#### **Class 1: Existing Facilities [California Code of Regulations (CCR) §15301(c)]**

Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

**Analysis:** Napa County CEQA Guidelines for Class 1: Existing Facilities, Section 3, describes Very Minor and Minor Modifications of existing use permits in conformance with NCC §18.124.130(B) as qualifying as a Class 1 Categorical Exemption. The proposed project meets the requirements NCC §18.124.130(B) as the increase of 4.24 percent of aggregate resort square footage does not exceed the 25 percent threshold described in NCC §18.124.130(B). Furthermore, the key consideration for existing facilities is whether the project involves negligible or no expansion of use. Weddings and events are already allowed at the resort throughout the year with a number of options for venue locations, and while the proposed project will allow weddings at The Grove location to extend beyond May through October, it will not allow for any increase in the intensity of use for events as the resort currently has no limit on the number of events it can host throughout the year, and as such there will be a negligible expansion of use from their existing entitlement.

#### **Class 4: Minor Alterations to Land [California Code of Regulations (CCR) §15304(a), (b), and (f)]**

Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Examples include but are not limited to:

(a) Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist.

(b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire-resistant landscaping.

(f) Minor trenching and backfilling where the surface is restored.

**Analysis:** The project involves minor private alterations in the condition of land and vegetation. The project proposes the removal of ten valley oak trees that are healthy and mature, however they are not located in a designated scenic corridor and are not visible from a designated scenic road, and as such would not qualify as scenic trees. The primary development site, including the emergency vehicle access path, consists mostly of slopes between 0-5 percent, overall it does not exceed 10 percent, and will not occur in any waterway or wetland. The project is not located in a severe geologic hazard area or seismic



hazard zone. All new landscaping can be considered a replacement of the existing landscaped area and will be required to meet Napa County's Water Efficient Landscape Ordinance standards. Minor trenching for utility connections will include backfill and the surface will be restored.

**Conclusion:**

The project is categorically exempt from CEQA under §15301, §15304(a), (b), and (f). Under CEQA §15300.2, a project may only qualify as a Class 4 categorical exemption if the project does not present any significant effects due to unusual circumstances, cumulative impacts, scenic highways, hazardous waste sites, or historical resources. The proposed project is in the Planned Development zoning district and Urban Residential General Plan Designation, both of which support a project of this nature within Napa County. No cumulative impacts are expected as the master-planned resort has been designed for such capacity and use. The project site is not situated in a scenic corridor and is not visible from any Napa County viewshed roads. The project is not located on a hazardous waste site, and a statement has been prepared by the applicant demonstrating the removal of the existing "Burgerdog Shack" currently located at the project site does not constitute an impact to any historical resource. Therefore, the project does not present any exceptions to the Class 4 categorical exemption.



“D”

## Application Packet

Silverado Resort & Spa Project  
Minor Modification to Non-Winery Use Permit  
P24-00141-MM  
Planning Commission Hearing – October 15, 2025



## The Grove Conditional Use Permit Minor Modification Application

### Sub-1 Document List

- Minor Modification Application
- Project Document List
- Project Statement
- Plan Set, which includes Stormwater Control Plan
- Water Availability Analysis
- Wastewater Feasibility Study
- Soil Evaluation Report (to be delivered shortly)
- Land Use Notification Package by First American Title Company (two sets, hand delivery)



Scott Greenwood-Meinert  
D (415) 772-5741  
sgreenwood-meinert@coblentzlaw.com

July 21, 2025

Brian Bordona  
Director  
Planning, Building & Environmental Services  
Andrew Amelung  
Planner II  
1195 Third Street, 2nd Floor  
Napa, CA 94559

Re: Silverado Resort & Spa Minor Use Permit Modification Revised Project Statement  
PBES File No. P24000141; minor square footage corrections and Burger Shack

Dear Brian and Andrew:

On behalf of Silverado Resort & Spa you will find submitted with this revised project statement (original submitted in May 2024, augmented in January 2025) and on March 4th, which responds to comments provided in July from PBES, a response to comments memorandum prepared by Sherwood Design Engineers, the revised plans and two reports listed on pages 3-4. As already mentioned, Silverado Resort & Spa looks forward to working with PBES toward an efficient project approval and our entire support team, including Sherwood Design Engineers, are ready to respond to your questions or comments.

### The Proposed Project

This application seeks approval for the modification of the outdoor hospitality facility commonly referred to as the "Grove". The Grove presently consists of a significant landscaped courtyard area, with a storage shed, a staging structure, and a burger shack and a pavilion. The Grove has generally been in its improved/disturbed state, hosting events since the opening in 1967 of the South golf course, to which the Grove is adjacent. This application seeks approval for the replacement of the existing structures with an "atrium building of about 9,308 sf., with about 6,000 sf. of event space and a 1,000 square-foot catering kitchen, as well as a separate bridal lounge of approximately 1,750 sf. An improved event lawn would be a part of the Grove. The burger shack, which is about 50 years old, would be replaced with an upgraded and relocated facility that is an exterior facing portion of the northeast corner of the atrium building.

As with the existing Grove facilities, the proposed Grove would continue to be used by resort guests and Country Club members and continue to be served by existing resort employees. Accessibility, egress and building construction would all be pursuant to applicable, grading, building, and other codes. The proposed Grove is internal to the operations of the resort and will not introduce new uses. The proposal will allow the Resort to accommodate events at the Grove



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Page 2

on a year-round basis, in an indoor and air-conditioned building. Currently, the Grove is only available for guest use from mid-May to late-October, due to weather constraints.

The Grove usually hosts approximately 60-65 events each year, many of them with amplified sound. With the advent of a year-round facility, it is proposed that the Grove will be able to host an additional 45 – 50 events per year, primarily in the time period of late October to early May. It is anticipated that about 60% of these events will be new events, many of which will require overnight guest rooms as part of new bookings. Other events that are anticipated will be from existing groups that are staying in the resort, but will now be utilizing the new Grove instead of being transported to an off-site facility, either a restaurant or winery. So the new Grove, as proposed, will help the resort function better on a year-round basis, adding to the overnight guest room rentals in the resort's existing room rental pool.

It is important to note that Silverado Resort and Spa has been approved as a full service resort since its inception, which means it can operate every day as though it were booked full with guests and events for those guests. This means that the Grove as currently configured, or the new Grove if approved, could host an event 365 days a year.

The new lounge building, intended for use for bridal parties will provide a new facility for bridal parties adjacent to the Grove. Currently, bridal parties utilize a guest room and/or suite for the purpose of pre-wedding activities and are driven to the facility in a passenger golf cart.

The proposed Grove will not create any increase in the daily maximum number of employees, guests, or visitors already approved for Silverado. Thus the proposed Grove will not go beyond its existing approved pattern of use, with water as provided by the City of Napa or sewer as provided for by Napa Sanitation District. No increase in allowed uses are proposed and no new uses are proposed. The proposal does not result in any increase in density or intensity of use. Furthermore, no increase in traffic will result from this proposal, nor will additional parking be required. Please see the 1999 traffic study and parking study prepared by Silverado in conjunction with the County's approval of the Spa, which studied the resort at full capacity (with and without the Spa) at that time, which necessarily included events at the Grove. Those two 1999 studies found parking to be more than adequate at the resort and the County's approval of the Spa. Silverado has a traffic light installed at its entrance on Atlas Peak Road.

In terms of the square footage proposed for the new Grove, when set against the already approved and developed square footage of the buildings at Silverado (see below), the application qualifies as a minor modification under current County code section 18.124.130.

The proposed Grove will continue to operate as the existing Grove does, with events ending at 10 p.m. The proposed building's design speaks for itself, it will comply with the County's ordinances regarding lighting and as to noise when the doors and windows are closed. Silverado believes there will be minimal, if any, visual effects on neighboring residents.



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Page 3

The proposed Grove, as can be seen from the submitted landscaping plans, provides for the preservation of a number of oak trees and the mitigation at a 3 to 1 ratio for valley oak trees to be removed.

#### Silverado Background

Briefly, Silverado's original use permit for "commercial, apartments, townhouses, country club, resort, golf course, single family dwellings and related uses" was approved 1964 (File No. 37-64). But, the Vichy Springs Resort was developed on the property in 1953 as was an 18 hole golf course. Since 1964 a series of master plans and development agreements, with environmental impact reports, were approved by the County of Napa, with the last development agreement expiring in 1991. In 1999 the Spa was approved (with thorough analyses of Silverado's theoretical maximum traffic and parking based on existing approved capacities, plus the Spa) and in 2002 an expansion of the clubhouse, its restaurant and office buildings was approved.

Silverado includes 550 resort hotel rooms and condominiums (of which 340 are managed by the resort), the Miller Mansion (21,080 sf.), the Conference Center attached to the Miller Mansion (26,100 sf.), the Spa (17,485 sf.), and a number of other minor structures (about 4,000 sf.). The managed hotel rooms and condominiums total to about 221,000 sf., with the other structures adding to about 68,600 sf.

Silverado is one of Napa County's largest private employers with about 462 employees, with about 80 of those employees supporting the Grove, depending upon the size of the event being hosted there. Historically, a core component of Silverado's business is its hosting a large number of events each year, including weddings, conventions, a professional golf tournament and other events. The event business is a vital engine to Silverado and to Napa Valley as a whole. The Grove hosts a significant number of weddings and events every year, with 63 weddings planned for this year and 65 held last year. Other events at the Grove include conference lunches and dinners and other business or civic group lunches and dinners, including some events exceeding 600 guests.

An excellent indicator of Silverado's robust hospitality business and its benefits to the entire community is Silverado's 2023 transient occupancy tax contribution to the County of Napa was over \$4,000,000.



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Page 4

### CEQA

This application should meet the criteria for a CEQA Categorical exemption commonly referred to as the “common sense exemption” as set for in a CEQA Guidelines section 15061, which states: *If it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*

The Common Sense Exemption was adopted to the CEQA Guidelines to guard against the possibility that an obviously exempt type of project, but one not listed in the more specific guidelines for categorical exemptions “might be required needlessly to comply with the requirements of CEQA.” *Myers v. Board of Supervisors* (1976) 58CA3d 413, 425. It is intended to be a “catch all”. *Muzzy Ranch Co. v. Solano County Airport Land Use Comm’n* (2007) 41 C4th 372 (“Muzzy Ranch”). As established in this application missive, and support materials, there is a meaningful amount of evidence to support the County’s decision that this project is subject to this Common Sense Exemption.

### Revised Plans Included With Resubmittal

The revised plans show:

- A new sewer connection to Napa San facilities, no onsite septic system
- A new water connection per City of Napa comments
- A new EVA access plan to come across the south golf course to Hillcrest Ave., per comments from Napa Fire
- A Revised Water Availability Analysis responding to staff comments

### New Submittals

Being submitted for the first time, in response to comments and concerns from staff, are a Response to Comments Memorandum by Sherwood Design Engineers, a Stormwater Control Plan Report, a Habitat Assessment prepared by Zentner Planning and Ecology, and a Noise Study prepared by Salter Acoustics. The Habitat Assessment focuses on the Grove area oak trees and riparian banks. The Noise Study focuses on existing event noise at the Grove juxtaposed with event noise for the Grove once the proposal’s new event building is built, indicating a significant improvement in noise for nearby residents when that new event building is used.

To support the reduction in noise for the new Grove, the new event building design will incorporate a variety of physical features and characteristics to reduce noise to acceptable levels. Those features and characteristics are elaborated upon in the Noise Study. All of those features and closure of exterior doors and windows during events will ensure the noise reduction of at least 35 dBA at the property line when the doors and windows are closed during events. When doors and windows are shut during events with amplified noise that could exceed Napa County noise standards that the amplified noise will be reduced below that standard.



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Page 5

If you have questions or comments on the application materials provided, our team is ready to address those things promptly and professionally.

Cordially,

A handwritten signature in black ink, appearing to read "Scott Greenwood-Meinert". The signature is fluid and cursive, with the first name "Scott" being more prominent.

Scott Greenwood-Meinert

attachments





A Tradition of Stewardship  
A Commitment to Service

Planning, Building, & Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559  
Main: (707) 253-4417  
Fax: (707) 253-4336

## PLANNING APPLICATION FORM

### Applicant Information

#### Applicant Contact

Name: Todd Shallan, Vice President  
Mailing Address: 1600 Atlas Peak Road  
City: Napa State: CA Zip: 94559  
Phone: (707) 257-5430  
E-Mail Address: todd.shallan@silveradoresort.com

#### Property Owner Contact

Name: Todd Shallan, Vice President  
Mailing Address: 1600 Atlas Peak Road  
City: Napa State: CA Zip: 94559  
Phone: (707) 257-5430  
E-Mail Address: todd.shallan@silveradoresort.com

#### Agent Contact

Name: Scott Greenwood-Meinert  
Mailing Address: 700 Main Street, Suite 301  
City: Napa State: CA Zip: 94559  
Phone: (415) 772-5741  
E-Mail Address: sgreenwood-meinert@coblenzlaw.com

#### Other Representative Contact

☒ Engineer ☐ Architect ☐ Agent  
Name: Christina Nicholson, P.E.  
Mailing Address: 1665 2nd Street  
City: Napa State: CA Zip: 94559  
Phone: (707) 773-7829  
E-Mail Address: cnicholson@sherwoodengineers.com

#### Property Information

Project Name: Silverado Resort & Spa  
Project Address: 1600 Atlas Peak Road, Napa, CA 94559  
Assessor's Parcel Number(s): 060-010-001  
Size of site (acreage and/or square footage): ~278 acres  
General Plan Designation: UR Zoning: PD

#### Application Type<sup>1</sup>

File No(s) \_\_\_\_\_

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
<b>Erosion Control Plan:</b> <input type="checkbox"/> Track I <input type="checkbox"/> Track II  <input type="checkbox"/> Admin Viewshed <input type="checkbox"/> Fence Entry Structure Permit <input type="checkbox"/> Land Division/Mergers <input type="checkbox"/> Site Plan Approval/Modification <input type="checkbox"/> Winery Administrative Permit <input type="checkbox"/> Other Very Minor Modification <input type="checkbox"/> Addressing <input type="checkbox"/> Signs  <b>Temporary Event:</b> <input type="checkbox"/> 51-400 <input type="checkbox"/> 401+ <input type="checkbox"/> Late Application Submittal <input type="checkbox"/> Application Entitled to Fee Waiver <input type="checkbox"/> Other: _____	<b>Major Modification:</b> <input type="checkbox"/> Winery <input type="checkbox"/> Other  <b>Use Permit:</b> <input type="checkbox"/> Winery <input checked="" type="checkbox"/> Other  <input type="checkbox"/> Viewshed <input type="checkbox"/> AG Preserve Contract <input type="checkbox"/> Development Agreement <input type="checkbox"/> Airport Land Use Consistency Determination <input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map/Text Amendment <input type="checkbox"/> Road Exception <input type="checkbox"/> Con. Reg. Exception <input type="checkbox"/> Other: _____	<input type="checkbox"/> Certificate of Legal Non Conformity <input checked="" type="checkbox"/> Other Minor Modification <input type="checkbox"/> Road Exception <input type="checkbox"/> Small Winery Exemption <input type="checkbox"/> Winery Minor Modification <input type="checkbox"/> Variance <input type="checkbox"/> Viewshed <input type="checkbox"/> Other: _____  <b>Misc. Services</b>  <input type="checkbox"/> Use Determination <input type="checkbox"/> Status Determination <input type="checkbox"/> Other: _____

<sup>1</sup>: Include corresponding submittal requirements for each application type.




**Detailed Project Description (required):** A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

**Conditions of Application**

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by the Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

 5/14/24  
 \_\_\_\_\_  
 Property Owner's Signature and Date  
 Todd Shallen, Vice President

\_\_\_\_\_  
 Property Owner's Signature and Date

**Applicant/Agent Statement**

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

 5/14/24  
 \_\_\_\_\_  
 Applicant's Signature and Date  
 Todd Shallen, Vice President

Date Received: _____	<b>Application Fees</b>	
Received by: _____	<b>Deposit Amount</b>	\$ _____
Receipt No. _____	<b>Flat Fee Due</b>	\$ _____
File No. _____	<b>Total</b>	\$ _____
	<b>Check No</b>	_____



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## Checklist of Required Application Materials

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*Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.*

- ☒ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.
- ☐ **Application Fee:**
  - Use Permit/Major Modification (All Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
  - Small Winery Exemption (Winery Uses):** Total fees are based on actual time and materials and flat fees. A deposit in the amount of \$5,000. Check made payable to County of Napa.
  - Minor Modification (Winery Uses):** Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials over 3 hours for Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
  - Administrative Permit (Winery Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$1,500. Check made payable to County of Napa.
  - Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
  - Very Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
- ☒ **Read and Sign the Hourly Fee Agreement**
- ☒ **Detailed Project Description:** The Project Description should address all of the applicable items listed below:
  1. Existing site conditions and uses.
  2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
  3. Days of the week and hours of operation.
  4. Maximum number of employees per shift and hours of shifts.
  5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
  6. What is your water supply? How/where is liquid/solid waste disposed?
- ☒ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**

Submit three (3) 24" X 36" and one 11" x 17" copies of plans consistent with information contained in the *Building Division – Design Information - Sample Site Plan Handout*: <https://www.countyofnapa.org/1890/Building-Documents>.
- ☒ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:

  1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
  2. Use of each area within each structure/building.
  3. Location of emergency exists.
- ☒ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:

  1. All relevant dimensions.
  2. Exterior materials.
  3. Exterior colors.
  4. Existing grade.
  5. Finished grade.
  6. Finished floor level.
  7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.



☐ **Technical Information and Reports**

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. Traffic Study consistent with Traffic Impact Study Preparation Requirements. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study.
3. Archeological/Cultural Resources Study (consistent with Guidelines for Preparing Cultural Resource Surveys and State of California requirements)
4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
5. Biological Study – Includes Special Status Survey (consistent with Guidelines for Preparing Biological Resources Reconnaissance Surveys and Guidelines for Preparing Special-Status Plant Studies)
6. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015). Please refer to the following link: <https://www.countyofnapa.org/876/Water-Availability-Analysis>.
7. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

**Tree canopy coverage:**

Tree canopy cover (1993): \_\_\_\_\_ acres  
Tree canopy cover to be removed: \_\_\_\_\_ acres \_\_\_\_\_ %  
Tree canopy cover to be retained: \_\_\_\_\_ acres \_\_\_\_\_ %

**Understory (i.e. brush, shrubs, grasses):**

Understory cover (1993): \_\_\_\_\_ acres  
Understory to be removed: \_\_\_\_\_ acres \_\_\_\_\_ %  
Understory to be retained: \_\_\_\_\_ acres \_\_\_\_\_ %

This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website:

<https://www.countyofnapa.org/DocumentCenter/View/12882/WOTPO-implementation-guide?bidId=>

8. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

- ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
- ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
- ☐ Visual Impacts Study (Photographic simulations)
- ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
- ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
- ☒ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

☒ **Additional Information Required by the Environmental Health Department:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form, enclosed.
6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at [www.countyofnapa.org/DEM/](http://www.countyofnapa.org/DEM/).
7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.



Please click on Other Information tab at <https://www.countyofnapa.org/1904/Environmental-Health-Division> for forms and handouts related to use permit application submittal.

☐ **Additional Information Required by the Engineering Services:**

2020 Napa County Road & Street Standards

<https://www.countyofnapa.org/DocumentCenter/View/3787/Napa-County-Road-and-Street-Standards--2020-PDF>

Project Guidance for Stormwater Compliance

<https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF>

BASMAA Post-Construction Stormwater Management Manual

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

☐ **Please Note**

While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Deputy Planning Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.

☒ **Plans and Studies provided electronically via file share (coordinated at intake).**



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### Certification and Indemnification

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Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

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.

Silverado Resort & Spa

Print Name of Property Owner

Print Name Signature of Applicant (if different)



Signature of Property Owner

5/14/24

Date

Signature of Applicant

Date

Todd Shallen  
Vice President





A Tradition of Stewardship  
A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director  
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - [www.countyofnapa.org](http://www.countyofnapa.org)

Project name & APN: 060-010-001; Silverado Resort & Spa  
Project number if known:  
Contact person: Todd Shallan  
Contact email & phone number: [todd.shallan@silveradoresort.com](mailto:todd.shallan@silveradoresort.com) (707) 253-4417  
Today's date: May 14, 2024

## Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

### Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already  
Doing

Plan  
To Do

ID #

BMP Name

☐☐

#### BMP-1 Generation of on-site renewable energy

*If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.*

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#### BMP-2 Preservation of developable open space in a conservation easement

*Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.*

Resort owned open space parcels (044-040-035; 044-270-001) totaling 455 acres of dedicated open space.

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As approved by the Planning Commission  
07/03/2013



Already Plan  
Doing To Do

☐ ☒

**BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

*Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO<sub>2</sub>e and add the County's carbon stock.*

The application will allow for creek bank and bed restoration, including removal of improvements that predated Con Regs from within setback.

☒ ☐

**BMP-4 Alternative fuel and electrical vehicles in fleet**

*The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.*

**Number of total vehicles**

New electric golf cart fleet (130 carts)

**Typical annual fuel consumption or VMT**

**Number of alternative fuel vehicles**

**Type of fuel/vehicle(s)**

New lithium batteries for greater longevity

**Potential annual fuel or VMT savings**

☐ ☒

**BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

*The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).*

☐ ☐

**BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

*Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.*

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transporation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other:

Estimated annual VMT

Potential annual VMT saved

% Change

As approved by the Planning Commission  
07/03/2013



Already  
Doing

Plan  
To Do

☐
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**BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

*See description below under BMP-5.*

The project proposes building to CALGREEN Tier 1 standards

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**BMP-8 Solar hot water heating**

*Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.*

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**BMP-9 Energy conserving lighting**

*Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.*

The proposed Pavilion and Lounge will have energy conserving lighting

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**BMP-10 Energy Star Roof/Living Roof/Cool Roof**

*Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.*

In 2023 Silverado installed a white (cool) roof on The Mansion; and Energy Star HVAC units. New Grove Building(s) will be the same.

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**BMP-11 Bicycle Incentives**

*Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!*

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**BMP-12 Bicycle route improvements**

*Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.*

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Already Plan  
Doing To Do

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**BMP-13 Connection to recycled water**

*Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.*

When feasible will convert golf course to recycled water and possibly Napa San recycled water.

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**BMP-14 Install Water Efficient fixtures**

*WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.*

The majority of the fixtures throughout the Resort include water efficient fixtures. The proposed Pavilion and Lounge will have water efficient fixtures

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**BMP-15 Low-impact development (LID)**

*LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.*

The stormwater design implements LID strategies for water quality treatment included bioretention basins and overland dispersal to vegetated areas

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**BMP-16 Water efficient landscape**

*If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).*

*Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.*

For this project WELO compliance is proposed.

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**BMP-17 Recycle 75% of all waste**

*Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.*

Silverado has a program with Napa Recycling

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Already Plan  
Doing To Do

☐ ☐ **BMP-18 Compost 75% food and garden material**

*The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.*

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☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

*Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.*

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☒ ☒ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

*Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.*

Many resort buildings have shade tree plantings; many of which are mature; plus Silverado's famous mature oak and bay trees throughout the resort and golf courses. The project proposes new trees for shade and natural cooling.

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☒ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

*As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.*

12 EV charging stations

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☐ ☐ **BMP-22 Public Transit Accessibility**

*Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.*

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Already Plan  
Doing To Do

☐ ☐ **BMP-23**

**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.**

*The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.*

☐ ☒ **BMP-24 Limit the amount of grading and tree removal**

*Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.*

The project limits grading and includes replacement of existing impervious areas. The project limits tree removal and grading disturbances around existing trees. The project proposes re-development in an existing developed area.

☐ ☐ **BMP-25 Will this project be designed and built so that it could qualify for LEED?**

**BMP-25 (a)** ☐

**LEED™ Silver** (check box BMP-25 and this one)

**BMP-25 (b)** ☐

**LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)

**BMP-25 (c)** ☐

**LEED™ Platinum** (check all 4 boxes)

## Practices with Un-Measured GHG Reduction Potential

☐ ☐ **BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?**

*As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at [www.countyofnapa.org](http://www.countyofnapa.org).*

☐ ☐ **BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

*Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*



Already  
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**BMP-28 Use of recycled materials**

*There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.*

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**BMP-29 Local food production**

*There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*

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**BMP-30 Education to staff and visitors on sustainable practices**

*This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*

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**BMP-31 Use 70-80% cover crop**

*Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.*

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**BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

*By selecting this BMP, you agree not to burn the material pruned on site.*

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**BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**

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**BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

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**Comments and Suggestions on this form?**

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## **Sources:**

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
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January 23, 2025

Brian Bordona  
Director  
Napa County Planning, Building & Environmental Services (PBES) Department  
1195 Third Street, Second Floor  
Napa, CA 94559

Re: P24-00141 Silverado Resort & Spa Project  
1600 Atlas Peak Road, Napa, CA 94558, APN 060-010-001  
Road and Street Standards Exception Request

Dear Mr. Bordona,

The Silverado Resort & Spa is proposing to construct two new structures and associated improvements under Use Permit P24-00141. The two new structures (the Atrium Pavilion and the Lounge Pavilion) are constructed within the “Grove” area on the subject parcel. The project located at the above referenced parcel is requesting a road exception request to the Napa County Road and Street Standards (R&SS) for access to the Lounge Pavilion.

Emergency Vehicle Access (EVA) to the “Grove” area is provided off Hillcrest Drive and travels around the golf course area to the southeasterly side of the Atrium Pavilion (refer to sheet C2.1 from the Silverado Resort & Spa “The Grove” Use Permit Set). The EVA access road travels around the Atrium Pavilion with a firetruck turnaround located near the structure and within the 50 foot required distance.

An unnamed blue line stream, tributary to Milliken Creek, flows through the Grove area. The Atrium Pavilion is located east of the stream and the Lounge Pavilion is located to the west. A pedestrian path and a separate cart path currently exist between the proposed locations of the Atrium and Lounge Pavilions. Primary access to the Lounge Pavilion will continue to be provided through golf cart paths from the Resort & Spa main entrance.

An exception to the R&SS is requested to permit a firetruck turnaround and EVA access road to be located greater than 50 feet from the structure. The firetruck turnaround is located approximately 350 feet from the structure. The EVA access road is located approximately 260 feet from the Lounge Pavilion. Access between the two structures is provided through a foot path and golf cart path.



**Exception Request and Justification**

The R&SS allow for such exceptions when the following summarized criteria are met:

- i. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like;*

The exception to the R&SS is requested to preserve the existing unnamed blue line stream and surrounding oak trees. Installing an EVA access road and turnaround within 50 feet of the Lounge Pavilion will require a new road and a fire truck-rated creek crossing that requires grading and infrastructure improvements within the creek setback, stream riparian zone, and oak woodland. The proposed plan has been reviewed with the Napa County Fire Department and the proposed EVA access route shown on Sheet C2.1 of the Use Permit plan is sufficient for providing services to both Pavilion buildings.

Thank you for your consideration of our request for this exception. You may contact us directly at 707.773.7829 with any questions or to schedule a site visit if necessary.

Sincerely,

*Christina Nicholson*

Christina Nicholson, P.E.  
Project Manager



“E”

Water Availability Analysis,  
Wastewater Feasibility Study,  
&  
Stormwater Control Plan

Silverado Resort & Spa Project  
Minor Modification to Non-Winery Use Permit  
P24-00141-MM  
Planning Commission Hearing – October 15, 2025



# **Water Availability Analysis**

**For**

## **The Grove at the Silverado Resort & Spa**

**APN 060-010-001**

**1600 Atlas Peak Rd,  
Napa, CA 94558**



**May 2024**





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## ATTACHMENTS

- 1: Existing & Proposed Landscape Area Exhibit
- 2: Existing & Proposed Water Demand Calculations
- 3: WELO Appendix A – Reference Evapotranspiration (ET<sub>o</sub>) Table, The Grove Proposed Planting Species



## 1.0 PROJET SUMMARY

The Silverado Resort and Spa located at 1600 Atlas Peak Road in Napa County is proposing to enclose an existing events space within the golf course area on the subject parcel. The project proposes the demolition of existing paved surfaces and the construction of two (2) event buildings (the Pavilion and the Lounge). As requested by Napa County Planning, Building & Environmental Services (PBES) Department, this analysis provides a Tier 1 analysis per the Water Availability Analysis (WAA) guidance document to evaluate the existing and proposed groundwater uses for the project.

## 1.1 Site Description

The 278 acre subject parcel is located approximately four miles north east of the City of Napa off Atlas Peak road and within the Milliken-Sarco-Tulocay (MST) area of Napa County. The project site is currently developed with a golf course, resort buildings, a spa, and private club homes. The parcel is relatively flat and falls within a designated groundwater deficient area as defined in Napa County Code, Section 13.15.010.C.

### 1.1.1 Land Use

The Silverado Resort & Spa is located in the Urban Residential (UR) area and is zoned for Planned Development (PD). The site is predominately vegetated with golf course turf and areas of oak woodland. An unnamed blue line stream<sup>1</sup> flow through two portions of the parcel until converging into Milliken Creek. A vicinity Napa per the Napa County Geological Information Systems (GIS) online mapping database is shown below:



### Figure 1 Vicinity Map

### 1.1.2 Water Use

The domestic and fire water uses for the project are currently served by the City of Napa municipal water system. The project does not propose an increase in new water usage. Existing water lines will be extended to the proposed buildings for water and fire protection services that are provided through an existing meter connection. The water line extension is shown on the Use Permit Minor Modification Plans sheet C4.0. The landscape water usage for the project will be served through the existing onsite wells. The project proposes to decrease water demand for landscape irrigation by replacing turf grass with low to moderate water use plants and native grasses.

<sup>1</sup> National Hydrography Dataset (NHD) Permanent Identifier 41663111



## **2.0 WATER DEMAND**

### **2.1 Existing Landscape Irrigation Demand**

The existing landscape areas at the Grove include:

- 61,550 square feet (sf) of turf grass
- 16,150 sf of low to moderate water usage plants.

Existing water meter readings were not available for the Grove area for landscape irrigation values. The existing landscape water usage is estimated based on the Model Water Efficient Landscape Ordinance (MWELO) worksheet for estimating water usage based on plant type, irrigation efficiency, and climate. The plant types are based on observation of existing plant type as well as discussions with the landscape architect. The plant factors for the corresponding plant types are referenced from the Department of Water Resources 2000 publication of "Water Use Classification of Landscape Species (WUCOLS)". The Estimated Total Water Usage (ETWU) for the existing landscape areas is calculated to be 6.42 acre-feet/year. Refer to the Existing Landscape Area Exhibit in Attachment 1 for the proposed landscape areas, plant types, and the corresponding plant factors. Refer to Attachment 2 of the MWELO water use calculations.

### **2.2 Proposed Landscape Irrigation Demand**

The proposed landscape areas at the Grove include:

- 19,062 sf of turf grass
- 23,456 sf of low to moderate water usage plants
- 41,224 native grasses

The proposed irrigation demand is estimated based on the proposed landscape areas and the MWELO worksheet for estimating water usage. The proposed plant types and corresponding Plant Factors are included in Attachment 3. The ETWU for the existing landscape areas is calculated to be 3.62 acre-feet/year.

The MWELO criteria requires the ETWU for the project to be equal or less than the Maximum Applied Water Usage (MAWA) for the proposed development. The MAWA for the proposed landscape area is calculated to be 4.34 acre-feet/year. The calculated ETWU is less than the calculated MAWA which is compliant with the MWELO criteria for water efficiency.

Refer to the Proposed Landscape Area Exhibit in Attachment 1 for the location of proposed landscape areas, plant types, and the corresponding plant factors. Refer to Attachment 2 for the MWELO water use calculations.

## **3.0 CONCLUSION**



Per Table 2A of the WAA Guidance Document the MST Groundwater Deficient Area screening criterion is 0.3 acre-feet per acre per year or "no net increase" over existing conditions. Domestic water is sourced from the City of Napa municipal water system and is not proposed to increase as part of this project. The project is proposing a decrease in landscape irrigation water which is sourced from groundwater wells. The project proposes a decrease in water usage from 6.42 acre-feet per year to 3.62 acre-feet per year by replacing turf grass with lower water use plantings.

The proposed decrease in water usage associated with the Minor Modification Permit Application are within the Tier 1 criteria set forward by the WAA guidance document.



**Attachment 1:**  
Existing & Proposed Landscape Area Exhibit



Landscape Design Informaiton						
Planter Areas <sup>3</sup>		Area (sf)	PF	CF	SLA	IE
	A	61,550	0.8	0.62	0	0.71
	B	0	0.4	0.62	0	0.71
	C	16,150	0.3	0.62	0	0.71
	D	0	0.2	0.62	0	0.71
Total		77,700	sf			
		0.24	acres			

*Irrigated Turf*  
*Medium-High Water Shrubs*  
*Low-Moderate Water Planting*  
*Native Grass/Seed Mix*

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SILVERADO RESORT &  
SPA . THE GROVE

ISSUE  
NAPA COUNTY WELO

RELEASE DATE  
03/08/24

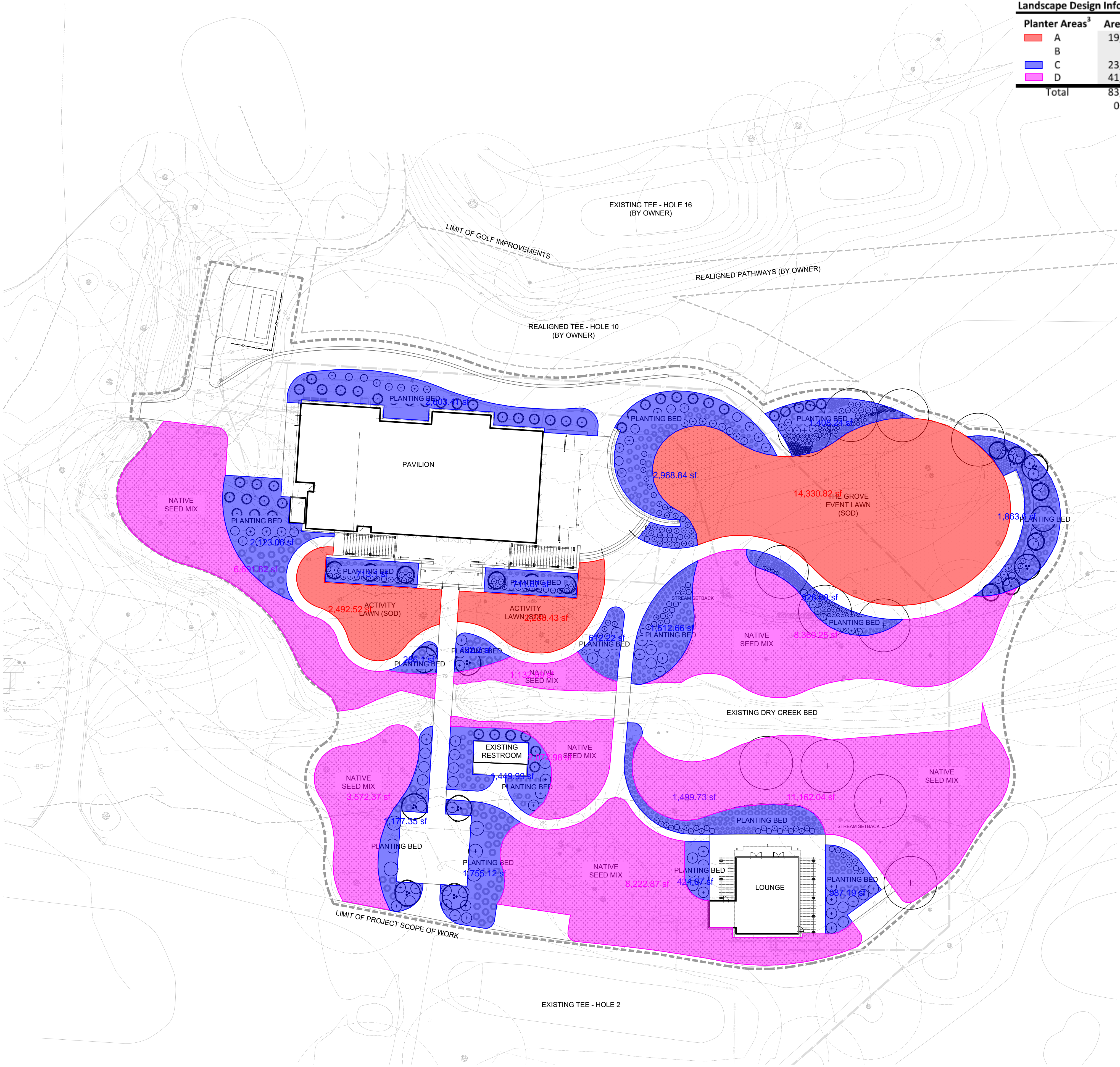
REVISIONS

PROJECT NO. 7174  
MADE BY KC/HL  
REVIEWED BY SB

EXISTING  
LANDSCAPE  
AREA EXHIBIT







Landscape Design Informaiton						
Planter Areas <sup>3</sup>	Area (sf)	PF	CF	SLA	IE	
A	19,062	0.8	0.62	0	0.71	Irrigated Turf
B	0	0.4	0.62	0	0.71	Medium-High Water Shrubs
C	23,456	0.3	0.62	0	0.71	Low-Moderate Water Planting
D	41,224	0.2	0.62	0	0.71	Native Grass/Seed Mix
Total	83,742	sf				
	0.26	acres				

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SPA . THE GROVE

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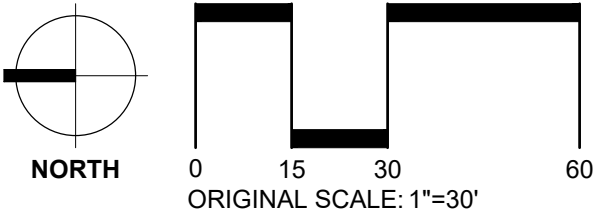
RELEASE DATE  
05/01/24

REVISIONS

PROJECT NO. 7174  
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PROPOSED  
LANDSCAPE  
AREA EXHIBIT

L0.02





**Attachment 2:**  
Existing & Proposed Water Demand Calculations



## Model Water Efficient Landscape Ordinance (MWEL)

## Existing Landscape Irrigation Calculations

MAWA = Maximum Applied Water Allowance (gallons per year)  
 ETo = Reference Evapotranspiration from Appendix A (inches per year)  
 0.7 = ET Adjustment Factor (ETAF)  
 LA = Landscaped Area includes Special Landscape Area (square feet)  
 0.62 = Conversion factor (to gallons per square foot)  
 SLA = Portion of the landscape area identified as Special Landscape Area (square feet)  
 0.3 = the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

## Project Specific Climate Data

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ETO <sup>1</sup> (in)	1.30	1.70	2.80	3.90	5.10	6.00	7.10	6.10	4.80	3.10	1.50	0.90	44.30 in/year
Rainfall (in) <sup>2</sup>	3.97	4.00	3.49	1.63	0.54	0.13	0.00	0.00	0.16	1.51	2.55	4.81	22.79 in/year
Eppt (in)	0.99	1.00	0.87	0.41	0.14	0.03	0.00	0.00	0.04	0.38	0.64	1.20	5.70 in/year

## Landscape Design Information

Planter Areas <sup>3</sup>	Area (sf)	PF <sup>4</sup>	CF	SLA	IE	
A	61,550	0.8	0.62	0	0.71	Irrigated Turf
B	0	0.4	0.62	0	0.71	Medium-High Water Shrubs
C	16,150	0.3	0.62	0	0.71	Low-Moderate Water Planting
D	0	0.2	0.62	0	0.71	Native Grass/Seed Mix
Total	77,700	sf				
	0.24	acres				

## Existing ETWU

$$ETWU = (ETo)(0.62) \left( \frac{PF \times HA}{IE} + SLA \right)$$

where:

ETWU = Estimated total water use per year (gallons per year)  
 ETo = Reference Evapotranspiration (inches per year)  
 PF = Plant Factor from WUCOLS (see Definitions)  
 HA = Hydrozone Area [high, medium, and low water use areas] (square feet)  
 SLA = Special Landscape Area (square feet)  
 0.62 = Conversion Factor (to gallons per square foot)  
 IE = Irrigation Efficiency (minimum 0.71)

Planter Areas <sup>3</sup>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
A	55,898	73,097	120,395	167,693	219,291	257,990	305,288	262,290	206,392	133,295	64,497	38,698	1,904,825 gal/year
B	0	0	0	0	0	0	0	0	0	0	0	0	0 gal/year
C	5,500	7,192	11,846	16,500	21,577	25,385	30,039	25,808	20,308	13,116	6,346	3,808	187,426 gal/year
D	0	0	0	0	0	0	0	0	0	0	0	0	0 gal/year
Total	61,398	80,290	132,242	184,194	240,869	283,375	335,327	288,098	226,700	146,410	70,844	42,506	2,092,252 gal/year
													6.42 acre-feet/year

## Notes/References

1. ETO values are referenced from Appendix A - Reference Evapotranspiration (ETO) Table from the Model Efficient Landscape Ordinance (WEL) for Yountville (see Attachment 3).
2. Monthly average rainfall amounts are taken from PRISM <https://prism.oregonstate.edu/> for the project site (4km cell) and averaged monthly from Jan 2012 to Jan 2022
3. Refer to the WEL Irrigation Exhibit for the Softscape Reference Plan provided by the project Landscape Architect Design Works.
4. The existing plant types are based on discussions with the landscape architect and the plant factors are based on the Department of Water Resources 2000 publication of "Water Use Classification of Landscape Species (WUCOLS)".



## Model Water Efficient Landscape Ordinance (MWEL0)

## Proposed Landscape Irrigation Calculations

MAWA = Maximum Applied Water Allowance (gallons per year)  
 ETo = Reference Evapotranspiration from Appendix A (inches per year)  
 0.7 = ET Adjustment Factor (ETAF)  
 LA = Landscaped Area includes Special Landscape Area (square feet)  
 0.62 = Conversion factor (to gallons per square foot)  
 SLA = Portion of the landscape area identified as Special Landscape Area (square feet)  
 0.3 = the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

## Project Specific Climate Data

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ET0 <sup>1</sup> (in)	1.30	1.70	2.80	3.90	5.10	6.00	7.10	6.10	4.80	3.10	1.50	0.90	44.30 in/year
Rainfall (in) <sup>2</sup>	3.97	4.00	3.49	1.63	0.54	0.13	0.00	0.00	0.16	1.51	2.55	4.81	22.79 in/year
Eppt (in)	0.99	1.00	0.87	0.41	0.14	0.03	0.00	0.00	0.04	0.38	0.64	1.20	5.70 in/year

## Landscape Design Information

Planter Areas <sup>3</sup>	Area (sf)	PF <sup>4</sup>	CF	SLA	IE	
A	19,062	0.8	0.62	0	0.71	Irrigated Turf
B	0	0.4	0.62	0	0.71	Medium-High Water Shrubs
C	23,456	0.3	0.62	0	0.71	Low-Moderate Water Planting
D	41,224	0.2	0.62	0	0.71	Native Grass/Seed Mix
Total	83,742	sf				
	0.26	acres				

## MAWA w/ Eppt

If considering Effective Precipitation, use 25% of annual precipitation. Use the following equation to calculate Maximum Applied Water Allowance:

$$\text{MAWA} = (\text{ET}_0 - \text{Eppt}) (0.62) [(0.7 \times \text{LA}) + (0.3 \times \text{SLA})]$$

Planter Areas <sup>3</sup>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
A	2543.889	5790.966	15,946	28,893	41,074	49,368	58,737	50,464	39,379	22,523	7,135	0	321,854 gal/year
B	0	0	0	0	0	0	0	0	0	0	0	0	0 gal/year
C	3130.324	7125.942	19,622	35,553	50,543	60,749	72,277	62,097	48,456	27,715	8,780	0	396,050 gal/year
D	5501.578	12523.92	34,486	62,485	88,830	106,766	127,028	109,137	85,163	48,709	15,431	0	696,061 gal/year
Total	11175.79	25440.83	70,053	126,932	180,448	216,883	258,043	221,699	172,998	98,947	31,347	0	1,413,965 gal/year
													4.34 acre-feet/year



## ETWU

$$ETWU = (ET_o)(0.62) \left( \frac{PF \times HA}{IE} + SLA \right)$$

where:

ETWU = Estimated total water use per year (gallons per year)  
 ET<sub>o</sub> = Reference Evapotranspiration (inches per year)  
 PF = Plant Factor from WUCOLS (see Definitions)  
 HA = Hydrozone Area [high, medium, and low water use areas] (square feet)  
 SLA = Special Landscape Area (square feet)  
 0.62 = Conversion Factor (to gallons per square foot)  
 IE = Irrigation Efficiency (minimum 0.71)

Planter Areas <sup>3</sup>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
A	17,311	22,638	37,286	51,934	67,914	79,898	94,546	81,230	63,919	41,281	19,975	11,985	589,916 gal/year
B	0	0	0	0	0	0	0	0	0	0	0	0	0 gal/year
C	7,988	10,446	17,205	23,965	31,339	36,869	43,628	37,483	29,495	19,049	9,217	5,530	272,215 gal/year
D	9,360	12,240	20,159	28,079	36,719	43,198	51,118	43,918	34,559	22,319	10,800	6,480	318,948 gal/year
Total	34,659	45,324	74,651	103,978	135,971	159,966	189,293	162,632	127,972	82,649	39,991	23,995	1,181,079 gal/year
													3.62 acre-feet/year

## Notes/References

1. ETO values are referenced from Appendix A - Reference Evapotranspiration (ET<sub>o</sub>) Table from the Model Efficient Landscape Ordinance (WELO) for Yountville (see Attachment 3).
2. Monthly average rainfall amounts are taken from PRISM <https://prism.oregonstate.edu/> for the project site (4km cell) and averaged monthly from Jan 2012 to Jan 2022
3. Refer to the WELO Irrigation Exhibit for the Softscape Reference Plan provided by the project Landscape Architect Design Works.
4. The plant factors are based on the plant types and seed mixes provided by the landscape architect and included in Attachment 3.



**Attachment 3:**

WELO Appendix A – Reference Evapotranspiration (ET<sub>o</sub>) Table, The Grove Proposed Planting Species



Appendix A - Reference Evapotranspiration (ETo) Table*													
County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
<b>MODOC</b>													
Modoc/Alturas	0.9	1.4	2.8	3.7	5.1	6.2	7.5	6.6	4.6	2.8	1.2	0.7	43.2
<b>MONO</b>													
Bridgeport	0.7	0.9	2.2	3.8	5.5	6.6	7.4	6.7	4.7	2.7	1.2	0.5	43.0
<b>MONTEREY</b>													
Arroyo Seco	1.5	2.0	3.7	5.4	6.3	7.3	7.2	6.7	5.0	3.9	2.0	1.6	52.6
Castroville	1.4	1.7	3.0	4.2	4.6	4.8	4.0	3.8	3.0	2.6	1.6	1.4	36.2
Gonzales	1.3	1.7	3.4	4.7	5.4	6.3	6.3	5.9	4.4	3.4	1.9	1.3	45.7
<b>MONTEREY</b>													
Greenfield	1.8	2.2	3.4	4.8	5.6	6.3	6.5	6.2	4.8	3.7	2.4	1.8	49.5
King City	1.7	2.0	3.4	4.4	4.4	5.6	6.1	6.7	6.5	5.2	2.2	1.3	49.6
King City-Oasis Rd.	1.4	1.9	3.6	5.3	6.5	7.3	7.4	6.8	5.1	4.0	2.0	1.5	52.7
Long Valley	1.5	1.9	3.2	4.1	5.8	6.5	7.3	6.7	5.3	3.6	2.0	1.2	49.1
Monterey	1.7	1.8	2.7	3.5	4.0	4.1	4.3	4.2	3.5	2.8	1.9	1.5	36.0
Pajaro	1.8	2.2	3.7	4.8	5.3	5.7	5.6	5.3	4.3	3.4	2.4	1.8	46.1
Salinas	1.6	1.9	2.7	3.8	4.8	4.7	5.0	4.5	4.0	2.9	1.9	1.3	39.1
Salinas North	1.2	1.5	2.9	4.1	4.6	5.2	4.5	4.3	3.2	2.8	1.5	1.2	36.9
San Ardo	1.0	1.7	3.1	4.5	5.9	7.2	8.1	7.1	5.1	3.1	1.5	1.0	49.0
San Juan	1.8	2.1	3.4	4.6	5.3	5.7	5.5	4.9	3.8	3.2	2.2	1.9	44.2
Soledad	1.7	2.0	3.4	4.4	5.5	5.4	6.5	6.2	5.2	3.7	2.2	1.5	47.7
<b>NAPA</b>													
Angwin	1.8	1.9	3.2	4.7	5.8	7.3	8.1	7.1	5.5	4.5	2.9	2.1	54.9
Carneros	0.8	1.5	3.1	4.6	5.5	6.6	6.9	6.2	4.7	3.5	1.4	1.0	45.8
Oakville	1.0	1.5	2.9	4.7	5.8	6.9	7.2	6.4	4.9	3.5	1.6	1.2	47.7
St Helena	1.2	1.5	2.8	3.9	5.1	6.1	7.0	6.2	4.8	3.1	1.4	0.9	44.1
Yountville	1.3	1.7	2.8	3.9	5.1	6.0	7.1	6.1	4.8	3.1	1.5	0.9	44.3
<b>NEVADA</b>													
Grass Valley	1.1	1.5	2.6	4.0	5.7	7.1	7.9	7.1	5.3	3.2	1.5	0.9	48.0
Nevada City	1.1	1.5	2.6	3.9	5.8	6.9	7.9	7.0	5.3	3.2	1.4	0.9	47.4
<b>ORANGE</b>													
Irvine	2.2	2.5	3.7	4.7	5.2	5.9	6.3	6.2	4.6	3.7	2.6	2.3	49.6
Laguna Beach	2.2	2.7	3.4	3.8	4.6	4.6	4.9	4.9	4.4	3.4	2.4	2.0	43.2
Santa Ana	2.2	2.7	3.7	4.5	4.6	5.4	6.2	6.1	4.7	3.7	2.5	2.0	48.2
<b>PLACER</b>													
Auburn	1.2	1.7	2.8	4.4	6.1	7.4	8.3	7.3	5.4	3.4	1.6	1.0	50.6
Blue Canyon	0.7	1.1	2.1	3.4	4.8	6.0	7.2	6.1	4.6	2.9	0.9	0.6	40.5
Colfax	1.1	1.5	2.6	4.0	5.8	7.1	7.9	7.0	5.3	3.2	1.4	0.9	47.9
Roseville	1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1.0	52.2
Soda Springs	0.7	0.7	1.8	3.0	4.3	5.3	6.2	5.5	4.1	2.5	0.7	0.7	35.4
Tahoe City	0.7	0.7	1.7	3.0	4.3	5.4	6.1	5.6	4.1	2.4	0.8	0.6	35.5
Truckee	0.7	0.7	1.7	3.2	4.4	5.4	6.4	5.7	4.1	2.4	0.8	0.6	36.2
<b>PLUMAS</b>													
Portola	0.7	0.9	1.9	3.5	4.9	5.9	7.3	5.9	4.3	2.7	0.9	0.5	39.4
Quincy	0.7	0.9	2.2	3.5	4.9	5.9	7.3	5.9	4.4	2.8	1.2	0.5	40.2
<b>RIVERSIDE</b>													
Beaumont	2.0	2.3	3.4	4.4	6.1	7.1	7.6	7.9	6.0	3.9	2.6	1.7	55.0
Blythe	2.4	3.3	5.3	6.9	8.7	9.6	9.6	8.7	6.9	5.0	3.0	2.2	71.4
Cathedral City	1.6	2.2	3.7	5.1	6.8	7.8	8.7	7.8	5.7	4.0	2.1	1.6	57.1
Coachella	2.9	4.4	6.2	8.4	10.5	11.9	12.3	10.1	8.9	6.2	3.8	2.4	88.1



## The Grove Proposed Planting Species

### ENHANCED PLANTING

Plant Name	Water Use	WUCOLS Plant Factor	Notes
Achillea millefolium 'Island Pink'	low, moderate	0.1-0.3	Native cultivar according to Calscape (Santa Cruz)
Deschampsia cespitosa 'Goldtau'	moderate, regular	0.1-0.3	
Heteromeles arbutifolia	moderate	0.1-0.3	
Muhlenbergia rigens	low, moderate	0.1-0.3	
Penstemon mexical 'Pikes Peak Purple'	low, moderate	0.1-0.3	
Salvia greggii 'Mirage Salmon'	moderate	0.1-0.3	
Salvia leucantha	moderate, regular	0.1-0.3	
Sisyrinchium bellum	low, moderate	<0.1	
Stipa ichu	moderate, regular	0.1-0.3	

### NATIVE BUFFER

Plant Name	Water Use	WUCOLS Plant Factor	Notes
Achillea millefolium 'Island Pink'	low, moderate	0.1-0.3	Elymus condensatus Melica imperfecta is <0.1
Aquilegia formosa	regular	0.1-0.3	
Carex divulsa	moderate	0.1-0.3	
Ceanothus hearstiorum	low	0.1-0.3	
Ceanothus thyrsiflorus 'Skylark'	low	0.1-0.3	
Deschampsia cespitosa 'Goldtau'	moderate, regular	0.1-0.3	
Epilobium canum	low, moderate	0.1-0.3	
Eriogonum grande rubescens	low, moderate	0.1-0.3	
Eriophyllum lanatum	low, moderate	0.1-0.3	
Festuca californica	moderate, regular	0.1-0.3	
Festuca idahoensis 'Tomales Bay'	moderate, regular	<0.1	
Festuca glauca 'Elijah Blue'	moderate, regular	0.1-0.3	
Frangula californica	low, moderate	<0.1	
Glandularia lilacina 'De La Mina'	low, moderate	0.1-0.3	
Iris douglasiana	low, moderate	0.1-0.3	
Leymus condensatus 'Canyon Prince'	low, moderate	0.1-0.3	
Melica californica	low, moderate	Not in List	
Monardella villosa 'Russian River'	low	<0.1	
Muhlenbergia rigens	low, moderate	0.1-0.3	
Pennisetum massaicum	moderate, regular	0.1-0.3	
Penstemon heterophyllus 'Blue Springs'	low, moderate	0.1-0.3	
Penstemon heterophyllus 'Margarita BOP'	low, moderate	Unknown	
Sisyrinchium bellum	low, moderate	<0.1	
Solanum xanti	moderate, regular	0.1-0.3	
Stipa pulchra	low	<0.1	

### TREES

Plant Name	Water Use	WUCOLS Plant Factor	Notes
Ceanothus x 'Ray Hartman'		0.1-0.3	
Cercis occidentalis		<0.1	
Quercus garryana		0.1-0.3	

### SEED MIX

Plant Name	Water Use	WUCOLS Plant Factor	Notes
Achillea millefolium	low, moderate	0.1-0.3	Melica imperfecta is <0.1
Claytonia perfoliata	low, moderate-high (in winter)	Not in List	
Collinsia heterophylla	low	Not in List	
Festuca idahoensis	moderate, regular	<0.1	
Festuca rubra 'Molate'	moderate, regular	0.1-0.3	
Iris douglasiana	low, moderate	0.1-0.3	
Melica californica	low, moderate	Not in List	
Monardella villosa	low	<0.1	



# **Wastewater Feasibility Study For**

## **The Grove at the Silverado Resort & Spa APN 060-010-001**

**1600 Atlas Peak Rd,  
Napa, CA 94558**



**May 2024**





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## ABBREVIATIONS

BOD <sub>5</sub>		Biochemical Oxygen Demand (5 day)
	gal/sf/day	Gallons per square feet per day
	cap	Capita
GPD	gpd	Gallons per day
HRT	hrt	Hydraulic Retention Time
	lbs	Pounds
LF	lf	Linear / Lineal feet
	mg/l	Milligrams per liter
OLR		Organic Loading Rate
OWTS		Onsite Wastewater Treatment System
SF	sf	Square Feet



## 1.0 PROJECT SUMMARY

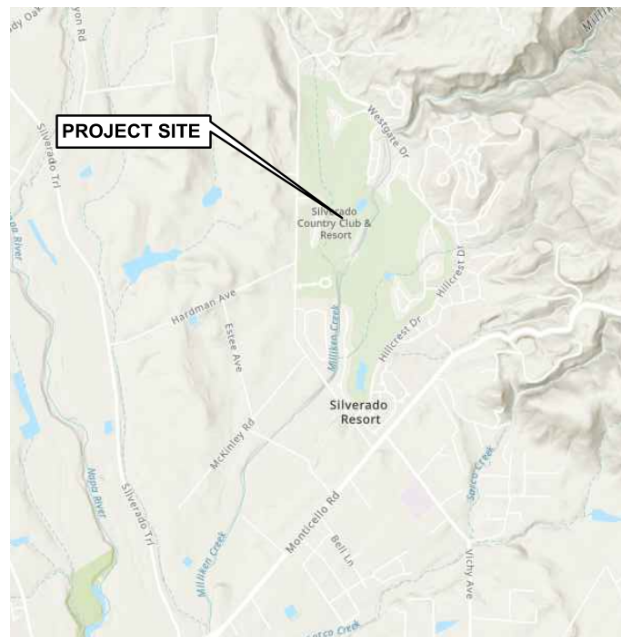
The Silverado Resort and Spa located at 1600 Atlas Peak Road in Napa County is proposing to enclose an existing events space within the golf course area on the subject parcel. The project proposes the demolition of existing paved surfaces and the construction of two (2) event buildings (the Pavilion and the Lounge) within the existing “Grove” event area. As requested by Napa County Planning, Building & Environmental Services (PBES) Department, this Wastewater Feasibility Study is provided to summarize the design criteria for the onsite wastewater treatment system (OWTS) and demonstrate feasibility for onsite dispersal per jurisdictional requirements. The wastewater system will be designed to accommodate all Napa County PBES Department setbacks.

### 1.1 Site Description

The 278 acre subject parcel is located approximately four miles north east of the City of Napa off Atlas Peak road and within the Milliken-Sarco-Tulocay (MST) area of Napa County. The project site is currently developed with a golf course, resort buildings, a spa, and private club homes. The parcel includes relatively flat terrain and falls within a designated groundwater deficient area as defined in Napa County Code, Section 13.15.010.C.

### 1.2 Land Use

The Silverado Resort & Spa is located in the Urban Residential (UR) area and is zoned for Planned Development (PD). The site is predominately vegetated with golf course turf and areas of oak woodland. An unnamed blue line stream<sup>1</sup> flow through two portions of the parcel until converging into Milliken Creek. A vicinity Napa per the Napa County Geological Information Systems (GIS) online mapping database is shown below:



**Figure 1 Vicinity Map**

## 2.0 EXISTING WASTEWATER SYSTEM

Sanitary wastewater generated from the Silverado Resort & Spa is predominately discharged to the Napa Sanitation District. The project is not proposing any modifications to the existing wastewater system nor an increase in wastewater flows to the Napa Sanitation District. The project is proposing to disperse wastewater generated from the Grove event buildings to a designated and proposed OWTS. The existing

<sup>1</sup> National Hydrography Dataset (NHD) Permanent Identifier 41663111



restroom building located near the Grove area will remain and the existing septic system that serves the restroom will also remain in place.

### 3.0 PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM

#### 3.1 Wastewater Demand

Sanitary wastewater from the proposed project will be generated by employees and visitors using the event area. The Use Permit Minor Modification does not propose an increase in employees and visitors. The events are already occurring onsite and are proposed to occur in the proposed event buildings.

Based on discussions with the Silverado Resort & Spa, the Grove event area is anticipated to include the following uses on a peak day scenario:

**Table 1 Large Event**

No.	Description
470	Maximum Guests (at Pavilion)
65	Maximum Employees (at Pavilion)
30	Maximum Guests (at Lounge)
15	Maximum Employees (at Lounge)

The kitchen included at the Pavilion is designed to be a warmup kitchen. Meal preparation for the events will be catered or prepared at existing kitchen areas onsite and then transferred to the Grove Pavilion for warmup and storage. Employees working at the event space are assumed to use the restroom facilities at the buildings 75% of the time. Employees will have access to a formal breakroom at a different onsite location. Using Napa County PBES sizing requirements, the peak daily wastewater flow is calculated below:

**Table 2 Wastewater Calculations**

No.	Description	Generation Rate <sup>1</sup> (gal/cap/day)	Utilization Rate (%)	Daily SS Flow (gpd)
470	Maximum Guests (at Pavilion)	3	100%	1,410
65	Maximum Employees (at Pavilion)	15	75%	731
30	Maximum Guests (at Lounge)	3	100%	90
15	Maximum Employees (at Lounge)	15	75%	169
Total =				2,400



#### 4.0 LOCATION & SITE EVALUATION

A site evaluation will be performed following the initial submittal of the Use Permit Minor Modification and is anticipated to occur in May. The site evaluation will occur in the desired area for the subsurface drip dispersal field shown on sheet C4.2 of the Use Permit Minor Modification Plans. Soil types and application rates have been assumed for the initial sizing of the OWTS. Following the site evaluation, the wastewater feasibility study will be updated to include the site-specific information.

#### 5.0 PRETREATMENT SYSTEM & DISPERSAL FIELD

The OWTS is anticipated to include a subsurface drip dispersal system with pretreatment. A pretreatment system will be utilized to meet secondary effluent requirements prior to entering the subsurface drip field. The pretreatment system will include a septic tank, a recirculation/dosing tank and an Orenco Systems AdvanTex AX20 filter pods.

##### 5.1 Collection and Treatment Tank Sizing

Wastewater generated from the Pavilion will be collected in a septic tank located near the back of the house entrance. A grease interceptor tank is also provided for collection of kitchen wastewater. Wastewater from the grease interceptor will flow into the septic tank. Wastewater generated from the Lounge will be collected in a designated septic tank located north of the Lounge building.

Septic tank effluent will flow and be combined in a dual compartment recirculation/blending and dosing tank that is located north of the Lounge building. The first compartment is the recirculation and blending tank. The second and final compartment is the dosing tank. The recirculation/blending tank is used to dose effluent to the AdvanTex AX20 filter pods. Treated effluent from the filter pods flows into the dosing tank. Treated wastewater is then discharged by a time dosed pumping system to the subsurface drip dispersal field.

**Table 3 Treatment Tank Summary**

<b>Tank Description</b>	<b>HRT (days)</b>	<b>Min Volume (gallons)</b>	<b>Volume Provided (gallons)</b>
Pavilion Septic Tank	3	4,230	5,000
Lounge Septic Tank	3	776	1,000
Recirculation/Blending tank	1	2,400	3,000
Pump/Dosing tank	1.5	3,600	4,000
<b>Total =</b>			<b>13,000</b>

##### 5.2 AdvanTex Pods

Sizing for the AdvanTex filter pods is based on the Orenco Systems Commercial Design criteria. Two sizing criteria were evaluated to determine the largest surface area required from the biological and hydraulic loading requirements for the system. A summary of these calculations is shown below:



**Table 4 Pretreatment System Summary**

Organic Loading Rate (OLR) Calculation	Value	Units	Notes
Estimated BOD <sub>5</sub>	350	mg/L	<i>assumed</i>
BOD <sub>5</sub> Reduction in primary settling	50%		
Estimated BOD <sub>5</sub> to AdvanTex Unites	175	mg/L	
Mass Loading Rate	3.5	lbs/day	
Design Maximum OLR	0.08	lbs/sf-day	
Min Treatment Surface Area (for OLR)	43.8	sf	

Hydraulic Loading Rate (HLR) Calculation	Value	Units	Notes
Design Maximum Day	2,400	gpd	
Peaking Factor	1.2		<i>assumed</i>
Peak HLR	50	gpd/sf	
Min Treatment Surface Area (for HLR)	57.6	sf	

Area of AX20 Unit 20 sf

No. of AX20s Required 3 units

Based on the minimum surface area calculated, three (3) AdvanTex filer pods are recommended.

### 5.3 Subsurface Drip Field Sizing

A sub surface drip field is desired to accommodate limited space available onsite for the OWTS. This method of treatment and dispersal provides a small footprint. The design of the subsurface drip field will include landscaping to help with evapotranspiration of wastewater and provide beneficial plants to promote a diversified insect habitat. Below is a list of beneficial plants that could be incorporated into the insectary / subsurface drip field area.

**Table 5 Dispersal Field Plant Types**

Name		Promotes Species	Type
Creek Dogwood	<i>Cornus sericea</i>	Bird, Butterfly	Winter Deciduous
California Wildrose	<i>Rosa californica</i>	Bird, Butterfly, Bee	Winter Deciduous
Cream Bush	<i>Holodiscus discolor</i>	Butterfly	Winter Deciduous
Dark Star Ceanothus	<i>Ceanothus 'Dark Star'</i>	Bee, Bird	Evergreen



Onsite soil is assumed to be similar to loam type soils. The application rate for the drip field is assumed to be 0.5 gallons per square foot per day. Sizing for the primary and replacement dispersal field areas is summarized on the following table:

**Table 6 Dispersal Field Layout**

Description	Value	Units	Notes
Test Pit Location (primary area)	TBD		<i>pending site evaluation</i>
Soil Type	TBD		<i>pending site evaluation</i>
Soil Application Rate	0.5	gal/sf/day	<i>Per GeoFlow, assumed</i>
Soil Depth	34	inches	<i>assumed, pending site evaluation</i>
System Type	Subsurface Drip		
Minimum Field Size	4,800	sf	
Lateral Length	95	lf	
Lateral Spacing	2	ft	
Number of Laterals	26		
Total Area Provided	4,940	sf	
Number of Zones	1		
Area per Zone	4,940	sf	
Test Pit Location (replacement area)	TBD		<i>pending site evaluation</i>
Soil Type	TBD		<i>pending site evaluation</i>
Soil Application Rate	0.5	gal/sf/day	<i>Per GeoFlow, assumed</i>
Soil Depth	34	inches	
System Type	Subsurface Drip		
200% Area	9,600	sf	<i>Minimum</i>

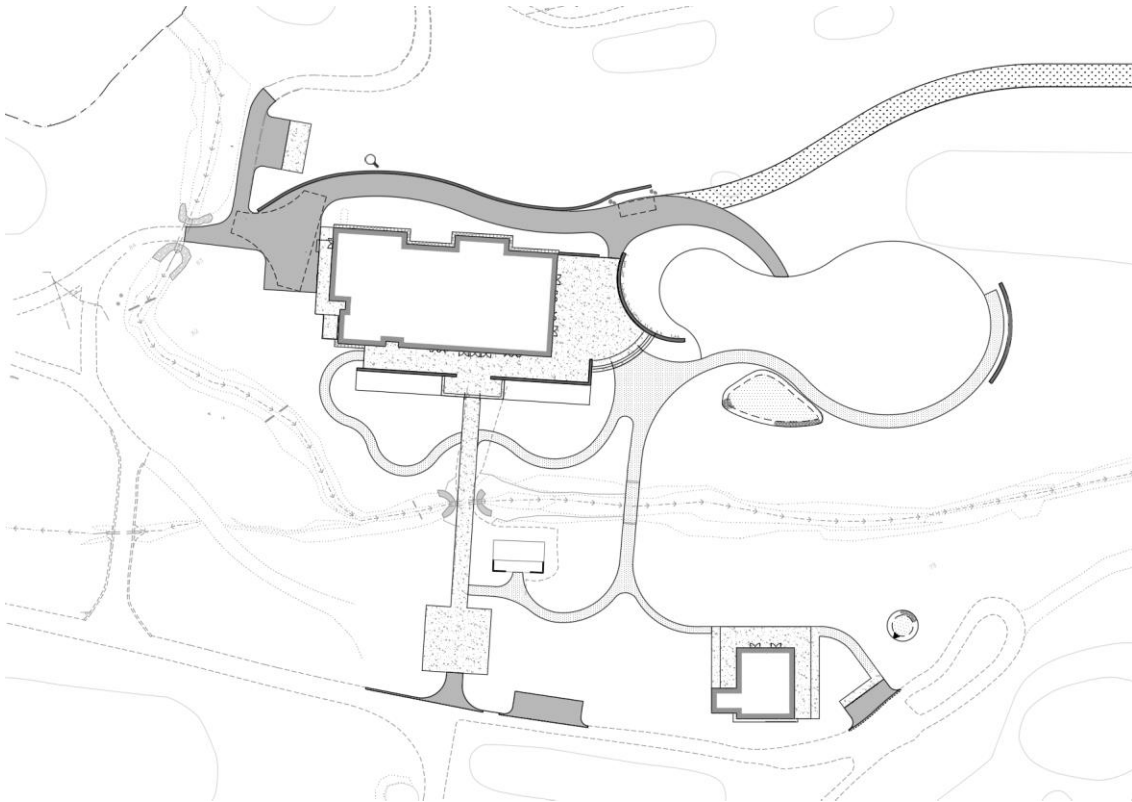
The proposed primary dispersal field is estimated to include 4,800 sf of dispersal area and the 200% replacement area is estimated to include 9,600 sf of dispersal area.

## 6.0 CONCLUSION

Wastewater generated by project is proposed to be collected, treated, and dispersed onsite through a subsurface drip dispersal field with pretreatment. The location of the dispersal field and replacement area are included on sheet C4.2 of the Use Permit Minor Modification Plans. A site evaluation will be conducted to verify the sizing and location of the dispersal field presented in this feasibility study.



**Stormwater Control Plan**  
**For a Regulated Project**  
**Silverado Resort & Spa – The Grove**  
**1600 Atlas Peak Rd,**  
**Napa, CA 94558**



January 2025

Prepared by:





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### Stormwater Control Plan Exhibit

*This Stormwater Control Plan was prepared using the Bay Area Stormwater Management Agency Association (BASMAA) template and design guidelines dated January 2019.*



## I. Project Data

**Table 1. Project Data Form**

Project Name/Number	23-293 Silverado Resort – The Grove
Application Submittal Date	Revised January 2025
Project Location	1600 Atlas Peak Rd, Napa, CA 94558
Project Phase No.	Use Permit Minor Modification
Project Type and Description	New mixed-use development (event space)
Total Project Site Area (acres)	2 ± acres
Total New and Replaced Impervious Surface Area	37,990 SF
Total Pre-Project Impervious Surface Area	24,725 SF
Total Post-Project Impervious Surface Area	37,990 SF

## II. Setting

### II.A. Project Location and Description

The property consists of the Silverado Resort and Spa located at 1600 Atlas Peak Road in Napa County. The building sites are found at “The Grove” area of the resort and golf course. The project involves the demolition of existing paved surfaces and buildings, and the construction of an Atrium Event Space, Lounge Pavilion, restaurant, and golf cart parking. A vicinity map is shown below as well as on the Civil Improvement Plans that is submitted in conjunction with this Stormwater Control Plan (SCP) for review and approval.



Figure 1 Vicinity Map



**VICINITY MAP**  
SCALE: NTS





Figure 2 Existing Site Conditions



## II.B. Existing Site Features and Conditions

The 2 ± acre project site is currently developed with several existing buildings and paved areas on a relatively flat terrain. The existing soil conditions consist of alluvial fan deposits underlain by dense volcanic material.

Stormwater collected on the project site is currently conveyed via sheet flow to the unnamed blue line stream with National Hydrography Dataset (NHD) Permanent Identifier 41663111 which bisects the project site.

## II.C. Opportunities and Constraints for Stormwater Control

Constraints for the proposed project include the presence of soft to loose undocumented fills and soft to firm native soils in the upper five feet. The site is also very flat, thus making the construction of gravity driven systems challenging. The project is also constrained by a creek setback and floodways as demonstrated on the Civil Site plan.

Opportunities explored include multiple Best Management Practices (BMPs), such as the use and installation of a bioretention system, self-retaining landscape, and vegetated areas throughout the project site.

## III. Low Impact Development Design Strategies

### III.A. Optimization of Site Layout

#### III.A.1. Limitation of development envelope

The development has been carefully designed to minimize impacts to existing trees and the existing mature oak trees will be preserved on the site.



### III.A.2. Preservation of natural drainage features

Proposed features have been placed to preserve natural drainage features and drainage patterns to the maximum extent feasible.

### III.A.3. Setbacks from creeks, wetlands, and riparian habitats

The project site is bisected by an unnamed blue line stream with National Hydrography Dataset (NHD) Permanent Identifier 41663111. Applicable setbacks from this creek are displayed on the Civil Improvement Plans which are submitted in conjunction with this Stormwater Control Plan (SCP).

### III.A.4. Minimization of imperviousness

The project proposes an increase in the replaced impervious area for the development. Impervious surfaces have been minimized to the maximum extent feasible for the site via the use of self-treating areas and self-retaining areas.

### III.A.5. Use of drainage as a design element.

The overall drainage design takes an integrated approach where stormwater is dispersed to vegetated and pervious areas throughout the site. The site is constrained and grading is limited within the creek setback which includes pipe trenching. Planter areas are utilized as self-retaining areas and two bioretention areas are proposed for treatment of stormwater.

## III.B. Use of Permeable Pavements

There are no permeable pavements proposed on the project site. Grasspave is proposed for the emergency vehicle access (EVA) route that is permeable.

## III.C. Dispersal of Runoff to Pervious Areas

This proposed project will utilize some pervious/vegetative areas on the site as self-retaining areas. The self-retaining areas are listed and shown on the SCP Exhibit.

All pervious areas functioning as receiving self-retaining areas will receive less than the maximum 2-parts impervious area to 1-part pervious area ratio allowed per the BASMAA requirements.

## III.D. Stormwater Control Measures

This project proposes to utilize a combination of self-treating areas, as well as dispersal to vegetated areas and bioretention areas for stormwater collection, storage, and treatment. Refer to the SCP in the appendix of this report for layout and sizes of drainage management features.



### III.E. Documentation of Drainage Design

#### III.E.1. Descriptions of Each Drainage Management Area

The project will consist of Drainage Management Areas (DMA) that include Vegetated Areas, Areas draining to Vegetated Areas, Self-Treating Areas, Areas draining to Bioretention facility, and Bioretention facility. Each DMA type proposed for this project is described below and the corresponding area(s) can be seen in Table IV.A.2-1.

**Areas Draining to Self-Retaining Areas or Vegetated Areas** on this site consist of all areas starting with the prefix “DSRA” or “DVA” and include the remainder of the impervious areas not flowing to the bioretention areas. These areas consist of walkways and cart paths that do not drain to a bioretention facility.

**Self-Treating Areas** on this site consist of all areas starting with the prefix “STA”. These areas consist of landscaped or vegetated areas that do not drain to a Self-Retaining Area or Bioretention Facility, but rather drain directly offsite or to the storm drain system. These hatched on the plan but not itemized as areas as the site consists of various vegetated areas throughout the site.

**Areas Draining to Bioretention facility** on this site consist of all areas starting with the prefix “DBA”. These areas consist of roofs, parking lot, and impervious walkways. All runoff collected within “DBA” areas are routed towards the two bioretention areas.

The drainage management areas are all delineated per the categories discussed above on the SCP Exhibit.

### III.F. Drainage Management Area Tables

DMA TABLE		
NAME	SURFACE TYPE	AREA (SF)
BA-A	BIORETENTION AREA	976
DBA-A1	ATRIUM ROOF	5,790
DBA-A2	ATRIUM ROOF	2,740
DBA-A2.1	ATRIUM ROOF	3,530
DBA-A3	HARDSCAPE	2,490
DBA-A3.1	HARDSCAPE	70
DBA-A4	HARDSCAPE	520
DBA-A4.1	HARDSCAPE	70
DBA-A5	HARDSCAPE	5,079
DBA-A6	HARDSCAPE	1,970
DBA-A7	HARDSCAPE	1,760
BA-B	BIORETENTION AREA	130
DBA-B1	COTTAGE ROOF	1,180
DBA-B2	COTTAGE ROOF	920
DBA-B3	HARDSCAPE	720
DBA-B4	HARDSCAPE	270



VA-A	LANDSCAPE	13,420
DVA-A1	HARDSCAPE	1,460
DVA-A2	HARDSCAPE	910
DVA-A3	HARDSCAPE	300
DVA-A3.1	HARDSCAPE	700
DVA-A4	HARDSCAPE	690
DVA-A5	HARDSCAPE	370
VA-B	LANDSCAPE	2,380
DVA-B	HARDSCAPE	1,260
VA-C	LANDSCAPE	1,950
DVA-C	HARDSCAPE	520
VA-D	LANDSCAPE	4,080
DVA-D1	HARDSCAPE	470
DVA-D2	HARDSCAPE	450
DVA-D3	HARDSCAPE	670
DVA-D4	HARDSCAPE	790
VA-E	LANDSCAPE	9,200
DVA-E1	HARDSCAPE	2,170
DVA-E2	HARDSCAPE	300
DVA-E3	HARDSCAPE	620
VA-F	LANDSCAPE	16,427
DVA-F	HARDSCAPE	13,725
STA-A	LANDSCAPE	6,177
STA-B	LANDSCAPE	2,381

### III.G. Tabulation and Sizing Calculations

#### III.G.1. Information Summary for Bioretention Facility Design

Bioretention Area A collects runoff for treatment from the easterly side of the project. Runoff on the westerly side is collected within Bioretention Area B. The Bioretention areas will collect runoff from nearby roof areas and surrounding hardscape areas. The minimum Bioretention facility size must be at least 4% of the tributary impervious area which is satisfied on this project per the calculations shown below. Treated water from the bioretention basin outlets through a low point to vegetated areas located upstream of the existing onsite stream.



### III.G.2. Self-Treating Areas/Vegetated Areas

Vegetated areas consist of landscape or natural grasses. To minimize grading in the creek setback, the vegetated areas will not be graded to be self-retaining areas but provide the 2:1 treatment ratio for vegetated areas. This meets the same practical overall effect while meeting local creek setback requirements and minimizing grading.

The self-treatment area consists of the permeable turfgrass emergency vehicle access path that is not connected to the storm drain system and is self-draining.

### III.G.3. Area Draining to Bioretention Facilities

BIORETENTION AREA A CALCULATION TABLE							
DMA NAME	DMA AREA (SF)	SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SIZING FACTOR	MINIMUM AREA	PROPOSED AREA
DBA-A1	5,790	ATRIUM ROOF	1	5,790			
DBA-A2	2,740	ATRIUM ROOF	1	2,740			
DBA-A2.1	3,530	ATRIUM ROOF	1	3,530			
DBA-A3	2,490	HARDSCAPE	1	2,490			
DBA-A3.1	70	HARDSCAPE	1	70			
DBA-A4	520	HARDSCAPE	1	520			
DBA-A4.1	70	HARDSCAPE	1	70			
DBA-A5	5,079	HARDSCAPE	1	5,079			
DBA-A6	1,970	HARDSCAPE	1	1,970			
DBA-A7	1,760	HARDSCAPE	1	1,760			
TOTAL =				24,019	4.0%	961	976

BIORETENTION AREA B CALCULATION TABLE							
DMA NAME	DMA AREA	SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SIZING FACTOR	MINIMUM AREA	PROPOSED AREA
DBA-B1	1,180	COTTAGE ROOF	1	1,180			
DBA-B2	920	COTTAGE ROOF	1	920			
DBA-B3	720	HARDSCAPE	1	720			
DBA-B4	270	HARDSCAPE	1	270			
TOTAL =				3,090	4.0%	124	130

The above tables demonstrate the minimum 4% sizing factor is achieved on the site to meet the BASMA requirements for both bioretention basins.



### III.G.1. Area Draining to Vegetated Areas

VEGETATED AREA A CALCULATION TABLE							
DMA NAME	DMA AREA	SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SIZING FACTOR	MINIMUM AREA	VEGETATED AREA
DVA-A1	1,460	HARDSCAPE	1	1,460	0.5	730	
DVA-A2	910	HARDSCAPE	1	910	0.5	455	
DVA-A3	300	HARDSCAPE	1	300	0.5	150	
DVA-A3.1	700	HARDSCAPE	1	700	0.5	350	
DVA-A4	690	HARDSCAPE	1	690	0.5	345	
DVA-A5	370	HARDSCAPE	1	370	0.5	185	
TOTAL =				4,430	0.5	2,215	13,420

VEGETATED AREA B CALCULATION TABLE							
DMA NAME	DMA AREA	SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SIZING FACTOR	MINIMUM AREA	VEGETATED AREA
DVA-B	1,260	HARDSCAPE	1	1,260	0.5	630	
TOTAL =				1,260	0.5	630	2,380

VEGETATED AREA C CALCULATION TABLE							
DMA NAME	DMA AREA	SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SIZING FACTOR	MINIMUM AREA	VEGETATED AREA
DVA-C	520	HARDSCAPE	1	520	0.5	260	
TOTAL =				520	0.5	260	1,950



### VEGETATED AREA D CALCULATION TABLE

DMA NAME	DMA AREA	SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SIZING FACTOR	MINIMUM AREA	VEGETATED AREA
DVA-D1	470	HARDSCAPE	1	470	0.5	235	
DVA-D2	450	HARDSCAPE	1	450	0.5	225	
DVA-D3	670	HARDSCAPE	1	670	0.5	335	
DVA-D4	790	HARDSCAPE	1	790	0.5	395	
TOTAL =				2,380	0.5	1,190	4,080

### VEGETATED AREA E CALCULATION TABLE

DMA NAME	DMA AREA	SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SIZING FACTOR	MINIMUM AREA	VEGETATED AREA
DVA-E1	2,170	HARDSCAPE	1	2,170	0.5	1085	
DVA-E2	300	HARDSCAPE	1	300	0.5	150	
DVA-E3	620	HARDSCAPE	1	620	0.5	310	
TOTAL =				3,090	0.5	1,545	9,200

### VEGETATED AREA F CALCULATION TABLE

DMA NAME	DMA AREA	SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SIZING FACTOR	MINIMUM AREA	VEGETATED AREA
DVA-F	13,725	HARDSCAPE	1	13,725	0.5	6863	
TOTAL =				13,725	0.5	6863	16,427

The above tables demonstrate that sufficient vegetated areas are available onsite to treat runoff from impervious areas per the BASMA requirements.



### III.H. Source Control Table

POTENTIAL SOURCE OF RUNOFF POLLUTANT	PERMANENT SOURCE CONTROL	OPERATIONAL SOURCE CONTROL BMP
Onsite storm drain inlets (unauthorized non-stormwater discharges and accidental spills or leaks)	<ul style="list-style-type: none"> <li>All inlets marked with the words "No Dumping! Flows to Bay" or similar.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Maintain and periodically repaint or replace inlet markings</li> <li><input type="checkbox"/> Provide stormwater pollution prevention information to new site owners, lessees or operators</li> <li><input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at <a href="http://www.casqa.org/resources/bump-handbooks">www.casqa.org/resources/bump-handbooks</a></li> <li><input type="checkbox"/> Include the following in lease agreements: "Tenants shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."</li> </ul>
Need for future indoor & structural pest control	<ul style="list-style-type: none"> <li>Note building design features that discourage entry of pests.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Provide Integrated Pest Management information to owners, lessees and operators.</li> </ul>



Landscape/Outdoor pesticide use/building & grounds maintenance	<p>Final landscape plans will accomplish all of the following.</p> <ul style="list-style-type: none"> <li>• Preserve existing native trees, shrubs and ground cover to maximum extent possible.</li> <li>• Landscaping has been designed to minimize irrigation and runoff, to promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.</li> <li>• Landscaped areas are used to retain or detain stormwater. Plants within these areas will be tolerant of saturated soil conditions.</li> <li>• The use of pest-resistant plants has been considered, especially adjacent to hardscape.</li> <li>• To insure successful establishment, plants will be selected that are appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions.</li> </ul>	<p><input type="checkbox"/> Maintain landscaping using minimum or no pesticides.</p> <p><input type="checkbox"/> See applicable operational BMPs in Fact Sheets SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at: <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a></p> <p><input type="checkbox"/> Provide IPM information to new owners, lessees and operators.</p>
Pools, spas, ponds, decorative fountains & other water features	<ul style="list-style-type: none"> <li>• Pools, spas, and water feature connections will be made according to local requirements.</li> </ul>	<p><input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Stormwater Quality Handbooks at <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a></p> <p>The sanitary sewer operator must be notified and a clean out identified when pools are to be drained to the sanitary sewer.</p>
Food Service	<ul style="list-style-type: none"> <li>• See plans for location of indoor restaurant area.</li> </ul>	<p><input type="checkbox"/> See maintenance schedule for grease interceptor</p>



Refuse areas	<ul style="list-style-type: none"> <li>• See plans for the location and features.</li> <li>• State how site refuse will be handled and provide supporting detail to what is shown on plans.               <ul style="list-style-type: none"> <li>• Signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar.</li> </ul> </li> </ul>	<input type="checkbox"/> State how the following will be implemented; Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquids or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available onsite. See Fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Stormwater Quality Handbooks at <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a>
Fire sprinkler test water	<ul style="list-style-type: none"> <li>• Fire sprinkler water will be disposed of in vineyard.</li> </ul>	<input type="checkbox"/> See note in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Stormwater Quality Handbooks at <a href="http://www.casqa.org/resources/bmp-handbooks">www.casqa.org/resources/bmp-handbooks</a>
Miscellaneous Drain or Wash Water or Other Sources	<ul style="list-style-type: none"> <li>• See plans for proposed drain lines and drainage sumps.</li> </ul>	<input type="checkbox"/> If architectural copper is used, implement the following BMPs for management of rinsewater during installation: <input type="checkbox"/> If possible, purchase copper materials that have been pre-patetinated at the factory. <input type="checkbox"/> If patination is done on-site, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site. <input type="checkbox"/> Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. <input type="checkbox"/> Implement the following BMPs during routine maintenance: <input type="checkbox"/> Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site.
Plazas, sidewalks & parking lots		<input type="checkbox"/> Sweep plazas, sidewalks and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain



**III.I. Features, Materials, and Methods of Construction of Source Control BMPs**

Several features were incorporated into the design of the project to minimize the potential for stormwater pollution and are listed below Stormwater Facility Maintenance

**III.J. Stormwater Facility Maintenance**

An operations and matienance agreement will be established for the drainagement management treatment devices post project approval and prior to the building permit phase.

**III.K. Ownership and Responsibility for Maintenance in Perpetuity**

This Stormwater Control Plan is submitted for entitlement purposes as part of a very minor modification. Following project approval, a final plan will be developed as part of the building permit process.

The Owner agrees to implement the stormwater control strategy as outlined in this document and as shown in the plans prepared by Sherwood Design Engineers. The Owner accepts responsibility for the installation, operation and maintenance of the stormwater treatment and flow-control facilities noted in this Stormwater Control Plan. The Owner agrees to undertake this responsibility until such time as the responsibility is formally transferred to a subsequent owner. This Stormwater Control Plan is submitted for entitlement purposes as part of a very minor modification. Following project approval, a final plan will be developed as part of the building permit process.



### III.L. Summary of Maintenance Requirements for Each Stormwater Facility

The following activities shall be completed at least annually. The frequency should be adjusted in response to the needs of each particular facility.

**Clean up.** Remove any soil or debris blocking planter inlets or overflows. Remove trash that typically collects near inlets or gets caught in vegetation.

**Prune or cut back** plants for health and to ensure flow into inlets and across the surface of the facility. Remove and replant, as necessary. When replanting, maintain the design surface elevation and minimize the introduction of soil.

**Control weeds** by manual methods and soil amendment. In response to problem areas or threatening invasions, corn gluten, white vinegar, vinegar-based products or non-selective natural herbicides such as Burnout or Safer's Sharpshooter may be used.

**Add mulch.** Aged mulch, also called compost mulch, reduces the ability of weeds to establish, keeps soil moist and replenishes soil nutrients. Mulch is added from time to time as necessary to maintain a mulch layer thickness (some agencies require 3 inches). However, ensure the underlying soil surface beneath the mulch layer is a minimum 6 inches below the overflow elevation, consistently throughout the surface area of the facility. In particular, ensure that the top of the mulch layer is below the facility overflow, so that as the facility fills during a major storm, the entire surface becomes wetted before the overflow elevation is reached.

**Check signage.** Remove graffiti and replace if necessary.

**Check irrigation,** if any, to confirm it is adequate but not excessive.

**Landscaping maintenance** personnel should be aware of the following:

**Sidewalks will be swept clean of debris regularly.**

#### III.L.1. Construction Checklist

SCP PAGE NO.	SOURCE CONTROL AND TREATMENT MEASURE	SEE PLAN SHEET NO.
1	On-site storm drain inlets are marked with "No Dumping" message	SEE PLAN SET
1	Existing vegetation is preserved to the maximum extent possible.	SEE PLAN SET

### III.M. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA *Post-Construction Manual*



“F”

## Habitat Assessment





**The Grove at  
Silverado Resort  
Habitat Assessment**

Project No.:  
1171

Zentner Planning and Ecology  
Walnut Creek

Prepared for:  
Meinert, Coblenz Patch Duffy and Bass LLP

Revised:  
November 2024



# **The Grove at Silverado Resort Habitat Assessment**

## **I. Introduction**

### **A. Purpose**

Zentner Planning and Ecology ("Zentner") conducted a site review and habitat assessment of the Grove Project Site (Project Site) in the Napa County on August 19, 2024. The Project Site is located at the Silverado Resort adjacent to an unnamed, ephemeral tributary to Milliken Creek.

The assessment was conducted for the purpose of reviewing the mapped top of bank, evaluating and identifying the habitat types within the Project Site, reviewing proposed project impacts, and providing recommendations. Scott Greenwood-Meinert of Coblentz Patch Duff & Bass LLP and David Walter the Silverado Resort's director of agronomy were present during the preliminary part of the site review and provided information and context for the site and proposed project.

### **B. Methods**

During the site review the mapped top of bank was located and confirmed using a sub-meter GPS unit. The ephemeral tributary was walked up- and downstream of the Project Site to assess the vegetation, topography, and site conditions. The surrounding golf course and a portion of Milliken Creek within the Silverado Resort was also walked for the same purpose. Zentner staff also reviewed project plans and examined current and historic aerial imagery of the Project Site prior to the site review to assist with this site assessment.

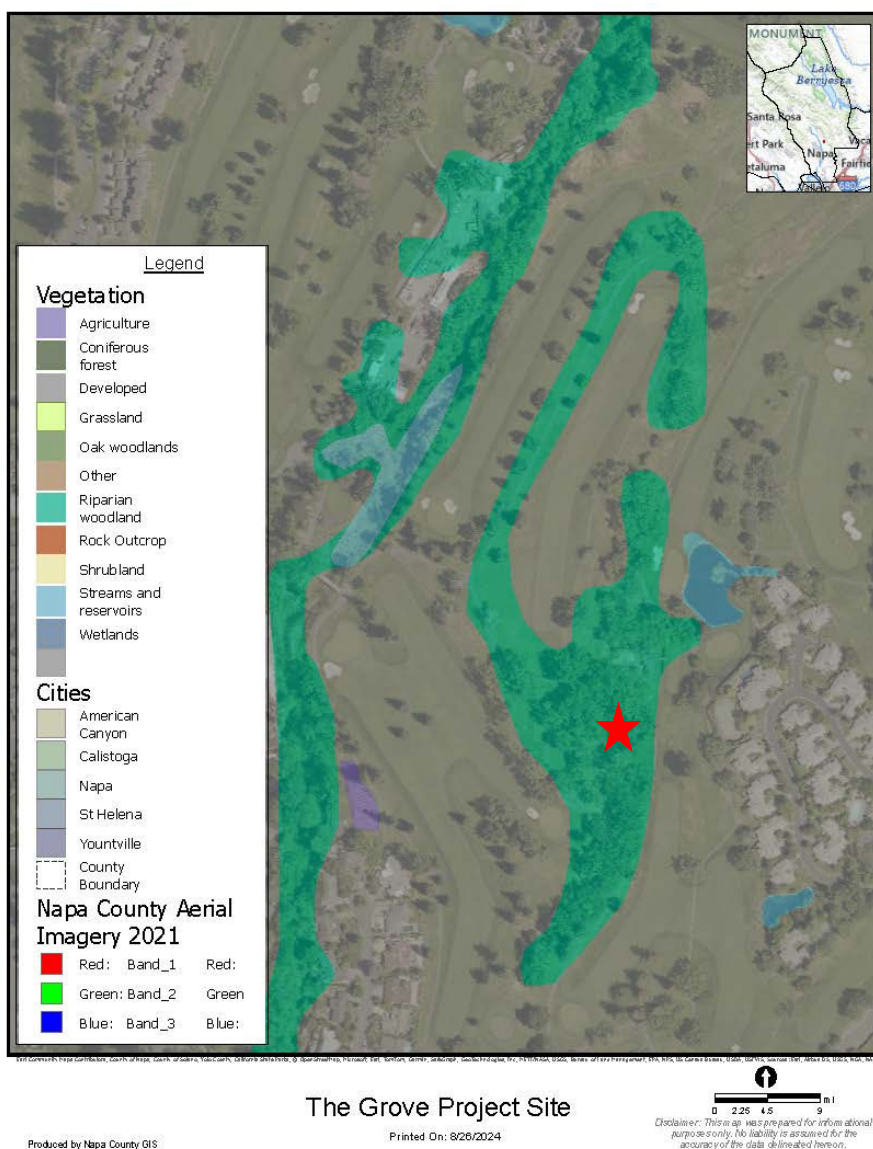


## II. Results

### A. Habitats within the Project Site

Based upon our analysis, we found that the Project Site is mostly developed habitat consisting of the golf course, paths, patios, outbuildings and other areas. Outside of these areas, the wooded portions of the site are oak woodland/oak savannah habitat. These woodlands are highly maintained, relictual fragments of what were once a matrix of grassland, oak woodlands, and oak savannahs. Further details regarding our analysis are provided below.

The Project Site was mapped by the Napa County Online Public Map as containing riparian woodland and developed habitat types; a screen shot of the Napa County Public Map showing the project site is included as **Figure 1** below.



**Figure 1:** Screen shot from the Napa County Online Public Map. The approximate location of the Project Site is identified with a red star on the photo.



This mapping was done in 2016 by a University of California Davis group using 2016 edition of 1 meter color aerial imagery taken by the National Agriculture Imagery Program (NAIP) as the base imagery. Though aerial imagery can provide good baseline information, actual site conditions can vary significantly from what is visible on aerial images and, therefore, site assessments and ground reviews are necessary to confirm the presence, extent, and condition of habitat types.

The aerial mapping at the Silverado Resort is a good example of when large-scale mapping based on aerial images can be inaccurate. As shown on Figure 1, the mapped riparian woodland vegetation community (light green) is shown as extending north, northwest of the Project Site into the center portion of the golf course. This center portion of the mapped area is devoid of any waterways and the understory and surroundings are developed golf course; it is not riparian habitat. As well, the mapping fails to pick up numerous other pockets of relictual Oak Woodland habitat within and outside of the Resort and instead labeling it all as Developed.

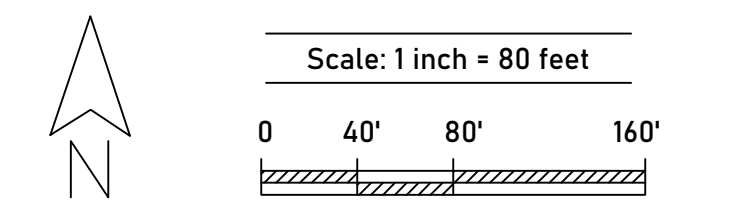
The Project Site and surrounding oak trees are, in fact, remnants of oak woodland and oak savannah habitat that once dominated this region. The scattered presence of oak trees throughout the site and not just along aquatic features is indicative of this. The oak trees in the area around the Project Site were likely historically part of a much larger oak woodland habitat. Development at the Silverado Resort for agriculture and later as the golf course removed much of the surrounding oak woodland leaving only a small scattering of mature oak trees. It is likely that the higher concentration of oak trees at the Project Site are the result of the golf course design that required the removal of less oak trees at this location and management and maintenance practices that have preserved existing oak trees and enabled new oak trees to grow in this area at higher concentrations than elsewhere on the Silverado Resort.

The riparian zone within the Project Site is the area where trees and other vegetation are affected by the presence of the ephemeral channel. At the Project Site, the presence of hydrophytic vegetation and other riparian indicators occur within the ephemeral channel's top of bank. A true riparian habitat, such as that which exists at Milliken Creek, contains a diverse structure of vegetation with different levels of canopy. Instead of this, the ephemeral tributary onsite contains a scattering of primarily valley oaks (*Quercus lobata*) within the top of bank, with little to no vegetation beneath, except non-native annual grassland. Because the ephemeral channel flows only periodically, following rainfall events, and because the channel is relatively narrow and contained within a well-defined top of bank, it is unlikely that the presence of the ephemeral channel has an effect on any trees rooted outside of the channel's top of bank and the majority of herbaceous hydrophytic vegetation is restricted to the channel itself. Therefore, we noted just seven trees that are located within the top of bank. These trees within the riparian zone are shown on **Figure 2**, while the extent of the oak woodland/oak savannah habitat within the Project Site is also shown, as is the developed golf course/urban habitat. We also have included the locations of the trees that are slated to be removed as part of the project, which are located within the oak woodland/oak savannah habitat.











**FIGURE 2**  
**Habitat Map**  
The Grove Project  
Napa, California



**Legend**

-  Riparian Tree (dbh approximate)
-  Existing Tree to be Removed
-  Developed Golf Course/Urban (0.88 Acres)
-  Oak Woodland/Oak Savannah Habitat (1.27 Acres)
-  Limits of the Project Site
-  Top of Bank

Source: Google Earth 2024	Revisions	By
Date: 9/04/2024		
Cartographer: XM		
File: C:\Users\15105\OneDrive - Zentner Planning and Ecology\Graphicprojects\1171 The Grove\CAD\Fig2_Habitat map_082624.dwg		





**Photo 1:** View looking upstream along the ephemeral channel towards Oak Woodland/Oak Savanna habitat. Note the lack of riparian vegetation within the top of bank. The Project site is shown on the right side of the photo, including non-native shrubbery and existing Developed habitat that will be removed. August 2024.



**Photo 2:** View of Riparian Woodland habitat along Milliken Creek, just a few hundred feet from the project site. August 2024



In contrast to the ephemeral tributary that runs through the project site, Milliken Creek outside of the Project Site, contains riparian habitat on both sides of the creek channel. This riparian habitat is relatively well developed structurally up to the top of the bank throughout the reach within the Silverado Resort. In addition to valley oaks, this riparian habitat contains live oak (*Quercus agrifolia*), buckeye (*Aesculus californica*), willows (*Salix lasiolepis* and *S. laevigata*), and ash (*Fraxinus sp.*) as an overstory, along with a host of native understory vegetation including blue elderberry (*Sambucus nigra ssp. caerulea*), California wild grape (*Vitis californica*), dogwood (*Cornus sp.*), and others. This is a true riparian habitat, and with the exception of the two small areas that the map shows as extending well west of the riparian habitat, the Napa County Public Map captures this riparian habitat very well, as is illustrated by the relatively long, and narrow habitat shown along the creek in Figure 1.



**Photo 3:** View of the project site showing the Developed and Oak Woodland habitats. The ephemeral channel is located to the left outside of the photo frame. August 2024.



### **III. Project Impacts and Recommendations**

#### **A. Impacts**

The proposed project has been designed to stay outside of the unnamed tributary's top of bank while maintaining appropriate setbacks per Napa County regulations. As well, the proposed design has been situated to remove the smallest number of trees feasible; 10 trees will be removed from the oak woodland habitat, but none of these trees are within the top of bank (Figure 2).

The Project Site includes existing landscaping and hardscape that were placed within the unnamed tributary's top of bank and setback prior to Napa County's current protections and regulations. As part of the proposed project this landscaping and hardscaping will be removed and a native plant dominated understory will be restored to this area. The removal of this development and the restoration of a native dominated understory will improve habitat values and benefit native wildlife in the region.

#### **B. Recommendations**

The proposed project will result in the removal of 10 valley oak trees that are part of the oak woodland/oak savannah habitat. Each oak tree that is removed as part of the project shall be replaced on site at a minimum of a 3:1 (planted to removed) ratio.

In order to offset impacts resulting from the project, the existing landscaping and hardscaping will be removed from the ephemeral tributary's setback and the area will be restored. Restoration of this area as well as the replacement of all removed oak trees at a minimum 3:1 ratio will ensure that the proposed project results in an overall ecological benefit to the area.

To ensure the success of the planted trees and the restored habitat, a restoration plan shall be developed by a qualified biologist. The restoration plan shall include the following:

- A planting plan showing the locations where the replacement oak trees are planned to be replanted.
- Monitoring plan requiring at least 5 years of monitoring for all replacement oak trees.
- Replanting and monitoring requirements to ensure that failed plantings are replaced.
- A provision requiring a biologist, certified arborist, or similarly experienced professional, to file a report that evaluates the survival rate of the replanted oaks with the county, in the fifth year after the replanting.
- If the survival rate of the replanted oaks falls below 80%, additional remediation shall be completed to ensure a 3:1 replacement of the original oak trees removed.
- A detailed planting plan for the understory restoration area within the top of bank.
- Performance criteria for the restoration area requiring at least 45% relative native vegetation cover and at least 75% cover at the end of the 5-year monitoring period.



#### **IV. Conclusion**

Zentner Planning and Ecology reviewed the mapped top of bank and agreed that the top of bank has been accurately mapped on the existing project plans within the Project Site. Zentner staff also determined that the Project Site consists of fragments of old oak woodland/savannah habitat along with existing developed habitat. A limited number of trees are growing within the ephemeral channel's top of bank that runs through the Project Site. These trees are riparian in that they are rooted in the top of bank and their roots reach into the channel zone. However, the site does not contain riparian habitat in contrast to Milliken Creek, which does have a nicely developed riparian habitat.

Though the proposed project will result in the removal of 10 trees from the oak woodland, the project will also remove hardscape and landscaping from the top of bank and the channel setback and restore these areas. Additionally, none of the trees within the top of bank will be removed and all trees removed by the project will be restored and replaced at a minimum 3:1 ratio. Because the project will replace all removed oak trees at a 3:1 ratio and restore native dominated trees and understory habitat within the top of bank, the project is expected to result in increased habitat values within the site and along the ephemeral channel. As well, by replanting and maintaining oak trees within the Silverado Resort, the project will extend the oak canopy beyond its current extent and increase age diversity amongst the oak trees on site. Overall, the project is expected to result in a net increase in habitat values.



Sean Micallef

Partner/Chief Ecologist  
Zentner Planning and Ecology



“G”

## The Grove Event Noise Study



2 June 2025

Scott Greenwood-Meinert  
Coblentz Patch Duffy & Bass LLP  
sgreenwood-meinert@coblentzlaw.com

**Subject: The Grove at Silverado Resort –Noise Study**  
**Salter Project 24-0381**

Dear Scott:

This report studies noise of indoor events within the proposed Grove Pavilion Building of Silverado Resort in Napa, CA. We conducted continuous exterior noise measurements onsite between 28 August and 3 September 2024 which included three separate outdoor events. We have also reviewed the 100% CD drawing set received on 5 May 2025. This letter summarizes our observations and site conditions, outdoor event types, measurement results, and noise projections.

## Site Conditions

Refer to **Appendix A** for an aerial view of the entire Silverado Resort and Golf Course which is bounded by Atlas Peak Road, Hillcrest Drive, and Westgate Drive. The current outdoor event area is outlined in red. The resort encompasses most of the adjacent area to the north, west, and south. Within the boundary of Silverado Resort are multiple residential communities including The Grove to the east, the Oak Creek East to the Northeast, and Silver Trail residences to the Southwest. **Figure 1** below shows a closer view of the event area, adjacencies, and two noise measurement locations LT-1 and LT-2.



**Figure 1: Site Plan**



The current event courtyard includes an outdoor stage and seating area. Measurement kit LT-1 was attached to the courtyard perimeter fence between the stage and residences to the east. The second measurement kit LT-2 was attached to a tree further east.

To the south of the courtyard and stage is an additional outdoor pavilion which includes a small platform stage and seating area along the dry creek bed.

## Measured Event Noise Levels

Current event sizes range from small groups to over 600 people. Typical ceremonies include reinforced speech or amplified program audio. Some larger events may include live DJs and bands.

Noise levels were collected between 28 August and 3 September 2024. Refer to **Figure 1** for measurement locations. During the long-term measurements three separate events took place in the courtyard event area between 5 and 10 PM on August 28<sup>th</sup> and 31<sup>st</sup>, and September 1<sup>st</sup>. The event types, headcount, and entertainment information is summarized below in addition to the maximum noise levels measured during those events at location LT-2.

Event Type	Date	Headcount	Maximum Leq (30min) LT-2	Notes
Dinner	Aug 28 <sup>th</sup>	25	57 dBA	Amplified Violin & Background Music
Wedding	Aug 31 <sup>st</sup>	200	78 dBA	14-piece Amplified Band
Wedding	Sept 1 <sup>st</sup>	100	73 dBA	DJ

The measured events above included headcounts of 25 to 200 people with a larger 14-piece band. This represents a good range of event sizes, specifically, the August 31<sup>st</sup> event would represent the upper limit of anticipated amplified noise levels.

## Future Building Summary

Two new future buildings include a lounge further west and a pavilion building in the location of the current outdoor courtyard and stage (measurement location LT-1). Refer to **Figure 2** below.

The smaller lounge building includes bride and groom rooms which will not be sources of noise during events.

The “Grove Event Lawn” in the figure below is in the same location as the current open-air pavilion and seating area.



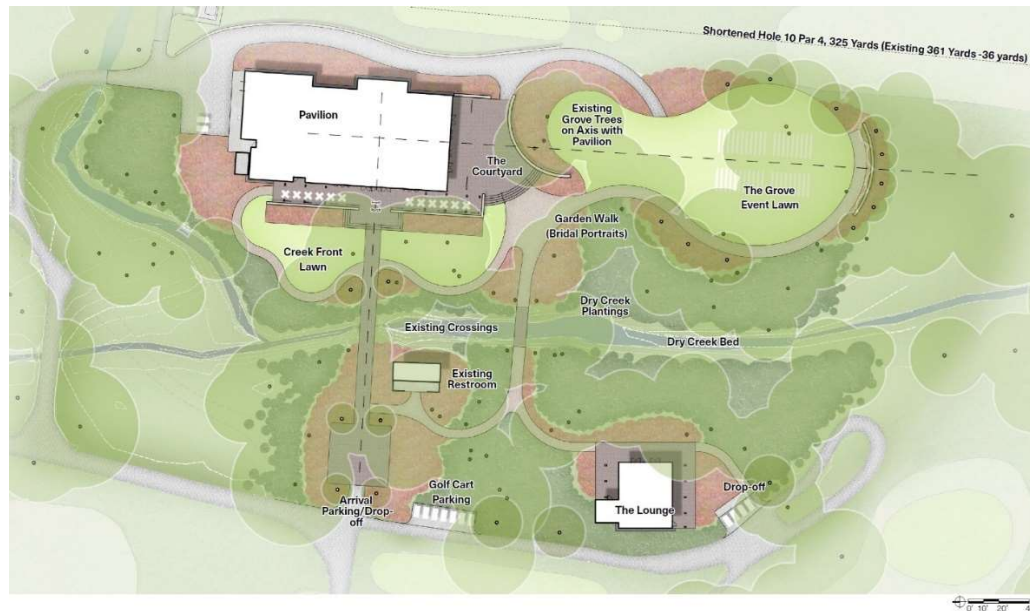


Figure 2: Lounge and Pavilion Building Locations

## Noise Reduction of Pavilion Treatment and Exterior Shell

From discussions with Silverado Resort we understand amplified events will primarily be moved indoors to the new Pavilion Building event space. From review of the 100% CD drawing set, the exterior shell of the pavilion building includes gypsum board walls, glass entry doors, and glass walls on the south and west facades. Corresponding test reports for the chosen windows and doors are included in **Appendix B**.

### *Interior Acoustic Treatment*

Per the Sheet A6.12 event space reflected ceiling plan, acoustic panel Type AP-1 will be used which is specified as Armstrong Woodworks. MechoShade blackout shades are also planned for exterior glazing. The ceiling panels and window shades will effectively reduce overall noise buildup within the space. Once the event space is occupied, the human bodies will further reduce noise buildup.

### *Exterior Gypsum Board Walls*

These walls are tagged as Type W1. Per Detail 1 on Sheet A8.03, this is an insulated single metal stud wall with one layer of gypsum board on the interior. The exterior face is comprised of plywood, one-inch-thick sheathing, and polyash siding finish.

Based on laboratory test reports for a standard three-layer interior wall, we expect this assembly to be STC 45.



### *Exterior Glass Swing Doors*

Exterior swing doors 102, 103, 104, 106, and 108 will be Sierra Pacific model C-OD-3684-1, which is STC 33 per the **Appendix B** Western Electro Acoustic Lab Test TL03-261. The installed doors shall match the tested product (glass assembly, hardware, frame etc.).

Specifically, the tested STC 33 system is comprised of 3/4-inch-thick glass with the following build-up:

- 7/32-inch laminated glass with 0.03-inch interlayer
- 3/8-inch airspace
- 1/8-inch double strength glass

The door hardware includes perimeter kerfed gaskets, door sweep, door shoe, weather stripping etc. per the test report.

### *Exterior Glass BiFold Doors*

Exterior BiFold doors 101, 105, and 107 will be Nanawall model SL70, which is STC 41 per the **Appendix B** SG-Bauakustik Test Report Number 1821-003-19 Annex 16. The installed doors shall match the tested product (glass assembly, hardware, frame etc.).

Specifically, the tested STC 41 system is comprised of the SGG Climaplust XN (43 dB) with the following build-up:

- VSG STADIP Silence - 44.2
- 20 mm glass interspace (Argon-filling)
- ESG SECURIT XN II 6 mm

### *Exterior Glazing*

Exterior windows 1 to 14 will be Sierra Pacific aluminum clad fixed windows, which are STC 34 per the **Appendix B** Element Materials Technology Lab report ESP029747P-3. The installed windows shall match the tested product (glass assembly, hardware, frame etc.).

Specifically, the tested STC 34 system is comprised of 15/16-inch insulated laminated glass with 3/16-inch glass, 1/2-inch airspace, and 1/4-inch laminated glass.

### *Aggregate Performance of Exterior Walls*

Aggregate STC performance was calculated for each Event Space wall per the attached **Appendix B** test reports and exterior elevations.

- East Wall – STC 44
- North Wall – STC 35
- West Wall – STC 35



## Summary Comments

### General Comments

Per discussions with Silverado Resort we understand there will be no change in event types, maximum size, or duration compared to existing operations.

### Resultant Indoor Event Noise Levels at Property Line

Refer to **Figure 3**. Noise of indoor events is projected to the property line assuming exterior doors and windows shut. At the nearest property line at the Grove community (near LT-2 in Figure 1), the measured event noise levels are expected to be reduced by approximately 35 dB based on the anticipated aggregate noise reduction of the exterior shell.



Figure 3: Resultant Noise at LT-2

\*

\*

\*

This concludes our comments. Please call if you have any questions.

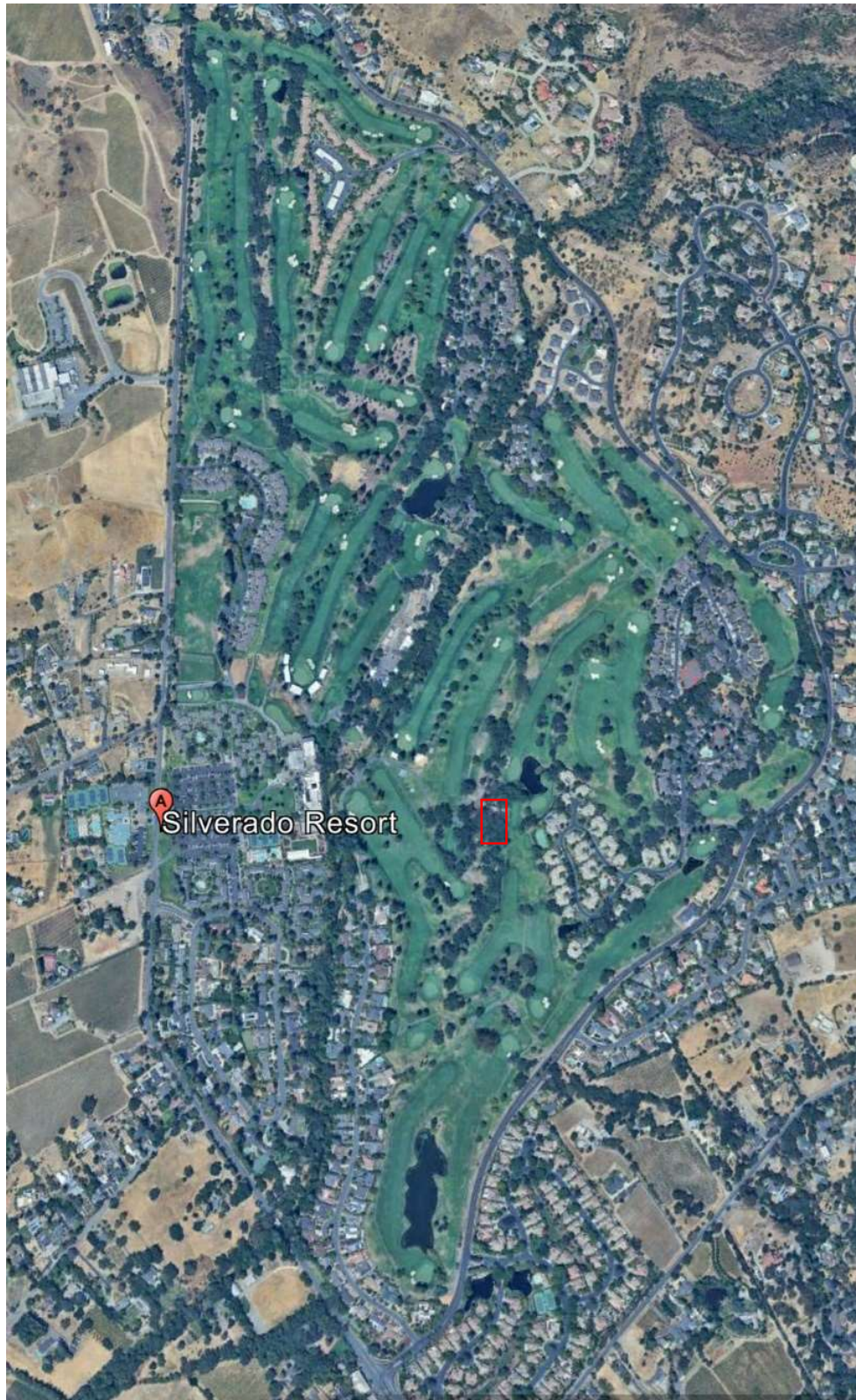
Sincerely,

**SALTER**

Dennis Mill  
Senior Associate



## Appendix A – Aerial View of Silverado Resort





## Appendix B – Laboratory Test Reports for Event Space Exterior Windows & Doors





## Test report with assessment

No. 1821-003-19 dated 20<sup>th</sup> August 2019

**Airborne Sound Insulation of the Acoustic SL70  
(Acoustical 70) Folding Glass Wall in Laboratory**

**Manufacturer:**

Solarlux GmbH  
Industriepark 1  
49324 Melle

**Client:**

Nana Wall Systems, Inc.  
100 Meadowcreek Dr. #250  
Corte Madera, CA 94925  
United States of America

**Test Object:**

Folding Glass Wall, type Acoustic SL70 (Acoustical 70)  
with flush sill options, dimensions 3.000 mm x 2.500 mm

**Contract:**

Ascertainment of Airborne Sound Insulation according to  
DIN EN ISO 10140-2 in Laboratory

**Author:**

M. Eng. Laszlo Pobloth

**SG-Bauakustik  
Institut für schalltechnische Produktoptimierung  
Mainstraße 15  
45478 Mülheim an der Ruhr**



## **1. Definition of Project and General Details**

### **1.1 Definition of project**

Solarlux GmbH, Melle, manufactures and sells (among others) Folding Glass Walls which can be used as partitions in the interior of buildings or for closing off heated living quarters from the outside area.

The system to be tested, type Acoustic SL70 (Acoustical 70), is a Folding Glass Wall consisting of aluminum with an installation depth of 70 mm, which is equipped with concealed fittings and sliding locking-system. The tested 3-panel wall construction is provided with a top-track as well as a flush sill and has vertical seals at the wing joints as well as horizontal seals above and below on the top-track and flush sill.

The airborne sound insulation of the construction in different configurations in direct transmission in a functional state according to DIN EN ISO 10140-2 in the test stand with suppressed flanking transmission according to DIN EN ISO 10140-5 is to be ascertained.

### **1.2 Manufacturer of test arrangement**

Solarlux GmbH  
Industriepark 1  
49324 Melle

### **1.3 Client requesting test**

Nana Wall Systems, Inc.  
100 Meadowcreek Dr. #250  
Corte Madera, CA 94925  
United States of America



## 2. Set-up of Test Objects and Test Arrangements

### 2.1 Laboratory

The sample element was installed in the test stand belonging to the test institute by the manufacturer's installers in order to ascertain the airborne sound insulation with suppressed flanking transmission in accordance to

DIN EN ISO 10140-5.

The maximum sound reduction index  $R'_{\max}$  of the test stand when a type A wall (lightweight wall) was installed in accordance to DIN EN ISO 10140-5, Appendix A.2.2.1.1 amounted to:

$f_{\text{Terz}}$ in Hz	50	63	80	100	125	160	200	250	315	400	500
$R'_{\max}$ in dB	29,2	40,8	34,6	44,1	44,3	49,6	55,7	59,6	61,6	63,8	68,1

$f_{\text{Terz}}$ in Hz	630	800	1000	1250	1600	2000	2500	3150	4000	5000
$R'_{\max}$ in dB	70,6	72,0	75,1	74,6	73,2	73,3	78,7	83	86,2	90,5

The rated sound reduction index amounted to:

$$R'_{w, \max} = 68 \text{ dB.}$$

The enclosing wall of the test object was manufactured by skilled test institute employees. In order to achieve an adequately high level of sound insulation, the wall panels of the altogether approx.  $d$  (= thickness) = 500 mm thick wall were built up on both sides of the butt joint with freestanding metal stands.



## 2.2 Set-up of test object

The tested sample element is a Folding Glass Wall made of aluminum with a construction depth of 70 mm. The construction consists of three panels, with side stop profiles, one flush sill, one top-track as well as a sliding lock. The Folding sliding-panels which relate to one another (Panel joint width 157 mm including mullion) are moved through a roller carriage system (with concealed fittings) in the top-track and flush sill. The connection to the side wall connection is carried out with a vertical connection profile.

All tests were carried out with a flush sill (type 5-60-23-x). In order to simulate a recessed or barrier-free installation (integrated in the floor) of the flush sill, it was covered with wooden strips (d = 25 mm) in the transmission and receiving room.

The element was delivered with a surrounding frame made of wooden beams and was built in flat in the wall of the test stand. The dimension's amount width x height = 3.000 mm x 2,500 mm or 3.250 mm x 2,750 mm with surrounding wood frame.

**The Folding Glass Wall has a surface of approx.  $S = 7,50 \text{ m}^2$  and has a glass surface proportion of approx. 80%.**

The glazing units used were provided with glass stickers. The following glazing units were used:

**Type:** SGG Climaplust XN (32 dB)  
**Build-up:** ESG SECURIT 4 mm klar  
16 mm glass interspace (Argon-filling)  
ESG SECURIT XN II 4 mm

**Type:** SGG Climaplust XN (43 dB)  
**Build-up:** VSG STADIP Silence - 44.2  
20 mm glass interspace (Argon-filling)  
ESG SECURIT XN II 6 mm

**Type:** SGG Climaplust XN (48 dB)  
**Build-up:** VSG STADIP Silence - 55.2  
18 mm glass interspace (Argon-filling)  
VSG STADIP Silence XN - 44.2



The following build-ups were tested:

- Measurement 1:** Folding Glass Wall, type Acoustic SL70 (Acoustical 70)  
Glazing: **SGG Climaplust XN (32 dB)**  
**Measurement as found**
- Measurement 2:** Folding Glass Wall, type Acoustic SL70 (Acoustical 70)  
Glazing: **SGG Climaplust XN (43 dB)**  
**Measurement as found**
- Measurement 3:** Folding Glass Wall, type Acoustic SL70 (Acoustical 70)  
Glazing: **SGG Climaplust XN (48 dB)**  
**Measurement as found**

The surrounding joints between test object and test opening were sealed using silicon compound or with durable elastic filling mass respectively.

The detailed build-up of the construction can be seen in the manufacturer's construction drawings, annex 1 to 8. Annex 9 and 10 show the construction characteristics of the glazing units (stickers on glass). Annexes 11 and 12 contain photo documentation of the set-ups in the laboratory. A schematic diagram of the test set-up in the test stand is shown in annex 13.

### 3. Measurement and Execution of Measuring

The measurements of the rated sound reduction index  $R_w$  in dB of the test object were carried out in accordance with the requirements of the standard

- DIN EN ISO 10140-2  
"Laboratory measurement of sound insulation of building elements"  
Part 2: "Measurement of airborne sound insulation"

The measurement set-up as well as a description of measuring can be seen in annex 14 of this test report.



## 4. Measurement Results

The rated sound reduction index of the setups (detailed structure, see section 2.2 and Annexes 1 to 10) tested on 8<sup>th</sup> August 2019, installed in functional condition, without any influence from flanking structures can be found in the following table:

Table 1: Measurements from 8<sup>th</sup> August 2019

Measurement	Test object	R <sub>w</sub> in dB
<b>1</b> <b>Annex 15</b>	Folding Glass Wall, type Acoustic SL70 (Acoustical 70) <b>Glazing: SGG Climaplust XN (32 dB)</b> Measurement as found	<b>33</b> (33,8)
<b>2</b> <b>Annex 16</b>	Folding Glass Wall, type Acoustic SL70 (Acoustical 70) <b>Glazing: SGG Climaplust XN (43 dB)</b> Measurement as found	<b>41</b> (41,6)
<b>3</b> <b>Annex 17</b>	Folding Glass Wall, type Acoustic SL70 (Acoustical 70) <b>Glazing: SGG Climaplust XN (48 dB)</b> Measurement as found	<b>43</b> (43,5)

In brackets the unrounded values are given with decimal place for orientation.

The frequency dependent curve progress of the sound insulation measurements can be seen in annex 15 to 17.



## 5. Assessment

Nana Wall Systems, Inc., Corte Madera (USA), plans to equip the Folding Glass Wall, type Acoustic SL70 (Acoustical 70) with appropriate glazing units, depending on the requirements of the system's airborne sound insulation. Based on the measurement results obtained on configurations with different glazing's (see section 4), appropriate conclusions can be drawn on the required glazing.

Table 2: Rated sound reduction index glazing unit or overall construction

<b>Rated sound reduction index of the glazing unit <math>R_w</math> [dB]</b>	<b>Rated sound reduction index of the Folding Glass Wall Acoustic SL70 (Acoustical 70) <math>R_w</math> [dB]</b>
32	33
33	34
34	34
35	35
36	36
37	37
38	37
39	38
40	39
41	40
42	41
43	41
44	42
45	42
46	42
47	43
48	43

The values shown are estimated values determined based on empirical values for similar constructions as well as the measurement results.



Appendix 3 (detail 70e-2-4) shows the tested structure of the Folding Glass Wall Acoustic SL70 (Acoustical 70) with two brush seals (25-0-1065-x) on the flush sill, type 5-60-23-x. A comparable structure of the flush sill as shown in Appendix 6 and 7 (detail 70-2-12 and detail 70e-2-22) should be offered as an alternative to the tested configuration. The sealing of the two brush seals on the flush sill is carried out acoustically comparable to the tested construction on the profile of the respective flush sill (type 5-0-1001-x and type 5-0-1003-x). An influence on the rated sound reduction index of the Folding Glass Wall Acoustic SL70 (Acoustical 70) is not expected.

Mülheim an der Ruhr, 20<sup>th</sup> August 2019



Stefan Grill

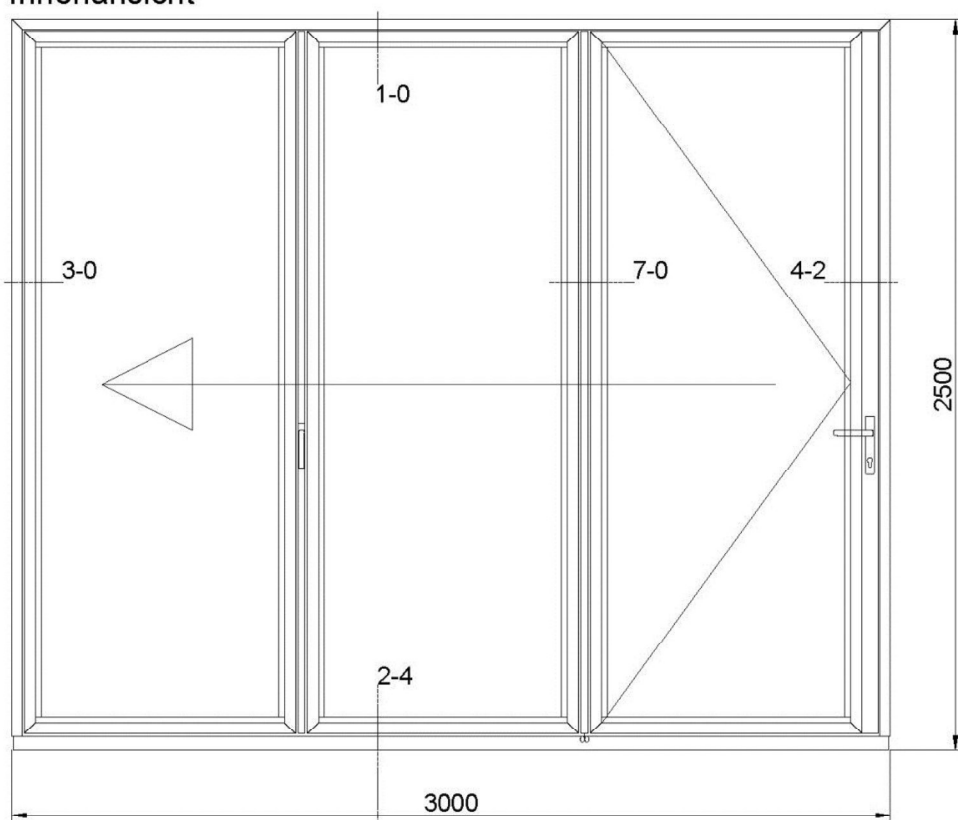


Laszlo Pobloth





SL 70e  
Innenansicht



Gutachterliche Stellungnahme für:

2-2  
2-12  
2-22

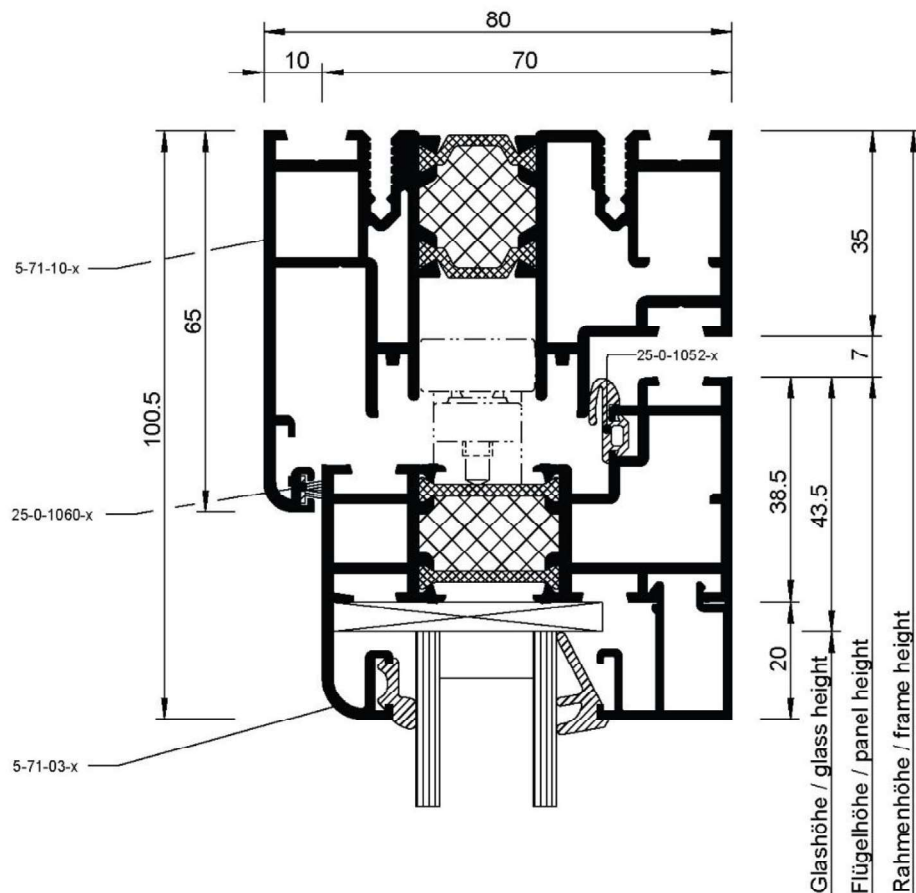
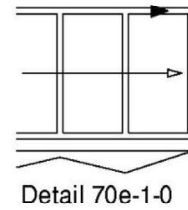
Test Report No.: 1821-003-19  
SG-Bauakustik  
Institut für schalltechnische Produktoptimierung  
Mainstraße 15  
45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Pobloth





**SL 70e**  
**Detailschnitte / Detail Sections**  
 Glas-Faltwand / Folding Glass Door



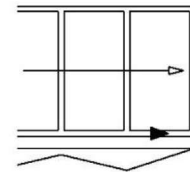
01/2013: Technische Änderungen vorbehalten / Subject to change without notice.

Detail • 1

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 Mainstraße 15  
 45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Pobloth





Technical cross-section drawing of a window frame assembly. The drawing shows a multi-pane window with a central fixed pane and two side-hung operable panes. Various components are labeled with part numbers: 5-71-03-x (top hinge), 5-70-11-x (top seal), 5-45-13-x (top gasket), 25-0-1065-x (top frame), 5-66-09-x (bottom hinge), and 5-60-23-x (bottom seal). Dimensions are provided in millimeters: overall width 85, overall height 115.5, and individual pane widths of 13 and 59. On the right, vertical dimensions specify the glass height (20), frame height (38.5), and total height (43.5).

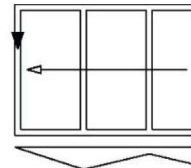
Detail • 5

Laszlo Pobloth

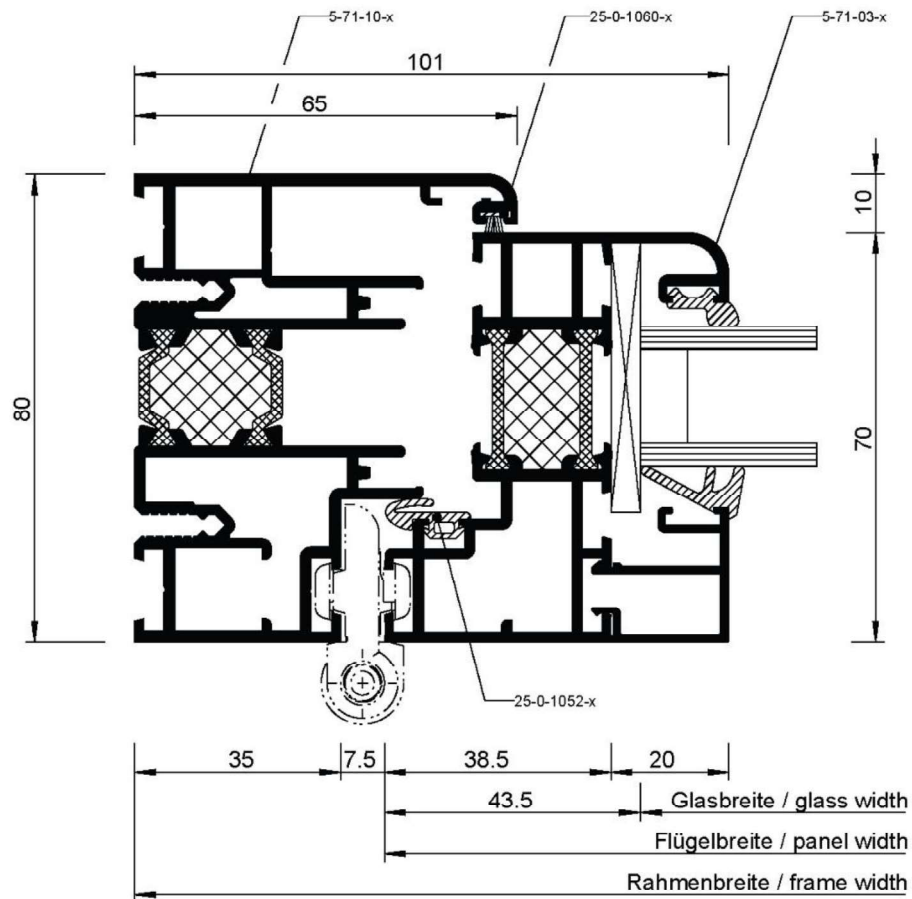




**SL 70e**  
**Detailschnitte / Detail Sections**  
 Glas-Faltwand / Folding Glass Door



Detail 70e-3-0



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Detail • 11

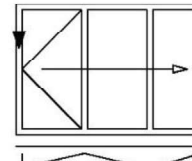
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 SG-Bauakustik  
 Institut für schalltechnische Produktoptimierung  
 Mainstraße 15  
 45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Poblth

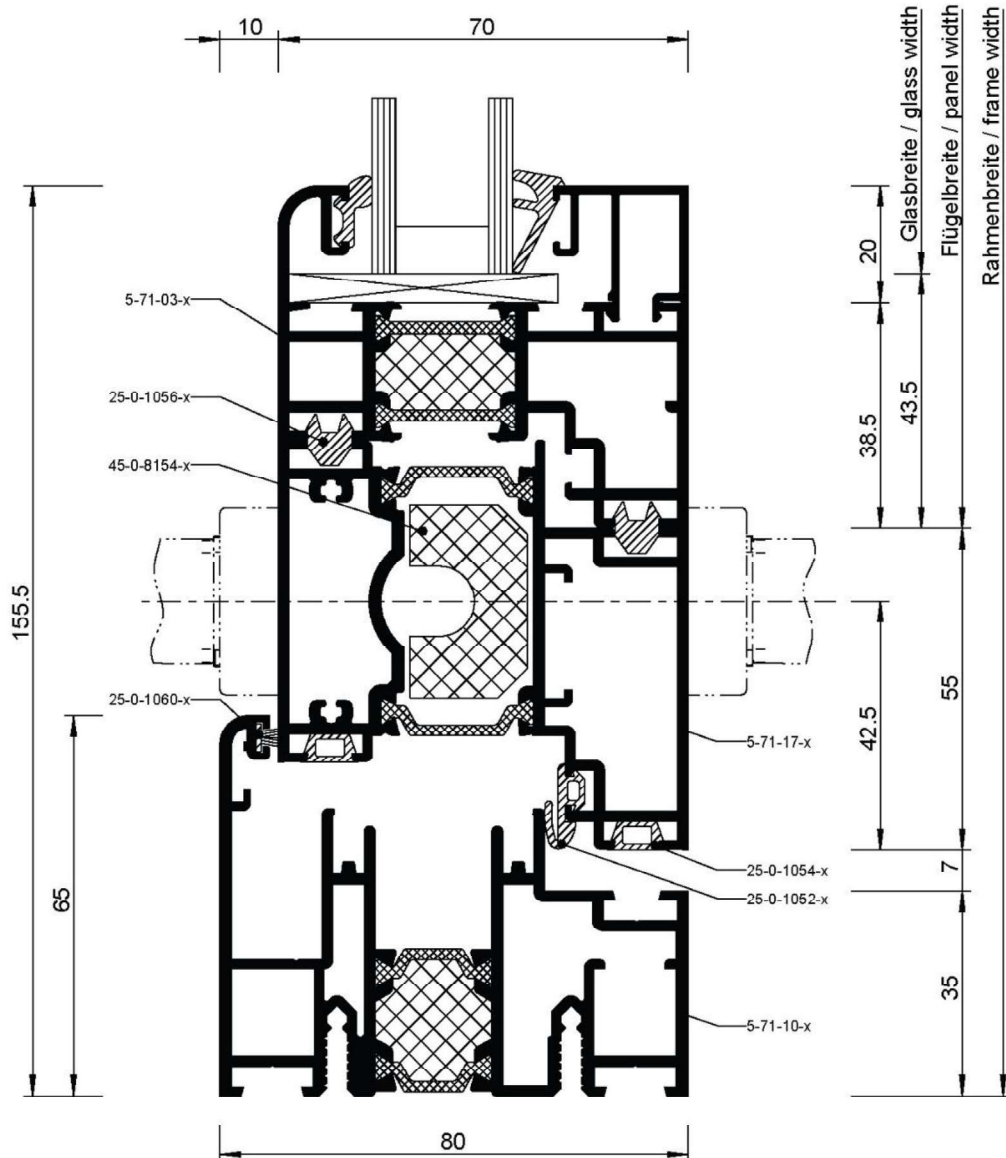




**SL 70e**  
**Detailschnitte / Detail Sections**  
 Glas-Faltwand / Folding Glass Door



Detail 70e-4-2



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Detail • 15

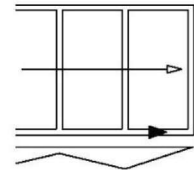
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 SG-Bauakustik  
 Institut für schalltechnische Produktoptimierung  
 Mainstraße 15  
 45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Pobloth

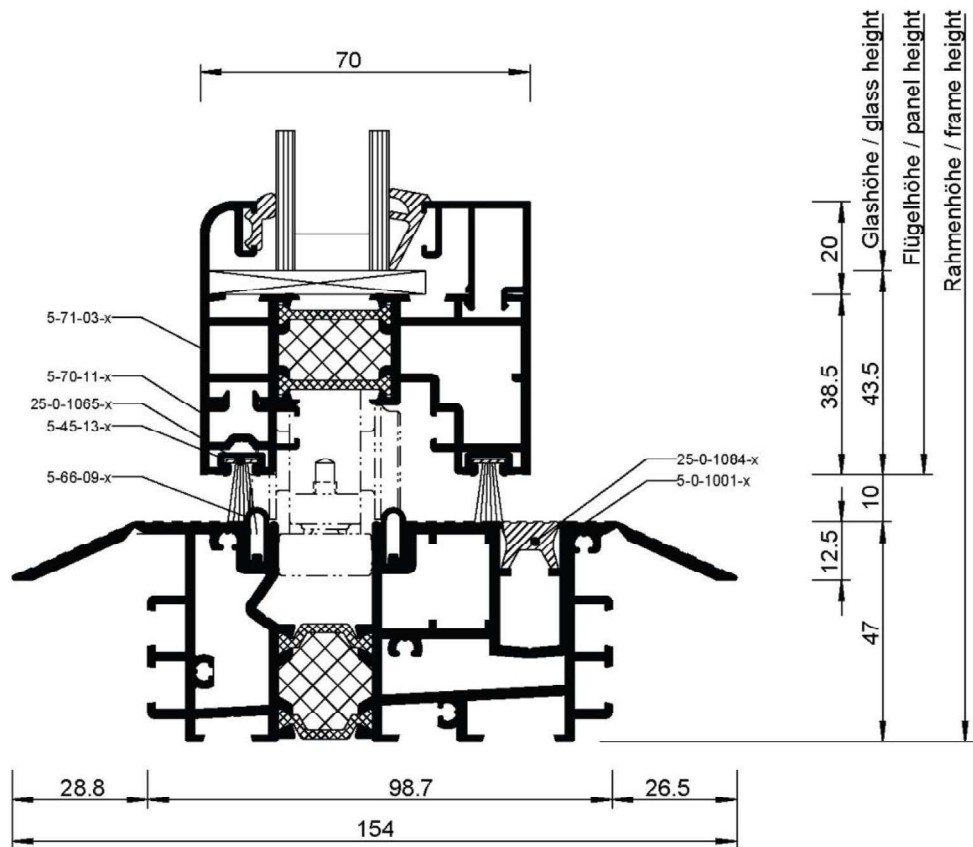




**SL 70e**  
**Detailschnitte / Detail Sections**  
 Glas-Faltwand / Folding Glass Door



Detail 70-2-12



Ansicht nicht maßstäblich! / Not to scale.

01/2013- Technische Änderungen vorbehalten / Subject to change without notice.

Detail • 7

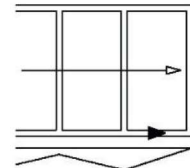
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 Institut für schalltechnische Produktoptimierung  
 Mainstraße 15  
 45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Pobloth

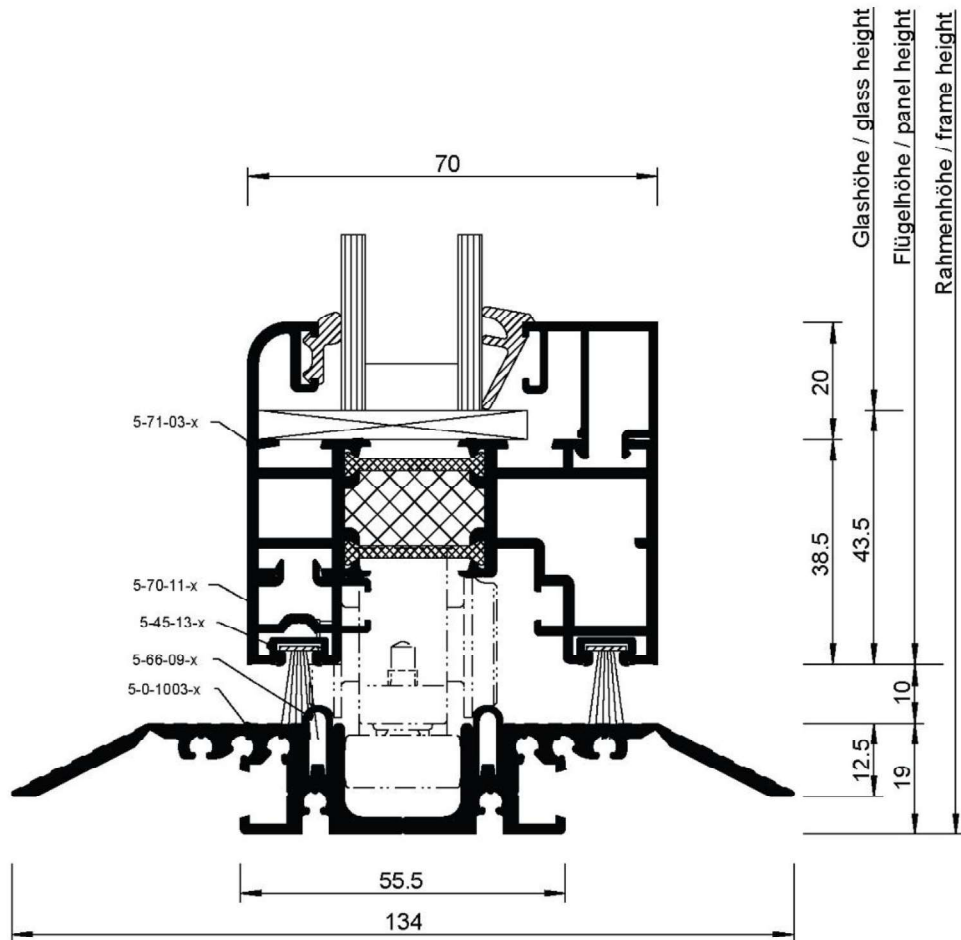




**SL 70e**  
**Detailschnitte / Detail Sections**  
 Glas-Faltwand / Folding Glass Door



Detail 70e-2-22



01/2013- Technische Änderungen vorbehalten / Subject to change without notice.

Detail - 9

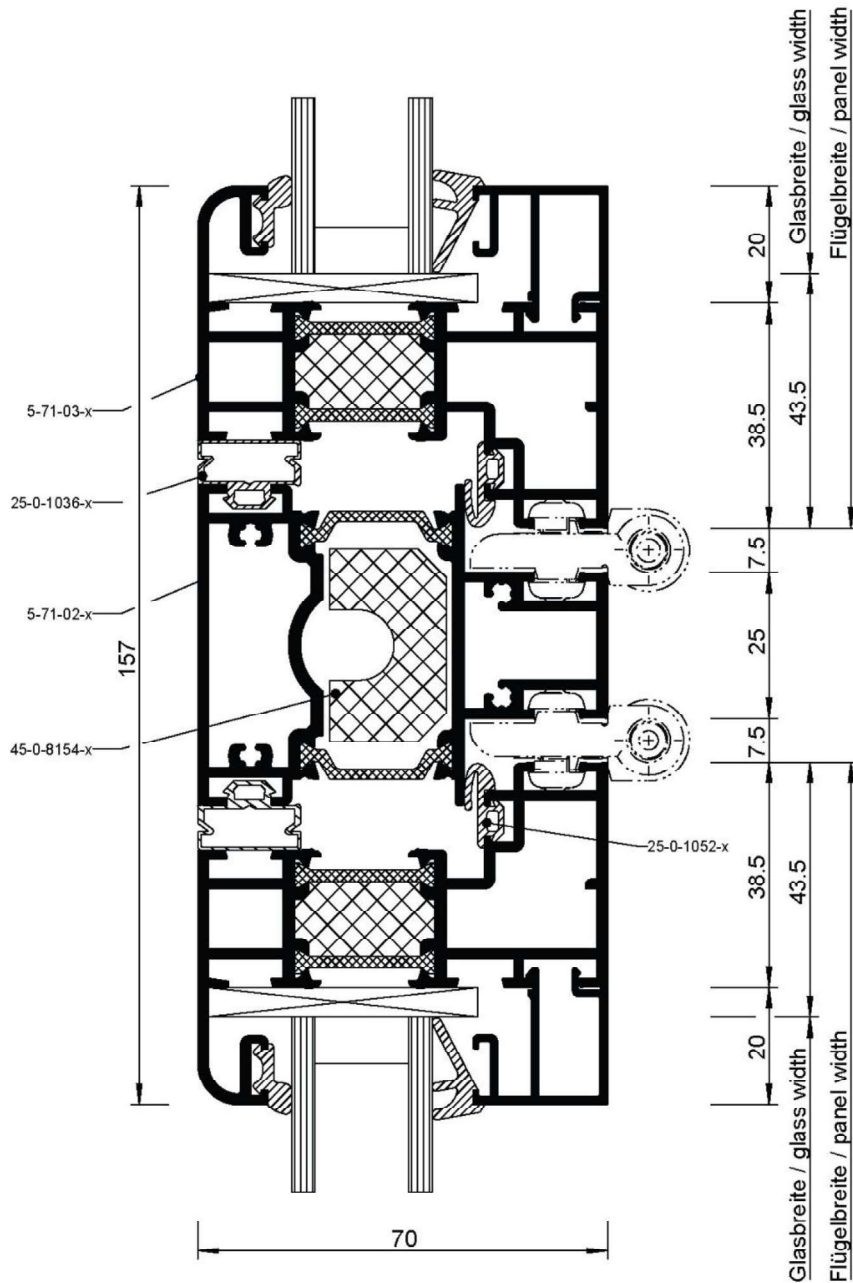
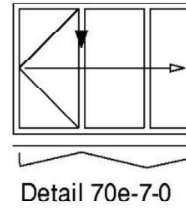
Test Report No.: 1821-003-19  
 SG-Bauakustik  
 Institut für schalltechnische Produktoptimierung  
 Mainstraße 15  
 45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Pobloth





**SL 70e**  
**Detailschnitte / Detail Sections**  
 Glas-Faltwand / Folding Glass Door



01/2013: Technische Änderungen vorbehalten / Subject to change without notice.

Detail • 19

Test Report No.: 1821-003-19  
 SG-Bauakustik  
 Institut für schalltechnische Produktoptimierung  
 Mainstraße 15  
 45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Pobloth



Photo 4: Folding glass wall Acoustic SL70, view transmission room



Photo 5: Folding glass wall Acoustic SL70, detail flush sill



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SG-Bauakustik  
Institut für schalltechnische Produktoptimierung  
Mainstraße 15  
45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

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Photo 6: Folding glass wall Acoustic SL70, view receiving room



Photo 7: Folding glass wall Acoustic SL70, detail vertical mullion



Test Report No.: 1821-003-19

SG-Bauakustik

Institut für schalltechnische Produktoptimierung

Mainstraße 15

45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Poblath



### Ascertainment of Airborne Sound Insulation of Building Elements in Laboratory

Manufacturer: Solarlux GmbH, Melle      Name of Product: Acoustic SL70  
 Client: Nana Wall Systems, Inc., Corte Madera      Test Rooms: Laboratory  
 Test object installed by: Client      Test Date: 08.08.2019

#### Description of Test Object:

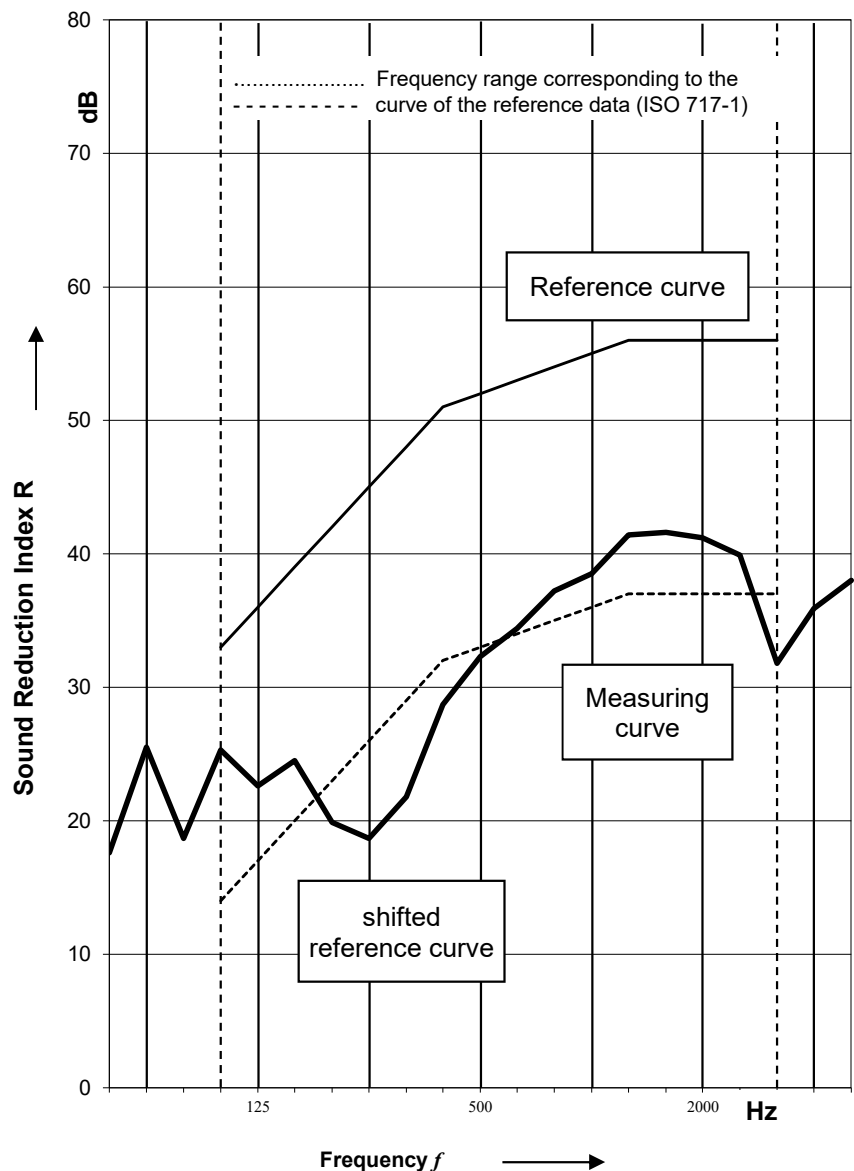
#### Measurement 1

Folding glass wall, **type Acoustic SL70 (Acoustical 70)**, Brand Solarlux, sliding-system with top-track and flush sill made of aluminum with 3 glass-sliding-panels, glazing each: **SGG Climaplust XN (32 dB)**, Build-up: ESG SECURIT 4 mm klar, 16 mm glass interspace (Argon-filling), ESG SECURIT XN II 4 mm, installed in wooden frame construction, build-up see section 2.2 as well as annexes 1 to 10, dimensions width x height = 3.000 mm x 2.500 mm,

#### Measurement as found

Surface S test object: 7,50 m<sup>2</sup>  
 Mass per unit area:  
 Air temp. in test rooms: 21,2°C  
 Air humidity in test rooms: 54,1 %  
 Volume transmission room: 81,5 m<sup>3</sup>  
 Volume receiving room: 74,5 m<sup>3</sup>

Frequency Hz	R Terz dB
50	17,6
63	25,5
80	18,7
100	25,3
125	22,6
160	24,5
200	19,9
250	18,7
315	21,8
400	28,7
500	32,3
630	34,4
800	37,2
1000	38,5
1250	41,4
1600	41,6
2000	41,2
2500	39,9
3150	31,8
4000	35,9
5000	38,0



#### Evaluation according to ISO 717-1:

$R_w (C; C_{tr}) = 33 (-1; -4) \text{ dB}$

$C_{50-3150} = -1 \text{ dB}$      $C_{50-5000} = -1 \text{ dB}$      $C_{100-5000} = 0 \text{ dB}$

The ascertainment is based on test stand measuring results, which were measured in 1/3 octave bands

$C_{tr50-3150} = -5 \text{ dB}$      $C_{tr50-5000} = -5 \text{ dB}$      $C_{tr100-5000} = -4 \text{ dB}$

Test Report No.: 1821-003-19  
 SG-Bauakustik  
 Institut für schalltechnische Produktoptimierung  
 Mainstrasse 15  
 45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Pobloth



# Airborne Sound Measurement according to DIN EN ISO 10140-2

## Annex 16

Ascertainment of Airborne Sound Insulation of Building Elements in Laboratory

Manufacturer: Solarlux GmbH, Melle  
Client: Nana Wall Systems, Inc., Corte Madera  
Test object installed by: Client

Name of Product: Acoustic SL70  
Test Rooms: Laboratory  
Test Date: 08.08.2019

Description of Test Object:

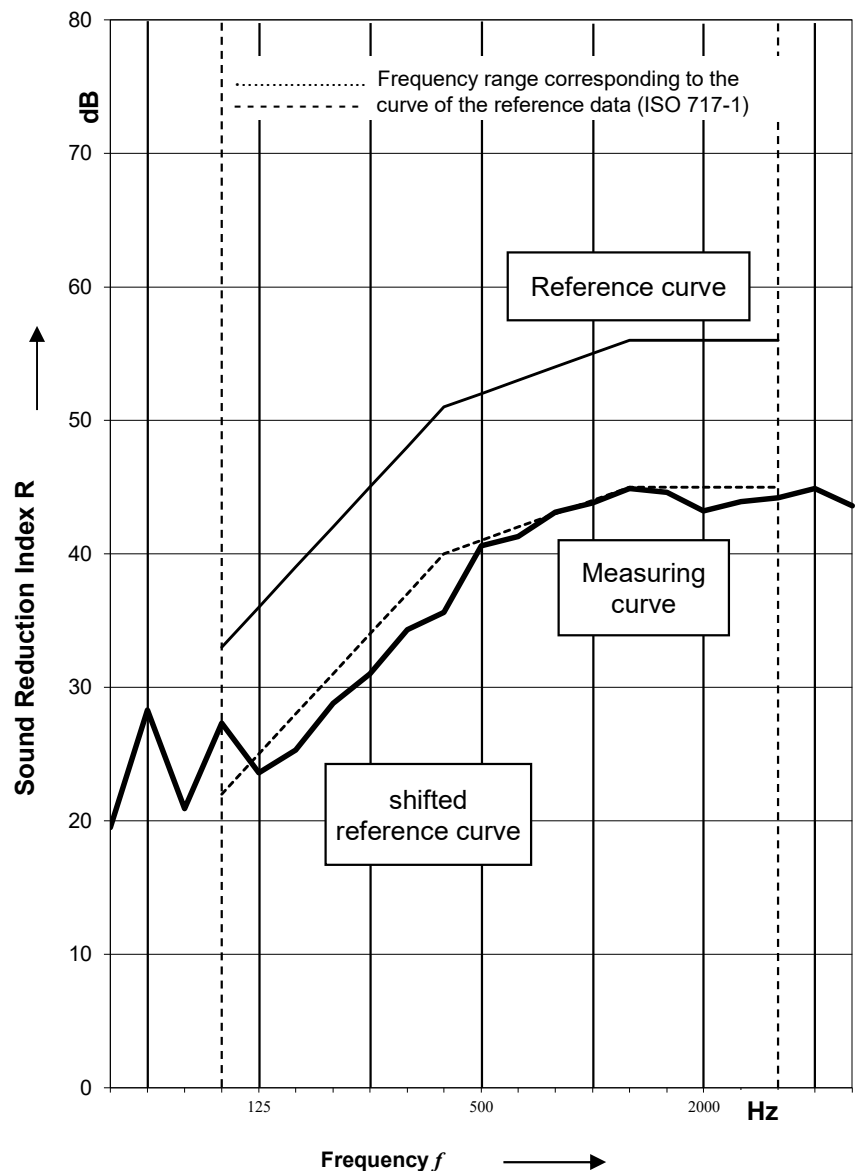
### Measurement 2

Folding glass wall, **type Acoustic SL70 (Acoustical 70)**, Brand Solarlux, sliding-system with top-track and flush sill made of aluminum with 3 glass-sliding-panels, glazing each: **SGG Climaplust XN (43 dB)**, Build-up: VSG STADIP Silence - 44.2, 20 mm glass interspace (Argon-filling), ESG SECURIT XN II 6 mm, installed in wooden frame construction, build-up see section 2.2 as well as annexes 1 to 10, dimensions width x height = 3.000 mm x 2.500 mm,

### Measurement as found

Surface S test object: 7,50 m<sup>2</sup>  
Mass per unit area:  
Air temp. in test rooms: 21,2°C  
Air humidity in test rooms: 54,1 %  
Volume transmission room: 81,5 m<sup>3</sup>  
Volume receiving room: 74,5 m<sup>3</sup>

Frequency Hz	R Terz dB
50	19,5
63	28,3
80	20,9
100	27,3
125	23,6
160	25,3
200	28,8
250	31,0
315	34,3
400	35,6
500	40,6
630	41,3
800	43,1
1000	43,8
1250	44,9
1600	44,6
2000	43,2
2500	43,9
3150	44,2
4000	44,9
5000	43,6



Evaluation according to ISO 717-1:

$R_w (C; C_{tr}) = 41 (-1; -5) \text{ dB}$

$C_{50-3150} = -1 \text{ dB}$   $C_{50-5000} = -1 \text{ dB}$   $C_{100-5000} = -1 \text{ dB}$

The ascertainment is based on test stand measuring results, which were measured in 1/3 octave bands

$C_{tr50-3150} = -6 \text{ dB}$   $C_{tr50-5000} = -6 \text{ dB}$   $C_{tr100-5000} = -5 \text{ dB}$

Test Report No.: 1821-003-19  
SG-Bauakustik  
Institut für schalltechnische Produktoptimierung  
Mainstrasse 15  
45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Pobloth



Manufacturer: Solarlux GmbH, Melle  
 Client: Nana Wall Systems, Inc., Corte Madera  
 Test object installed by: Client

Name of Product: Acoustic SL70  
 Test Rooms: Laboratory  
 Test Date: 08.08.2019

#### Description of Test Object:

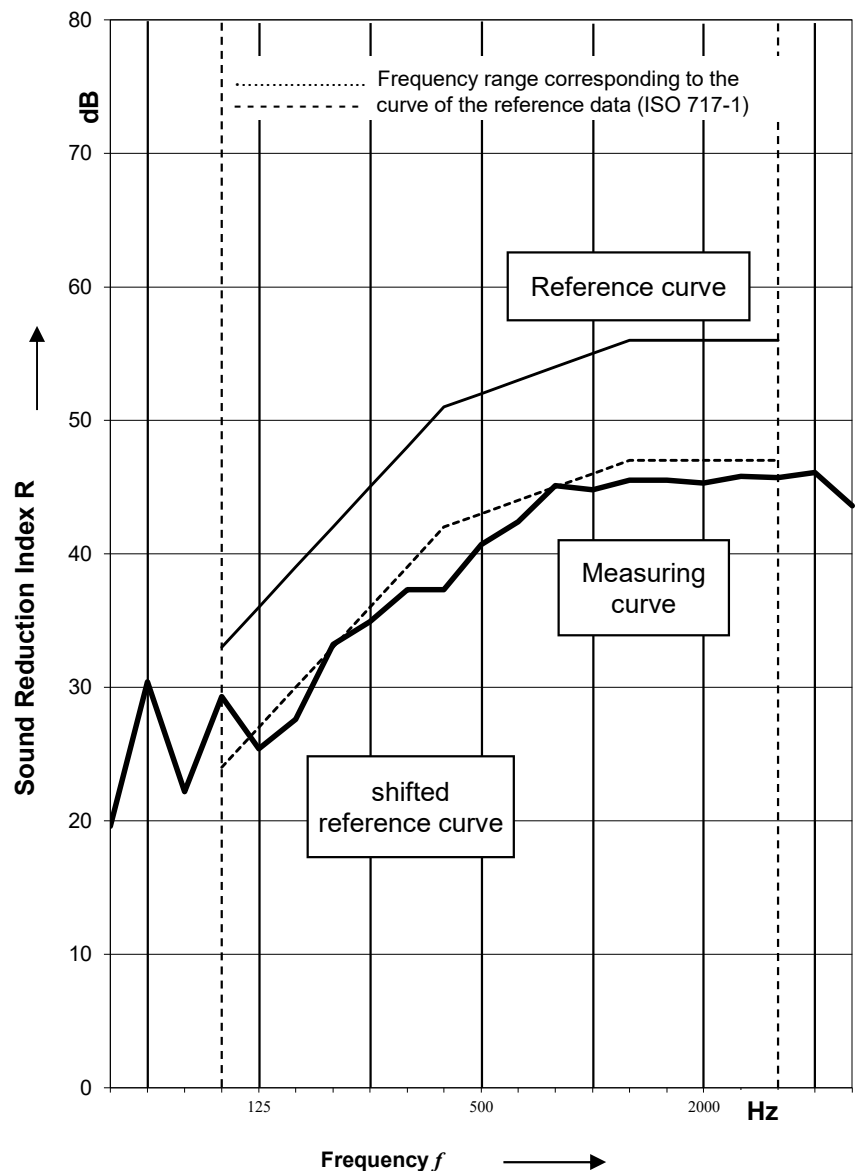
#### Measurement 3

Folding glass wall, **type Acoustic SL70 (Acoustical 70)**, Brand Solarlux, sliding-system with top-track and flush sill made of aluminum with 3 glass-sliding-panels, glazing each: **SGG Climaplust XN (48 dB)**, Build-up: VSG STADIP Silence - 55.2, 18 mm glass interspace (Argon-filling), VSG STADIP Silence XN - 44.2, installed in wooden frame construction, build-up see section 2.2 as well as annexes 1 to 10, dimensions width x height = 3.000 mm x 2.500 mm,

#### Measurement as found

Surface S test object: 7,50 m<sup>2</sup>  
 Mass per unit area:  
 Air temp. in test rooms: 21,2°C  
 Air humidity in test rooms: 54,1 %  
 Volume transmission room: 81,5 m<sup>3</sup>  
 Volume receiving room: 74,5 m<sup>3</sup>

Frequency Hz	R Terz dB
50	19,6
63	30,4
80	22,2
100	29,3
125	25,4
160	27,6
200	33,2
250	34,9
315	37,3
400	37,3
500	40,7
630	42,4
800	45,1
1000	44,8
1250	45,5
1600	45,5
2000	45,3
2500	45,8
3150	45,7
4000	46,1
5000	43,6



#### Evaluation according to ISO 717-1:

$R_w (C; C_{tr}) = 43 (-1; -4) \text{ dB}$

$C_{50-3150} = -1 \text{ dB}$     $C_{50-5000} = -1 \text{ dB}$     $C_{100-5000} = -1 \text{ dB}$

The ascertainment is based on test stand measuring results, which were measured in 1/3 octave bands

$C_{tr50-3150} = -6 \text{ dB}$     $C_{tr50-5000} = -6 \text{ dB}$     $C_{tr100-5000} = -4 \text{ dB}$

Test Report No.: 1821-003-19  
 SG-Bauakustik  
 Institut für schalltechnische Produktoptimierung  
 Mainstrasse 15  
 45478 Mülheim an der Ruhr, 20<sup>th</sup> August 2019

Laszlo Pobloth





# WESTERN ELECTRO - ACOUSTIC LABORATORY, INC.

TESTING • CALIBRATION • RESEARCH

25132 Rye Canyon Loop Santa Clarita, California 91355 Tel: (661) 775-3741 Fax: (661) 775-3742 www.weal.com

## SOUND TRANSMISSION LOSS TEST REPORT NO. TL03-261

CLIENT: SIERRA PACIFIC WINDOWS  
11605 Reading Road  
P.O. Box 8489  
Red Bluff, California 96080

Page 1 of 2  
7 August 2003

TEST DATE: 19 June 2003

### INTRODUCTION

The methods and procedures used for this test conform to the provisions and requirements of ASTM E 90-02, *Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions*.

Details of the procedure will be furnished upon request. The test chamber source and receiving room volumes are 204 and 148.4 cubic meters respectively. Western Electro-Acoustic Laboratory is accredited by NVLAP (National Voluntary Laboratory Accreditation Program) Lab Code 100256-0 for this test procedure. NVLAP is part of the United States Department of Commerce, National Institute of Standards and Technology (NIST). This test report relates only to the item(s) tested. Any advertising that utilizes this test report or test data must not imply product certification or endorsement by WEAL, NVLAP, NIST or the U.S. Government.

### DESCRIPTION OF TEST SPECIMEN

The test specimen was a Sierra Pacific C-OD-3684-1 Series aluminum clad wood out swing vision door assembly. The standard 4-9/16 inch (116 mm) douglas fir frame had a thermally broken Combo sill threshold with a 1-1/4 inch (31.8 mm) high wood saddle. The specimen was installed by screwing the nailing fin around the entire perimeter to the wood edge of the test chamber opening. The specimen was sealed into the test chamber opening with a heavy duct seal putty around the entire interior perimeter and vinyl latex caulking on the entire exterior perimeter. The overall thickness of the door panel was 1-3/4 inches (44.5 mm) and it was hung on three 4 inch (102 mm) hinges. The glazing consisted of a 3/4 inch (19.1 mm) dual glazed unit which was 7/32 inch (5.6 mm) laminated glass, 3/8 inch (9.5 mm) air space, and 1/8 inch (3.2 mm) double strength glass. The laminated glass utilized a .030 inch (.76 mm) interlayer. The unit was glazed into the douglas fir door panel using silicone on the full exterior perimeter, urethane sealant on the full interior perimeter, and wood stops. A GU 3-Point Mortise Locking System was used with a 1-1/2 inch (38.1 mm) backset. The weather stripping used on the frame was a Q Lon compression seal at both jambs and at the head. The weather stripping used on the panel was a kerfed leaf seal at the head, a five fingered door shoe, and a fastened door bottom sweep at the sill. The weather stripping used on the Combo sill was a Q Lon compression seal. The net outside frame dimensions of the door assembly were 37-3/4 inches (.959 m) wide by 86 inches (2.18 m) high. The dimensions of the door panel were 36 inches (0.91 m) wide by 83-1/2 inches (2.12 m) high by 1-3/4 inches thick. The overall weight of the door panel was 118.5 lbs. (53.8 kg) for a calculated surface density of 5.68 lbs./ft<sup>2</sup> (27.7 kg/m<sup>2</sup>). The operable portion of the assembly was opened and closed five times immediately prior to the test.

### RESULTS OF THE MEASUREMENTS

One-third octave band sound transmission loss values are tabulated on the attached sheet. ASTM minimum volume requirements are met at 125 Hz and above. The Sound Transmission Class rating determined in accordance with ASTM E 413-87 (Reapproved 1994) was STC-33.

Approved:

Gary E. Mange  
Laboratory Manager

Respectfully submitted,  
Western Electro-Acoustic Laboratory, Inc.

Leo Amezcua  
Acoustical Test Technician

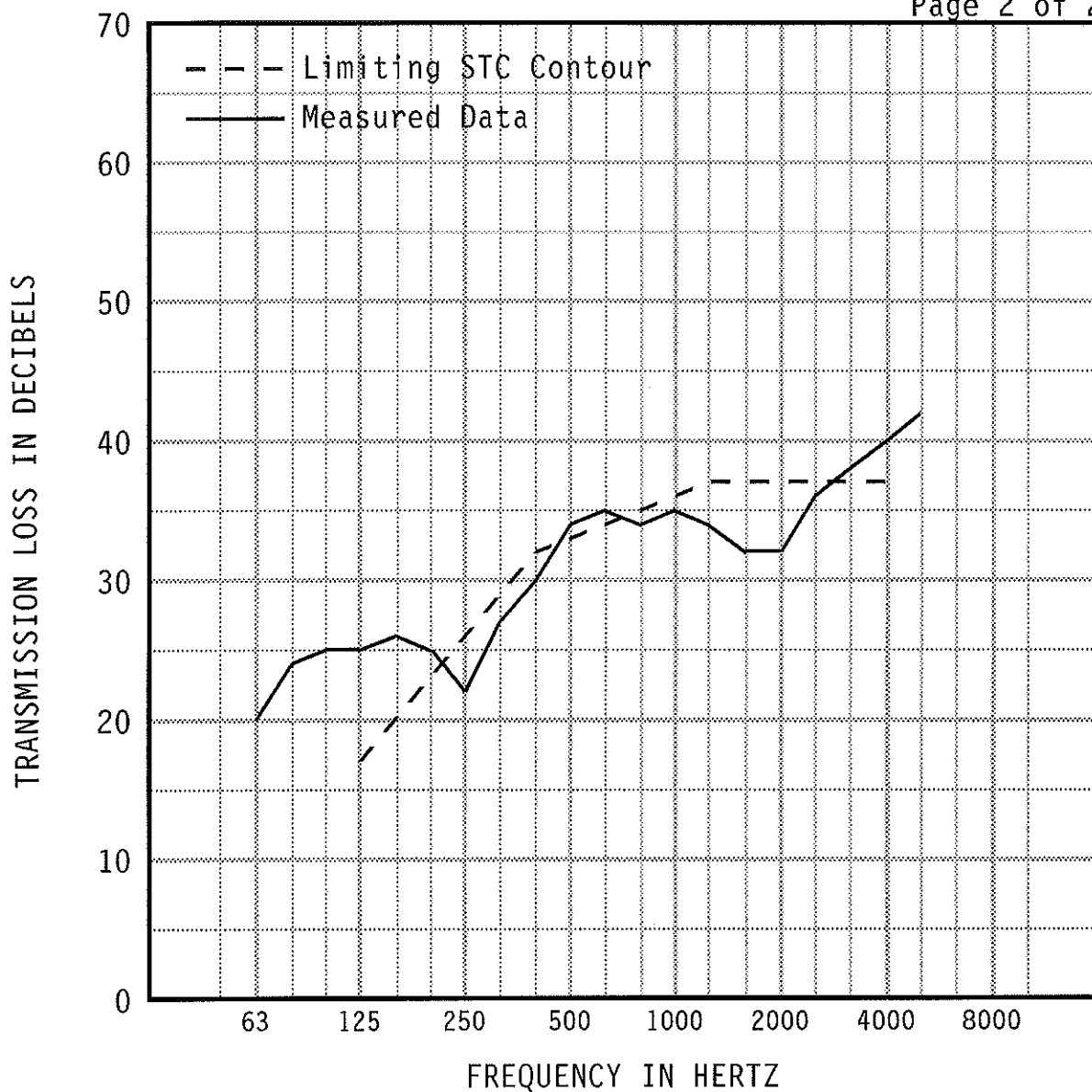
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# WESTERN ELECTRO-ACOUSTIC LABORATORY, INC.

Report No. TL03-261

Page 2 of 2



1/3 OCT BND CNTR FREQ	63	80	100	125	160	200	250	315	400	500
TL in dB	20	24	25	25	26	25	22	27	30	34
95% Confidence in dB deficiencies	1.42	1.92	2.07	1.47	0.89	0.76	0.80 (4)	0.52 (2)	0.36 (2)	0.38
1/3 OCT BND CNTR FREQ	630	800	1000	1250	1600	2000	2500	3150	4000	5000
TL in dB	35	34	35	34	32	32	36	38	40	42
95% Confidence in dB deficiencies	0.29	0.44 (1)	0.38 (1)	0.39 (3)	0.36 (5)	0.56 (5)	0.55 (1)	0.31	0.32	0.50
EWR	OITC	Specimen Area: 22.55 sq.ft. Temperature: 73 deg. F Relative Humidity: 57 % Test Date: 19 June 2003								STC 33 (24)
35	30									

Report must be distributed in its entirety except with written authorization from Western Electro-Acoustic Laboratory



Project Number: ESP029747P-3

Page 1 of 5

Report Date: 12/26/2018

ACOUSTIC

**SOUND TRANSMISSION CLASS  
TEST REPORT****Series/Model: Aluminum Clad Direct Glaze Plus  
Fixed Window****Prepared for:**  
**Sierra Pacific Windows and Doors**  
**Attn: Ms. Cheryl Wibben**  
**575 South Whelen Ave.**  
**Medford, WI 54451**  
**United States****Customer PO: 66-0116417****Prepared by:**John Wegscheider  
Manager  
Product Validation  
Telephone: (651) 659-7353

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## AIRBORNE SOUND TRANSMISSION LOSS (STC) ASTM E90-09

### INTRODUCTION:

This report presents the sound transmission results of a:

#### **Aluminum Clad Direct Glaze Plus Fixed Window**

The testing and data analysis were completed on: **Friday, December 14, 2018**

This report must not be reproduced except in full without the approval of Element Materials Technology. The data in this report relates only to the items tested.

The results stated in this report represent only the specific construction and acoustic conditions present at the time of the test. Measurements performed in accordance with this standard on nominally identical constructions and acoustical conditions may produce different results.

### **Summary of Results**

#### ***Aluminum Clad Direct Glaze Plus Fixed Window***

Glazing Description		Test Results		
		STC	Def	OITC
Glass Type:	<b>15/16" (23.8mm) Insulated Laminated Glass Unit (IG)</b>	<b>34</b>	<b>26</b>	<b>29</b>
Exterior Lite:	3/16" (4.7mm)			
Gap / Airspace:	1/2" (12.7 mm)			
Interior Lite:	1/4" (6.4mm) Laminated			



Project Number: ESP029747P-3

Page 3 of 5

Report Date: 12/26/2018

**SPECIMEN DESCRIPTION:****Manufacturer:** Sierra Pacific Windows and Doors**Specimen:** Fixed Window**Model # / Series:** Aluminum Clad Direct Glaze Plus**Material:** Aluminum Clad Wood**Size:** 48.00" W x 60.06" H**Area:** 20.0 -ft<sup>2</sup>**Weight:** 129.5-lbs**Weight (psf):** 6.5 -lb/ft<sup>2</sup>**Glazing Details:**

(Measured Thickness)

**15/16" (23.8mm) Insulated Laminated Glass Unit (IG)****Exterior Lite:** 3/16" (4.7mm)**Space/Gap:** 1/2" (12.7 mm)**Interior Lite:** 1/4" (6.4mm) Laminated**Sash Size:** N/A**Daylight Opening:** 44 5/8" x 56 3/4"**Additional Details:** Specimen was identified as Aluminum Clad Direct Glaze Plus**Hardware:** N/A**Drainage:** Sloped Sill**Weatherstripping:** N/A



### TEST METHOD:

#### **Sound Transmission Test**

ASTM:E90(09), "Laboratory Measurement of Airborne Sound Transmission of Building Partitions," was followed in every respect. The STC value was obtained by applying the Transmission Loss (TL) values to the STC reference contour of ASTM: E413(16), "Determination of Sound Transmission Class." The actual transmission loss at each frequency was calculated by the following equations:

$$TL = NR + 10 \log S - 10 \log A_2$$

where: TL = Transmission Loss (dB)

NR = Noise Reduction (dB)

S = Surface area common to both sides (sq. ft.)

A<sub>2</sub> = Sound absorption of the receiving room with the sample in place (sabins)

#### **OITC Procedure**

ASTM:E1332(16), "Determination of Outdoor-Indoor Transmission Class", was followed in every respect. Basically, the OITC was calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). These transmission loss data are then used to determine the A-weighted sound level reduction of the specimen for the reference source spectrum specified in Table 1 of ASTM E1332(16). The appropriate calculations were made to determine the OITC value. TL measurements were obtained in a single direction, from Source Room to the Receiving room. The source room has a volume of 2948-ft<sup>3</sup> (83-m<sup>3</sup>) and the receiving room has a volume of 5825-ft<sup>3</sup> (165-m<sup>3</sup>).

Windows & Doors: Windows and Doors are operated at least 5-times prior to testing. The test unit is operational unless otherwise stated. The temperatures and relative humidity of the termination room met the requirements of the standard during and after the test. All frequencies met the requirements for 95% confidence established by the standard unless noted. Noise reduction measurements were performed in a single direction (source room to receiving room).

### TEST EQUIPMENT:

Item Description	ID#	Manufacturer/Model	Serial #	Cal. Due	Location
1/2" Pressure Condensor Mic	PT-162-075	GRAS/40AD	19220-1244	6/12/2019	Reverberation Chamber
1/2" Pressure Condensor Mic	PT-162-108	GRAS/46AD	167994	1/11/2019	Source Chamber
Microphone Calibrator	PT-162-076	Norsonic/1251	29144	6/12/2019	N/A
Data Acquisition Module	PT-162-107	National Instruments/NI9234	1735986-1893EB3	6/6/2019	Control Center
Temp/Humidity Sensor	PT-162-077	Dwyer/Series RH	M90714-e4SV-Y	5/31/2019	Reverberation Chamber
Temp/Humidity Sensor	PT-162-079	Dwyer/Series RH	m93237-E09w-A	5/31/2019	Source Chamber

### REMARKS:

The test sample will be retained for a period of 10-days and then discarded if no written return-request received.



## TEST RESULTS

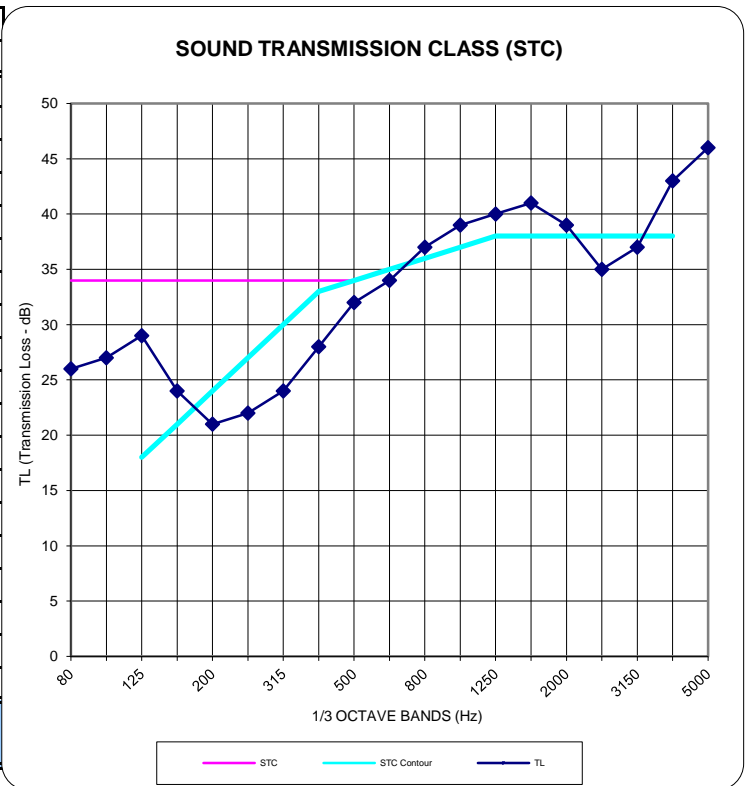
1/3 Oct. Band, Hz	L <sub>1</sub> (dB)	L <sub>2</sub> (dB)	Bkgd (dB)	A <sub>2</sub> (m <sup>2</sup> ) Sabins	TL (dB)	Def (dB)	95% Conf.	Notes	
								1	2
80	96.4	66.4	41.6	5.3	<b>26</b>	-	2.8		
100	100.9	70.0	38.4	5.3	<b>27</b>	-	1.5		
125	103.3	70.5	42.5	4.3	<b>29</b>	0	1.4		
160	98.5	71.0	37.2	4.4	<b>24</b>	0	1.8		
200	95.1	69.9	33.1	4.9	<b>21</b>	3	1.3		
250	99.7	73.5	32.6	4.7	<b>22</b>	5	0.7		
315	100.4	72.5	27.8	4.4	<b>24</b>	6	0.6		
400	101.2	69.0	28.9	4.6	<b>28</b>	5	0.6		
500	103.5	67.4	28.8	4.8	<b>32</b>	2	0.4		
630	102.6	64.1	25.9	5.2	<b>34</b>	1	0.3		
800	100.4	59.1	24.1	5.4	<b>37</b>	0	0.3		
1000	98.1	54.1	23.5	5.6	<b>39</b>	0	0.3		
1250	96.6	51.1	22.0	6.2	<b>40</b>	0	0.3		
1600	97.5	51.3	20.1	7.0	<b>41</b>	0	0.3		
2000	96.8	51.6	20.5	8.0	<b>39</b>	0	0.3		
2500	94.8	52.7	20.0	8.8	<b>35</b>	3	0.2		
3150	90.2	46.2	20.1	10.2	<b>37</b>	1	0.4		
4000	87.3	36.2	20.9	12.0	<b>43</b>	0	0.4		
5000	88.4	33.2	21.8	14.7	<b>46</b>	-	0.4		

TL = Transmission Loss (dB)

Def = Deficiencies (below STC contour)

**Note #1:** Noise Level was less than 10dB above ambient.

**Note #2:** Confidence Level Exceeded

**STC Rating: 34**
**Deficiency: 26**
**OITC Rating: 29**


### Test Conditions:

Laminated Glass    Temp(°C):  
 Exterior:            N/A  
 Interior:            22.2

Temp(°C):    % RH:    ATM (hPa)  
 Source Room:    22.6    48    987  
 Receive Room:    22.2    47    987

### SPECIMEN IDENTIFICATION:

**Type:** Fixed Window  
**Series:** Aluminum Clad Direct Glaze Plus Fixed Window  
**Size:** 48.00" W x 60.06" H    **Area:** 20.0 -ft<sup>2</sup>  
**Depth:** 5.75  
**Mass:** 130 -lbs    **Mass (psf):** 6.5 -lb/ft<sup>2</sup>

**Test Date:** 14-Dec-18  
**Time Stamp:** 10:13 AM  
**Tested by:** MJC

### Glazing Description

#### 15/16" (23.8mm) Insulated Laminated Glass Unit (IG)

Exterior Lite:            3/16" (4.7mm)  
 Gap / Space:            1/2" (12.7 mm)  
 Interior Lite:            1/4" (6.4mm) Laminated

  
**ACCREDITED**  
 TESTING CERT #1479.01

\* As stated by Manufacturer.

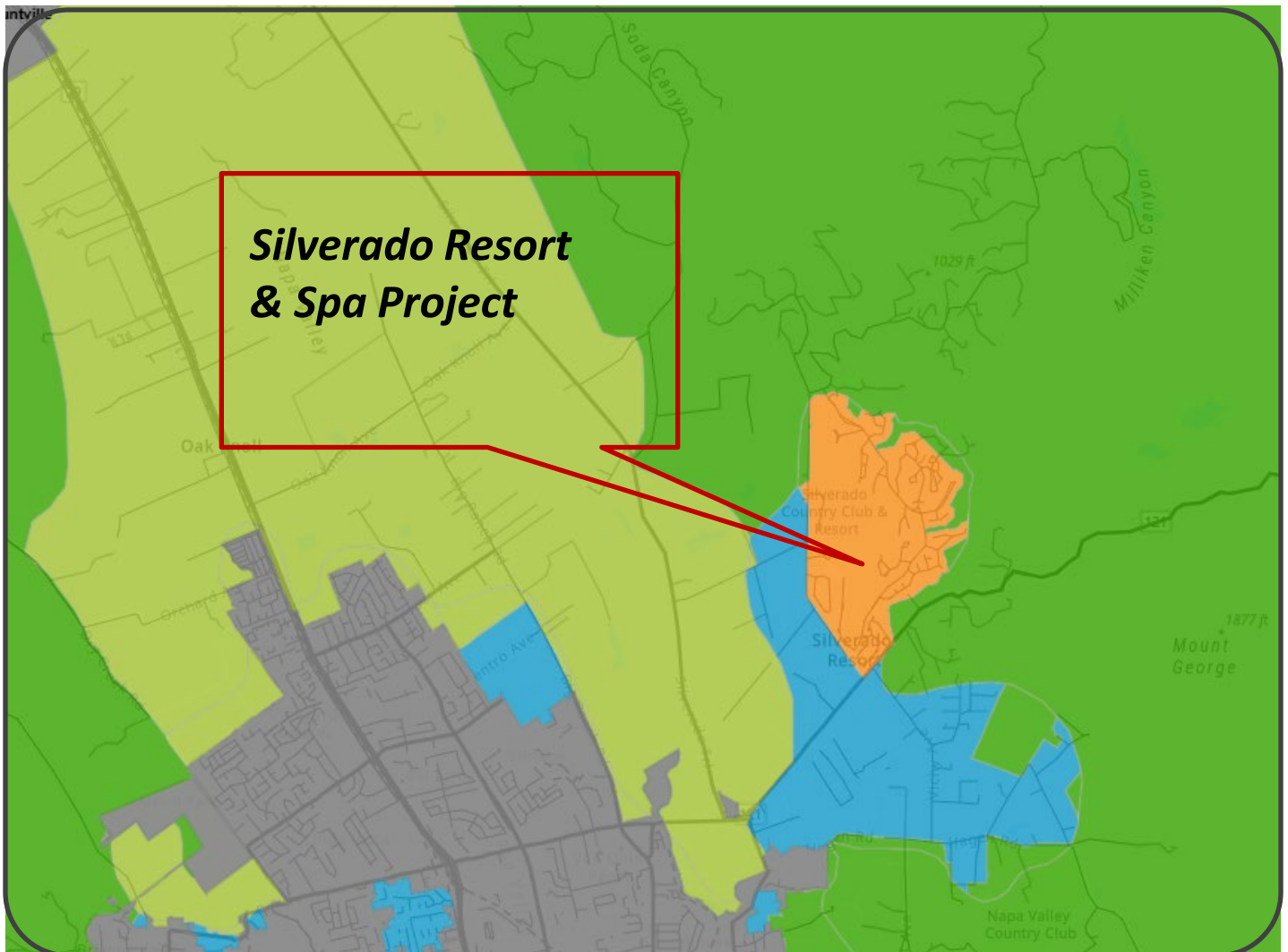


“H”

Graphics



# NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES  
0 1 Mile

## LEGEND



### URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential\*
- Rural Residential\*
- Industrial
- Public-Institutional

### OPEN SPACE

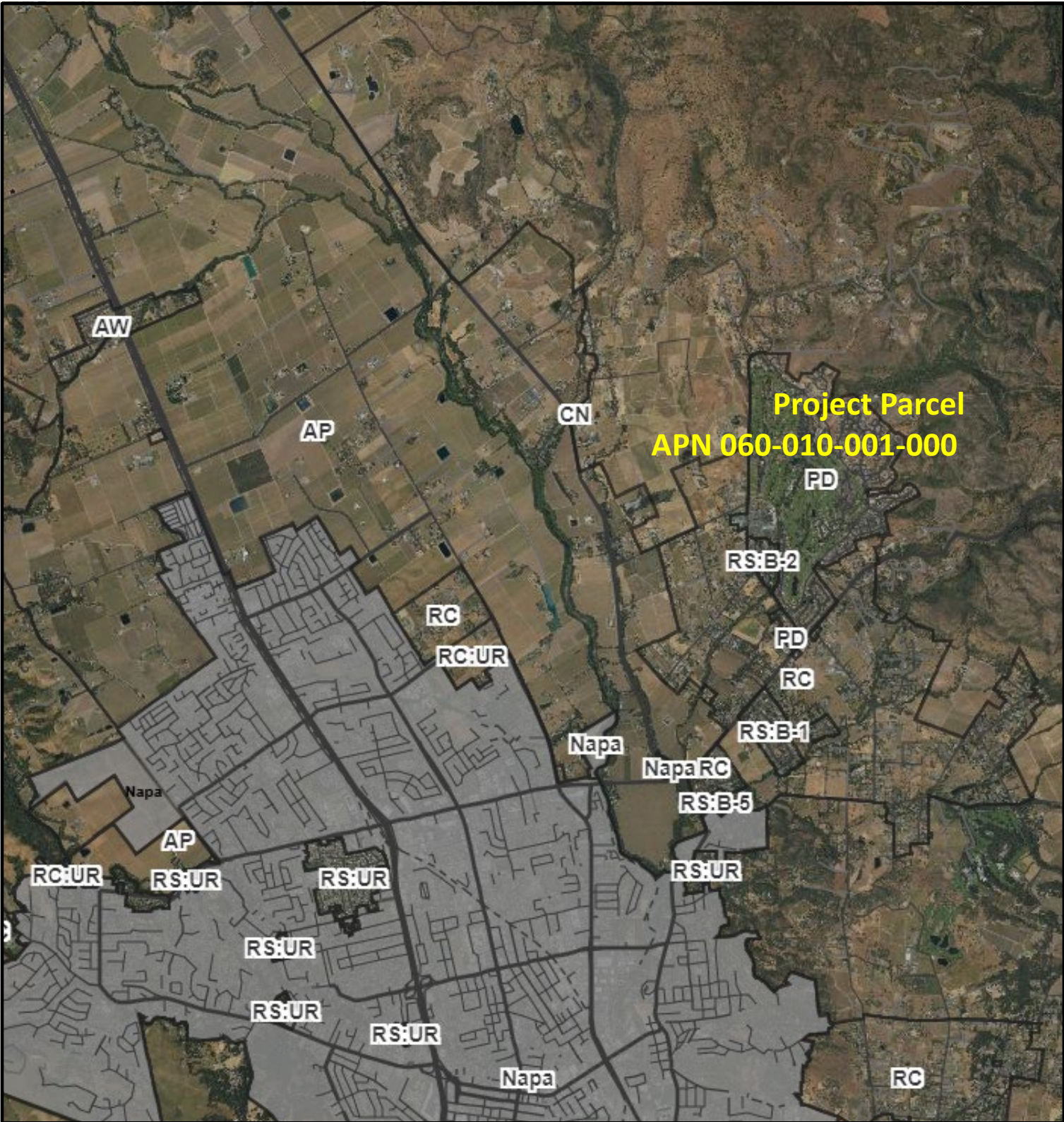
- Agriculture, Watershed & Open Space
- Agricultural Resource

### TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations





**LEGEND**

— Zoning  
— Parcels

0 1 Miles



**ZONING MAP**





**Existing Conditions**



**Legend**

 Silverado Resort

 (P) TREE REPLACEMENT AREA (32 TOTAL TREES)

2 VALLEY OAK TREES

3 VALLEY OAK TREES

4 VALLEY OAK TREES

6 VALLEY OAK TREES

11 VALLEY OAK TREES (WITHIN GROVE AREA)

6 VALLEY OAK TREES

Silverado Resort

NOTE:  
BACKGROUND AERIAL SOURCED FROM  
GOOGLE EARTH PROFESSIONAL



# THE GROVE AT SILVERADO RESORT

## USE PERMIT MINOR MODIFICATION P24-00141



**SITE PLAN**  
SCALE: 1"=400'



**ABBREVIATIONS**

AB	AGGREGATE BASE	G	GAS	RIM	TOP OF STRUCTURE GRATE/ COVER
ABD	ABANDONED	GAL	GALLONS	S	SLOPE
AC	ASPHALT CONCRETE	GB	GRADE BREAK	SAP	SEE ARCHITECTURAL PLANS
AD	AREA DRAIN	GI	GREASE INTERCEPTOR	SD	STORM DRAIN
ADA	AMERICANS WITH DISABILITIES ACT	GV	GATE VALVE	SDE	SHERWOOD DESIGN ENGINEERS
CF	CUBIC FEET	HB	HOSE BIB	SEP	SEE ELECTRICAL PLANS
CL	CENTERLINE	HDPE	HIGH-DENSITY POLYETHYLENE	SF	SQUARE FEET
CMP	CORRUGATED METAL PIPE	HP	HIGH POINT/ HINGE POINT	SLP	SEE LANDSCAPE PLANS
CO	CLEAN OUT	INV	INVERT OF PIPE OR CHANNEL	SMP	SEE MECHANICAL PLANS
COMM	COMMUNICATIONS LINE	IRR	IRRIGATION	SPD	SEE PLUMBING DRAWINGS
CONC	CONCRETE	JB	JUNCTION BOX	SS	SANITARY SEWER
DEMO	DEMOLISH	LA	LANDSCAPE ARCHITECT	SSCO	SANITARY SEWER CLEAN OUT
DI	DRAINAGE INLET	LF	LINEAR FEET	SSP	SEE STRUCTURAL PLANS
DW	DOMESTIC WATER	LP	LIGHT POLE / LOW POINT	STD	STANDARD
(E)	EXISTING	MAX	MAXIMUM	TB	TOP OF BANK
EB	ELECTRICAL BOX	MH	MAINTENANCE HOLE	TBD	TO BE DETERMINED
EL, ELEV	ELEVATION	MIN	MINIMUM	TC	TOP OF CURB
ELEC	ELECTRIC	NTS	NOT TO SCALE	TD	TRENCH DRAIN
EP	EDGE OF PAVEMENT	(P)	PROPOSED	TEL	TELEPHONE
EVA	EMERGENCY VEHICLE ACCESS	PA	PLANTED AREA	TG	TOP OF GRATE
FC	FACE OF CURB	PIV	POST INDICATOR VALVE	TW	TOP OF WALL
FFE	FINISHED FLOOR ELEVATION	PL	PROPERTY LINE	TYP	TYPICAL
FG	FINISH GRADE	POC	POINT OF CONNECTION	UG	UNDERGROUND
FH	FIRE HYDRANT	PSI	POUNDS PER SQUARE INCH	VIF	VERIFY IN FIELD
FL	FLOWLINE	PVMT	PAVEMENT	W	WATER
FS	FINISH SURFACE	R, RAD	RADIUS	WM	WATER METER
FT	FEET	RC	RELATIVE COMPACTION		
FW	FIRE WATER		RAIN CHAIN		

**PROJECT DESCRIPTION**

THE PROJECT PROPOSES A USE PERMIT MINOR MODIFICATION TO AN EXISTING RESORT, SPA, AND GOLF COURSE THAT INCLUDES TWO (2) NEW EVENT SPACE BUILDINGS IN AN EXISTING EVENT SPACE AREA. THE PROJECT PROPOSES A REDUCTION IN IMPERVIOUS AREA WITHIN A CREEK SETBACK AND SITE INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE NEW STRUCTURES. THIS INCLUDES AN EXTENSION OF EXISTING WATER LINES, NEW GOLF CART PARKING AREAS, AND A SEWER CONNECTION TO THE NAPA SANITATION DISTRICT. AN INCREASE IN USES IS NOT PROPOSED UNDER THE MINOR MODIFICATION APPLICATION.

**OWNER/APPLICANT**

SILVERADO RESORT & SPA  
TODD SHALLAN, VICE PRESIDENT  
1600 ATLAS PEAK ROAD  
NAPA, CA 94559  
707-257-5430

**ARCHITECT**

BULL STOCKWELL ALLEN  
JOHN ASHWORTH, JIANE DU  
300 MONTGOMERY STREET, SUITE 600  
SAN FRANCISCO, CA 94104  
415-281-4720

**LANDSCAPE ARCHITECT**

DESIGN WORKSHOP  
DARLA CALLAWAY  
1390 LAWRENCE STREET, SUITE 100  
DENVER, CO 80204  
303-623-5186

**PLANNER / LAND USE ATTORNEY**

COBLENTZ PATCH DUFFY & BASS LLP  
SCOTT GREENWOOD-MEINERT  
700 MAIN STREET, SUITE 301  
NAPA, CA 94559  
415-772-5741

**CIVIL ENGINEER**

SHERWOOD DESIGN ENGINEERS  
CHRISTINA NICHOLSON  
1665 2ND STREET, NAPA, CA  
707-773-7829



**VICINITY MAP**  
SCALE: NTS



**SHEET INDEX**

UP0.0 USE PERMIT COVER SHEET

**LANDSCAPE ARCHITECT & CIVIL ENGINEERING SHEETS**

L0.05	EXISTING SITE CONDITIONS
L0.06	PROPOSED SCHEMATIC SITE PLAN - ENLARGEMENT
C2.0	SITE IMPROVEMENT PLAN
C2.1	FIRE PROTECTION & CIRCULATION PLAN
C3.0	EARTHWORK ANALYSIS
C3.1	PAVILION GRADING PLAN
C3.2	LOUNGE GRADING PLAN
C4.0	OVERALL UTILITY PLAN
C4.1	PAVILION UTILITY PLAN
C4.2	LOUNGE UTILITY PLAN
C6.0	STORMWATER CONTROL PLAN
C6.1	STORMWATER CONTROL PLAN TABLES
L0.02	SOFTSCAPE REFERENCE PLAN
L8.01	TREE PLANTING PLAN
L8.02	TREE PLANTING PLAN
L8.03	TREE PLANTING PLAN
L9.01	SHRUB PLANTING PLAN
L9.02	SHRUB PLANTING PLAN
L9.03	SHRUB PLANTING PLAN

**ARCHITECTURAL & LANDSCAPE EXHIBITS**

A-0.01	CONCEPTUAL SKETCH - THE PAVILION
A-0.02	FLOOR PLAN - THE PAVILION
A-0.03	FLOOR PLAN - THE LOUNGE
A-0.04	ELEVATIONS - THE PAVILION
A-0.05	ELEVATIONS - THE LOUNGE
A-0.06	RENDERING 01 - THE PAVILION
A-0.07	RENDERING 02 - THE PAVILION
A-0.08	RENDERING 03 - THE LOUNGE
A-0.09	THE GROVE - MATERIAL BOARD
A-0.10	THE GROVE - LIGHTING PLAN
FS1.01	FOOD SERVICE EQUIPMENT PLAN - THE PAVILION LEVEL 1



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### SILVERADO RESORT & SPA . THE GROVE

1600 ATLAS PEAK ROAD NAPA, CA 94558

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**RELEASE DATE**  
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**REVISIONS**

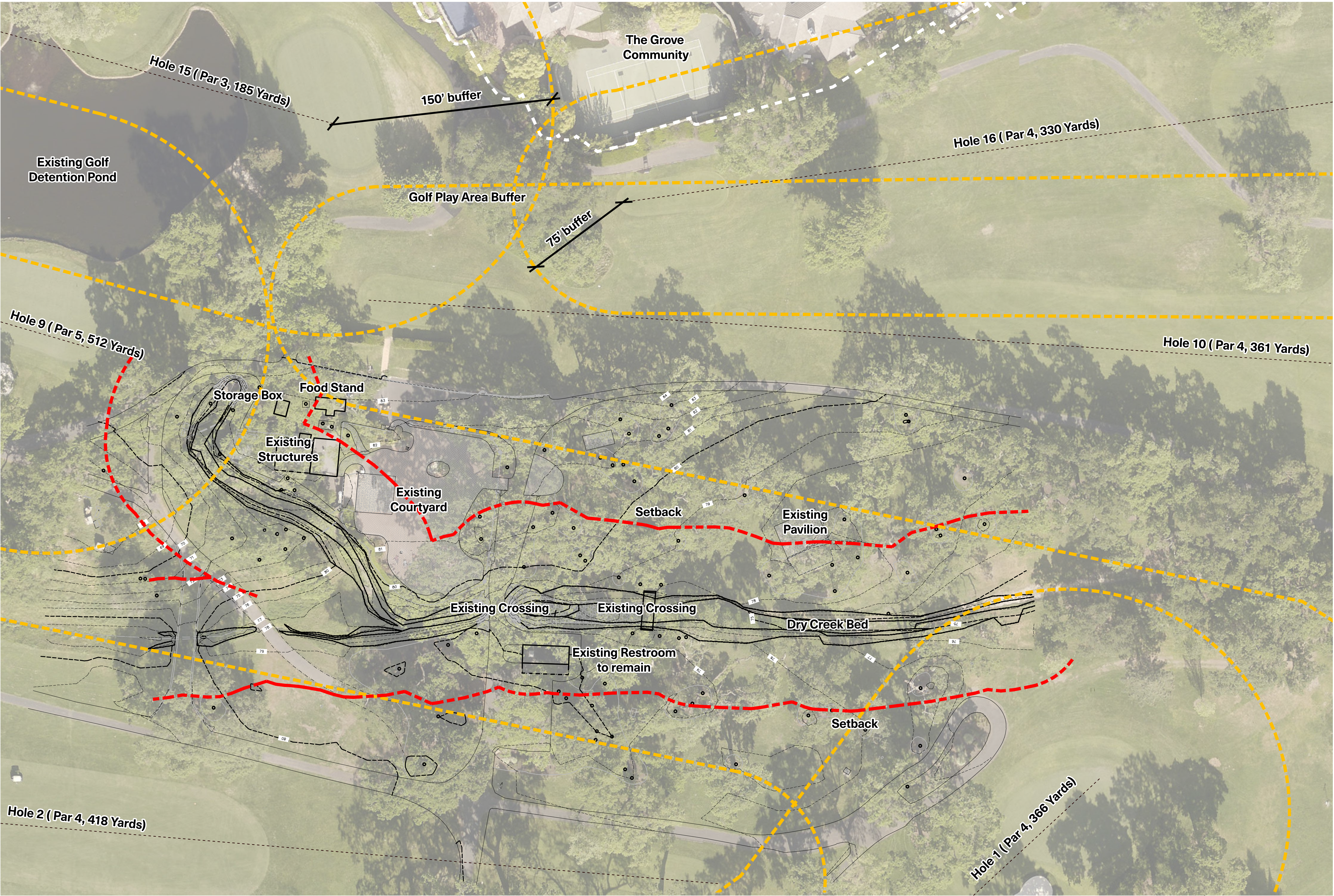
1. 9/05/2024	REVISION PER COMMENTS
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PROJECT NO.	23-293
MADE BY	JH/VHT/DN
REVIEWED BY	CN

**COVER SHEET**

# UP0.0





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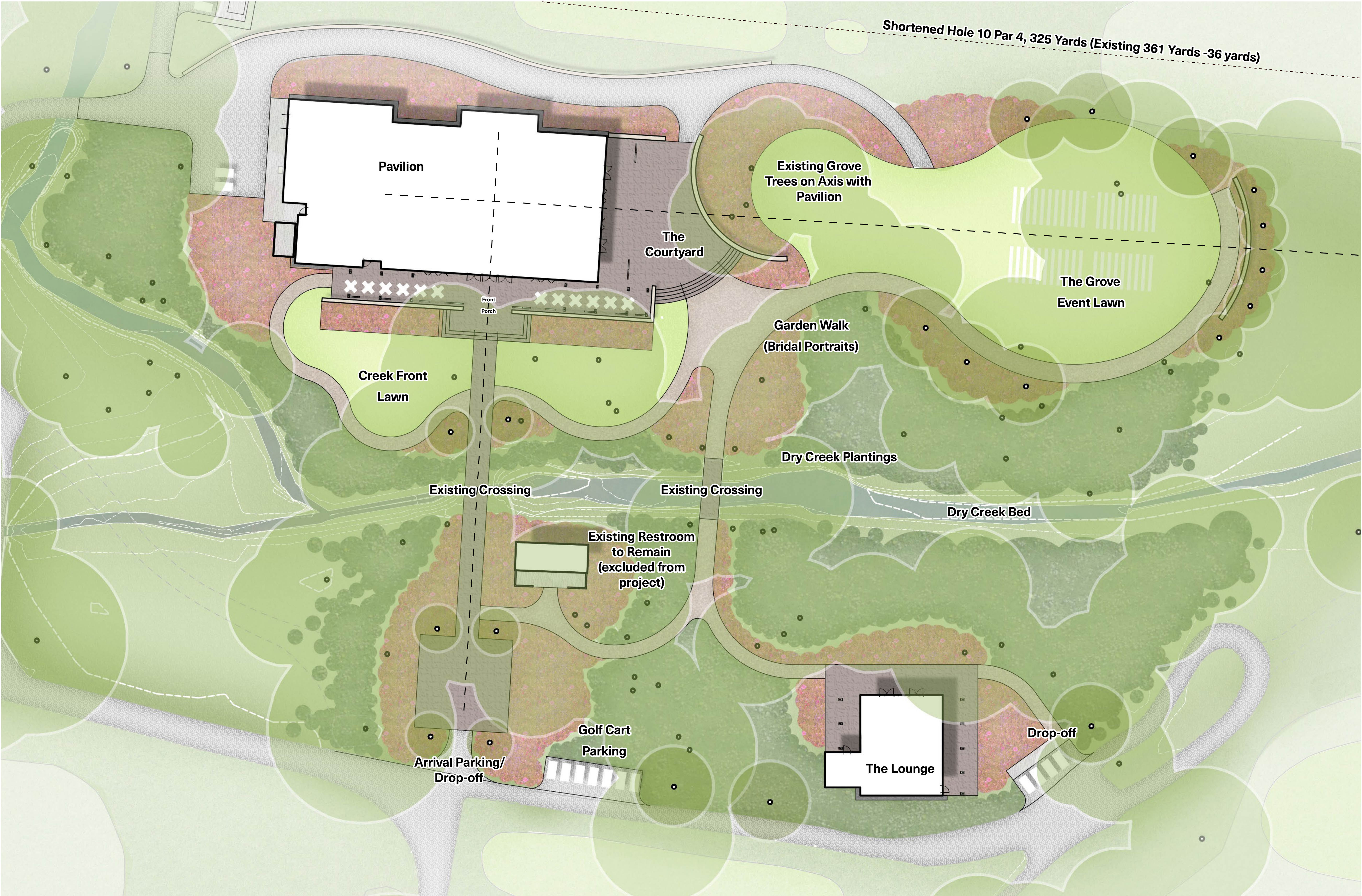
**REVISIONS**

PROJECT NO. 7174  
MADE BY KC/HL  
REVIEWED BY SB

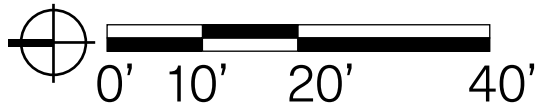
**EXISTING SITE  
CONDITIONS**

**L0.05**





(Final design and construction is subject to change)



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PROJECT NO. 7174  
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REVIEWED BY SB

**PROPOSED  
SCHEMATIC  
SITE PLAN -  
ENARGEMENT**

**L0.06**









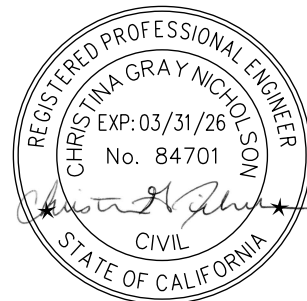
FIRE PROTECTION & CIRCULATION PLAN

SCALE: 1" = 60'



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FIRE PROTECTION  
& CIRCULATION  
PLAN

C2.1





Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-6.000	-5.000	
2	-5.000	-4.000	
3	-4.000	-3.000	
4	-3.000	-2.000	
5	-2.000	-1.000	
6	-1.000	0.000	
7	0.000	1.500	
8	1.500	3.000	

EARTHWORK ANALYSIS		
	CUT ANALYSIS (CUBIC YARDS)	FILL ANALYSIS (CUBIC YARDS)
PROJECT (APN 035-031-009)	2,400	1,200
NET	1,200 CU YDS (EXPORT)	

\*SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.



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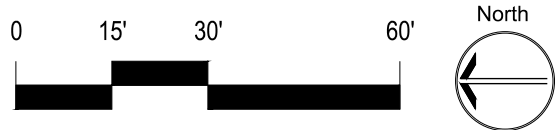
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EARTHWORK  
ANALYSIS

# C3.0

EARTHWORK ANALYSIS  
SCALE: 1" = 30'







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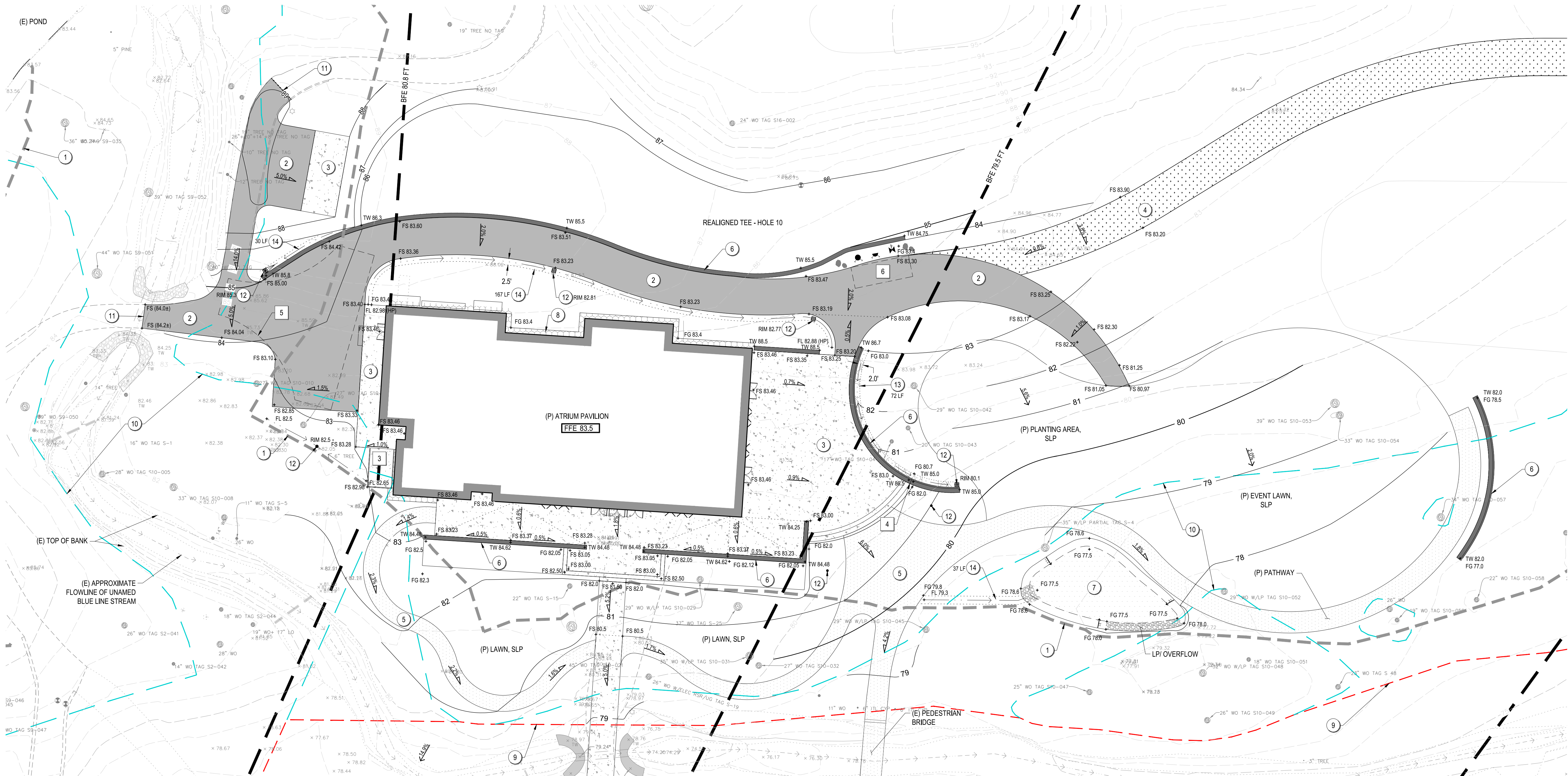
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REVIEWED BY	CN

PAVILION GRADING  
PLAN

# C3.1



MATCHLINE SEE SHEET C3.1

## NOTES

- SLP FOR SITE WALL DESIGN AND DETAILS, SSP FOR STRUCTURAL DESIGN AND SUBDRAINAGE COORDINATION.
- SLP FOR EDGING DESIGN.
- EQUIPMENT PAD, SAP, SMP
- TRANSITION WALL HEIGHT
- FIRE TRUCK TURNAROUND PER C2.1
- FIRE TRUCK STAGING AREA PER C2.1

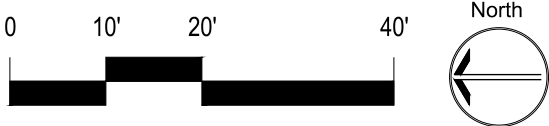
## SITE LEGEND\*

- 1 CREEK SETBACK
- 2 (P) AC PAVEMENT PER B/C8.0
- 3 (P) VEHICULAR CONCRETE PER C/C8.0
- 4 (P) EVA ACCESS ROUTE PER C2.1
- 5 (P) CRUSHED STONE PAVING, SLP
- 6 (P) RETAINING SITE WALL, SEE NOTE 1
- 7 (P) BIORETENTION FACILITY PER B/C8.1
- 8 (P) BUILDING, SAP
- 9 BUILDING OVERHANG
- 10 100-YEAR FLOODWAY
- 11 100-YEAR FLOODPLAIN

## GRADING LEGEND\*

- FG 100.00 SPOT ELEVATION
- FG 100.00 SPOT ELEVATION
- 1.0% HARDSCAPE SLOPE
- 1.0% SOFTSCAPE SLOPE
- FFE 100.0 FINISH FLOOR ELEVATION
- 100 (P) MAJOR CONTOUR
- 102 (P) MINOR CONTOUR
- 100 (E) MAJOR CONTOUR
- 102 (E) MINOR CONTOUR
- BASE FLOOD ELEVATION, TYP
- 11 (P) AC CONFORM PER A/C8.0

\* REFER TO THE CIVIL SET INCLUDED WITH THE BUILDING PERMIT SUBMITTAL FOR THE DETAIL SHEETS







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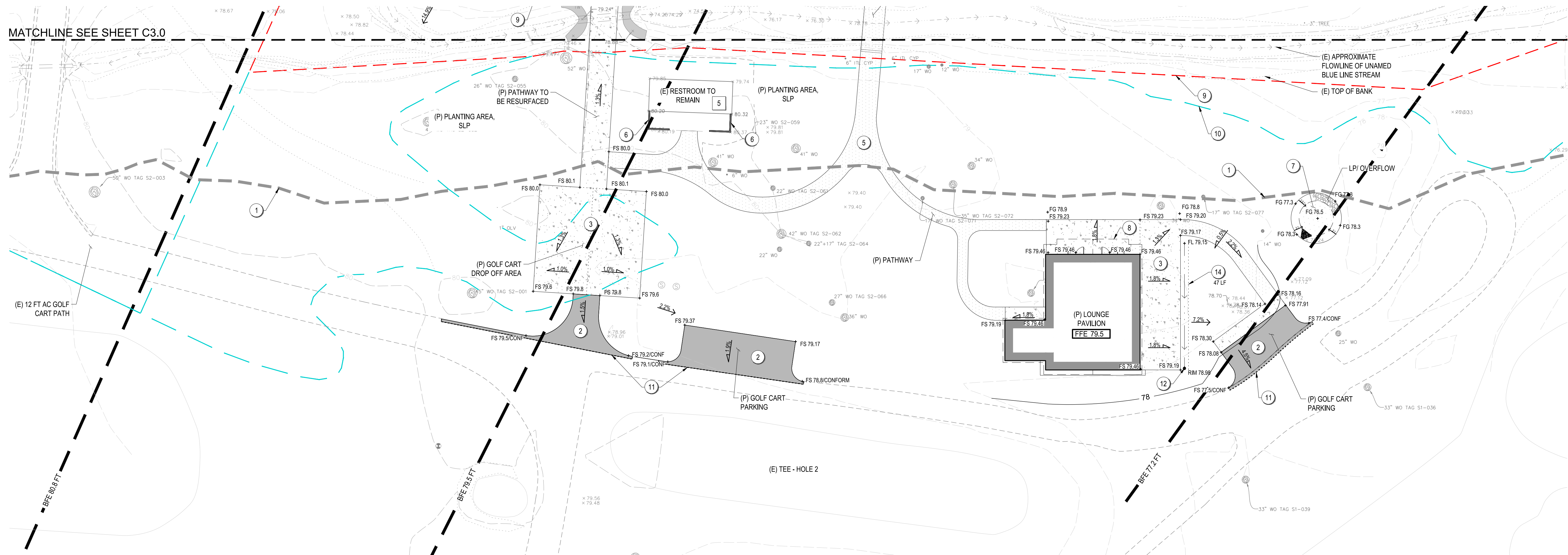
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MADE BY	JH/VHT/DM
REVIEWED BY	CN

## LOUNGE GRADING PLAN







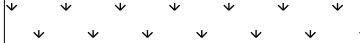





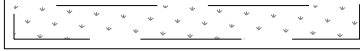








## C3.2









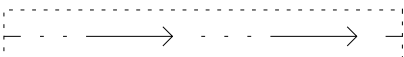






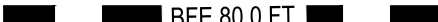

## NOTES

- |   |   |
|---|---|
| 1 | SLP FOR SITE WALL DESIGN AND DETAILS, SSP FOR STRUCTURAL DESIGN AND SUBDRAINAGE COORDINATION. |
| 2 | SLP FOR EDGING DESIGN.  |
| 3 | EQUIPMENT PAD, SAP, SMP   |
| 4 | TRANSITION WALL HEIGHT  |
| 5 | NOT PART OF THIS PROJECT  |

### SITE LEGEND\*

- |   |   |                                      |
|---|---|--------------------------------------|
|  |  | CREEK SETBACK                        |
|  |  | (P) AC PAVEMENT PER B/C8.0           |
|  |  | (P) VEHICULAR CONCRETE PER C/C8.0    |
|  |  | (P) EVA ACCESS ROUTE PER C2.1        |
|  |  | (P) CRUSHED STONE PAVING, SLP        |
|  |  | (P) RETAINING SITE WALL, SEE NOTE 1  |
|  |  | (P) BIORETENTION FACILITY PER B/C8.1 |
|  |   | (P) BUILDING, SAP                    |
|  |  | BUILDING OVERHANG                    |
|  |  | 100-YEAR FLOODWAY                    |
|  |  | 100-YEAR FLOODPLAIN                  |

### GRADING LEGEND\*

- |   |                           |   |  |
|---|---------------------------|---|--|
|  FG 100.00   | SPOT ELEVATION            |   | <div>12</div> (P) DRAINAGE INLET, SEE UTILITY PLAN |
|  FG 100.00   | SPOT ELEVATION            |    | <div>13</div> (P) ROCK SWALE PER E/C8.0            |
|  1.0%        | HARDSCAPE SLOPE           |    | <div>14</div> (P) LANDSCAPE SWALE PER E/C8.0       |
|  1.0%        | SOFTSCAPE SLOPE           |    | GRADE BREAK  |
| <div>FFE 100.0</div>  | FINISH FLOOR ELEVATION    | * REFER TO THE CIVIL SET INCLUDED WITH THE BUILDING PERMIT SUBMITTAL FOR THE DETAIL SHEETS  |  |
|  100         | (P) MAJOR CONTOUR         |   |  |
|  102         | (P) MINOR CONTOUR         |   |  |
|  100         | (E) MAJOR CONTOUR         |   |  |
|  102         | (E) MINOR CONTOUR         |   |  |
|  BFE 80.0 FT | BASE FLOOD ELEVATION, TYP |   |  |
|              | (P) AC CONFORM PER A/C8.0 | <div>11</div>   |  |



North

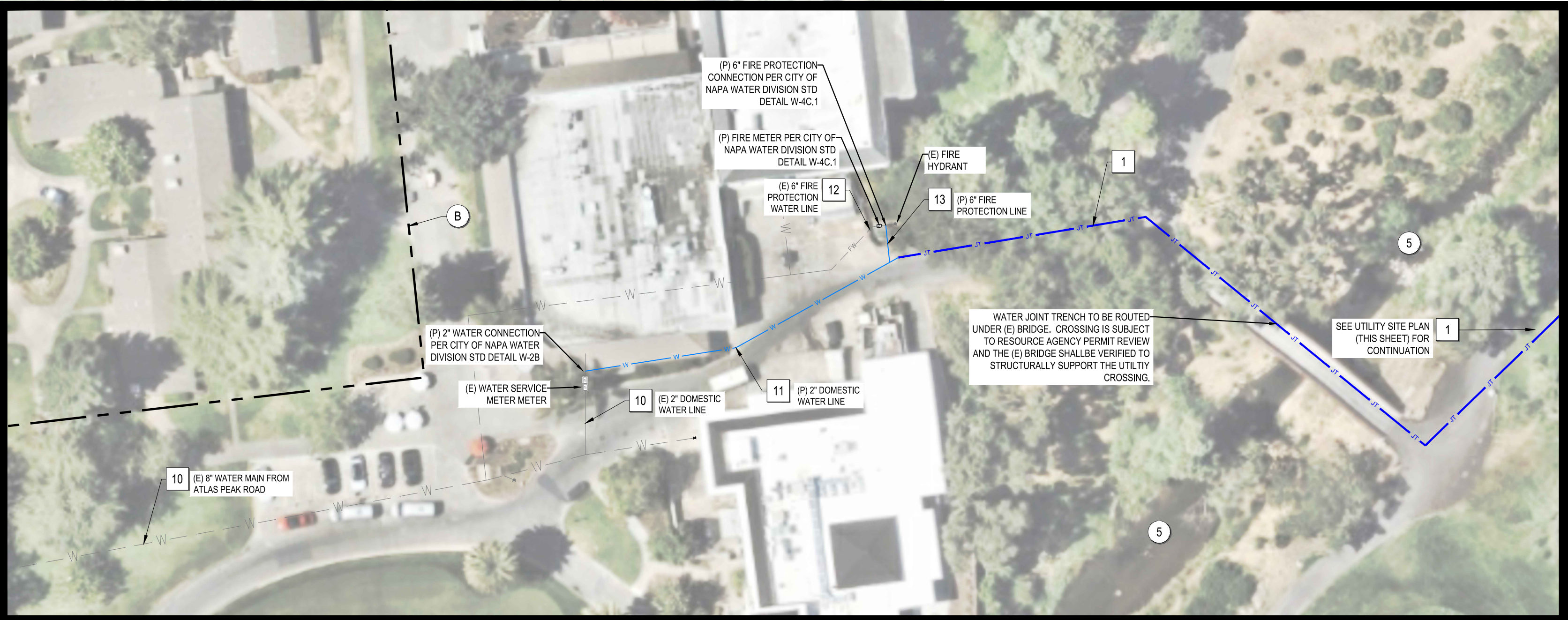
A circular compass rose with a horizontal line through the center. An arrow points to the left end of this line, indicating North.





SITE LEGEND	
	(A) CREEK SETBACK
	(B) PROPERTY LINE PER NAPA COUNTY GIS DATABASE
UTILITY LEGEND	
	1 (P) JOINT WATER TRENCH
	2 (E) ELECTRICAL SUPPLY CONDUITS
	3 (E) PG&E ELECTRIC LINE
	4 (E) COMMUNICATION LINE
	5 (E) GAS LINE
	6 (E) NAPA SAN 8" SEWER MAIN
	7 (P) SEWER LINE
	8 (P) SANITARY SEWER FORCE MAIN
	9 (P) STORM DRAIN LINE
	10 (E) WATER LINE
	11 (P) WATER LINE
	12 (E) FIRE WATER LINE
	13 (P) FIRE WATER LINE

- KEYNOTES**
- 1 (E) BATHROOM TO REMAIN, NOT PART OF THIS PROJECT
  - 2 (E) ELECTRICAL VAULT
  - 3 (E) ELECTRICAL TRANSFORMER TO BE UPGRADED AND REPLACED, SEP
  - 4 (E) ABANDONED & DISCONNECTED WELL
  - 5 (E) UNNAMED BLUELINE STREAM
  - 6 (E) NAPA SAN SS MAINTENANCE HOLE
  - 7 (E) LEACHFIELD TO REMAIN
  - 8 (P) BIORETENTION AREA
  - 9 (P) NAPA SAN SEWER CONNECTION PER C4.1
  - 10 (P) GOLF CART PARKING AREAS



**SITE UTILITY PLAN**  
SCALE: 1"=60'

**WATER CONNECTION PLAN**  
SCALE: 1"=40'



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# SILVERADO RESORT & SPA . THE GROVE

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**MADE BY** JH/VHT/DN  
**REVIEWED BY** CN

**OVERALL UTILITY PLAN**

# C4.0





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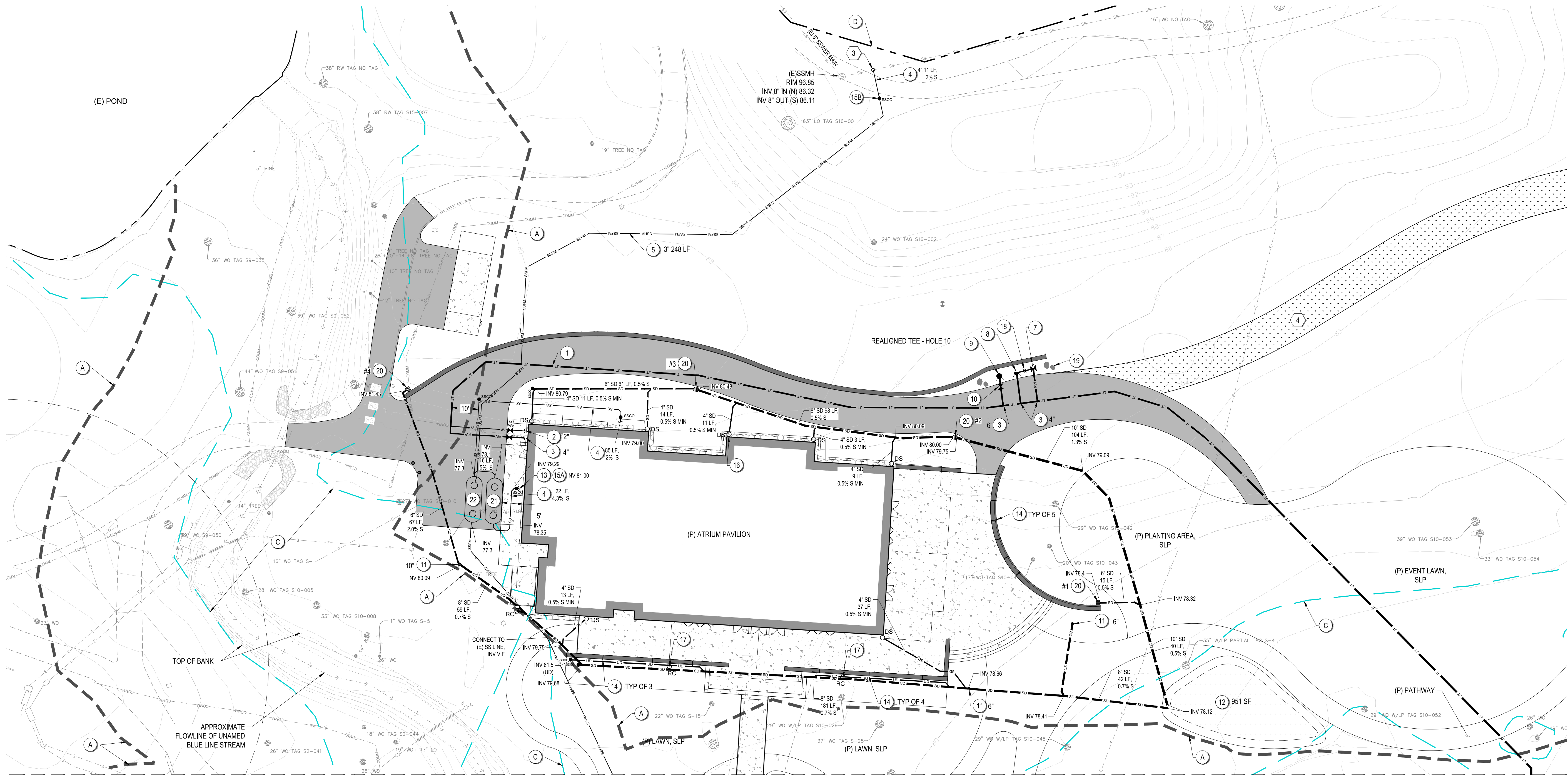
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REVIEWED BY	CN

## PAVILION UTILITY PLAN

# C4.1



MATCHLINE SEE SHEET C4.2

## ATRIUM UTILITY PLAN

SCALE: 1"=20'



### SITE LEGEND

	(A) CREEK SETBACK
	(B) 100-YEAR FLOODWAY
	(C) 100-YEAR FLOODPLAIN
	(D) PROPERTY LINE PER NAPA COUNTY GIS DATABASE

### KEYNOTES

- CONTROL PANEL PER D/C5.2 SEE NOTE 6
- ELECTRICAL LINE, VERIFY ROUTING AND POWER SOURCE LOCATION WITH THE ELECTRICAL ENGINEER.
- (P) PRIVATE LATERAL CONNECTION TO PUBLIC SEWER MAIN PER NAPA SAN STANDARD DETAIL SS-2
- EVA ACCESS ROUTE PER C2.1

### UTILITY LEGEND\*

	(1A) (P) JT: 1 X 6" FIRE WATER PIPE, 1 X 2" WATER PIPE
	(1B) (P) JT: 1 X 4" FIRE SPRINKLER PIPE, 1 X 2" WATER PIPE
	(1C) (P) JT: 1 X 2" FIRE SPRINKLER PIPE, 1 X 1.5" WATER PIPE
	(2) (P) WATER PIPE, SIZE PER PLAN
	(3) (P) FIRE WATER PIPE, SIZE PER PLAN
	(4) (P) 4" PRIVATE SS LATERAL, 2% MIN SLOPE
	(5) (P) PRIVATE SSFM, SIZE PER PLAN
	(6) (P) 36" PRIVATE PACKAGE LIFT STATION W/ DUPLEX GRINDER PUMPS PER NAPA SAN REQUIREMENTS
	(7) (P) POST INDICATOR VALVE PER A/C8.3
	(8) (P) FIRE DEPARTMENT CONNECTION PER B/C8.3
	(9) (P) FIRE HYDRANT PER D/C8.3
	(10) (P) GATE VALVE PER C/C8.3

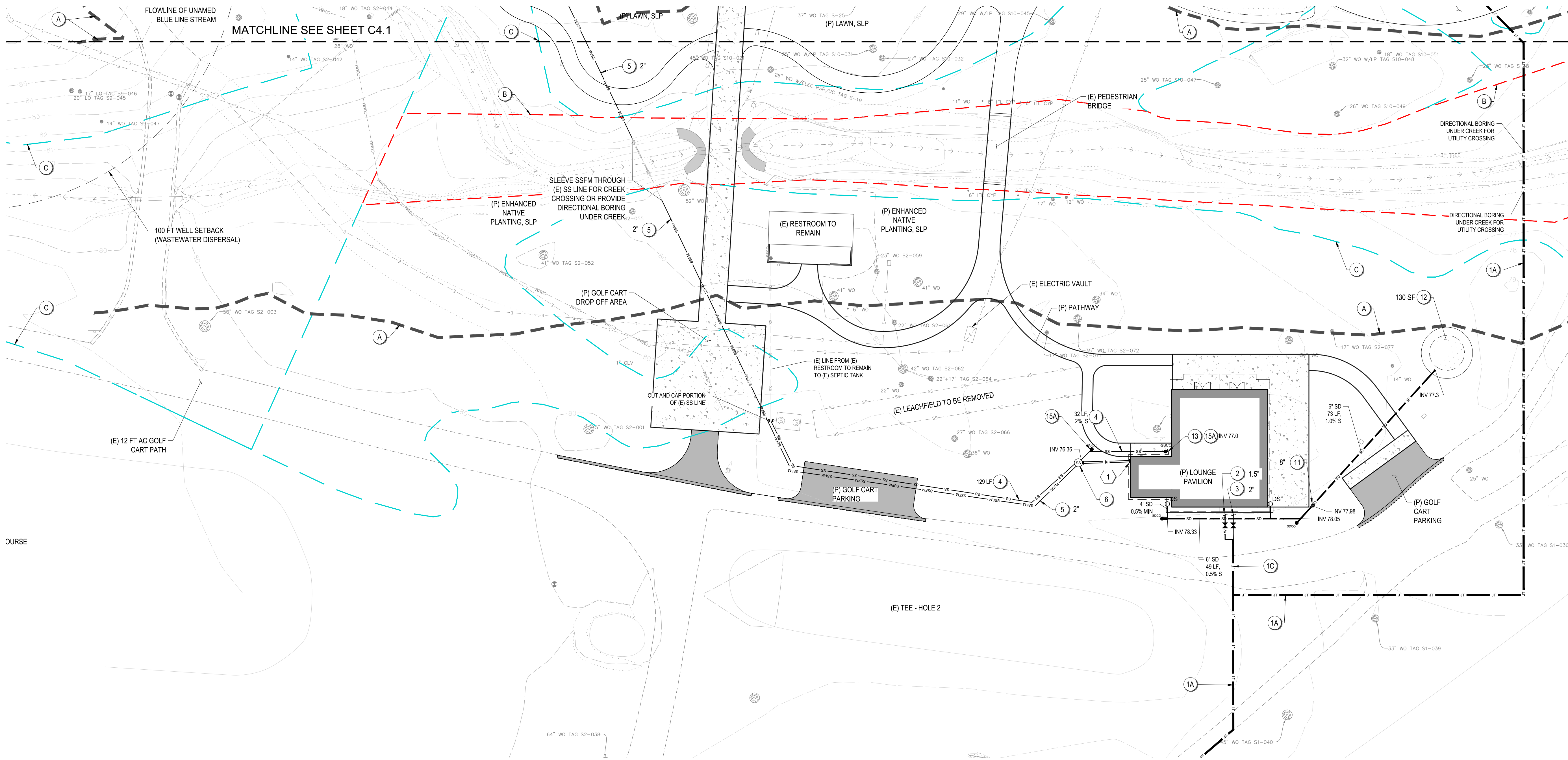
\* REFER TO THE CIVIL SET INCLUDED WITH THE BUILDING PERMIT SUBMITTAL FOR THE DETAIL SHEETS

### UTILITY LEGEND\*

	(11) (P) AREA DRAIN PER C/C8.1
	(12) (P) BIORETENTION FACILITY PER B/C8.1
	(13) (P) UTILITY POC, SPP
	(14) (P) 4" WEEP HOLE, SLP
	(15A) (P) PRIVATE CLEANOUT PER DETAIL A/C8.1
	(15B) (P) PRESSURE TO GRAVITY CLEAN PER NAPA SAN STD DETAIL SS-1
	(16) (P) DOWNSPOUT CONNECTION PER D/C8.1
	(17) (P) RAIN CHAIN PER E/C8.1
	(18) (P) CHECK VALVE
	(19) (P) ROCK/ BOULDER PROTECTION
	(20) (P) DRAIN INLET PER B/C8.2
	(21) (P) GREASE INTERCEPTOR TANK (2,500 GAL) PER NAPA SAN REQUIREMENTS
	(22) (P) LIFT STATION (2,500 GALLON) W/DUPLEX GRINDER PUMPS PER NAPA SAN REQUIREMENTS

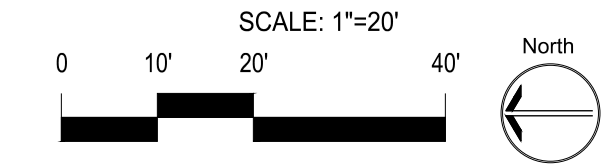
\* REFER TO THE CIVIL SET INCLUDED WITH THE BUILDING PERMIT SUBMITTAL FOR THE DETAIL SHEETS





COURSE

LOUNGE UTILITY PLAN



SITE LEGEND

- A CREEK SETBACK
- B 100-YEAR FLOODWAY
- C 100-YEAR FLOODPLAIN
- D PROPERTY LINE PER NAPA COUNTY GIS DATABASE

KEYNOTES

- CONTROL PANEL PER D/C5.2 SEE NOTE 6
- ELECTRICAL LINE. VERIFY ROUTING AND POWER SOURCE LOCATION WITH THE ELECTRICAL ENGINEER.

UTILITY LEGEND\*

- 1A (P) JT: 1 X 6" FIRE WATER PIPE, 1 X 2" WATER PIPE
- 1B (P) JT: 1 X 4" FIRE SPRINKLER PIPE, 1 X 2" WATER PIPE
- 1C (P) JT: 1 X 2" FIRE SPRINKLER PIPE, 1 X 1.5" WATER PIPE
- 2 (P) WATER PIPE, SIZE PER PLAN
- 3 (P) FIRE WATER PIPE, SIZE PER PLAN
- 4 (P) 4" PRIVATE SS LATERAL, 2% MIN SLOPE
- 5 (P) PRIVATE SSFM, SIZE PER PLAN
- 6 (P) 36" PRIVATE PACKAGE LIFT STATION W/ DUPLEX GRINDER PUMPS PER NAPA SAN REQUIREMENTS
- 7 (P) POST INDICATOR VALVE PER A/C8.3
- 8 (P) FIRE DEPARTMENT CONNECTION PER B/C8.3
- 9 (P) FIRE HYDRANT PER D/C8.3
- 10 (P) GATE VALVE PER C/C8.3

\* REFER TO THE CIVIL SET INCLUDED WITH THE BUILDING PERMIT SUBMITTAL FOR THE DETAIL SHEETS

UTILITY LEGEND\*

- 11 (P) AREA DRAIN PER C/C8.1
- 12 (P) BIORETENTION FACILITY PER B/C8.1
- 13 (P) UTILITY POC, SPP
- 14 (P) 4" WEEP HOLE, SLP
- 15A (P) PRIVATE CLEANOUT PER DETAIL A/C8.1
- 15B (P) PRESSURE TO GRAVITY CLEAN PER NAPA SAN STD DETAIL SS-1
- 16 (P) DOWNSPOUT CONNECTION PER D/C8.1
- 17 (P) RAIN CHAIN PER E/C8.1
- 18 (P) CHECK VALVE
- 19 (P) ROCK/ BOULDER PROTECTION
- 20 (P) DRAIN INLET PER B/C8.2
- 21 (P) GREASE INTERCEPTOR TANK (2,500 GAL) PER NAPA SAN REQUIREMENTS
- 22 (P) LIFT STATION (2,500 GALLON) W/DUPLEX GRINDER PUMPS PER NAPA SAN REQUIREMENTS

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REVISIONS

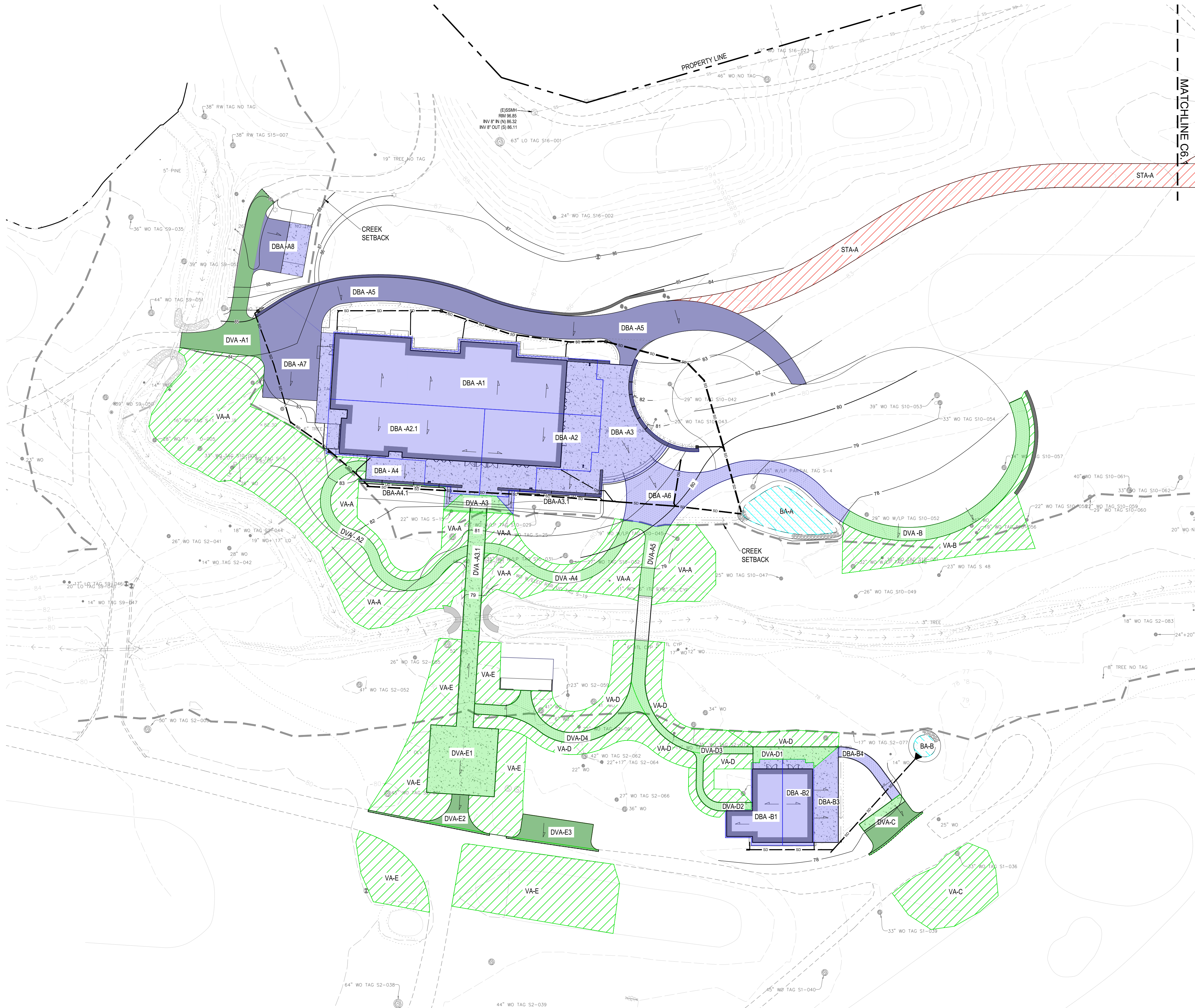
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|---------------|-----------------------|
| 1. 9/05/2024  | REVISION PER COMMENTS |
| 2. 1/24/2025  | REVISION PER COMMENTS |
| 3. 09/05/2025 | SAVED TWO OAK TREES   |

PROJECT NO. 23-293  
MADE BY JH/VHT/DN  
REVIEWED BY CN

LOUNGE UTILITY  
PLAN

C4.2





**SCP LEGEND**

- DRAINING TO VEGETATED AREA (DVA, SEE NOTE 2)
- VEGETATED AREA (VA, SEE NOTE 2)
- DRAINING TO BIORETENTION AREA (DBA)
- BIORETENTION AREA (BA)
- SELF-TREATING AREA (STA)

**SCP NOTES**

- ALL PERMEABLE MATERIALS AND SUBGRADE DESIGN WILL BE IN ACCORDANCE WITH BASMAA REQUIREMENTS.
- VEGETATED AREAS ARE PROPOSED FOR STORMWATER TREATMENT AT A 2:1 AREA RATIO TO REDUCE GRADING NEEDED TO CREATE A SELF-RETAINING AREA AND LIMIT GRADING WITHIN AND AROUND THE CREEK SETBACK.
- REFER TO THE UTILITY PLAN FOR ADDITIONAL INFORMATION ON THE STORMDRAIN SYSTEM.



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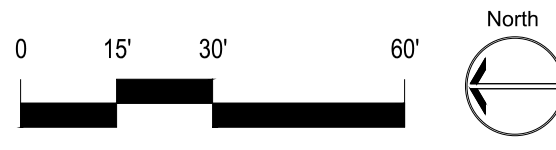
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5/02/24

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2. 1/24/2025	REVISION PER COMMENTS
3. 09/05/2025	SAVED TWO OAK TREES

PROJECT NO.	23-293
MADE BY	JH/VHT/DN
REVIEWED BY	CN

**STORMWATER  
CONTROL PLAN**

**C6.0**



**STORMWATER CONTROL PLAN**  
SCALE: 1" = 30'





1600 ATLAS PEAK ROAD NAPA, CA 94558

**RELEASE DATE**  
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1. 9/05/2024	REVISION PER COMMENTS
2. 1/24/2025	REVISION PER COMMENTS
3. 09/05/2025	SAVED TWO OAK TREES

# STORMWATER CONTROL PLAN TABLES

# C6.1



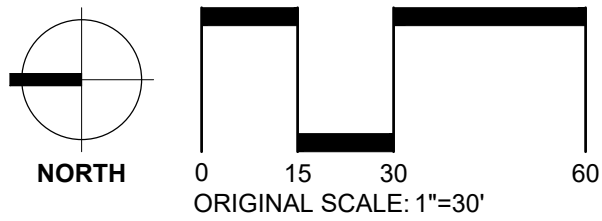
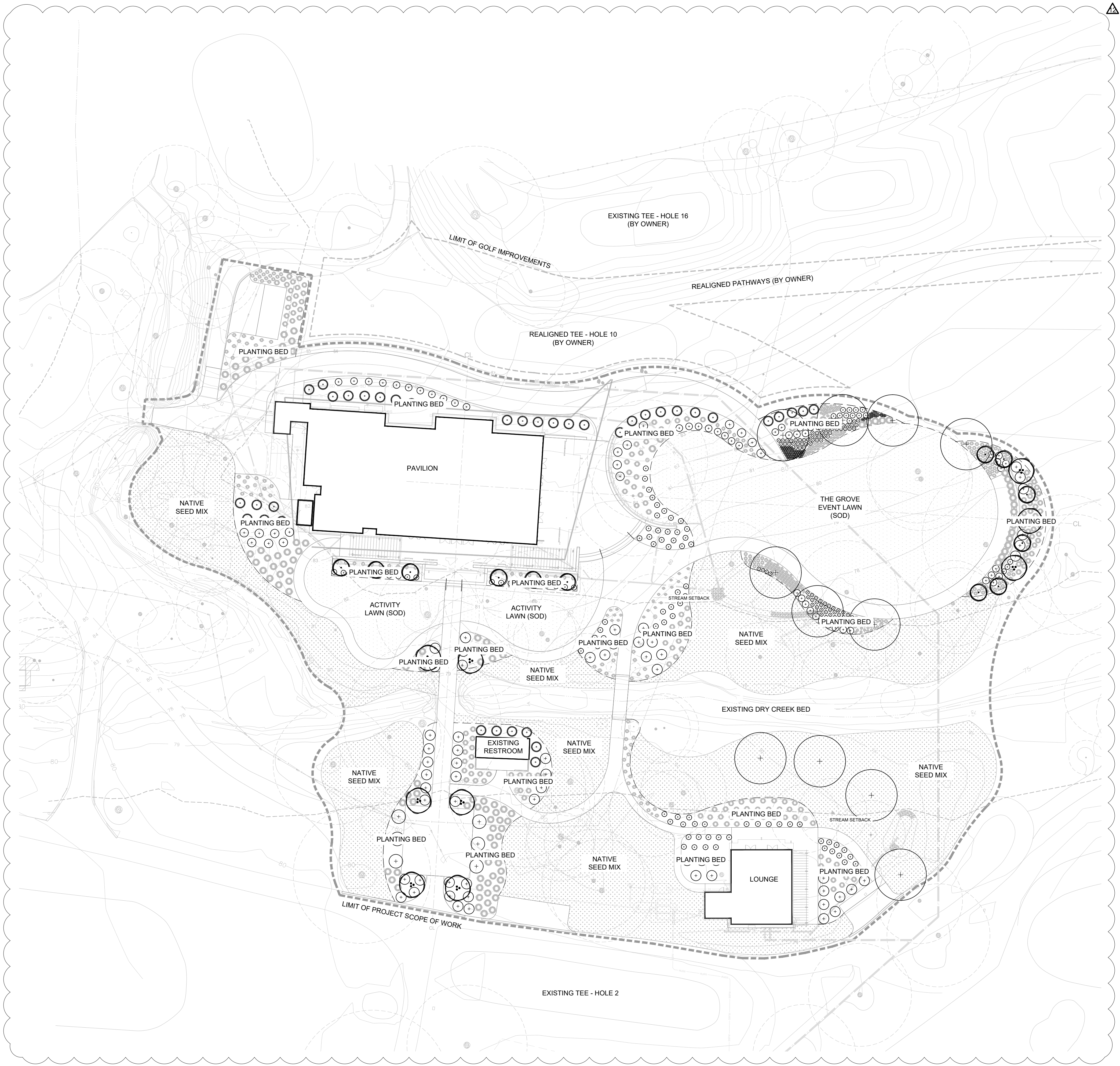
SCALE: 1" = 30'

STA-A	LANDSCAPE	6,177
STA-B	LANDSCAPE	2,381

VEGETATED AREA F CALCULATION TABLE							
DMA NAME	DMA AREA	SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SIZING FACTOR	MINIMUM AREA	VEGETATED AREA
DVA-F	13,725	HARDSCAPE	1	13,725	0.5	6863	
TOTAL =				13,725	0.5	6863	16,427

BIORETENTION AREA B CALCULATION TABLE							
DMA NAME	DMA AREA	SURFACE TYPE	DMA RUNOFF	DMA AREA X	SIZING FACTOR	MINIMUM AREA	PROPOSED AREA
			FACTOR	RUNOFF FACTOR			
DBA-B1	1,180	COTTAGE ROOF	1	1,180			
DBA-B2	920	COTTAGE ROOF	1	920			
DBA-B3	720	HARDSCAPE	1	720			
DBA-B4	270	HARDSCAPE	1	270			
				0			
			TOTAL =	3,090	4.0%	124	130





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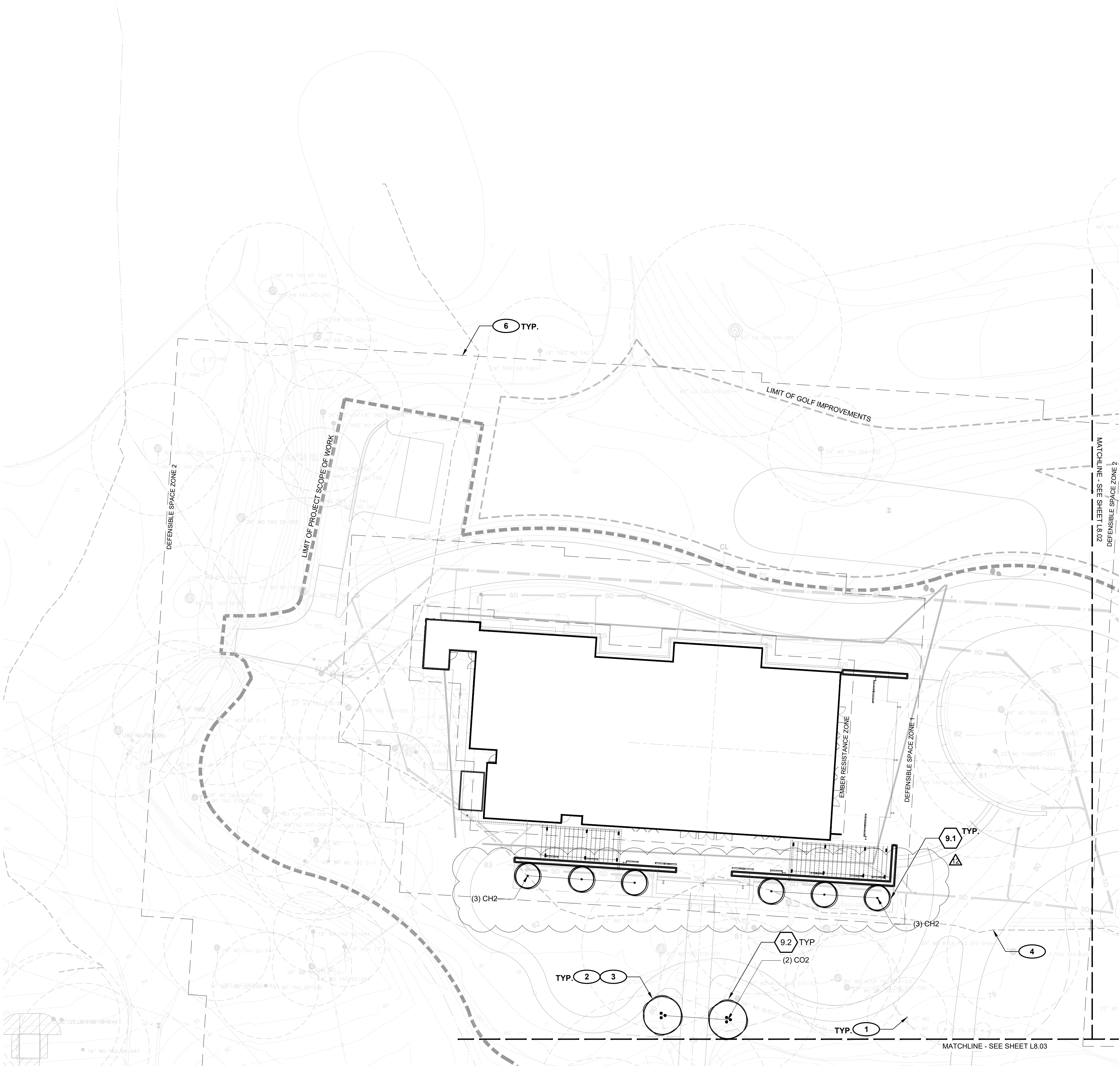
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REVIEWED BY	SB

**SOFTSCAPE  
REFERENCE  
PLAN**

**L0.02**





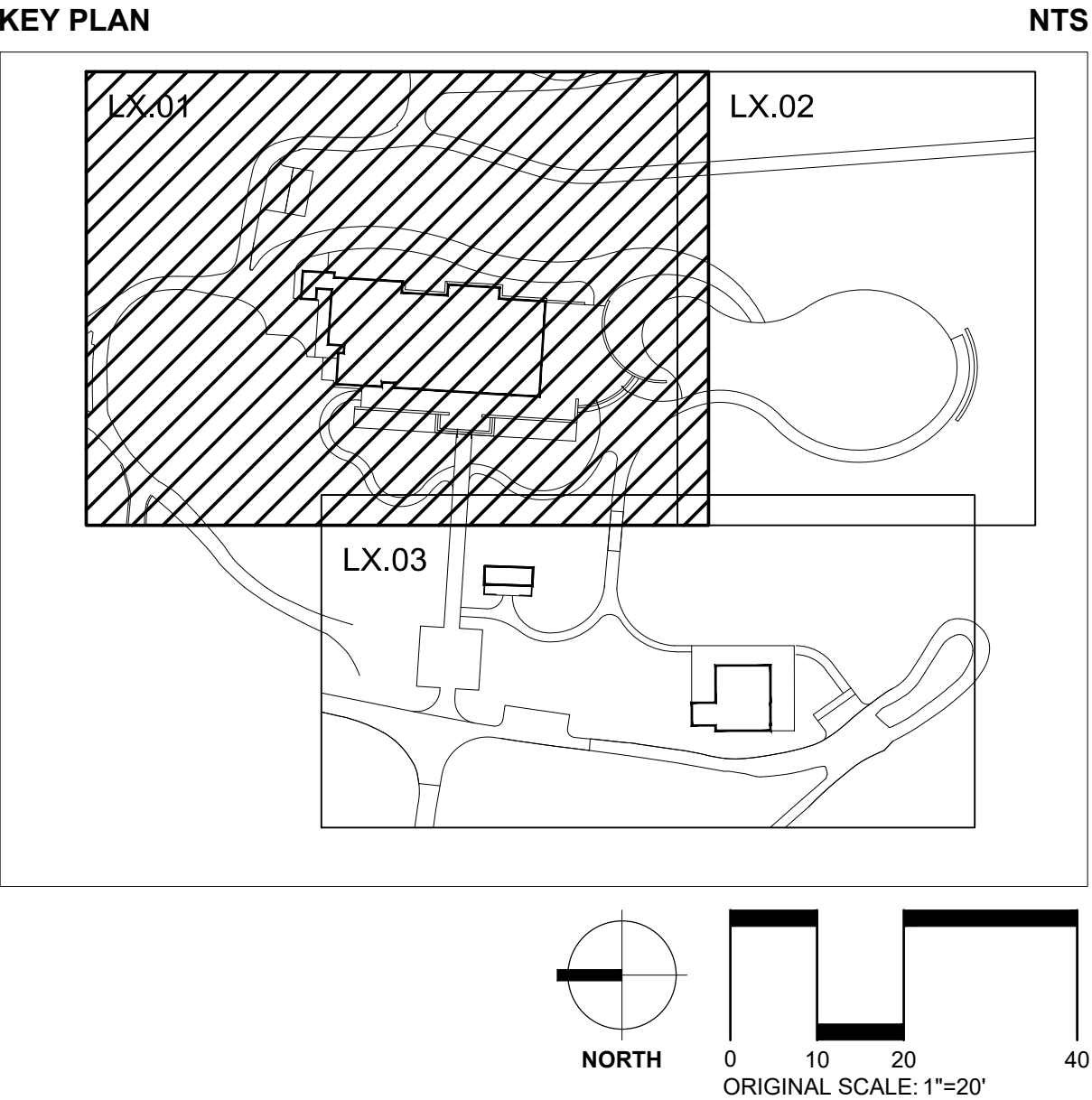
SITE KEYNOTES:		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE			
9.1	Deciduous Tree Planting	1 / L11.01		329300
9.2	Deciduous Multi-Trunk Tree Planting	2 / L11.01		329300
9.3	Shrub Planting	3 / L11.01		329300
9.4	Perennial Planting	4 / L11.01		329300
9.5	Sod	5 / L11.01		329200
9.6	Metal Edging	6 / L11.01		

SHRUB, GROUNDCOVER AND TREE REFERENCE NOTES

- 1 Existing tree to remain. Do not disturb.
- 2 Coordinate tree and shrub layout with utilities and furnishings. Report conflicts to landscape architect.
- 3 Tree locations per plan and verified by landscape architect prior to installation.
- 4 Stream Setback. Consult Landscape Architect before disturbance beyond what is specified in drawings.
- 5 Plant shrubs and perennials a minimum of 2 feet from face of building.
- 6 Defensible space zone. Refer to Napa County Municipal Code.

TREE PLANTING KEY LEGEND

CODE	BOTANICAL NAME	COMMON NAME
TREES		
CH2	Ceanothus x 'Ray Hartman'	Ray Hartman Wild Lilac
CO2	Cercis occidentalis	Western Redbud
QG	Quercus garryana	Oregon White Oak



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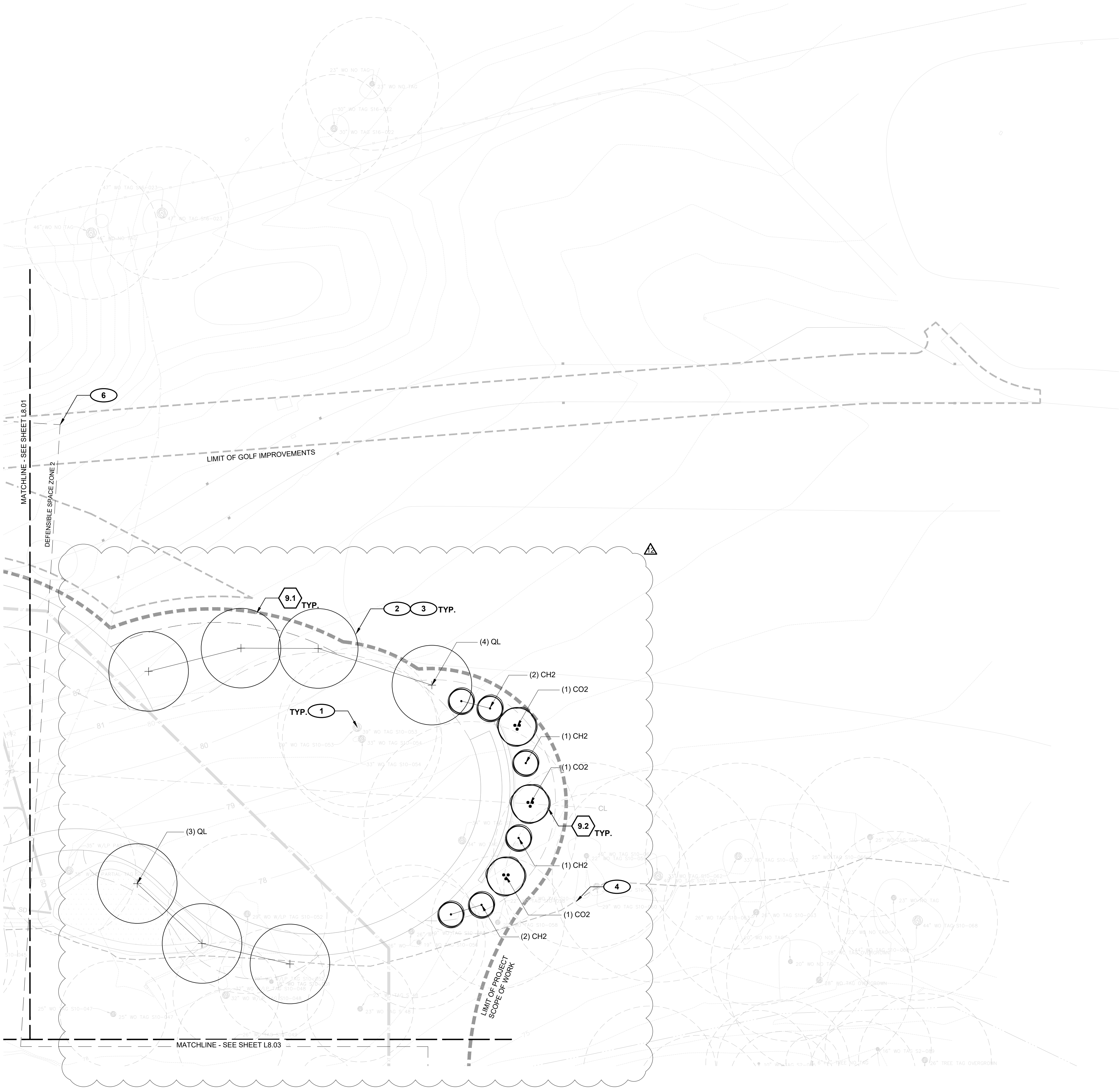
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TREE PLANTING PLAN

L8.01





SITE KEYNOTES:

9.0

PLANTING AND LANDSCAPE

9.1	Deciduous Tree Planting	1 / L11.01	329300
9.2	Deciduous Multi-Trunk Tree Planting	2 / L11.01	329300
9.3	Shrub Planting	3 / L11.01	329300
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SHRUB, GROUNDCOVER AND TREE  
REFERENCE NOTES

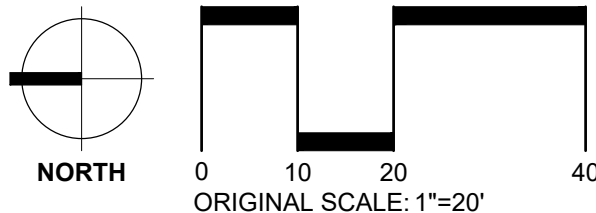
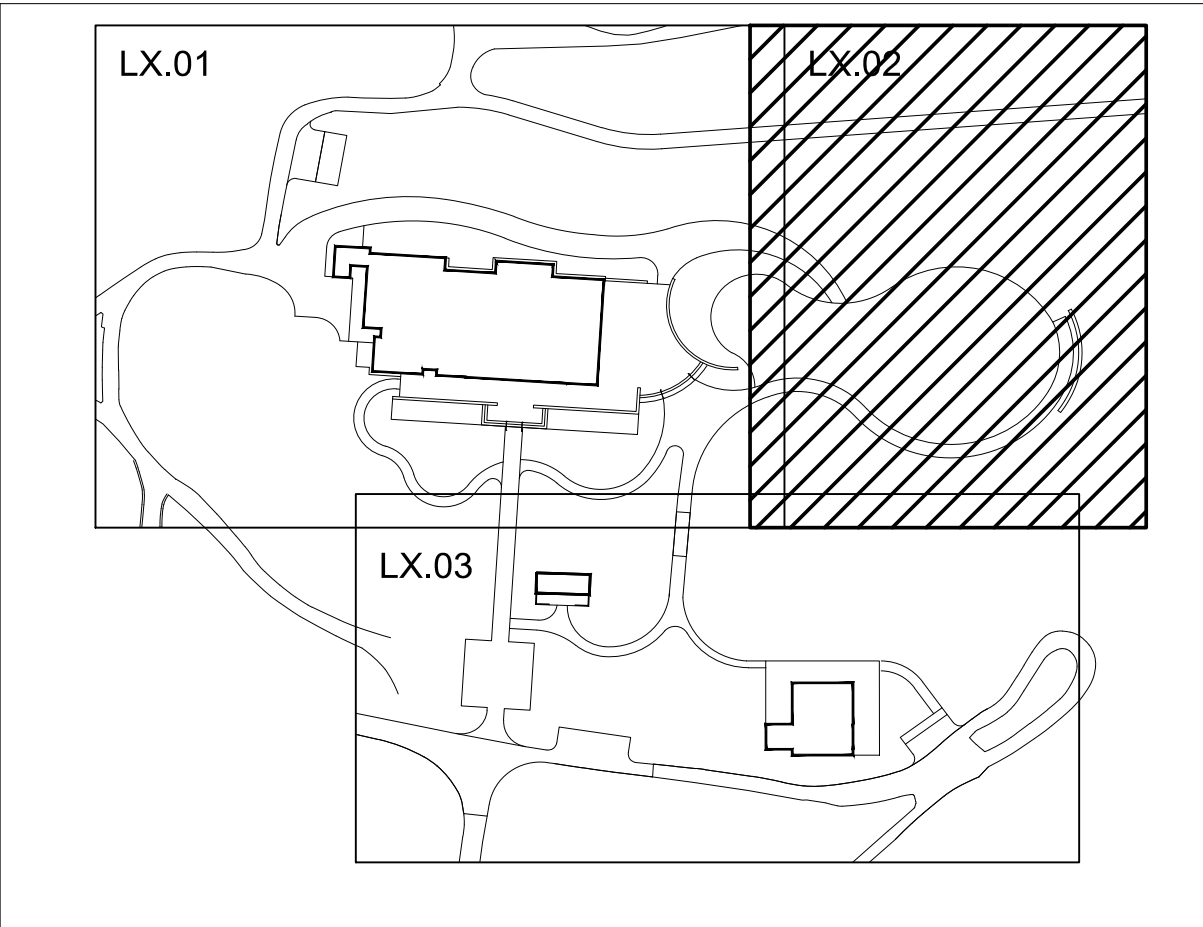
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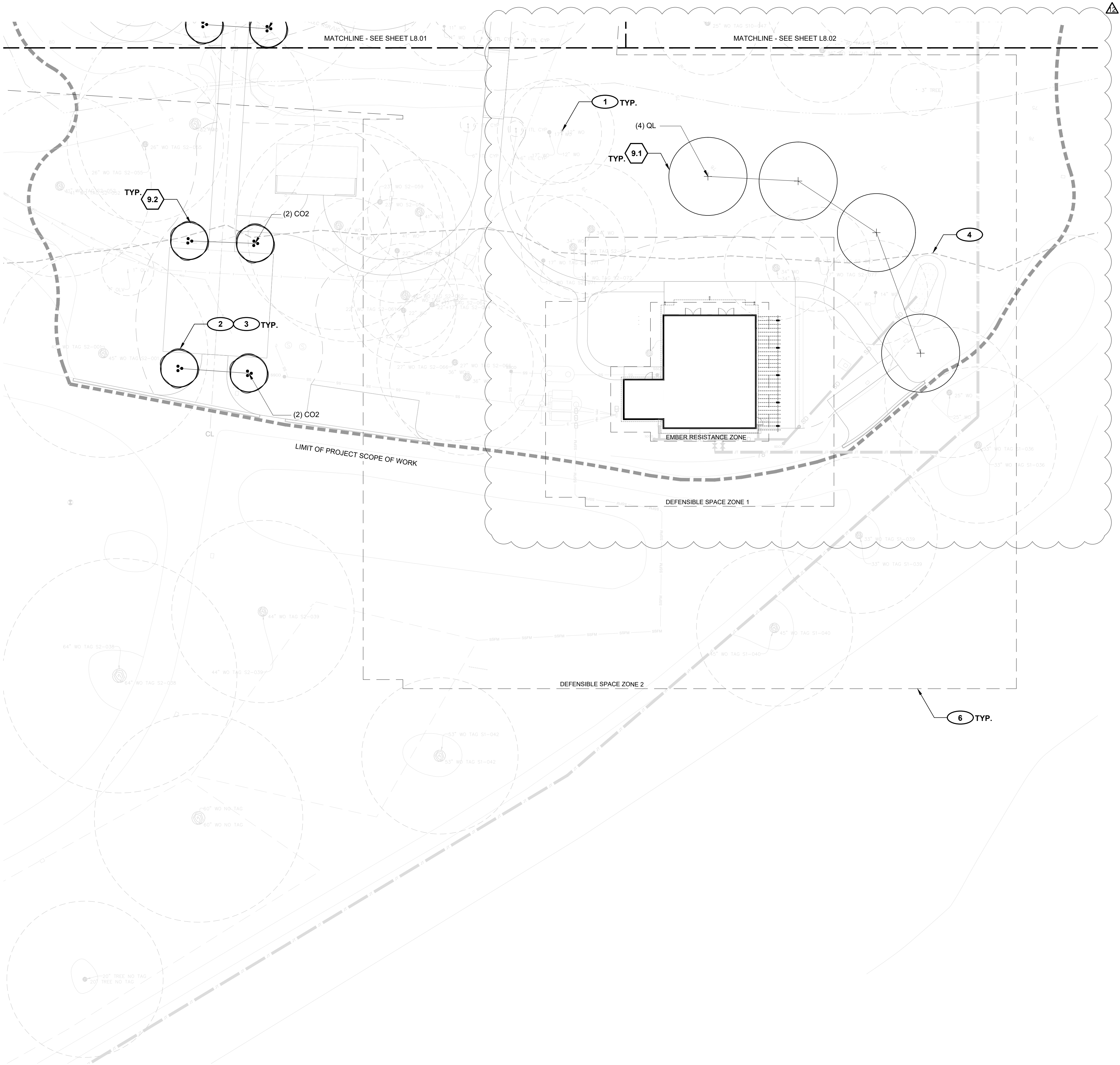
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TREE  
PLANTING  
PLAN

L8.02





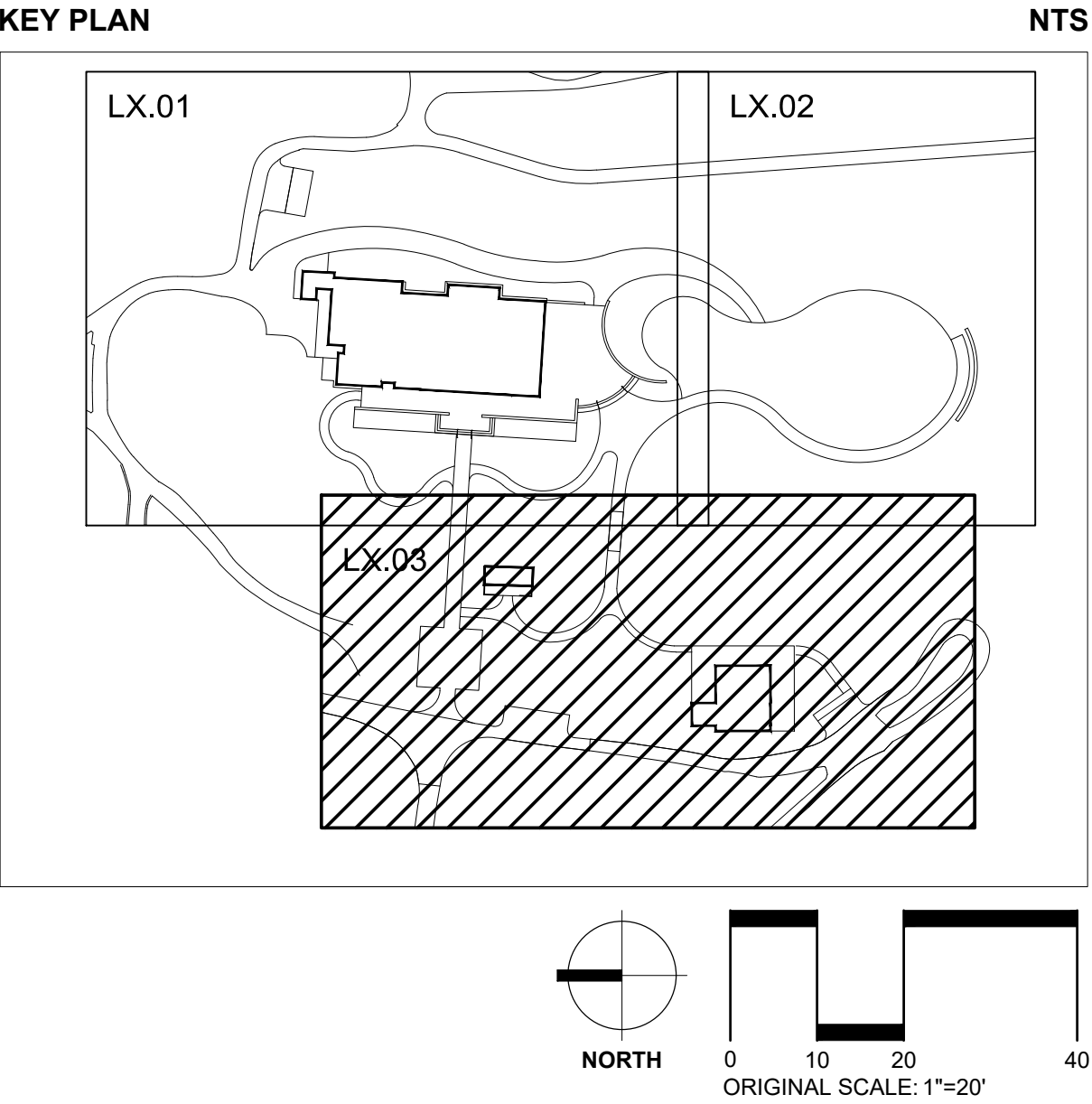
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SHRUB, GROUNDCOVER AND TREE REFERENCE NOTES

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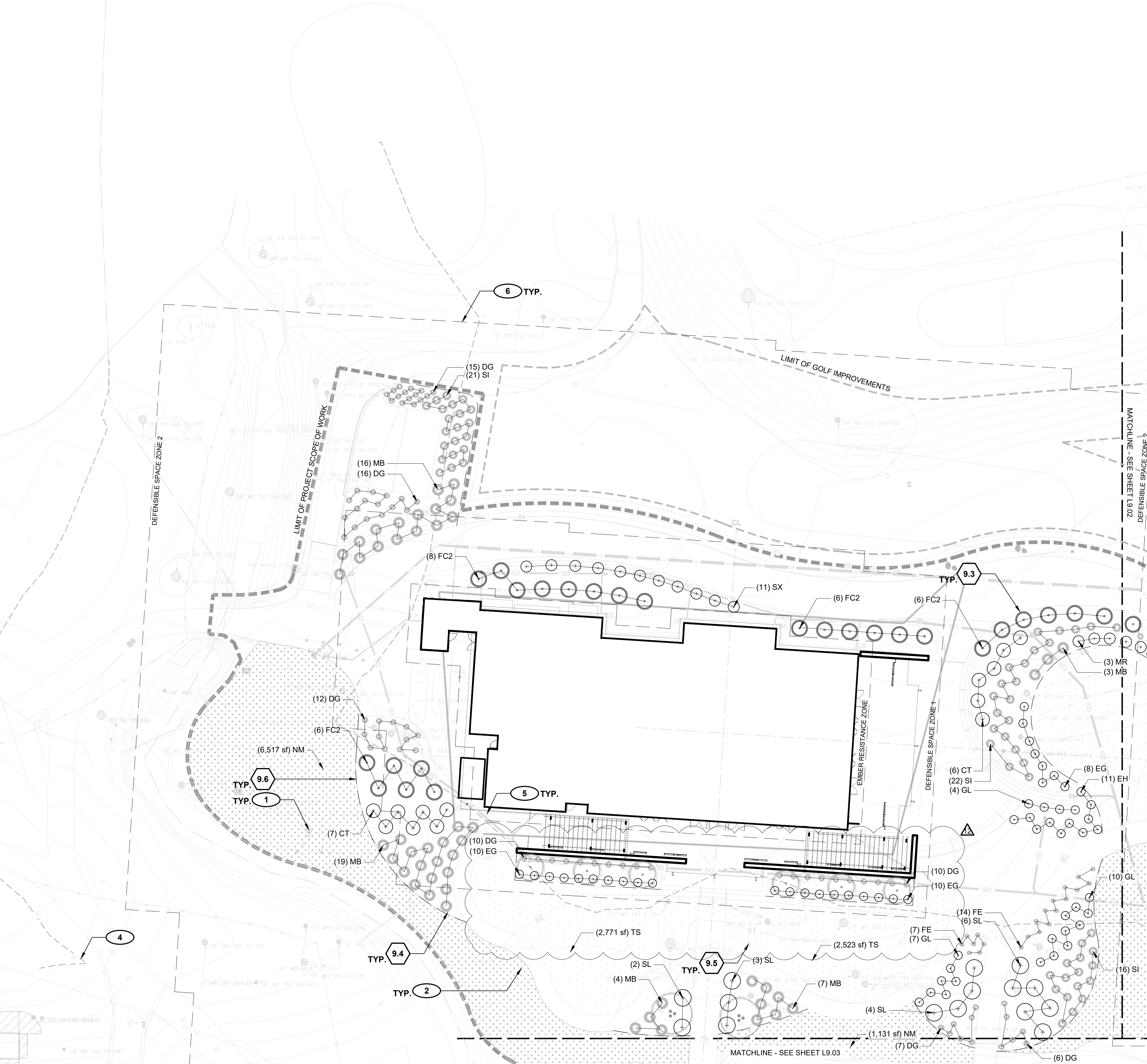
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TREE  
PLANTING  
PLAN

L8.03





## SITE KEYNOTES:

9.0	PLANTING AND LANDSCAPE		
9.1	Deciduous Tree Planting	1 / L11.01	329300
9.2	Deciduous Multi-Trunk Tree Planting	2 / L11.01	329300
9.3	Shrub Planting	3 / L11.01	329300
9.4	Perennial Planting	4 / L11.01	329300
9.5	Sod	5 / L11.01	329200
9.6	Metal Edging	6 / L11.01	

## SHRUB, GROUNDCOVER AND TREE REFERENCE NOTES

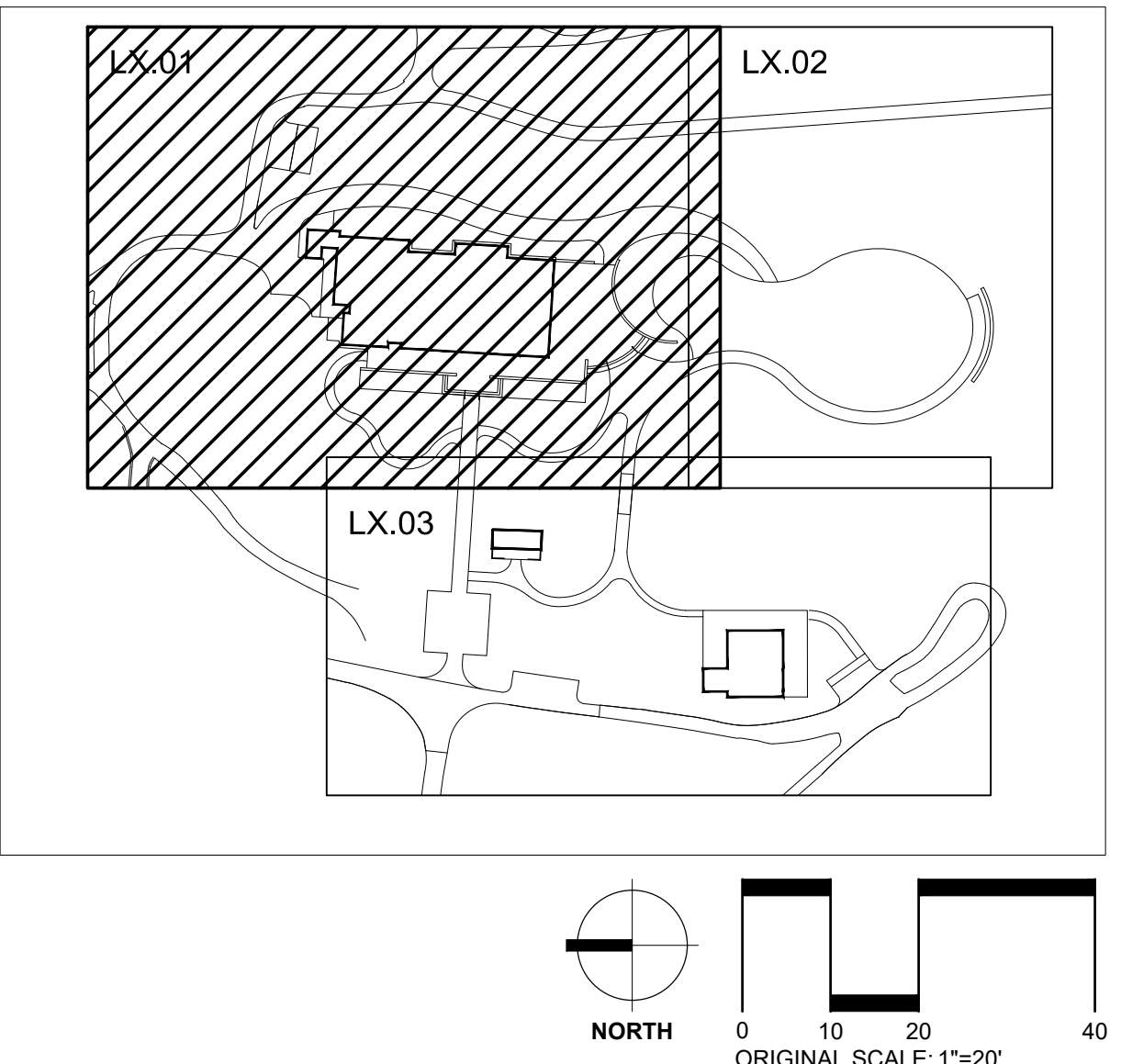
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- 6 Defensible space zone. Refer to Napa County Municipal Code.

## PLANT SCHEDULE

<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b>SHRUBS</b>		
CT	Ceanothus thyrsiflorus 'Skylark'	Skylark Blueblossom
FC2	Calitula californica	California Coffeeberry
GL	Glandularia ilacina 'De La Mina'	De La Mina Cedros Island Verbena
HA	Heteromeles arbutifolia	Toyon
SL	Salvia leucantha	Mexican Bush Sage
SX	Solanum xanthi	Nightshade
<b>GRASSES</b>		
DG	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass
FE	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue
MC	Melica californica	Mellic
MB	Muhlenbergia rigens	Deer Grass
PM2	Pennisetum massaicum	Fountain Grass
SI	Stipa ichu	Peruvian Feather Grass
<b>PERENNIALS</b>		
AI	Aschillea millefolium 'Island Pink'	Island Pink Common Yarrow
AF	Aquilegia formosa	Western Columbine
EH	Epilobium canum	California Fuchsia
EG	Eriogonum grande rubescens	Red Buckwheat
II	Iris douglasiana	Douglas Iris
MR	Monardella villosa 'Russian River'	Russian River Coyote Mint
SB	Sisyrinchium bellum	Blue-eyed Grass
<b>GROUND COVERS</b>		
NL	Native Grass seed mix Blend	Native Grass Mix
TS	Turf Sod	Drought Tolerant Fescue Blend

## KEY PLAN

## ENTS



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# SHRUB PLANTING PLAN

# L9.01

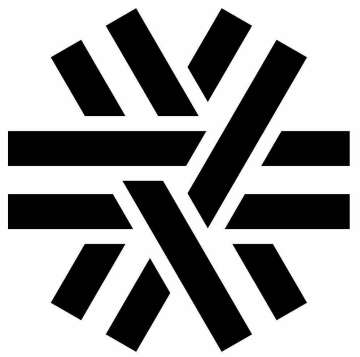








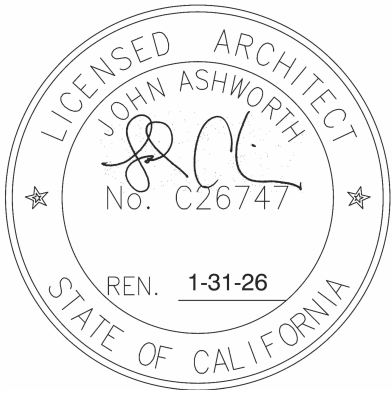




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CONCEPTUAL  
SKETCH - THE  
PAVILION

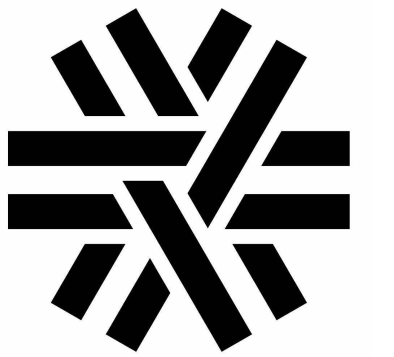
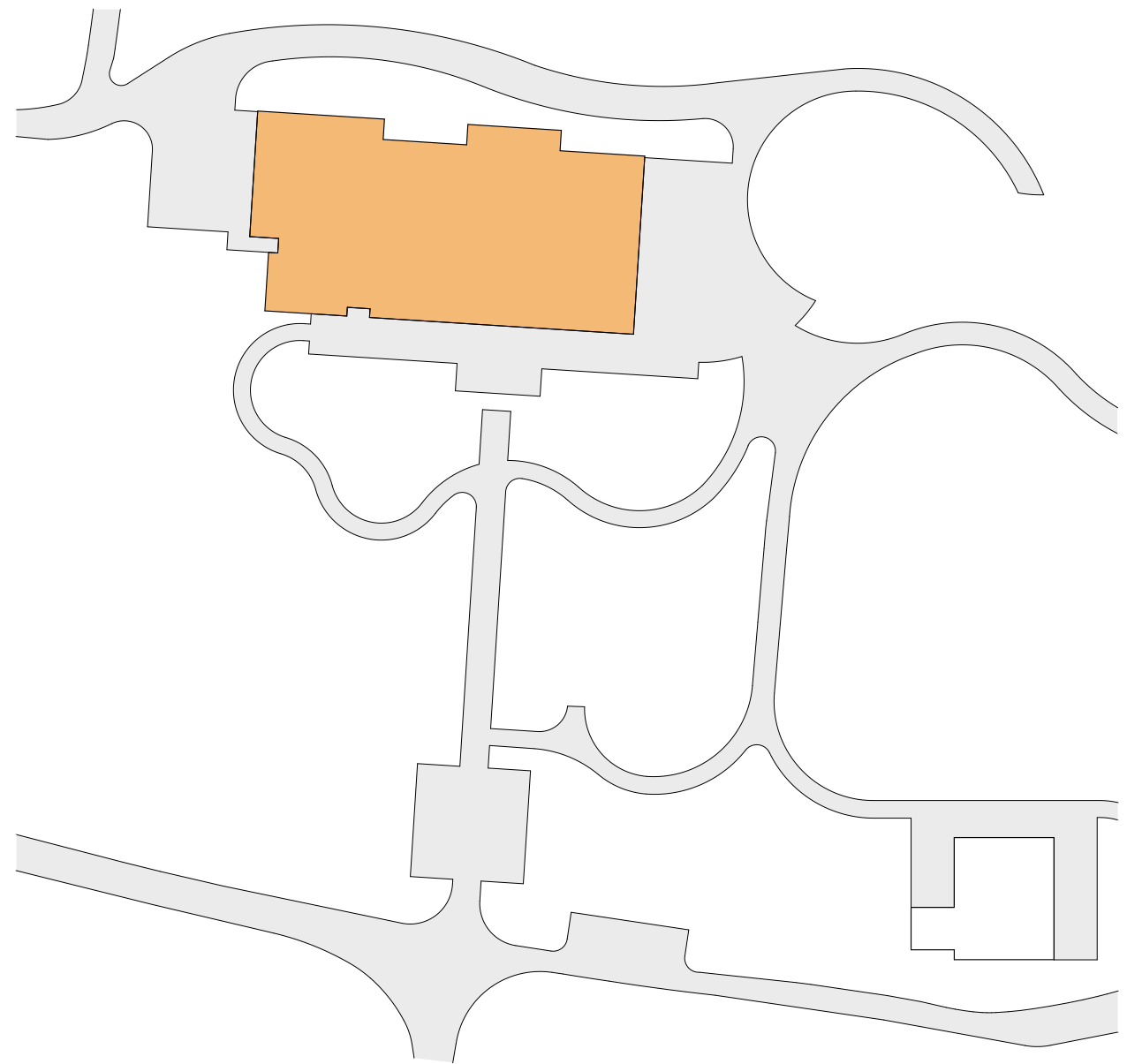
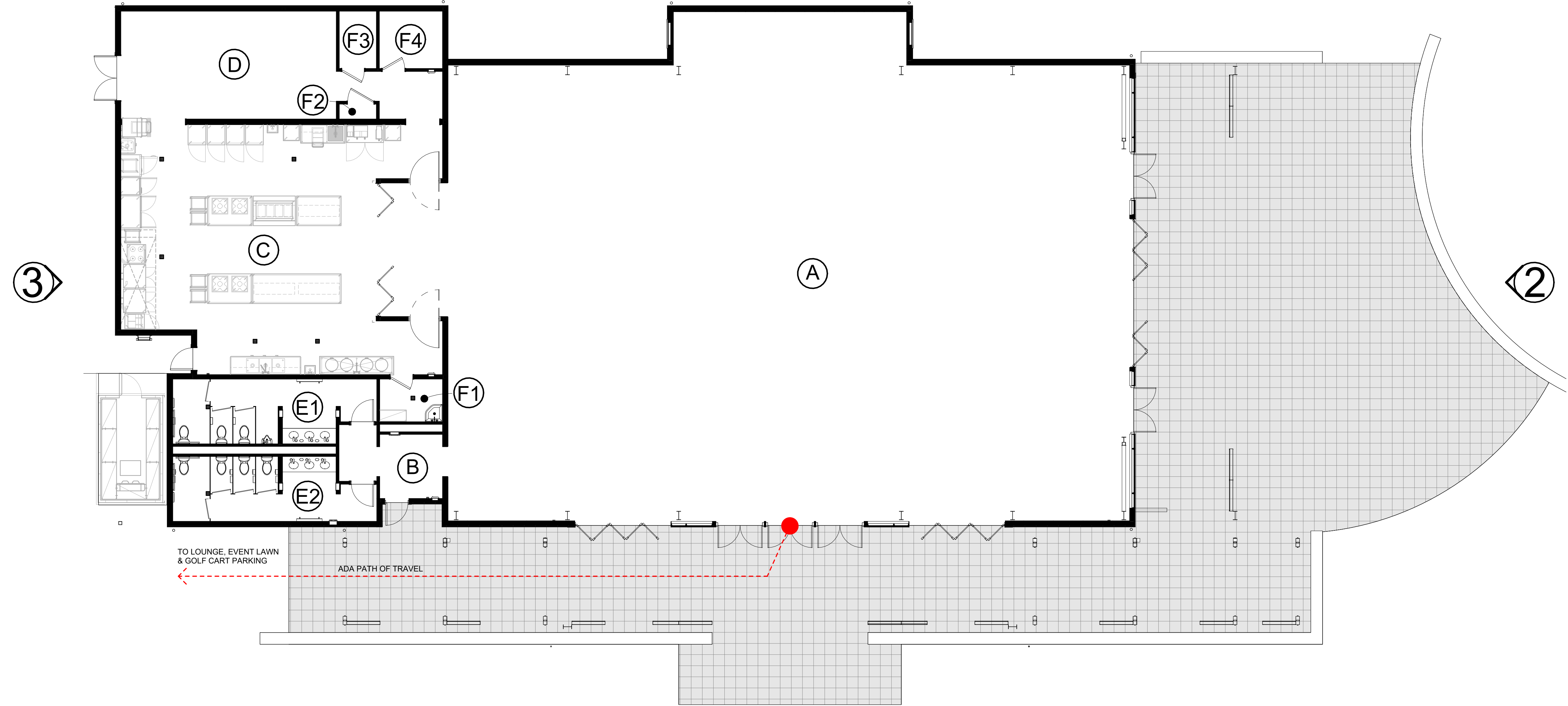
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PROGRAM AREA:

- A. EVENT SPACE - 6,050 SF
- B. HALLWAY - 114 SF
- C. KITCHEN - 1,227 SF
- D. STORAGE - 500 SF
- E. RESTROOMS - 435 SF
  - 1. MEN
  - 2. WOMEN
- F. BOH - 163 SF
  - 1. JANITOR CLOSET
  - 2. MPOE
  - 3. ELEC
  - 4. A/V

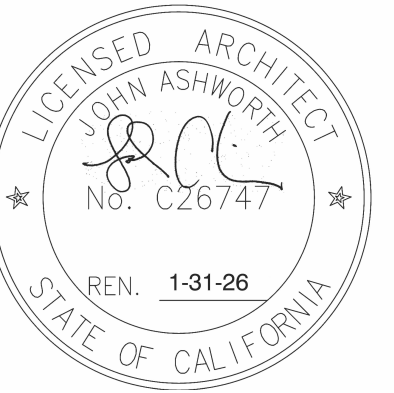
TOTAL AREA : 8,489 SF



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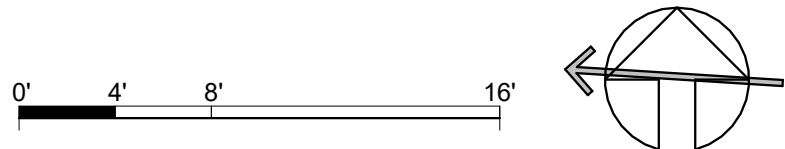
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REVIEWED BY  
Author  
Checker

FLOOR PLAN -  
THE PAVILION

A-0.02

1 THE PAVILION - FLOOR PLAN  
1/8" = 1'-0"

1





- PROGRAM AREA:

A. LOUNGE -

779 SF

B. HALLWAY -

83 SF

1. TO BRIDE RM

2. TO GROOM RM

C. RESTROOMS -

138 SF

1. BRIDE

2. GROOM

D. BRIDAL DRESSING -

281 SF

E. GROOM DRESSING -

121 SF

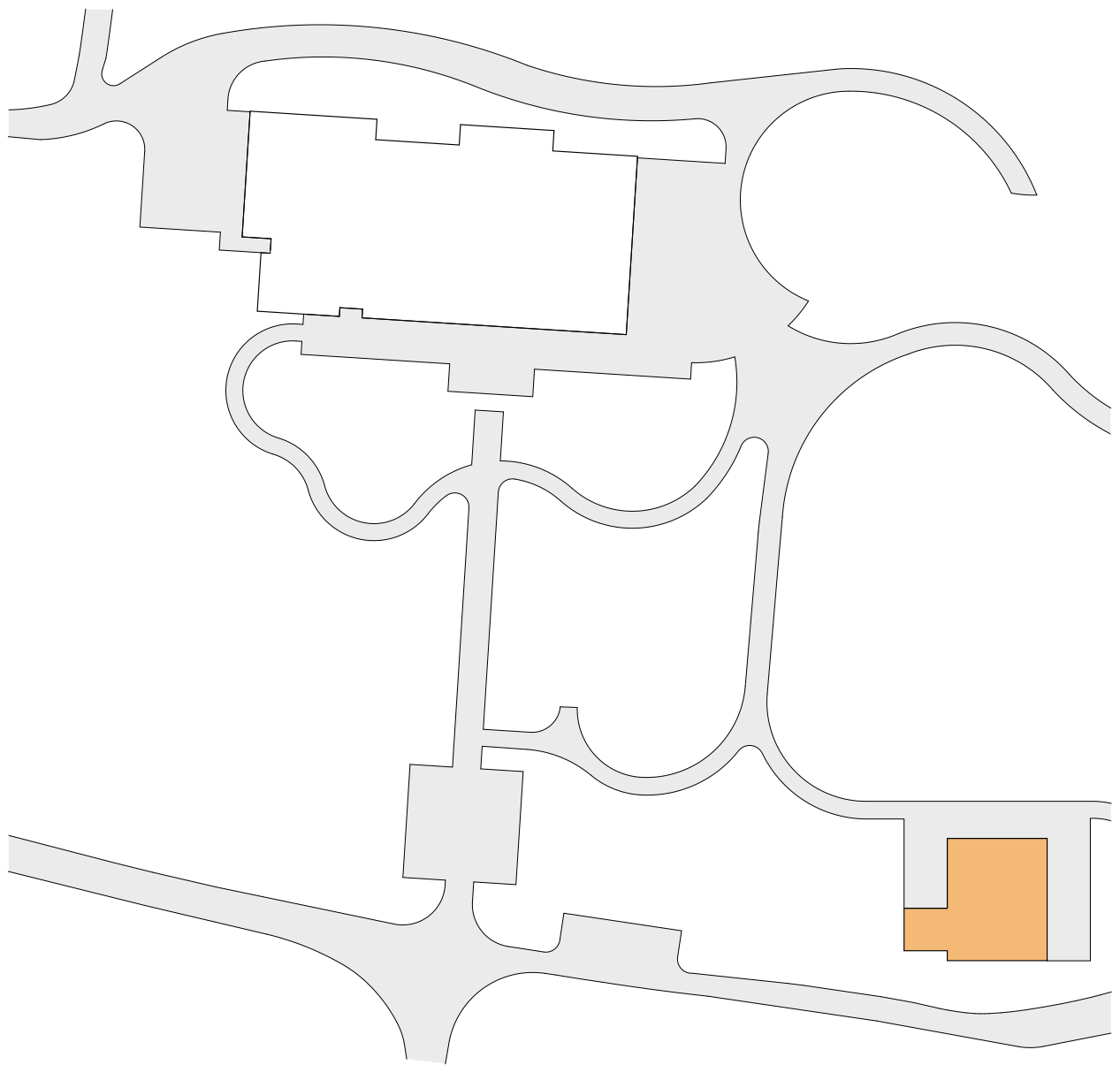
F. BOH -

117 SF

1. JANITOR CLOSET

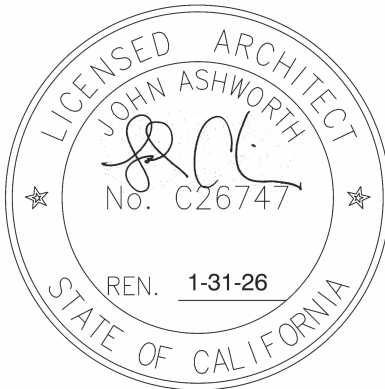
2. ELEC

TOTAL AREA : 1,519 SF



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SPA . THE GROVE

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195

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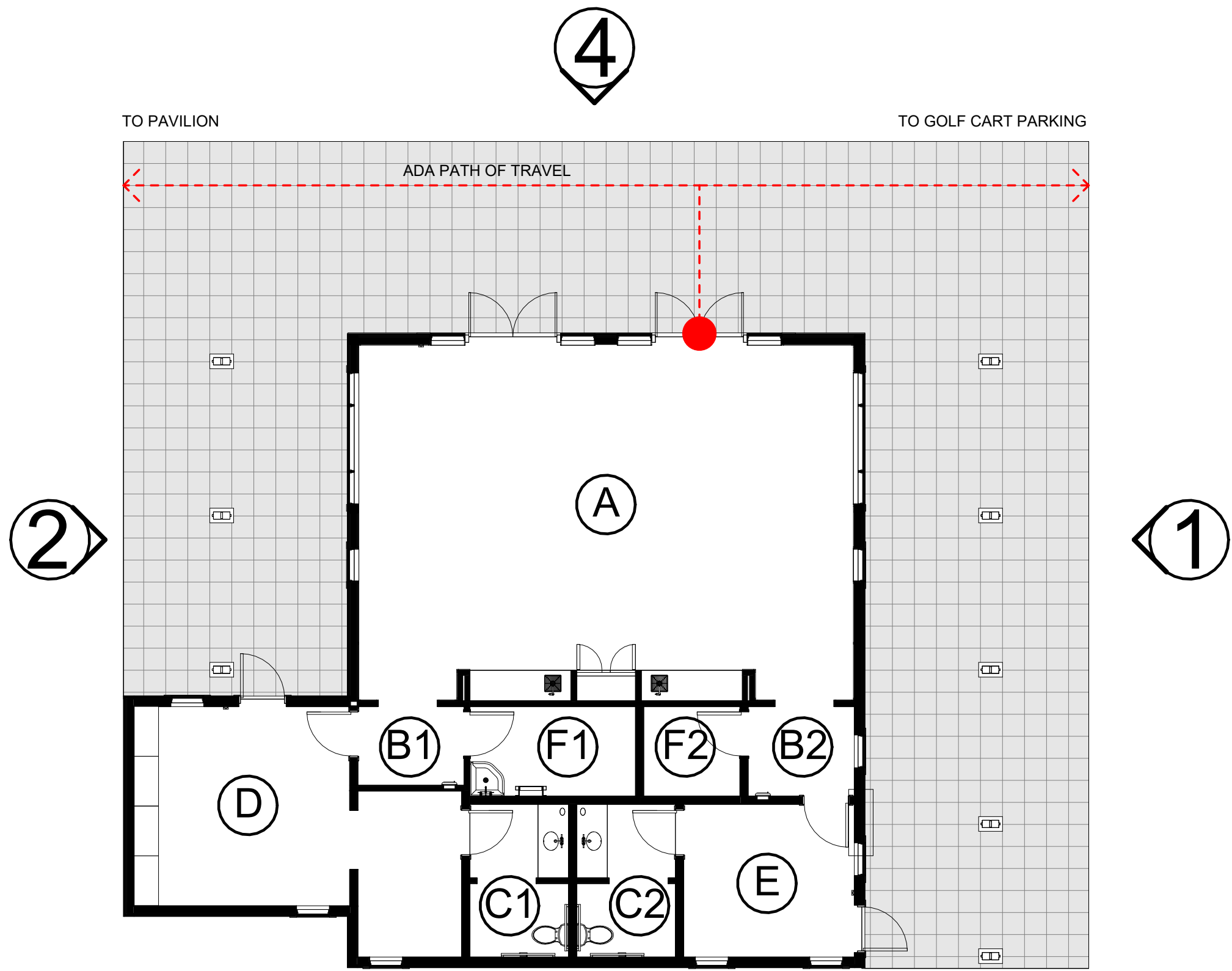
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5/01/2024

REVISIONS

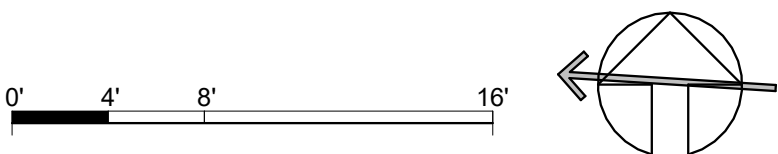
PROJECT NO.  
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FLOOR PLAN -  
THE LOUNGE

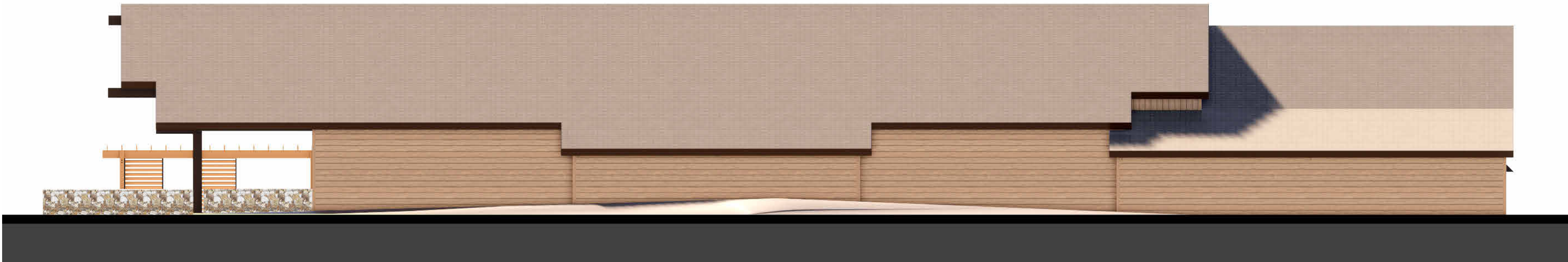
A-0.03



1 THE LOUNGE - FLOOR PLAN  
1/8" = 1'-0"







4. EAST ELEVATION



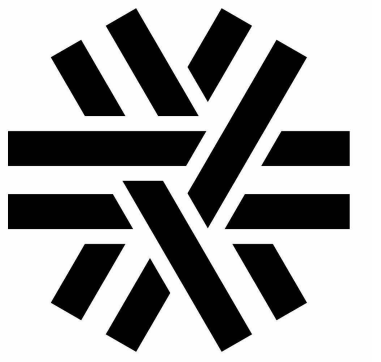
2. SOUTH ELEVATION



3. NORTH ELEVATION



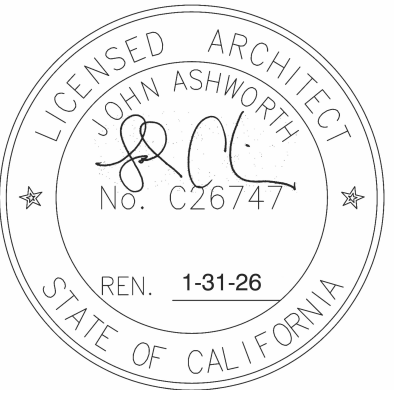
1. WEST ELEVATION



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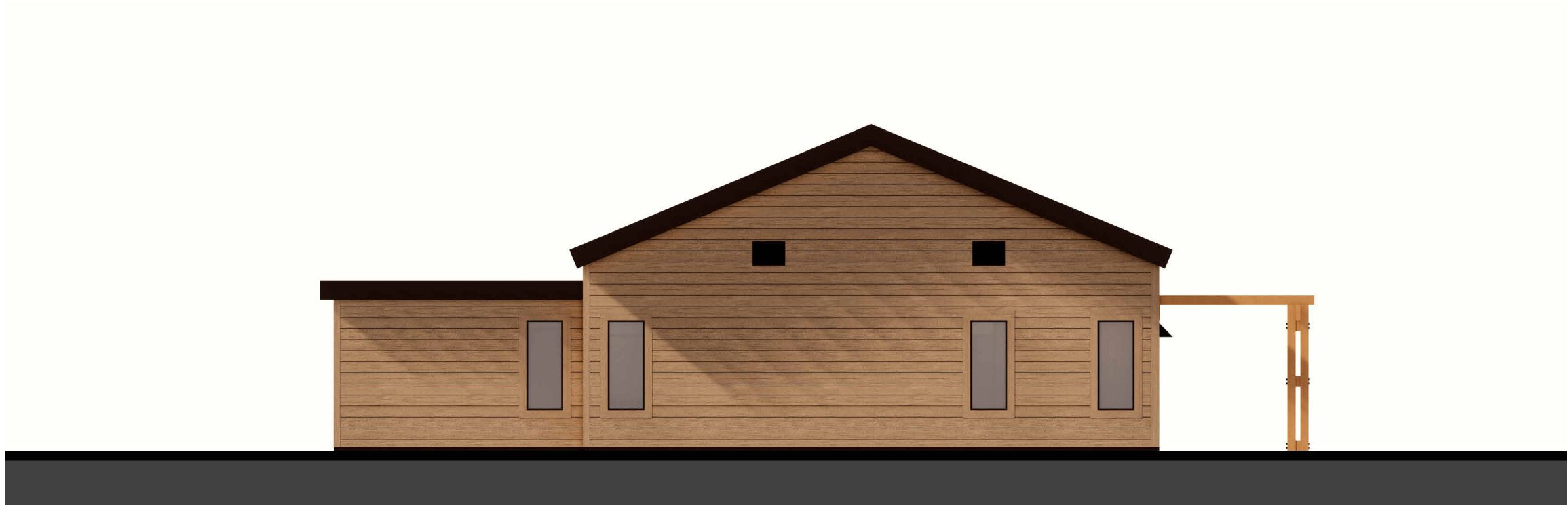
ELEVATIONS -  
THE PAVILION

A-0.04





4. EAST ELEVATION



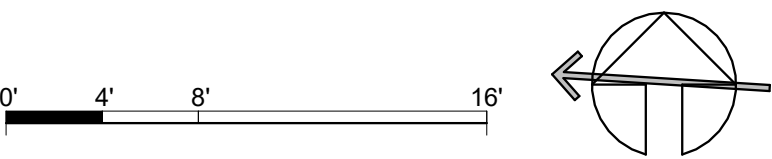
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2. NORTH ELEVATION



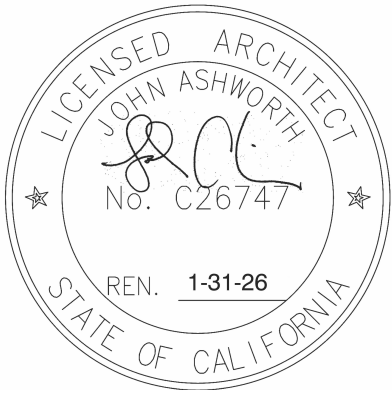
1. SOUTH ELEVATION



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ELEVATIONS -  
THE LOUNGE

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RENDERING 01  
- THE  
PAVILION

A-0.06

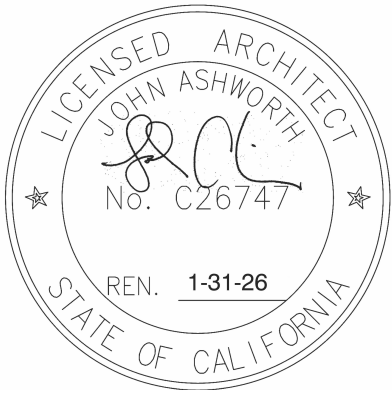




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RENDERING  
02 - THE  
PAVILION

A-0.07

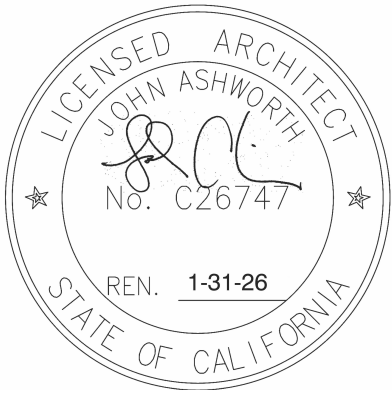




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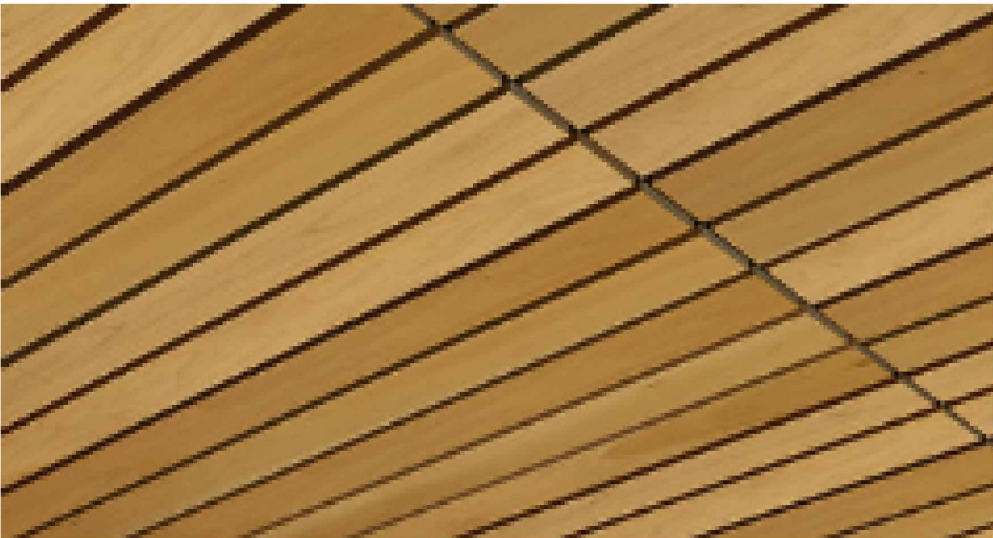
RENDERING  
03 - THE  
LOUNGE

A-0.08





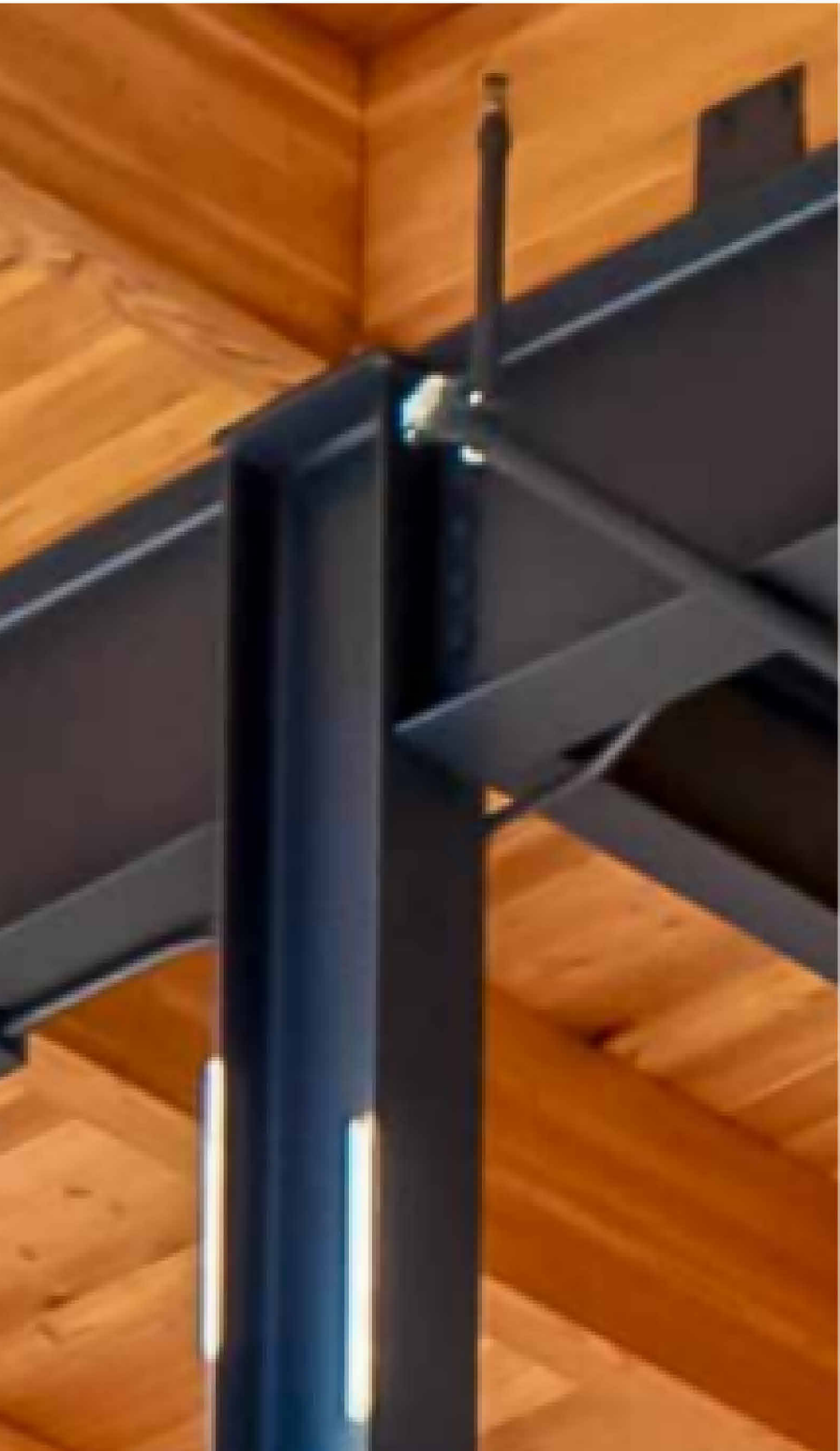
SHADED PORCH FOR GATHERING



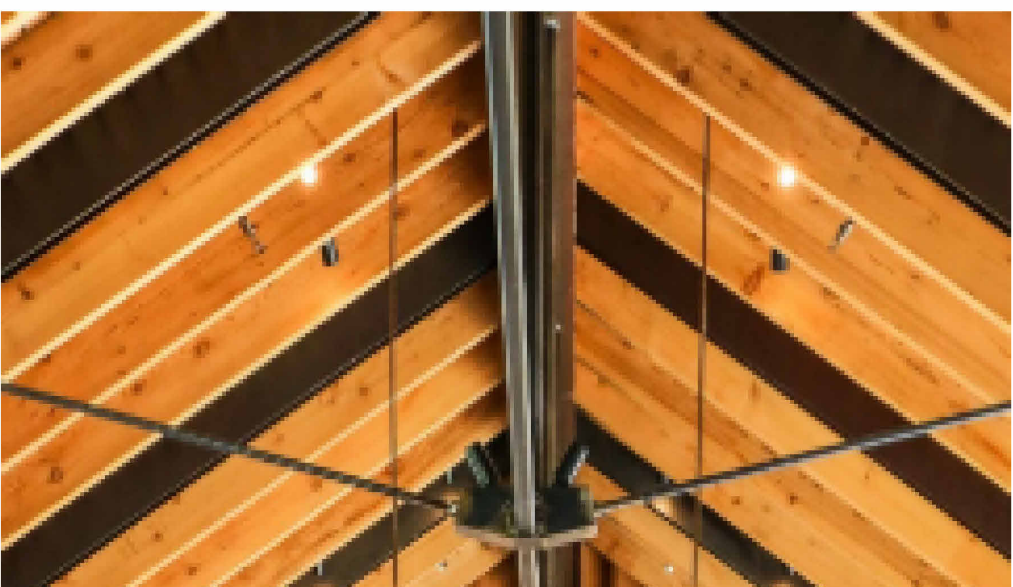
WOOD SLATS ACOUSTICAL CEILING UNDER METAL DECK WITH CAVITY FOR PIPING



'MECHO' ROLL-UP SHADES FOR DAYLIGHT & THERMAL CONTROL



STRUCTURAL STEEL COLUMNS AND TRUSS



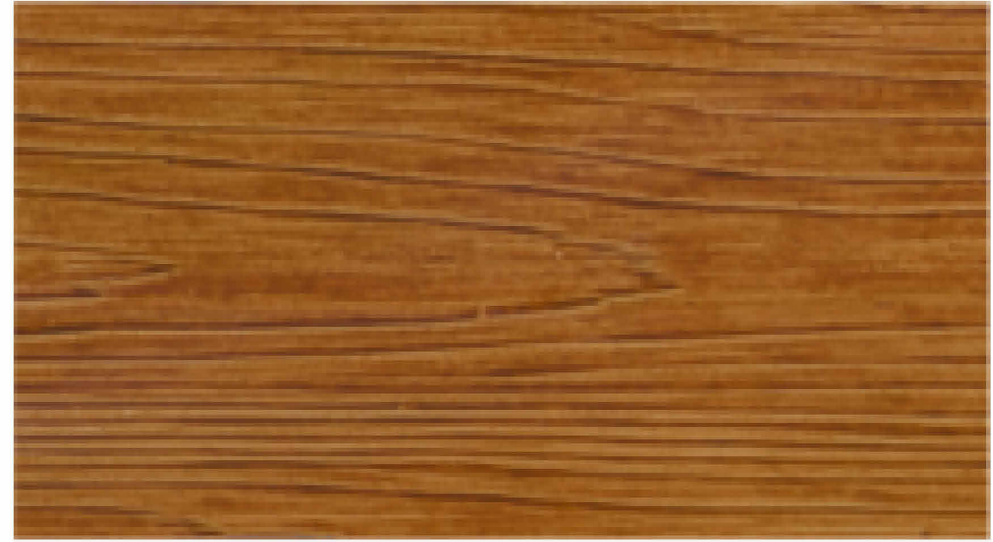
ALUMINUM CLAD WOOD WINDOW WALL



CALIFORNIA OAK



COMPOSITION SHINGLE ROOFING



CEMENT FIBER BOARD WITH SEMI-TRANSPARENT STAIN COLOR



NAPA VINEYARD COLORS



KYNAR FINISH ALUMINUM CLAD WINDOWS WITH INSULATED GLAZING



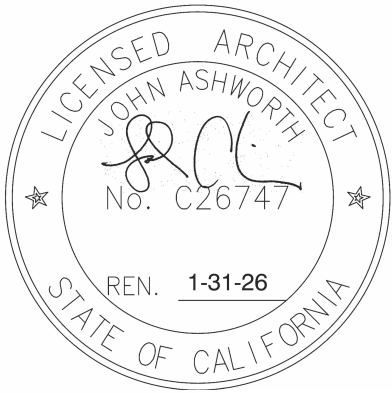
PAINTED STEEL



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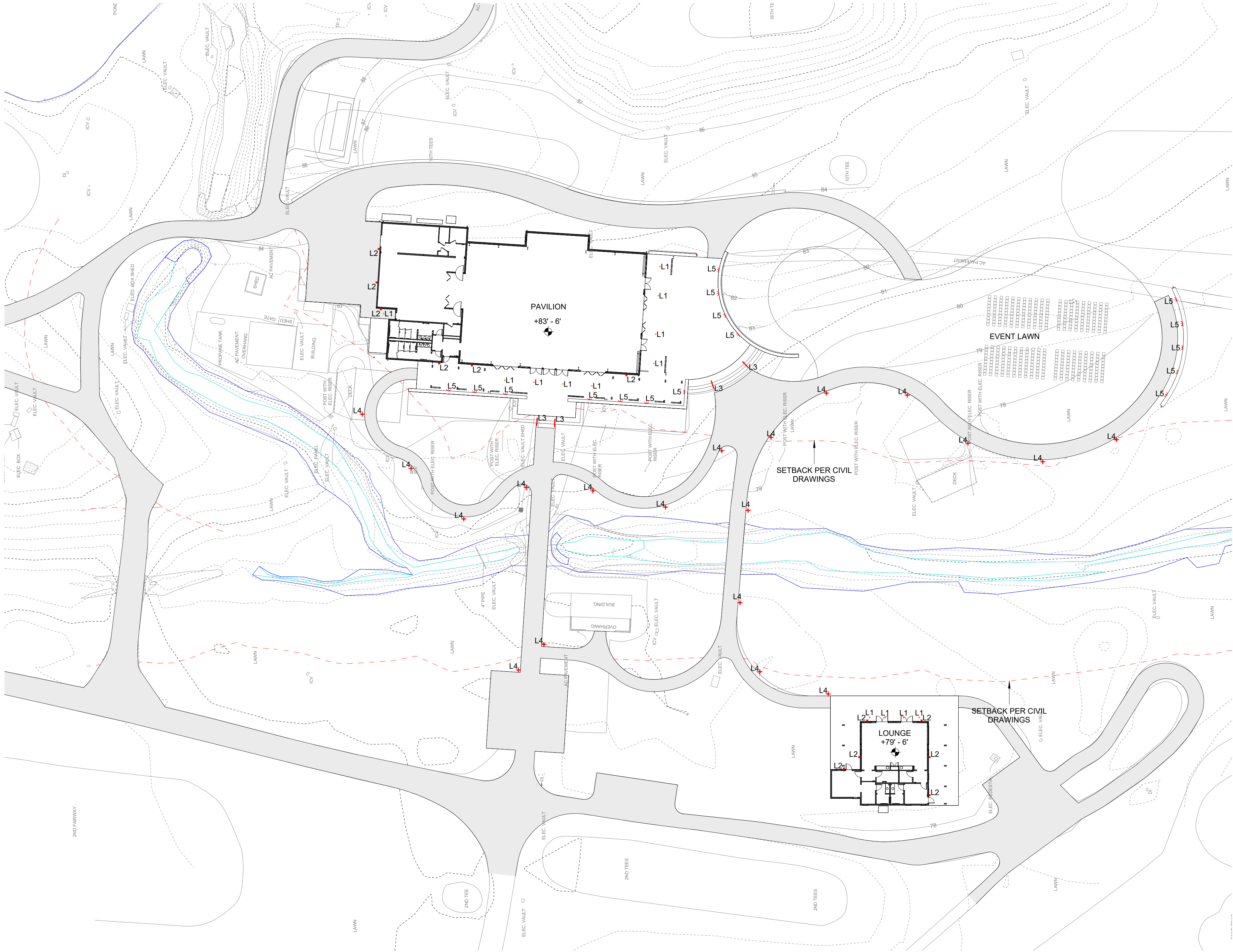
Author

Checker

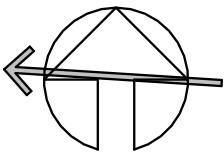
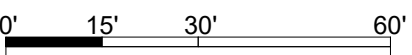
THE GROVE -  
MATERIAL  
BOARD

A-0.09





1 THE GROVE - LIGHTING PLAN  
1" = 30'-0"



SITE LIGHTING LEGEND			
LIGHT FIXTURE	LIGHT SYMBOL/MARK	QUANTITY	NOTES
	L1	13	CEILING MOUNTED, LOCATED AT DEEP OVERHANGS
	L2	12	WALL MOUNTED, (BUILDING WALLS) 7'-0" ABOVE FINISH FLOOR
	L3	4	HANDRAIL LIGHTS, FIXED ON UNDERSIDE OF HANDRAIL
	L4	19	WALL MOUNTED, (SITE WALLS) 1'-0" BELOW TOP OF WALL
	L5	16	PATH LIGHTING, (SITE WALLS) 2'-6" TALL



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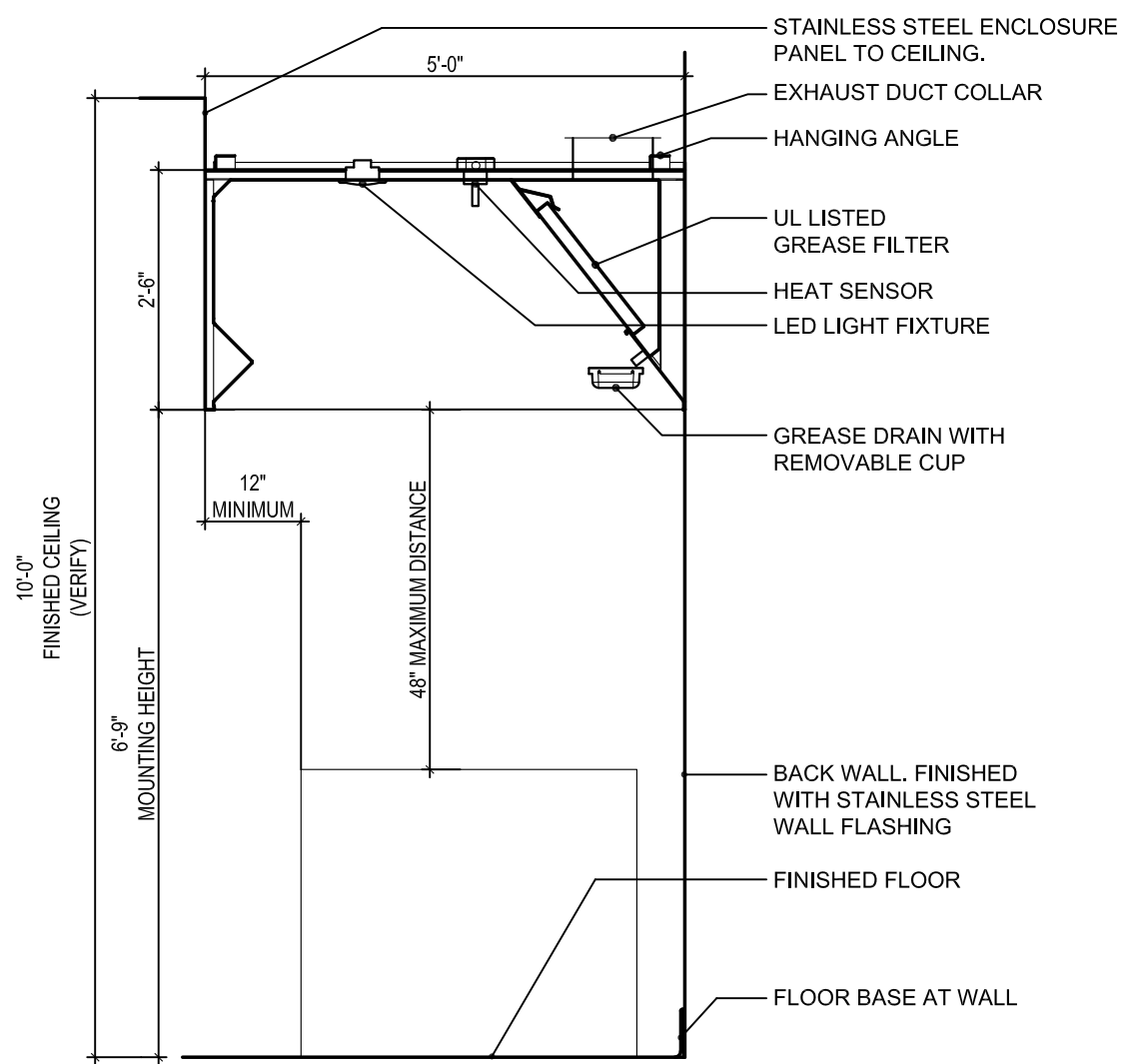
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THE GROVE -  
LIGHTING  
PLAN

A-0.10





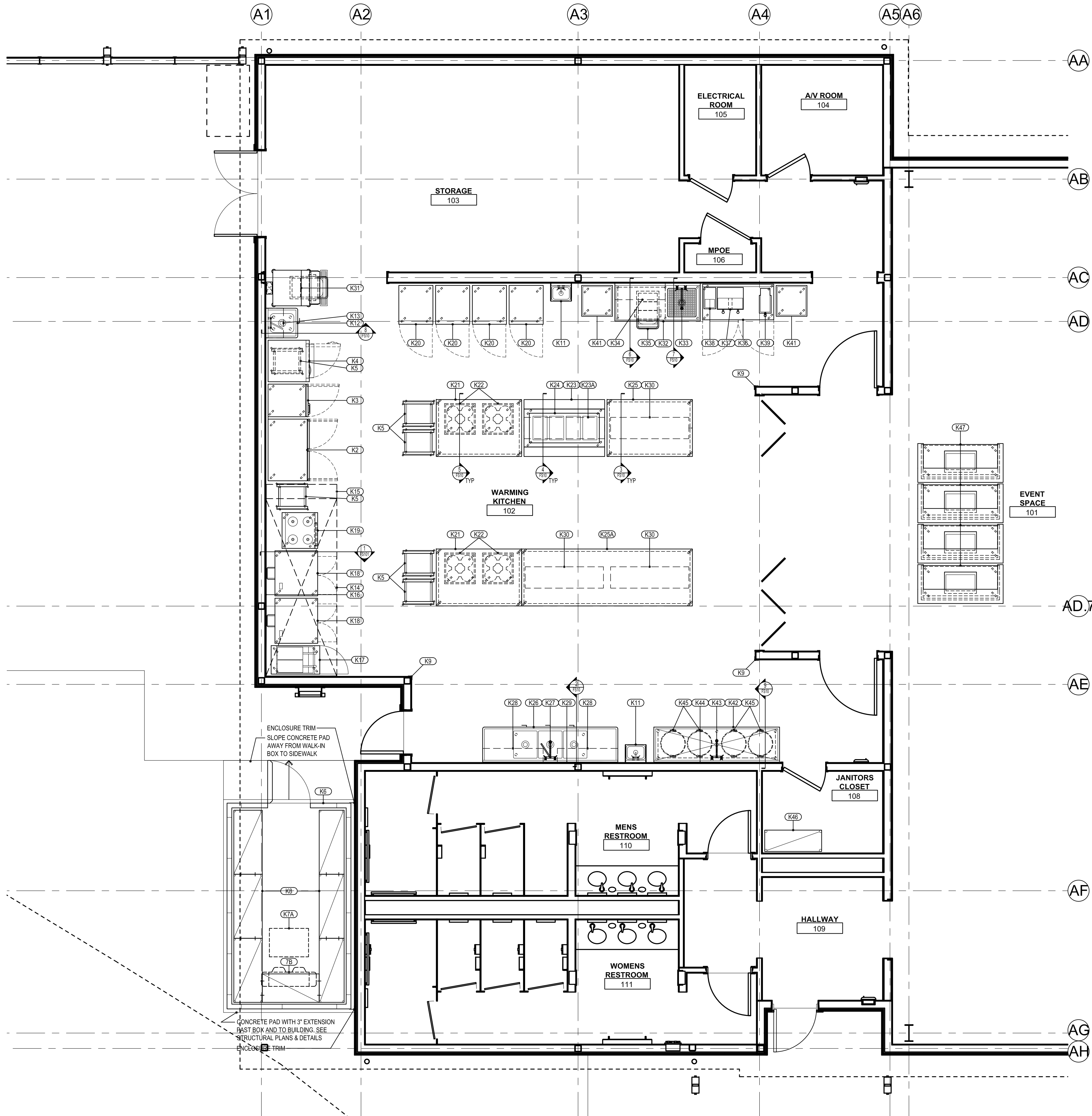
EXHAUST HOOD: SINGLE WALL, MUA  
SECTION DETAIL

SCALE: 1/2" = 1'-0"

1  
FS101

SCHEDULE: FOOD SERVICE EQUIPMENT

ITEM	QTY	UNIT	DESCRIPTION
#K-01	-	-	SPARE NUMBER
#K-02	1	EACH	REACH-IN REFRIGERATOR; DOUBLE SECTION
#K-03	1	EACH	REACH-IN FREEZER; SINGLE SECTION
#K-04	1	EACH	ROLL-IN REFRIGERATOR; SINGLE SECTION
#K-05	6	EACH	SPEED RACK; MOBILE
#K-06	1	LOT	WALK-IN COOLER BOX
#K-07	1	SYS	COOLER REFRIGERATION SYSTEM; REMOTE CONDENSER
#K-07A	1	EACH	COOLER REFRIGERATION SYSTEM; EVAPORATOR COIL
#K-08	1	LOT	WALK-IN SHELVING
#K-09	1	LOT	STAINLESS STEEL CORNER GUARDS, 72"H
#K-10	-	-	SPARE NUMBER
#K-11	2	EACH	STAINLESS STEEL WALL MOUNT HAND SINK
#K-12	1	EACH	STAINLESS STEEL SERVICE SINK; 2'-1"W X 2'-3"D
#K-13	1	EACH	STAINLESS STEEL WALL SHELF; 2'-1"W X 1'-2"D
#K-14	1	EACH	STAINLESS STEEL EXHAUST HOOD; TYPE I
#K-15	1	LOT	FIRE PROTECTION SYSTEM
#K-16	1	LOT	STAINLESS STEEL WALL FLASHING
#K-17	1	EACH	PRODUCTION FRYER; ELECTRIC
#K-18	2	EACH	STACKED CONVECTION OVEN; ELECTRIC
#K-19	1	EACH	FOUR BURNER INDUCTION RANGE WITH CONVECTION OVEN BASE; ELECTRIC
#K-20	4	EACH	FOOD TRANSPORT CABINET
#K-21	2	EACH	STAINLESS STEEL FLAT TOP SERVING TABLE; OPEN BASE, 6'-0"W X 4'-0"D
#K-22	4	EACH	PLATE STORAGE DOLLY
#K-23	2	EACH	STAINLESS STEEL HOT FOOD SERVING TABLE; 6'-0"W X 2'-8"D PLUS (2) 8"D PLATE SHELVES
#K-23A	2	EACH	STAINLESS STEEL OVERSHELF; MOUNT TO HOT SERVING TABLE, 5'-6"W X 1'-8"D
#K-24	2	EACH	DROP-IN FOOD WARMER; FOUR SECTION, BUILD INTO ITEM #K-23
#K-25	1	EACH	STAINLESS STEEL FLAT TOP SERVING TABLE; SHELF BASE, 6'-0"W X 4'-0"D
#K-25A	1	EACH	STAINLESS STEEL FLAT TOP SERVING TABLE; SHELF BASE, 12'-0"W X 4'-0"D
#K-26	1	EACH	STAINLESS STEEL THREE COMPARTMENT SINK
#K-27	1	EACH	PRE-RINSE SPRAY WITH ADD-ON 14" SWING FILL SPOUT
#K-28	1	EACH	STAINLESS STEEL WALL SHELF; TWO SECTION
#K-29	1	LOT	STAINLESS STEEL WALL FLASHING
#K-30	3	EACH	DOUBLE STRIP HEAT LAMPS WITH LED LIGHTS; 66"W
#K-31	1	EACH	NUGGET ICE MAKER AND BIN 1,100 LB.
#K-32	1	EACH	STAINLESS STEEL SERVICE COUNTER WITH WATER FILL STATION; 6'-0"W X 2'-8"D
#K-33	1	EACH	GLASS WATER FILL SPRAY FAUCET
#K-34	1	EACH	STAINLESS STEEL WALL SHELF; 3'-6"W X 1'-3"D
#K-35	1	EACH	ICE TRANSPORT CARTS/TOTES
#K-36	1	EACH	REFRIGERATED WORK COUNTER; TWO SECTION; 60"W
#K-37	1	EACH	COFFEE BREWER; PROVIDED BY VENDER
#K-38	1	EACH	COFFEE GRINDER; DUAL UNIT
#K-39	1	EACH	ICE TEA DISPENSER; PROVIDED BY VENDER
#K-40	-	-	SPARE NUMBER
#K-41	2	EACH	CUP AND GLASS RACK DOLLIES
#K-42	1	EACH	STAINLESS STEEL SCRAPPING TABLE; 8'-10"W X 2'-8"D
#K-43	1	EACH	PRE-RINSE SPRAY
#K-44	1	EACH	STAINLESS STEEL WALL FLASHING
#K-45	1	LOT	TRASH CANS; PROVIDED BY OWNER
#K-46	1	LOT	JANITOR ROOM SHELVING
#K-47	4	EACH	MOBILE BAR

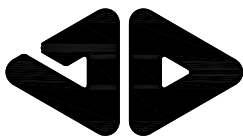


1 Food Service Equipment Plan - Atrium Level 1  
1/4" = 1'-0"



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STREET, SUITE 600  
SAN FRANCISCO CA  
94104



Jedrzewski Designs  
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Salt Lake City, Utah 84105  
(801) 582-9747  
drzewskiDesigns.com

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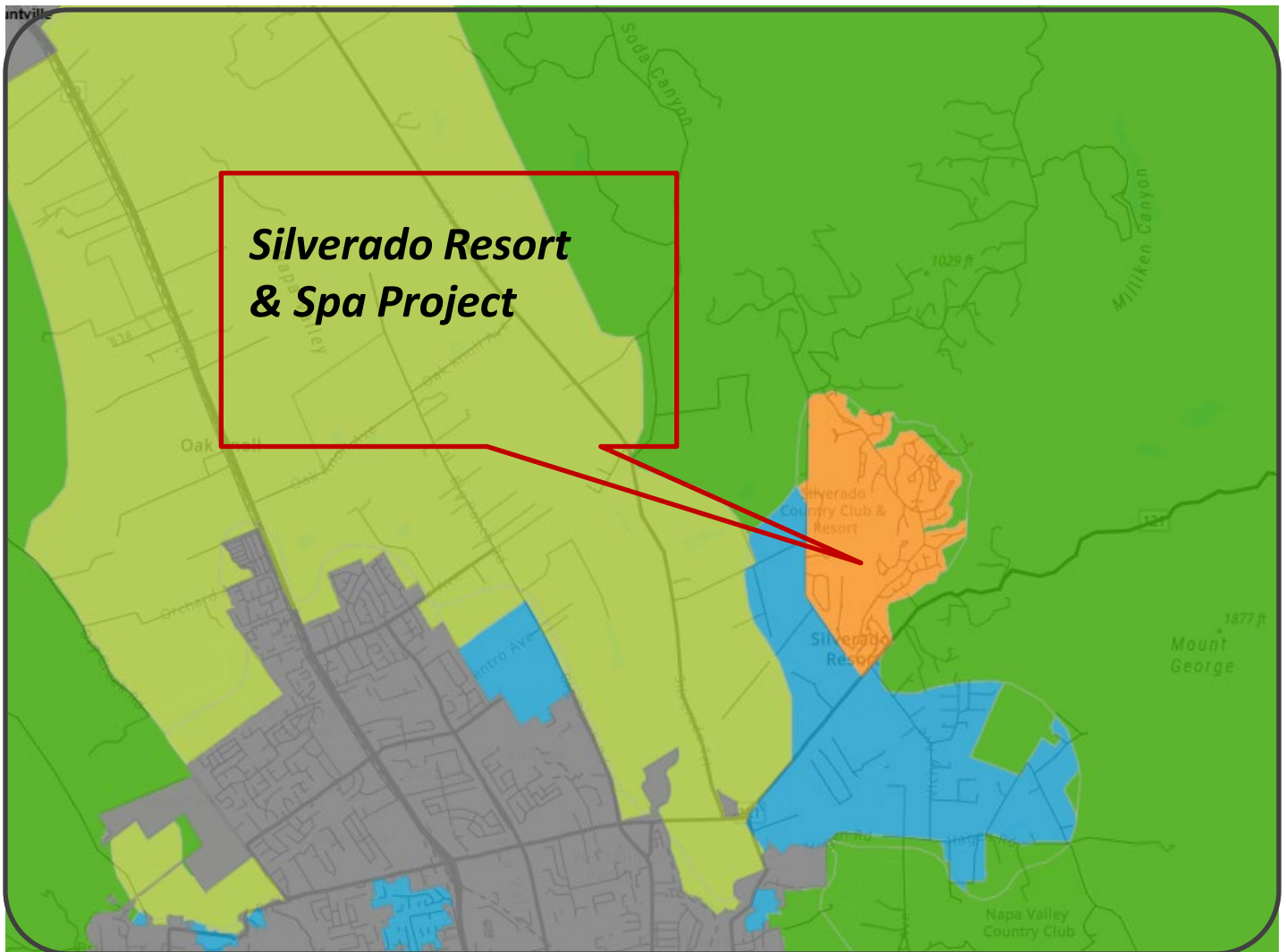
DB

FOOD SERVICE  
EQUIPMENT PLAN - THE  
PAVILION LEVEL 1

FS1.01



# NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES  
0 1 Mile

## LEGEND



### URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential\*
- Rural Residential\*
- Industrial
- Public-Institutional

### OPEN SPACE

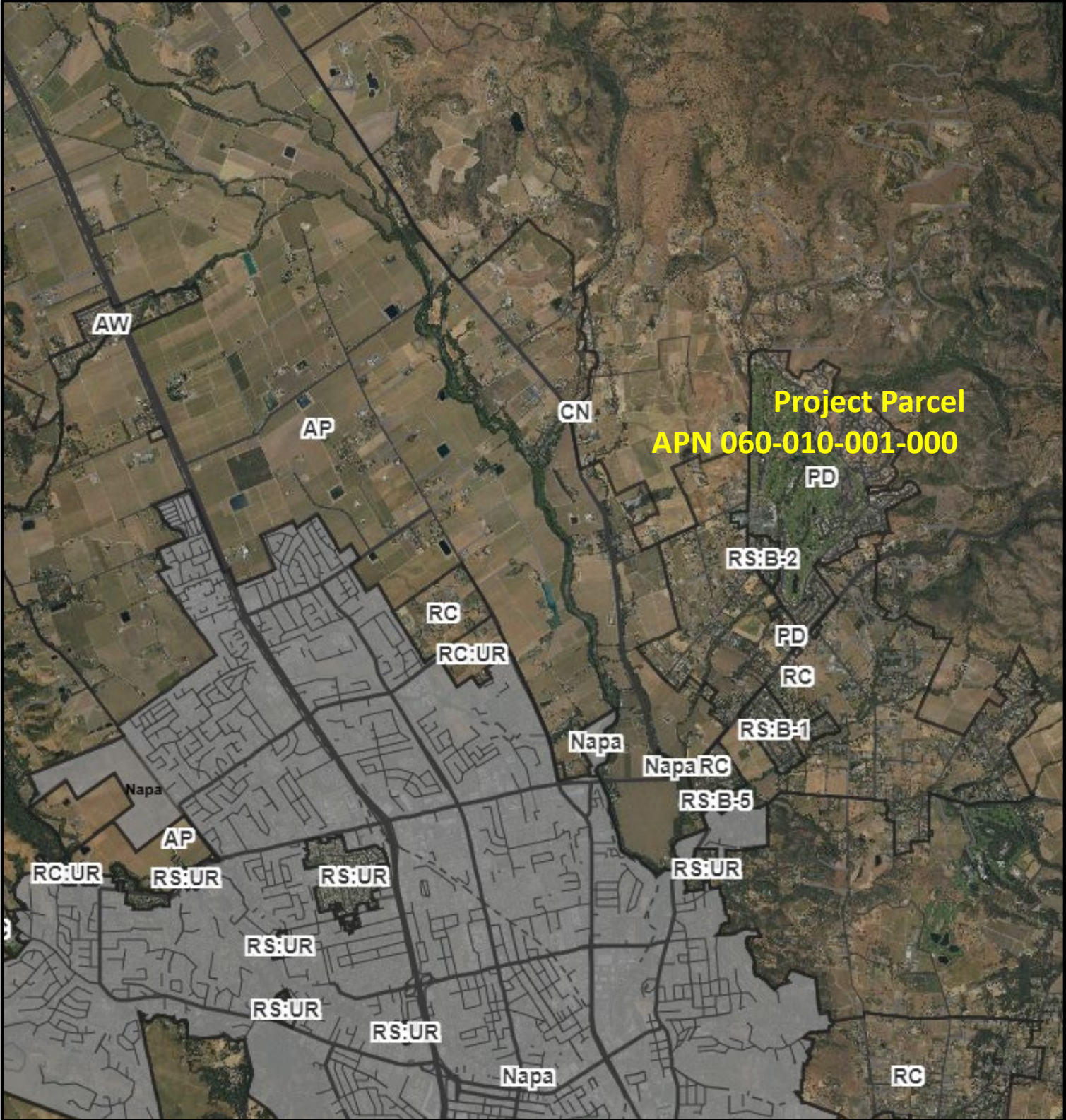
- Agriculture, Watershed & Open Space
- Agricultural Resource

### TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations





**LEGEND**

— Zoning  
— Parcels

0 1 Miles



**ZONING MAP**





## Public Comments

Silverado Resort & Spa Project  
Minor Modification to Non-Winery Use Permit  
P24-00141-MM  
Planning Commission Hearing – October 15, 2025



**From:** [Eric Nyhus](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** RE: Silverado Grove Public Hearing  
**Date:** Tuesday, September 2, 2025 10:35:42 AM  
**Attachments:** [image002.png](#)

---

[External Email - Use Caution]

Thanks for your help, Andrew! Really appreciate it.

**Eric G. Nyhus** LEED AP  
CEO/Principal



Nyhus Design Group  
1555 Bayshore Highway, Suite 120  
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C: 415.377.3522  
[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)  
[www.nyhusdesign.com](http://www.nyhusdesign.com)

---

**From:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>  
**Sent:** Tuesday, September 2, 2025 8:24 AM  
**To:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>  
**Subject:** RE: Silverado Grove Public Hearing

Hi Eric,

The project is on track for the October 15, 2025, Planning Commission hearing, however this is tentative pending our internal review process with County Counsel. An agenda will not be posted until October 3, 2025. Unless something unusual happens, the project will most likely be heard that day by the Planning Commission, and the hearings start at 9am. The exact time of the item depends on the number and order of all agenda items.

I have added you to a list of interested parties for this item, so the notifications will be sent to you via email once they go out. Let me know if you need anything else.

Sincerely,

**Andrew Amelung**  
Planner II  
Planning, Building, & Environmental Services  
Napa County  
**Phone:** 707-253-4307





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A Commitment to Service

1195 Third Street, Suite 210  
Napa, CA 94559

[www.countyofnapa.org](http://www.countyofnapa.org)

---

**From:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>  
**Sent:** Friday, August 29, 2025 10:18 AM  
**To:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>  
**Subject:** RE: Silverado Grove Public Hearing

[External Email - Use Caution]

Hi Andrew. I heard that the Public Hearing was set up for 10/15. What time is the meeting and is there an agenda for it yet?

Many thanks,

**Eric G. Nyhus** LEED AP  
CEO/Principal



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C: 415.377.3522  
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[www.nyhusdesign.com](http://www.nyhusdesign.com)

---

**From:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>  
**Sent:** Thursday, August 7, 2025 4:14 PM  
**To:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>  
**Subject:** RE: Silverado Grove Public Hearing

Hello Eric,

Yes, we have received requests for a public hearing and once all hearing documents have gone



through our internal review process we will schedule and start noticing for the public hearing.

Due to the large number of notices (over 1,000), our standard procedure for a public hearing with that many parcels in proximity to the project is to publish the notice in the Napa Valley Register. So, we will not be sending out another mailing notice, however I do have a list of everyone who has made a public comment so I will check with County Counsel to see about the best way to send everyone an email notice.

Sincerely,



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A Commitment to Service

**Andrew Amelung**

Planner II  
Planning, Building, & Environmental Services  
Napa County

**Phone:** 707-253-4307

1195 Third Street, Suite 210  
Napa, CA 94559

[www.countyofnapa.org](http://www.countyofnapa.org)

---

**From:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>

**Sent:** Thursday, August 7, 2025 2:26 PM

**To:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>

**Subject:** Silverado Grove Public Hearing

[External Email - Use Caution]

Hi Andrew,

It's been a few months. Hope you're doing well.

We received the letter of intent on the Grove project and understand that a public hearing has already been requested. So, I assume one will be scheduled. I will be attending it once we know time/date. I presume we will hear via letter again, but if you think of it and can let me know via email, that would be great as well.

Many thanks!

**Eric G. Nyhus** LEED AP  
CEO/Principal





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C: 415.377.3522  
[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)  
[www.nyhusdesign.com](http://www.nyhusdesign.com)



**From:** [beth mattei](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [Pete mattei](#)  
**Subject:** Silverado Resort modification of "The Grove"  
**Date:** Sunday, August 10, 2025 8:49:00 AM

---

[External Email - Use Caution]

Hello Andrew,

My husband and I are residents of Silverado Resort would like to request a public hearing on the request for modification at "The Grove" located at the Silverado Resort. When will that hearing be scheduled?

In the meantime, are there photos of which valley oak trees are slated to be removed which we may see? Do you have any renderings of the proposed event pavilion? Is the "event lounge" and indoor space also? Why was CEQA waived? If any of these questions can be addressed in advance (but not in place of) a public hearing, we would appreciate it.

Thank you for your prompt attention to this matter.

Sincerely,

Beth and Pete Mattei

707-812-0040



**From:** [Jodi Levy](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** Modification request parcel 060-010-001-000 Silverado Resort & Spa  
**Date:** Tuesday, August 5, 2025 7:31:42 AM

---

[External Email - Use Caution]

Pursuant to letter of Notice of Intent dd30Jul25

We are homeowners at 1008 Augusta Court, The Grove and reside within 1000 feet of the proposed MINOR Modification P24-00141 to this outdoor area. We request a Public Hearing where our comments and concerns can be voiced.

Kindly provide the address or email address of where to send our request for a PUBLIC HEARING on the proposed project.

Dr Jay and Jodi Levy

Sent from my iPhone



sent by email to Andrew on August 1, 2025, duplicate copy by mail to

Planning, Building and Environmental Services

1195 Third Street, Suite 210

Napa, Ca 94559

August 1, 2025

**Subject: Request for Public Hearing Regarding Silverado Resorts' Pavilion and Lounge Project, Application P24-00141**

Dear Andrew,

Per your note of July 30, 2025, **I am writing to formally request a public hearing** regarding the permit application submitted by Silverado Resort, in light of their documented history of misleading submissions and repeated non-compliance with local regulations.

The applicant has previously submitted permit requests containing inaccurate or incomplete information, attempted to avoid the permitting process and has consistently failed to adhere to the approved procedures and usage requirements for permits that have been issued. These issues of non-compliance are well-documented by the planning department and have been daylighted in the local press as well. The lack of enforcement by other county agencies and the planning department's attempts to short-cut the full process not only undermine public trust but also strain the integrity of our planning and enforcement process.

Specifically:

- **Permit submissions have lacked transparency and included misleading representations about intended property use.** *These are well-documented within the planning department.*
- **Site activities have repeatedly deviated from the scope of approved permits.** *The most visible and glaring example has been failure to follow the "take-down" requirements for the temporary tent structures near the mansion. On more than one occasion, the resort has failed to comply with the permit requirements and only acted after the appropriate agencies were contacted. Voluntary compliance should be a fair expectation. However, repeated violations call into question the likelihood that the resort will comply with use restrictions on the new facilities without constant policing. In fact, when the resort's VP & Managing Director was asked about this at a recent meeting, his response was vague and non-committal to absolute compliance. The cost of compliance, like the cost of the build should rest with the applicant and not be a burden to the county enforcement team or any other agency, nor should the impacted parties be put in a position on policing the proper use.*
- On more than one occasion, the Resort started work without the permits — perhaps in hopes that they would complete the work without agency (county planning and/or any other agency's approval). One of the more recent examples was the tear-down of a walking bridge over the protected creek. The resort attempted to do the work despite knowledge that any projects in the vicinity of the creek need multiple approvals.



- ***Compliance with zoning, environmental, and procedural regulations have been neglected or ignored.*** *In several recent examples, the county has attempted, as they have here, to take approval short cuts where they have first-hand knowledge of community issues. A full environmental review should be undertaken to ensure the impact of the adjacent waterway, not to mention the wildlife that roams that area is considered. As noted, short cuts in the interest of profitability of the Resort by the county undermine confidence and trust.*
- In addition, the handling of past permit issues by the zoning administrator/planning department has raised concern among residents. **A pattern of questionable decision-making and inadequate oversight and conditions** has led to approvals that have failed to safeguard public interest and community standards. Such precedent only reinforces the need for open dialogue and thorough review before any further approvals are granted. Case in point, the removal of ten valley trees with replacement at 3:1 is totally inadequate. The 10 fully-grown trees are situated in an 11,058 sq foot area or approximately 1 tree per 1,105 sq feet or 1 tree every 33ft x 33 ft area. In exchange, you are asking them to plant 30 trees across a 278.73-acre plot. That is 1 tree every 404,716 sf or 1 tree every 630 ft x 630ft area. Hardly a fair trade-off ... especially when replacing large, fully grown trees with small upstarts! What alternatives did you ask them to consider?
- Lastly, **there is the sewer question** ... I encountered a county roadblock when I explored the addition of a house hook-up, and the county raised the same issue when a multi-use housing project was considered on Atlas Peak. How is it that this project is proceeding when others were closed down?

**Given this troubling track record on both the applicant's part and the regulatory oversight, I believe it is in the public interest to ensure full transparency and accountability. A public hearing will allow community members to express concerns, present supporting evidence, and participate in the decision-making process to protect our shared environment and neighborhood quality. And force the county to explain the short-cuts to process that is proposed.**

I respectfully ask that this request be placed on the next available agenda, and that appropriate notice be provided to affected residents and stakeholders.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,  
Glenn Weckerlin

258 Kaanapali Drive, Napa Ca 94558

707-637-3377



**From:** [Sam Magliocco](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** Silverado Pavilion & Lounge Project; Appl. Request #P24-00141  
**Date:** Friday, August 1, 2025 9:29:41 AM

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[External Email - Use Caution]

Good morning Andrew,

As a neighbor of the Silverado Resort & Spa, I received a Notice of Intent letter regarding the proposed Silverado Pavilion & Lounge Project; Appl. Request #P24-00141. Further to the information provided, is there a Site Plan available for viewing, showing the layout of the new facility and site improvements? I would appreciate a copy.  
Thank you.

Regards,

Sam Magliocco  
707 249-1900



**From:** [Erin Bright Russell](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [Erin Bright Russell](#); [Bordona, Brian](#)  
**Subject:** Silverado: The Grove Proposal  
**Date:** Friday, August 1, 2025 9:05:46 AM  
**Attachments:** [Grove Plans From County.pdf](#)  
**Importance:** High

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[External Email - Use Caution]

Hello Andrew and Brian,

I hope this finds you well.

Will you please send me the plans for the Silverado expansion at the Grove?

I, and several neighbors, are quite concerned about this development.

Why is it not being evaluated under the lens of CEQA?

Is the proposal to remove heritage oak trees in the middle of a natural landscape that is shared and enjoyed by the residents and community members and club members?

Is the building envelope within a legal distance from the Milliken creek?

I would like to request a public hearing.

Thank you for letting me know next steps.

Best regards,

Erin

Erin Bright Russell  
mobile: 707-337-5994 | office: 707-963-1152  
Coldwell Banker Brokers of the Valley  
[erinbightrussell.com](http://erinbightrussell.com)  
CalBRE# 01999948



**From:** [Griffin Schreader](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** P24-00141 - Project Update  
**Date:** Tuesday, March 25, 2025 1:43:22 PM

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[External Email - Use Caution]

Hi Andrew,

Following up on my VM I just left you.

I'd love to learn more about this project and understand the current status.

Can you advise? Happy to jump on a call.

Thank you

--

Griffin J. Schreader  
(415) 233-1148



**From:** [Jodi Levy](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** Silverado CC use permit modification 2025  
**Date:** Wednesday, February 12, 2025 11:28:23 AM

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[External Email - Use Caution]

If a picture is 1000 words on watershed issues for the modification of use permit, please take the time to review the February 04, 2025 runoff video in front of our house in The Grove, 1008 Augusta Court. You will notice the location of small buildings reflects the site proposed to build a 7,000+sq ft structure plus second structure and pavilion.

Also note the photo showing 2 circular ponds as evidence of water pooling after old growth Oaks and ROOT BALLS are removed. This has been my issue regarding subterranean watershed being altered with potential flooding of our house. The existing runoff channels appear to be at MAXIMUM.

I'm compelled to record these issues in the event of future flooding problems for insurance purposes.

Please reevaluate the decision to remove 10+ trees and modify this area to 14,000 sq ft of buildings and property development.

Respectfully submitted

Dr Jay and Jodi Levy

Sent from my iPhone



**From:** [Jodi Levy](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** SCC use permit modification 2025  
**Date:** Wednesday, February 12, 2025 11:01:58 AM

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[External Email - Use Caution]

More runoff pictures to indicate potential flooding if modifications affect watershed. That's our house adjacent the channel at maximum capacity in February 04,2025

The next small white building is part of the proposed area where a 7,000 sq ft building is proposed.  
I hope the other video came through  
Jodi Levy







Sent from my iPhone



**From:** [Steve Massocca](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [Greenwood-Meinert, Scott](#); [Todd Shallen](#)  
**Subject:** proposed Event Center- Silverado Resort  
**Date:** Tuesday, January 28, 2025 11:56:03 AM  
**Attachments:** [Scan2025-01-28\\_114402.pdf](#)

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[External Email - Use Caution]

Dear Sir: Please find attached a letter of support for the Event Center from our Homeowners Assn. Please let me know if you have any questions or comments. All the best.

Steve Massocca  
President  
The Grove at Silverado Homeowners Assn.  
908 Augusta Circle  
Napa, CA 94558  
[sm@wedbush.com](mailto:sm@wedbush.com)  
415-710-5474



Andrew Amelung  
Planning, Building and Environmental Services  
1195 Third St. Suite 210  
Napa, CA 94559

Jan. 28, 2025

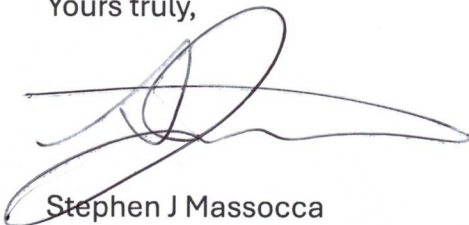
Re: proposed event center Silverado Resort

Dear Sir,

I am writing today to express our Homeowners Association's approval and support of the proposed event center. When the plans were first announced we approached Silverado with several concerns. Our meetings were very fruitful. We have entered into a private agreement with Silverado (approved by our board unanimously) regarding the facility that addresses all of our concerns.

Our community of 31 homes is immediately adjacent to the event center location. The event center will provide a compelling indoor location for parties. Our view is that many current outdoor amplified music events will move inside once construction is complete. We view this as desirable. We wholeheartedly support the construction of the event center.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Stephen J Massocca', with a large, stylized flourish extending to the right.

Stephen J Massocca  
President  
The Grove at Silverado Homeowners Assn.  
908 Augusta Circle  
Napa, CA 94558



**From:** [Jodi Levy](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** Silverado Event Center use permit proposal 2024-25  
**Date:** Wednesday, December 25, 2024 1:24:59 PM

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[External Email - Use Caution]

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Download full resolution images  
Available until Jan 24, 2025

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Hello Andrew. Merry Christmas and Happy New Year 2025

On December 14-16 I video recorded and provided a few additional photos to describe the powerful watershed during a big rain event. We live at 1008 Augusta Court and wish to document our concerns regarding possible future flooding when the Silverado Event Center is built where 10 Old Oaks trees and rootstock are removed to allow a building to be constructed if the use permit is changed.

We witnessed the powerful runoff and the Golf Course closed 11/22 and 12/14 due to safety concerns. If you take the time to study my photos and video and understand potential flooding conditions our objections are valid.

There exists strong subgrade watershed and I'm confident the County will require further investigation into flooding potential.

I have more photos and videos to support our concerns

Thanks for your support

Respectfully

Jodi Levy

The Grove

[Click to Download](#)

[IMG\\_8463.MOV](#)

0 bytes





Sent from my iPhone



**From:** [Jodi Levy](#)  
**To:** [Amekuna, Andrew](#)  
**Subject:** Silverado Resort proposed Event Center use permit modification 2024/25  
**Date:** Monday, November 25, 2024 12:27:23 PM  
**Attachments:** [IMG\\_8423.PNG](#)

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[External Email - Use Caution]

Hello Andrew

I have written to you previously about my very real concerns regarding drainage issues when a building(s) is constructed on the picnic site called The Grove and 10 old growth Oak Trees are cut down. We live at 1008 Augusta Court next to the drainage canal and pond on South Course green hole 15.

The views are taken on 11/21-22/24 and show the massive watershed from my bedroom window just 5 feet away from the drainage spillway heading to the pond and waterway in The Grove where buildings are proposed. How will redirecting the natural drainage affect our foundation?

Note the closure of the cart paths due to flooding. This is evidence of my previous concerns about this area.

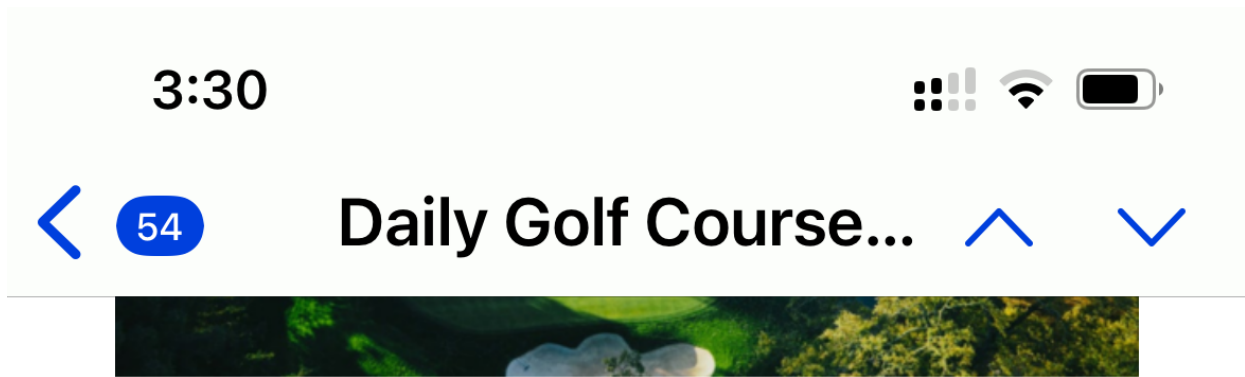
Please review your decisions to grant this use permit modification.

Respectfully

Jodi Levy







## Golf Course Daily Status - UPDATE

November 22, 2024

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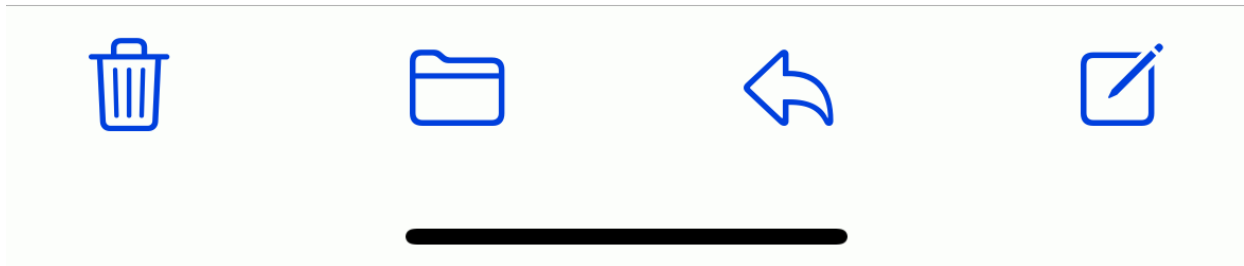
Both courses closed the  
remainder of the day.



The continued rain has caused flooding on both courses. As a result, they have been closed for safety purposes. If you plan to visit the club this evening, we encourage that you travel via car and not by golf cart as many of the cart paths are now flooded and not safe to travel on.

## North Course

**Closed**



Sent from my iPhone



**From:** [Jodi Levy](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** Silverado Resort application for The Grove building project Fall 2024  
**Date:** Sunday, September 1, 2024 2:43:27 PM

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[External Email - Use Caution]

Andrew I have written to you previously expressing concern regarding this project and its impact on wildlife and environment.

Please add the following to my concerns.

Has the County taken into consideration the massive watershed issues created following heavy prolonged rains? Here in the Grove the water table elevates just below grade. There are runoff areas and underground flows that are vital to our stable home foundations.

What happens when this project redirects the existing water runoff?

What happens when those Oak Trees are cutdown and their root balls leave a sunken area after saturation where water will collect?

What happens to the Oak Trees down flow from the new buildings?

Do you believe what is mandated here is an Environmental Impact Report?

I realize that improvement to the existing small buildings should be addressed. I remain opposed to tearing up the beautiful grassy picnic area and Old Oak canopy.

Thank you

Jodi Levy

Resident The Grove

Sent from my iPhone



**From:** [Jay Levy](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** the Grove project at Silverado C.C.  
**Date:** Wednesday, August 28, 2024 11:13:22 AM

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[External Email - Use Caution]

I live at 1008 Augusta Court and the proposed Silverado Grove addition project is almost in my side yard. Is there any information that you can share with me about the current building permit progress?

I have your July 8th letter.

It is my opinion That fire department requirement is a large and expensive one and I do not feel they can preserve 70% of the canopy of the beautiful old oak trees with what they propose removing.

Thanking you in advance,

Jay M Levy MD



**From:** [Pam Mills Casey](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** The GroveSilverado proposed new construction- request for hearing on impact  
**Date:** Wednesday, August 21, 2024 3:08:38 PM

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[External Email - Use Caution]

Andrew,

We are the owners of a unit at 928 Augusta Circle in the Grove development within Silverado. As such, we have been made aware of the contemplated changes to the outdoor entertainment area known as, 'The Grove' at Silverado Country Club and Resort. This is a lovely outdoor venue used for weddings and other gatherings, including the annual July 3rd celebration. We have often enjoyed the outdoor entertainment in this area.

The current ownership of Silverado is proposing a large build out of a venue which would then accommodate weddings and other events at a large capacity indoor structure. The intent is to provide a year round venue for corporate gatherings and weddings. This seems redundant and unnecessary as the existing Silverado property has several options for indoor entertainment/events. For this wishing to have an outdoor gathering, the current Grove space is ideal, beautiful and full of glorious Oak trees.

We have had our home for over ten years, and this is the most divisive issue to have arisen in that time. This is because the space does not need to be altered in this way, and it does not constitute an improvement. The building will increase traffic, remove heritage trees, and create potential flooding issues around the creek area. Our home looks to the east, so it will not impede our view, but the building would change the whole tenor of the area. This is a golf course, with a stream/creek and gorgeous trees. The proposed plan for a large and high building simply doesn't fit in or add to the desirability of the area. The current space is one which cannot be replicated. The trees and stream create a magical spot.

We respectfully request that a full hearing be given to the Silverado residents. This action will affect all of us who live here and should not be taken without due consideration. Please provide a forum for the community of Silverado to be heard.

Thank you,

Pam Mills Casey and Bill Casey  
928 Augusta Circle



**From:** [Jodi Levy](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [Jay CELL](#); [Bill Foureman](#); [Steve Massocca](#)  
**Subject:** Silverado Grove Project Fall 2024  
**Date:** Sunday, August 4, 2024 6:52:23 PM

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[External Email - Use Caution]

Please accept my comments regarding the planned project for The Grove at Silverado Resort and Country Club from a true nature lover. There are many beautiful Old Growth Oak trees creating a shady canopy over a verdant lawn where weddings, picnics and outings are held with music, food and happy faces. This is a one of kind area in Napa and considered a treasure. My husband, Dr. Jay Levy, and I have lived at 1008 Augusta Court in the Grove since 2019. We were happy to finally find a forever home after the Atlas Peak/Silverado devastating fires of 2017. We lost everything not even having a pair of shoes or toothbrush in our flight to safety. Jay has been a Silverado member since 1969 and is familiar with SCC development.

We live right on the pond at 15th Green South Course and truly love the wildlife and natural setting as well as the golf activities . Our views are of beautiful artistic oak trees. Sometimes the trees in the area have up to 3 Snowy Egrets lounging in the canopy as well as Grey Heron wading into the creek. There is winding wild watershed through the area. Sometimes youngsters fish in the pond. Last winter 2024 saw amazing rain and windstorms. I have video of the runoff thundering from the Pond conjoining the massive runoff coming down the hillside. It was strong enough to displace wooden footbridges. It was an active watershed for around 3-4 months i.e. December to April. Ducks nest in the tall grasses. Somehow it's been presented that this area is only WET 2-3 weeks annually This is false.

While I am not a scientist, I hope this area is classified as riparian woodland How can it be otherwise? I walk this woodland area daily and really care about retaining natural habitat for a healthy environment. I have been a UCCE Master Gardener for 12 years (currently inactive). I'm seeking reasonable responsible decisions in the grand reset of this beautiful area where buildings and patios will takeover 14,000 sq ft of this serene natural setting. The owners primary objective is to increase Event space by constructing new buildings to be rented out maximizing income. I understand their business intentions but perhaps the Event Center could be built in another more accessible suitable area or the plan substantially modified.

We homeowners in this area will endure a drastic change to our neighborhood environment. In 2023 KSL put in a road to accommodate semi trucks between holes 3,8,2 South Course. We witnessed these trucks during the Concert stage setup. The course was disfigured in the wet season when the truck tires tore up the road edging.

Just today I witnessed big box trucks driving through the middle of the golf course to service/deliver event supplies to a beautiful HUGE East Indian wedding. It was gorgeous with colorful saris and spectacular flower canopies. We local homeowners appreciate these events with music and diversity. I personally have no objections to these seasonal events, but object to having events held indoors/outdoors year around. The owners stated they plan to rent out both the buildings and the outdoor event area. I'm concerned with the need for increased vehicular traffic of trucks, cars and event staffing. What about emergency evacuations? Just



HOW reasonably are the owners planning to transport 300+ guests/service staff to the area during RAIN. Vehicles are the only way.

From a golfers opinion (I'm a high handicapper) the disruption to the golf course will have an impact. This Event Center is in the MIDDLE of the golf course and will affect member and guest play between holes on the South Course Hole 1,2,3, 9,10,16. During the rainy season we cannot drive onto the golf fairways to preserve the sensitive grassy turf to avoid soil compaction becoming hardpan in the dry season. Since the idea behind this Event Center is to have events year around, what happens in the WET SEASON? There is water everywhere! There is plenty of cart traffic year round now!

At the very least I implore you to have a public hearing on the Event Center proposal. I realize the County is not obligated to listen to our local concerns. As a nature lover, I hope you will schedule and invite us to a hearing where our voices can be heard.

Respectfully submitted,

Jodi Coleman Levy  
1008 Augusta Court. THE GROVE  
[jodlevy@yahoo.com](mailto:jodlevy@yahoo.com)  
7074869335



**From:** [Jodi Levy](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** Silverado Grove Project Fall 2024  
**Date:** Sunday, August 4, 2024 6:58:44 PM

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[External Email - Use Caution]

Please accept my comments regarding the planned project for The Grove at Silverado Resort and Country Club from a true nature lover. There are beautiful Old Growth Oak trees creating a shady canopy over a verdant lawn where weddings, picnics and outings are held with music, food and happy faces. This is a one of kind area in Napa and considered a treasure. My husband, Dr. Jay Levy, and I have lived at 1008 Augusta Court in the Grove since 2019. We were happy to finally find a forever home after the Atlas Peak/Silverado devastating fires of 2017. We lost everything not even having a pair of shoes or toothbrush in our flight to safety.

We live right on the pond at 15th Green South Course and truly love the wildlife and natural setting as well as the golf activities . Our views are of beautiful artistic oak trees. Sometimes the trees in the area have up to 3 Snowy Egrets lounging in the canopy as well as Grey Heron wading into the creek and wild runoff watershed winding through the area, Last winter 2024 saw amazing rain and windstorms. I have video of the runoff thundering from the Pond conjoining the massive runoff



**From:** [Hawkes, Trevor](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** FW: P24-00141;Silverado Resort & Spa Project 1600 Atlas Peak Rd, Napa; APN 060-010-001-000  
**Date:** Monday, July 22, 2024 10:28:26 PM

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FYI

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**From:** Dennis O'Brien <[dobrien@obrienhomes.net](mailto:dobrien@obrienhomes.net)>  
**Sent:** Monday, July 22, 2024 12:25 PM  
**To:** Hawkes, Trevor <[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)>  
**Cc:** todd.shallan@silveradoresort.com; Dennis O'Brien <[dobrien@obrienhomes.net](mailto:dobrien@obrienhomes.net)>  
**Subject:** FW: P24-00141;Silverado Resort & Spa Project 1600 Atlas Peak Rd, Napa; APN 060-010-001-000

[External Email - Use Caution]

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**From:** Dennis O'Brien <[dobrien@obrienhomes.net](mailto:dobrien@obrienhomes.net)>  
**Sent:** Monday, July 22, 2024 12:20 PM  
**To:** [trevor.hawkes@dcountryofnapa.org](mailto:trevor.hawkes@dcountryofnapa.org)  
**Cc:** Gloria O'Brien <[gloria@obrienhomes.net](mailto:gloria@obrienhomes.net)>; Chris O'Brien <[Chris@obrienhomes.net](mailto:Chris@obrienhomes.net)>; Susie Frimel <[susie@obrienhomes.net](mailto:susie@obrienhomes.net)>; David Hakman <[david.hakman@hakman.com](mailto:david.hakman@hakman.com)>; Stephen and Ann Marie Massocca ([steve.massocca@wedbush.com](mailto:steve.massocca@wedbush.com)) <[steve.massocca@wedbush.com](mailto:steve.massocca@wedbush.com)>; [andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org); Jane Stuart <[jstuart@arescorporation.com](mailto:jstuart@arescorporation.com)>; [dcjwcf@aol.com](mailto:dcjwcf@aol.com); [hewcon36@yahoo.com](mailto:hewcon36@yahoo.com); [eric@nyhusdesign.com](mailto:eric@nyhusdesign.com); [jodlevy@yahoo.c](mailto:jodlevy@yahoo.c); [omnaneb1201@gmail.com](mailto:omnaneb1201@gmail.com); [Alfredo.Pedroza@napa.org](mailto:Alfredo.Pedroza@napa.org); [todd.shallan@silveradoresort.com](mailto:todd.shallan@silveradoresort.com); Dennis O'Brien <[dobrien@obrienhomes.net](mailto:dobrien@obrienhomes.net)>  
**Subject:** P24-00141;Silverado Resort & Spa Project 1600 Atlas Peak Rd, Napa; APN 060-010-001-000

Dear Mr. Hawkes,

My family and I have been members of Silverado since 1980. We own a home at the Grove. My company built the Grove along with Silverado Springs community.

First, we take great exception to the approval process of a Minor Modification to Use Permit the owners of Silverado are asking the County of Napa to accept and grant an approval. How can building a 10,000 square foot Pavilion and an accessory building be considered a minor modification ? The proposed 10,000 square foot Pavilion will hold twice the number of people than the existing Grove area has for past events. Is that considered a minor modification to the County of Napa?

We are very disappointed that the Silverado ownership has not sought the input of its neighbors and members affected by this new project. We know ownership is intentionally



trying to use the Minor Modification to Use Permit processing approach so they can avoid input from the neighbors and members; this seems inequitable and forceful.

The second reason the Silverado ownership is using the Minor Modification to Use Permit approach is to bypass a thorough environmental analysis of the potential adverse effects and impacts of a 10,000 square Pavilion and accessory building. Isn't it important to understand the impact this project will have on the environment that has been undisturbed for the last 44 years or more? How is that approach acceptable in today's world? The proposed project's design is very tightly constrained by the necessary setbacks from creeks and the preservation of massive oak trees. The space left over inside the constraints is too small for a 10,000 square foot Pavilion.

To qualify to use the Minor Modification path the ownership needs to prove "there is no increase in guests beyond existing patterns of use, with no increase in density or intensity". If the Pavilion is 10,000 square feet, that would have an occupancy capacity far exceeding what the historical use of the Grove has been.

We think it would be productive and helpful to the Silverado homeowner community if the County did the following:

1. Deny the use of the Minor Modification Use Approach
2. Require the process provide for public notice and input, thorough planning staff and engineering review and environmental review.
3. Hold Public hearings at the Planning Commission and Board Of Supervisors

We as a family have always welcomed, supported, and applauded Silverado's ownership's continued investment in the Silverado community. We can support this new proposal if its size and building height are reduced and the process for approval is open and collaborative with those neighbors that are affected.

Sincerely,

Dennis O'Brien



**From:** [ROBERT JASPER](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** Silverado Resort Proposed Grove Event Pavilion Concerns  
**Date:** Monday, July 22, 2024 4:39:27 PM

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[External Email - Use Caution]

Hello Mr. Amelung. My name is Bob Jasper and I have owned a second home at 230 Kaanapali Dr. for over 30 years. This home is on the 11th fairway of the south course at Silverado. I want to let you know that I am adamantly opposed to any development of the above proposed Event Pavilion in it's proposed location.

This pavilion is proposed in the middle of the course. This area was designed for the playing off golf, not the home of an Event Pavilion. Recently, Silverado had a one night concert event in conjunction with Blue Note. They had over a hundred cars parking on the 11th hole of the south course. The Silverado membership was "up in arms" regarding this one event due to noise and course destruction. If you allow this multi building pavilion to proceed in this location a significant number of events will become the norm. The area will be impacted by noise, inadequate parking and golf course destruction. Silverado no longer has a fireworks show every 3rd of July, and this was for many of the same reasons. Now, you are considering opening a "permanent" facility in the middle of a golf course. This is not a feasible plan.

I understand that Silverado ownership is concerned primarily with income rather than their membership.....but a facility on the golf course within a residential neighborhood is not the proper place!

Thank you for your consideration to this request.....Bob Jasper



**From:** [Doug Engmann](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [todd.shallan@silveradoresort.com](mailto:todd.shallan@silveradoresort.com)  
**Subject:** Silverado Resort Grove Project  
**Date:** Friday, July 12, 2024 12:50:32 PM

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[External Email - Use Caution]

Dear Mr. Amelung-

This letter is support of the approval of the Silverado Resort Grove Project being considered by your Department.

I live on Silver Trail adjacent to the resort, and this project will have little or no effect on our community, either from traffic or noise. In fact, the building will shield the resort from noise that currently can be heard occasionally across the property.

The project will further enhance the desirability and economic foundation of the resort, in which the new owners have invested heavily, to the benefit our property values and services to adjoining property owners.

For these reasons, we urge the Department to approve the project as planned.

Regards,

Douglas J. Engmann



**From:** [Eric Nyhus](#)  
**To:** [Amelung, Andrew](#); [Hawkes, Trevor](#)  
**Subject:** RE: Silverado CC Proposed Grove Event Pavilion Concerns  
**Date:** Thursday, July 11, 2024 4:07:09 PM  
**Attachments:** [image003.png](#)

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**[External Email - Use Caution]**

Thank you, Andrew. Very comprehensive and clear response and very much appreciated. I think the reason we got the concerns conveyed to you so early is because all the information we were getting from the applicant was that this was all submitted and well on its way to approval. You can imagine the panic and frustration from many folks within 1,000 feet. So, just so you know, since I am an architect and have found myself on the other sides of such matters over the years, I will be trying to keep things very civil and coordinated so that we can all come out the other side with a solution that works for everyone as much as possible. You and clearly on top of this and that is, and will be, very comforting to all of us.

Many thanks. I'll sure we'll communicate again soon as this moves along.

Best,

**Eric G. Nyhus** LEED AP  
CEO/Principal



Nyhus Design Group  
1555 Bayshore Highway, Suite 120  
Burlingame, CA 94010  
T: 650.242.1553  
C: 415.377.3522  
[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)  
[www.nyhusdesign.com](http://www.nyhusdesign.com)

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**From:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>  
**Sent:** Thursday, July 11, 2024 10:41 AM  
**To:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>; Hawkes, Trevor <[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)>  
**Subject:** RE: Silverado CC Proposed Grove Event Pavilion Concerns

Hello Eric,

Thank you for the follow up email and I appreciate your due diligence to avoid conjecture. To clarify aspects of our procedures in processing this application I will point out some of the guidelines on use permit modifications found in Section 18.124.130 of the Napa County Code.

Essentially the zoning administrator may approve minor non-controversial modifications to



approved use permits after giving notice of intent to approve so long as the project design does not affect the overall concept, density, intensity or environmental impact of the project, and may approve changes in location and/or size of structures so long as they do not result in an aggregate increase of more than 25 percent in size or one story in height. The notice of intent shall include a general explanation of the matter to be considered, general description, and notice to approve not less than ten calendar days of the date of mailing the notice. Notices will be mailed to real property that is within 1,000 feet of the project parcel, which will include most of the residential parcels around the resort, country club, and golf course.

With that said, the first thing that we are determining is whether the project design does not affect the overall concept, density, intensity or environmental impact of the project. From a planning perspective, we have sent a Review Letter requesting more information to confirm there is not an affect on environmental impacts, and other agencies provided comments requesting information to confirm that their standards and regulations are being met, including adequate access for emergency vehicles. We have discussed these issues and are continuing to discuss these issues with the applicants, and they are making modifications to their original proposal. They are also obtaining the requested reports and information needed to deem the application complete and move it forward with the next stage of our review and analysis.

Until their second submittal of documents the project will not be moving forward in its current state on the County end of things.

In terms of noticing, it looks like the community is well ahead of us on that as we have not reached that point in the process yet, but given the amount of public comments we have already received it will be difficult to consider this a “non-controversial” modification, and depending on their resubmittal it may or may not meet the requirements of minor modification. The applicant has recently submitted a set of mailing labels for all parcels within 1,000 feet, and depending on the response to that official notification a public hearing may be triggered.

I hope this information helps answer some of the questions and concerns that you and the community have had recently. Below is an updated link to the project documents from their first modification application, along with documents submitted from their building permit application which cannot move forward until they obtain their modification to use permit. As mentioned before, these plans are preliminary and subject to change.

[Files - PBES Cloud v2.0](#)

Sincerely,

**Andrew Amelung**  
Planner II  
Planning, Building, & Environmental Services





Napa County

**Phone:** 707-254-4307

1195 Third Street, Suite 210  
Napa, CA 94559

[www.countyofnapa.org](http://www.countyofnapa.org)

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**From:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>

**Sent:** Thursday, July 11, 2024 7:39 AM

**To:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>; Hawkes, Trevor <[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)>

**Subject:** Silverado CC Proposed Grove Event Pavilion Concerns

[External Email - Use Caution]

Trevor and Andrew,

Thank you for considering all of the communications that have and will continue to come in on the proposed Grove Events Pavilion on the Silverado CC property. We're trying to gather as much accurate information as possible so we don't engage in conjecture. However, the Club never conveyed to us or involved some of the most impacted homeowners in the process that led to the submittal they have made. I understand that there are thresholds that need to be met that would trigger automatic neighbor notification and involvement, but with this much opposition to what has been proposed, we are hoping that the County can find a way or exception to require our involvement. We want to convey our opposition to what is being proposed for the following reasons:

1. Its size is out of scale given the proximity to a significant number of homes. Homes and families that moved into this area because of its serenity and quiet/open nature. This would be a massive disruption to what we enjoy about this area.
2. It will require the removal of almost a dozen old oak trees that will literally change the landscape that so many currently appreciate.
3. They are proposing to install 3 shiny and out of character AirStream mobile food stands in 3 different locations, one of which is within 40 yards of homes in the Grove community and is a complete departure from the architecture and natural setting that define our community.



See attached photo.

4. There will be some who express concern about the destruction of the waterway, but I was told that they have shown the structures at a sufficient distance from the top of bank that the waterway is not 'technically' an issue.
5. We feel that the new development ownership group has moved forward aggressively and quickly with this proposal without any consideration to the impact it would have on all of the residences around it. Not very friendly or conscientious. Our involvement early would have gone a long way, but without it, we are now uncovering and discovering just how impactful this would be to our enjoyment of our community.
6. These are the basic physical dimensions and volume we are faced with:
  - a. The area of the open event area is approximately **6,287 sf** and the overall structure with kitchen and bathrooms is **9,295 sf**.
  - b. The area of the exterior deck (hardscape outside the structure) is **4,800 sf**. Therefore, the total footprint of the structure and deck is around **14,100 sf**.
  - c. **A largely consistent ridge beam height of 25 feet (as I have scaled it). However, we were told by the club manager on a call that it was 35' high. Without dimensions, this is unclear.**

Again, we appreciate your consideration of the impact this proposal will have on the lives of many residents in the immediate area of the proposed work. I believe there are ways to make the proposed structure less impactful to its long-term neighbors without the Club losing much functionality and/or utility. We'd just like the opportunity to be able to voice those opinions and suggestions.

My family and I own 1012 Augusta Court that looks out directly at the new proposed structure and the inappropriate AirStream food truck.





**Eric G. Nyhus** LEED AP  
CEO/Principal



Nyhus Design Group  
1555 Bayshore Highway, Suite 120  
Burlingame, CA 94010  
T: 650.242.1553  
C: 415.377.3522  
[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)  
[www.nyhusdesign.com](http://www.nyhusdesign.com)



**From:** [Hawkes, Trevor](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** FW: Concerns Regarding Silverado Country Club Proposed Grove Event Center  
**Date:** Thursday, July 11, 2024 10:57:35 AM

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**From:** David Hakman <david.hakman@hakman.com>  
**Sent:** Thursday, July 11, 2024 8:45 AM  
**To:** Hawkes, Trevor <trevor.hawkes@countyofnapa.org>  
**Subject:** Concerns Regarding Silverado Country Club Proposed Grove Event Center

[External Email - Use Caution]

Dear Mr. Hawkes,

My family has been part of the Silverado community since 1984, initially purchasing property at Cottages and now owning a three-bedroom home at 1012 Augusta Court. Our residence overlooks the serene 15 South Green, pond, and contiguous meadows, creek, and fairways, as do nine other homes at the Grove that face the 15<sup>th</sup> and 16<sup>th</sup> south fairways.

I write to you today to express our deep concern regarding the proposed "Event Center" within the Grove area of Silverado ("Grove"). Should this development proceed, it would significantly alter the Grove's character, diminish its natural beauty, and introduce a host of issues including increased traffic (both foot and vehicle), heightened noise levels (from live or recorded music, cheering, and traffic), and potentially disrupt emergency evacuation procedures. Additionally, we are troubled by the planned permanent installation of three Air Stream trailers, which we feel would detract from the area's aesthetic.

Moving forward, I respectfully request that you and your department thoroughly review the developer's proposal with careful consideration of our community's concerns. We urge transparency in this process and request that a representative group from among us be included in the review discussions. Regrettably, the developer has not adequately informed the affected community thus far; our awareness of the proposal's scope only recently emerged thanks to information provided by your office.

We hope for an opportunity to collaborate constructively with the County, the developer, and fellow homeowners to find mutually agreeable solutions.

Thank you for your attention to this matter.

Sincerely,

J. David Hakman  
1012 Augusta Court  
Napa, CA



J. David Hakman

(650) 348-1700 (Main)

(650) 380-4401 (Mobile)



**From:** [Kathy Oates](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [Kathy Oates](#); [Price, Jindan](#)  
**Subject:** Silverado Resort -- "minor" modification to the Grove -- questions  
**Date:** Tuesday, July 9, 2024 5:27:31 PM

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[External Email - Use Caution]

Hi Mr. Amelung.

I just learned that the Resort (adjacent to my house on Silver Trail) is planning a 9000 sf building at 25' high in the Grove in the middle of the golf course. It's listed as a "minor" mod. This is not a minor mod. It's a major mod and significantly impacts the 1091 homeowners in the Silverado Resort community, not just the residents who live in the Grove condos or on Kaanapali Drive, which is behind my street -- Silver Trail. I cannot find the permit application and hope you can send me the link so I can see the diagrams.

Our street, Silver Trail, can hear all of the events in the Grove and are so thankful when amplified music stops promptly at 10 p.m. Summers are the busiest.

Should such an application be approved, not only will there be increased noise, but I would expect traffic challenges, trash, and potential security issues.

We, resort owners collectively, already navigate the annual golf tournament and far more outdoor events both on the mansion lawn and in the Grove, which have steadily increased over the years. To now have up to 400 people potentially 7 days a week in the Grove (and even if 3x a week) would be a significant impact on the peaceful enjoyment of our collective environment.

And with all of the additional people and traffic, any fire evacuation will be further compromised. This, beyond anything else, should be an overriding reason to limit any expansion in this area. Residents, hotel guests, and event attendees will be continuously vying for access to the same evacuation routes (and route -- Atlas Peak Road to either Hardman or Monticello Rd).

There must be a public hearing. Too many people are potentially impacted by this falsely designed "minor" modification.

Awaiting the link to the permit application and thank you for reading this. If I need to submit this to someone else, please tell me. I'd like it to be on the public record.

*Kathy Oates*

kathyoates@comcast.net

707-363-5955



**From:** [N Nebeker](#)  
**To:** [Amelung, Andrew](#); [trevor.hawkes@countyofnapa.or](mailto:trevor.hawkes@countyofnapa.or)  
**Subject:** update\*\*Silverado CC PROPOSED Grove EVENT Pavilion Concerns  
**Date:** Tuesday, July 9, 2024 2:27:49 PM

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[External Email - Use Caution]

Dear Mr. Amelung,

Please take a moment to review the letter (below) that I sent to Trevor Hawkes (below) and that was meant to be sent to you at the same time.

An additional concern has been brought to my attention: **Residential Property and Liability insurance.** With this large congregation of people, meeting frequently in our backyards, most of whom are not residents of the neighborhood in Silverado, our ability to get 'quality residential insurance' will be negatively impacted. The large number of "guests" using this proposed entertainment facility creates an increased risk of property or liability claims against the home/condominium owners. The larger the crowd, the more difficult to security check individuals and to manage their movement around the Silverado neighborhood. The insurance industry in California is in a very selective position and many companies are relieved to find a reason to NOT insure.

----- Forwarded message -----

From: N Nebeker <[naneb1201@gmail.com](mailto:naneb1201@gmail.com)>  
Date: Mon, Jul 8, 2024 at 10:59 AM  
Subject: \*\*Silverado CC PROPOSED Grove EVENT Pavilion Concerns  
To: <[trevor.hawkes@countyofnapa.or](mailto:trevor.hawkes@countyofnapa.or)>

Dear Mr. Hawkes:

Please work with the Silverado CC owners and developers to reduce or deny their proposal of an oversized **9000 s.f. event building (25'high peak)** with total indoor-outdoor **14,000 square foot event area** at the "GROVE" at Silverado Resort. This project is too big and would allow too many people to congregate at one time in my backyard.

I am a resident and owner of a condominium living across the grass from this proposed **"pay-to-play public event center"** with a **capacity of 3-400 people.** This will drastically alter the security, privacy, and healthy restful nature of our neighborhood. Replacing 10 old growth oak trees with buildings, nonresidents, and vehicles coming and going is giving an investment corporation profit (out of state? REIT?) priority over we locals who choose to live in a beautiful outdoor country setting.

Where do these up to 3-400 people park? Where are the **after dark shuttles** going to be located? Who provides **security for our homes?** **How will emergency (fire 2017, earthquake) evacuation be handled?...** Getting into town to other ground roads is primarily dependent on **"one" one one-lane road...Monticello and quickly becomes a traffic jam.**

My 10/2017 WILDFIRE EVACUATION nightmare is an experience I never want to repeat.

This project creates several dangerous situations and needs to be greatly modified to a **much smaller** event site. Please consider the residents and our California Implied Covenant of Quiet Enjoyment providing the right to the use and quiet enjoyment of our real property per CA Civil Code as opposed to out of state corporate investment profit.

Sincerely,  
Nancy Nebeker



OWNER-RESIDENT  
970 Augusta Circle, Napa CA



**From:** [Hawkes, Trevor](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** FW: Silverado Grove Event Center  
**Date:** Tuesday, July 9, 2024 1:56:23 PM

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**From:** Charlie Oewel <coewel@gmail.com>  
**Sent:** Tuesday, July 9, 2024 1:48 PM  
**To:** Hawkes, Trevor <trevor.hawkes@countyofnapa.org>  
**Subject:** Silverado Grove Event Center

[External Email - Use Caution]

Trevor,

I am investigating the Silverado application for a new event center located in the area designated as the Grove. I looked online in the Planning Department filings for the application submitted by Silverado and found nothing. Could you please forward to me the application and especially the architecture planset showing what is requested for a conditional use permit. I also would like a link to the existing use conditional permit regulating the Silverado Resort's special events and facility expansion for events. Thank you.

**Charlie Oewel**  
**for Anastasia Fink**  
**92 Fairways**  
**Napa, CA 94558**



**From:** [Hawkes, Trevor](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** FW: The Grove expansion  
**Date:** Tuesday, July 9, 2024 1:08:50 PM

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**From:** Stacia Fink <sfink1420@gmail.com>  
**Sent:** Tuesday, July 9, 2024 1:07 PM  
**To:** Hawkes, Trevor <trevor.hawkes@countyofnapa.org>  
**Subject:** The Grove expansion

[External Email - Use Caution]

I was surprised by this development prospect.

You may not remember that from last summer the traffic, noise and total disruption of the neighborhood. Not to mention the extra planning for traffic control.

When the large “concert” was first announced, the many concerns of the neighbors forced the development to be limited to 2 or 3 and the additional concerts were moved to another location.

I am also curious if an Environmental Protection study has been submitted.

This could be a very dangerous situation in the event of a fire, earthquake, or evacuation.

Anastasia Fink  
Fairways



**From:** [Hawkes, Trevor](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** FW: The Grove proposal at Silverado Country Club  
**Date:** Tuesday, July 9, 2024 1:01:56 PM

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**From:** Linda Price <lindanprice@gmail.com>  
**Sent:** Tuesday, July 9, 2024 12:23 PM  
**To:** Hawkes, Trevor <trevor.hawkes@countyofnapa.org>  
**Subject:** The Grove proposal at Silverado Country Club

[External Email - Use Caution]

Dear Mr. Hawkes,

I am an owner and resident of property on Silver Trail. Learning of the plans for expansion at the Grove gives me many areas of concern:

1. How can 300 to 400 people be effectively shuttled from the parking area going between two buildings and over a single-lane bridge to reach the Grove?
2. Suppose there is a fire danger, how can 300 to 400 people get to their cars in a timely manner?
3. How will the introduction of a large and tall building affect the value of residences adjoining this area?
4. How will this affect those wanting to golf in that area? In the past, the Grove has been used in the evening only when golfing is over.
5. 10 old-growth oaks would be sacrificed for the project which is a shame. This may be even illegal.

Thank you for your consideration.

Sincerely,  
Linda Price

1567 Silver Trail, Napa  
[lindanprice@gmail.com](mailto:lindanprice@gmail.com)



**From:** [Hawkes, Trevor](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** FW: Grove building @ Silverado  
**Date:** Tuesday, July 9, 2024 10:28:26 AM

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**From:** Leo Quinn <quinn.l@sbcglobal.net>  
**Sent:** Tuesday, July 9, 2024 10:27 AM  
**To:** Hawkes, Trevor <trevor.hawkes@countyofnapa.org>  
**Subject:** Grove building @ Silverado

[External Email - Use Caution]

Dear Mr. Hawkes.

Maureen & I feel strongly that the proposed new building @ silverado Grove would be a mistake & detrimental to the [area.lt](#) has always been a beautiful natural area which would be negatively changed forever.  
Thank you,

Maureen & Leo Quinn  
111 Stone Mt Circle  
Napa CA 94558



**From:** [Hawkes, Trevor](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** FW: \*Silverado CC PROPOSED Grove EVENT Pavilion Concerns  
**Date:** Tuesday, July 9, 2024 10:14:36 AM

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**From:** Barbara Leverette <bobbielev610@gmail.com>  
**Sent:** Tuesday, July 9, 2024 10:12 AM  
**To:** Hawkes, Trevor <trevor.hawkes@countyofnapa.org>  
**Subject:** Fwd: \*Silverado CC PROPOSED Grove EVENT Pavilion Concerns

[External Email - Use Caution]

I am also a resident of Silverado, and even though I do not live in the Grove, would be impacted by the safety and evacuation concerns of a large venu in the middle of the Silverado golf course.

A smaller project would definitely be more attractive to Silverado home owners.

Sincerely,

Barbara Leverette  
24 Burning Tree Ct.  
Sent from my iPad

Begin forwarded message:

**From:** N Nebeker <[naneb1201@gmail.com](mailto:naneb1201@gmail.com)>  
**Date:** July 8, 2024 at 11:49:03 AM PDT  
**To:** undisclosed-recipients;;  
**Subject:** \*Silverado CC PROPOSED Grove EVENT Pavilion Concerns

Dear Friends,

If you agree with my request to Trevor Hawkes at the County of Napa please join in by sending him an email expressing your concerns about this very large event center proposal to be built in the GROVE. The traffic concerns on the roads on the East side of Napa are a big concern...remembering the 2017 wildfire evacuation traffic jams is frightening.

Sincerely, NancyN

----- Forwarded message -----

From: **N Nebeker** <[naneb1201@gmail.com](mailto:naneb1201@gmail.com)>



Date: Mon, Jul 8, 2024 at 11:09 AM

Subject: \*\*Silverado CC PROPOSED Grove EVENT Pavilion Concerns

To: <[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)>

Dear Mr. Hawkes:

Please work with the Silverado CC owners and developers to reduce or deny their proposal of an oversized **9000 s.f. event building (25'high peak)** with total indoor-outdoor **14,000 square foot event area** at the "GROVE" at Silverado Resort. This project is too big and would allow too many people to congregate at one time in my backyard.

I am a resident and owner of a condominium living across the grass from this proposed "**pay-to-play public event center**" with a **capacity of 3-400 people**. This will drastically alter the security, privacy, and healthy restful nature of our neighborhood. Replacing 10 old growth oak trees with buildings, nonresidents, and vehicles coming and going is giving an investment corporation profit (out of state?REIT?) priority over we locals who choose to live in a beautiful outdoor country setting.

Where do these up to 3-400 people park? Where are the **after dark shuttles** going to be located? Who provides **security for our homes?** **How will emergency (fire 2017, earthquake) evacuation be handled?...** Getting into town to other ground roads is primarily dependent on "**one" one one-lane road...Monticello and quickly becomes a traffic jam.**"

My 10/2017 WILDFIRE EVACUATION nightmare is an experience I never want to repeat.

This project creates several dangerous situations and needs to be greatly modified to a **much smaller** event site. Please consider the residents and our California Implied Covenant of Quiet Enjoyment providing the right to the use and quiet enjoyment of our real property per CA Civil Code as opposed to out of state corporate investment profit.

Sincerely,  
Nancy Nebeker  
OWNER-RESIDENT  
970 Augusta Circle, Napa CA



**From:** [glenn weckerlin](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [Hawkes, Trevor](#)  
**Subject:** RE: The Grove  
**Date:** Monday, July 8, 2024 9:17:27 AM  
**Attachments:** [image001.png](#)

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**[External Email - Use Caution]**

Their history shows, "what you see is NOT what they will do"

Would be helpful is you meet with them (or their rep – legal counsel greenwood?) and put your expectations in writing. It will benefit you when they do not comply and some of us follow-up on "actual versus permitted" post completion!

The bad press on compliance/enforcement over the past year plus has taken the focus off the real problem – companies trying to sneak one past the county or put their faith in a compassionate county that buys into synthetic economic impact calculations.

Thanks for the quick response ... happy to meet or chat is helpful, but I assume you have your hands full with comments. By the way, that is what happens when there is no trust between residents and the property owner. You should attend the member meetings ... rarely, if ever, does the story they tell in meetings align with the facts in county documents. I suppose the hope is that people are too lazy to do their research ... some of us are not. Trust in Silverado is at an all-time low, but without your help, we (residents) can be ignored!

---

**From:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>  
**Sent:** Monday, July 8, 2024 9:00 AM  
**To:** glenn weckerlin <[gwec3@hotmail.com](mailto:gwec3@hotmail.com)>  
**Cc:** Hawkes, Trevor <[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)>  
**Subject:** RE: The Grove

Hi Glen,

Yes, we are aware of discrepancies between the plans submitted in their Modification to Use Permit application and their Building Permit application, and these issues will be highlighted in their review letter with comments from several PBES Divisions. We are expecting revisions to the plans to address the issues raised upon our initial review of their plans.

Again, feel free to contact me or my Supervisor, Trevor Hawkes, with any further questions or comments.

Sincerely,

| **Andrew Amelung**





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A Commitment to Service

Planner II  
Planning, Building, & Environmental Services  
Napa County

**Phone:** 707-254-4307

1195 Third Street, Suite 210  
Napa, CA 94559

[www.countyofnapa.org](http://www.countyofnapa.org)

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**From:** glenn weckerlin <[gwec3@hotmail.com](mailto:gwec3@hotmail.com)>  
**Sent:** Monday, July 8, 2024 8:49 AM  
**To:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>  
**Cc:** Hawkes, Trevor <[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)>  
**Subject:** FW: The Grove

[External Email - Use Caution]

Seems to be some confusion on point of contact ... please clarify.

Andrew, note the difference in project size as I mentioned in my note to you.

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**From:** Jodi Levy <[jodlevy@yahoo.com](mailto:jodlevy@yahoo.com)>  
**Sent:** Tuesday, July 2, 2024 3:26 PM  
**To:** [fenton880@gmail.com](mailto:fenton880@gmail.com); glenn weckerlin <[gwec3@hotmail.com](mailto:gwec3@hotmail.com)>  
**Cc:** Bill Foureman <[dcjwcf@aol.com](mailto:dcjwcf@aol.com)>; Conrad Hewitt <[hewcon36@yahoo.com](mailto:hewcon36@yahoo.com)>  
**Subject:** The Grove

Contact info Napa Planning Department

Sent from my iPhone

**Subject: Re: The Grove**

Contact

[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)

Thanks for your feedback



Jodi

Feel free to share this Napa County Planning Department  
contact with all other concerned SCC owners

FYI the proposed buildings are 9,000 Sqft and surrounding area  
totals 14,000 sq'. Not the modest 7k suggested. This is from  
gathering the actual plans submitted to the County May 2024

Sent from my iPhone



**From:** [glenn weckerlin](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [Gallina, Charlene](#)  
**Subject:** RE: Silverado Resort Proposed Grove Event Pavillon Concerns -- county permitting and enforcement alignment  
**Date:** Monday, July 8, 2024 9:08:21 AM  
**Attachments:** [image001.png](#)

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[External Email - Use Caution]

I connected with Charlene a week or so ago ... helpful updates all around.

Silverado's behavior is fairly predictable. Opportunity lies in anticipating what they will/won't do and taking steps to address immediately or better yet. Meet with them and spell out the no-nonsense approach you are expecting. If that is vague, they will do what they can to "get in and get out" as flippers do ...

As I mentioned, building relationships is not part of their plan ... same can be said for the transients that run the golf event. They rent a property for one week a year, like a bad renter, they too will do the minimum, especially given the loss they are likely to take on the golf event this year – with no title sponsor (they are still shopping for one at a significantly discounted rate) and \$10 million in expenses (happy to share a rough P&L), every corner they cut puts money back in their pocket and lessens the loss.

---

**From:** Amelung, Andrew <andrew.amelung@countyofnapa.org>  
**Sent:** Monday, July 8, 2024 8:57 AM  
**To:** glenn weckerlin <gwec3@hotmail.com>  
**Subject:** RE: Silverado Resort Proposed Grove Event Pavillon Concerns -- county permitting and enforcement alignment

Hi Glen,

Thank you for your comments, they have been added to the project file. This project is still in a preliminary review stage and a review letter will be sent today in order to obtain a complete application package before we initiate our full analysis of potential impacts.

In the meantime, you are welcome to contact me (or my Supervisor, Trevor Hawkes) with any further questions or concerns.

Sincerely,

**Andrew Amelung**  
Planner II  
Planning, Building, & Environmental Services  
Napa County  
**Phone:** 707-254-4307  
1195 Third Street, Suite 210





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A Commitment to Service

Napa, CA 94559

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---

**From:** glenn weckerlin <[gwec3@hotmail.com](mailto:gwec3@hotmail.com)>

**Sent:** Monday, July 8, 2024 8:46 AM

**To:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>

**Subject:** Silverado Resort Proposed Grove Event Pavillon Concerns -- county permitting and enforcement alignment

[External Email - Use Caution]

Andrew,

I support the comments and questions that have been raised by fellow residents/members. To keep this email short, I won't cut and paste them. Instead, I'll focus on an issue that will require coordination within the planning team ...

The Silverado team has a track record of

- failing to file permits on a timely basis, many times waiting to get "caught" (see recent bridge removal without consulting with fish and wildlife or county -- 2023)
- failing to comply with the permit requirements once received (e.g. annual event -- late removal of the big tent that is adjacent to the mansion, with partial year use permit) – again, waiting to get "caught"
- failing to consult with neighbors on projects with potential safety issues (south course parking for golf event in 2023)
- spraying and tree removal in the creek area without consulting fish and wildlife for environmental issues

This is a partial list with a common theme ... they appear to focus on doing the absolute minimum compliance at best and in most, if not all cases, less than what is required.

I understand the need to "run a business" but there are right and wrong ways to do it ... bottom line, you can't trust them to comply with the requirements and/or live with the plan as they submit it. they



know how to work the system ... its your job as the county to make sure they do not work the system and “beg for forgiveness” when they decide to make changes. They have ample resources to scope a project and identify contingencies. They also know that the county enforcement team has been inconsistent in their efforts to make folks comply with the conditions. They will use this is their risk assessment. ( there are multiple versions of the truth floating around already – size of the build varies by several thousand sq feet).

They are no doubt working hard to ready the property for sale – I’m guessing spring 2025 at the latest. When groups are flipping a property, as our friends at KSL have done many, many times, you can count on a couple e of things 1) flippers will focus on cosmetic changes versus systemic improvements and b) they have no intention of being part of the community and/or building relationships with partners – neighbors, members, community partners, local governing bodies, etc.

It’s time to ensure a coordinated effort within the county team. If enforcement does not fully enforce, it minimizes the planning team. This gap in the county efforts has been highlighted over the past year plus ...

**Please step up! Hold them accountable for being transparent with their plans and accountable to delivering what is permitted!**



**From:** Tom McDonnell  
**To:** Amelung, Andrew  
**Subject:** Silverado Resort Proposed Grove Event Pavillon Concerns  
**Date:** Sunday, July 7, 2024 10:30:49 PM

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[External Email - Use Caution]

Andrew -

My name is Tom McDonnell and I own a home at 235 Kaanapali Dr. in Napa. I wanted to let you know I am opposed to The Grove Development at Silverado Resort as currently shown in the attached link: [https://url.emailprotection.link/?bSzGrPJX72v-SgAJELDwBgYPrgRY654bXYKLXPZ65Lhzc74e5TgmhL9pVJP5Gy4pJknIH\\_5sYkNFWfi2\\_I5ZIFmRuatwK2JxOus9SGdUI9fiQmzG8U7I1-73LxaNVcCM9](https://url.emailprotection.link/?bSzGrPJX72v-SgAJELDwBgYPrgRY654bXYKLXPZ65Lhzc74e5TgmhL9pVJP5Gy4pJknIH_5sYkNFWfi2_I5ZIFmRuatwK2JxOus9SGdUI9fiQmzG8U7I1-73LxaNVcCM9)

The reasons for my opposition to the development include but are not limited to the following:

1. The scale appears way, way too large for the site. Please let me know if there is a plan that reflects the dimensions and square footage of the overall site to be modified, the buildings, hardscape, lawn (event and activity), and other plant areas. I could not find any of that information in the link provided. When I first heard about plans for a modification of The Grove, I envisioned a modest structure that would sit in the near the existing Food Shack and Courtyard, with an outdoor area spilling out toward the existing grass/pavilion area. It appears I could not have been more wrong.
2. Given the proposed size and substantially increased capacity of the hosted events, the disruption to the neighbors, particularly those on Augusta Circle, Kaanapali Dr., Augusta Dr., and, to a lesser degree, Acorn Way, will be substantial. When owners bought those properties, I can't imagine they envisioned living so close to a huge new event venue, wildly larger in both area and capacity than the current site. The values of those properties, certainly those in close proximity to the new venue, would be damaged.
3. As you probably know the dry creek bed adjacent to the site is not always dry. During severe storms, that "dry" creek runs past the 17th green, through a culvert under Kaanapali Dr., and into Milliken Creek. Where the two creeks meet is adjacent to my home. During very severe storms in the past (although not if the past few years), the culvert has been unable to handle all of the water, forcing water over the culvert and onto Kaanapali Dr. If this development disrupts or increases the flow of the "dry" creek, my home will be in jeopardy.
4. The path of travel from the club Mansion (bridges, cart paths, etc.) is simply inadequate to support such a large development. Let me know if you can share the capacity of the existing site vs what is proposed.

Thank you for taking the time to digest these issues, and please reconsider the scale of the proposed development. Should you have any questions, I am happy to discuss.

Tom McDonnell  
235 Kaanapali Dr.  
415-225-7336



**From:** [jwdgolf@sbcglobal.net](mailto:jwdgolf@sbcglobal.net)  
**To:** [Hawkes, Trevor](#); [Amelung, Andrew](#)  
**Cc:** ["Eric Nyhus"](#); ["Jay Levy"](#); ["Kristi Eric Nyhus"](#); ["Bill Foureman"](#); ["Jane Stuart"](#); ["Jodi Levy"](#); ["David Pam Hakman"](#); ["Husby Phil"](#)  
**Subject:** Silverado CC Proposed Grove Event Pavilion Concerns"  
**Date:** Wednesday, July 3, 2024 9:08:49 AM

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[External Email - Use Caution]

Silverado CC Proposed Grove Event Pavilion Concerns"

I am opposed to this project for many reasons, traffic, lack of parking, cutting down trees, new unsafe/dangerous cart paths and the major modification of the original use permit granted Silverado in the 1960's.

Traffic, we never have to forget the fire of 2017 and what a mess that was! 400 more people trying to evacuate and if the Mansion was also being used another 400+ people, what about the parking, where is there enough parking for all the additional vehicles? The logistics of getting those people to their cars if there was an evacuation should not be overlooked.

Cutting down trees that are hundreds of years old, that can't be replaced!

The new cart path routing on 10 S is an accident waiting to happen with people teeing off on 14 S. The path routing is in direct line with the 14 tee. No loss prevention insurance person would ever approve the new path.

This would be a major modification of the original use permit granted Silverado back in the 1960's. For 50+ years the Mansion has been more than adequate to accommodate all the functions of Silverado. Now because KLS paid more than Silverado was worth they want to increase their revenue anyway they can! It was just last year Silverado wanted to have a summer concert series and do away with driving range or some other part of the golf course, to make more money from the Fortinet Golf tournament, they allowed cars to park on the golf course, taking away members' privileges.

This group will do and say anything they can to increase their revenue, all because they paid too much for Silverado. It was a bad decision then and they will try anything to turn it around and then sell it! That is KLS's motivation!

Thank you.  
John Davis



**From:** [bobmillr@yahoo.com](mailto:bobmillr@yahoo.com)  
**To:** [Amelung, Andrew](#)  
**Subject:** The Grove Plans at Silverado  
**Date:** Tuesday, July 2, 2024 4:19:43 PM

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[External Email - Use Caution]

Hi,

I'm a long time Silverado member and would like to see the plans for the Grove scaled way back. I don't like the idea of tall roof lines and removal of mature Oaks. Sounds like too much change and would ruin our peaceful setting that we currently have.

The Grove is such a pleasant and calm area now (my daughter got married there) . I'd hate to see it change too much with extra vehicle traffic, large complexes with lots of noisy activities and visible roof lines, etc.

Thanks for hearing my views.

Bob Miller



**From:** [Jay Levy](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [Hawkes, Trevor](#)  
**Subject:** comments on the Grove Event Pavillion that KSL is proposing and requesting permits for at the Silverado Country Club in Napa County  
**Date:** Tuesday, July 2, 2024 2:26:10 PM

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[External Email - Use Caution]

I have been a member at Silverado and have enjoyed its facilities and its beauty since 1969.  
I am greatly disturbed by the sudden proposal of destroying this beautiful grove of mature oak trees to build a large event center plus a separate dressing building for brides, and locating an Airstream Trailer on the rear of the 10th tee of the South golf course for food and drink service.  
This entire project with landscape appears to cover over 14000 sq.feet  
In addition to being esthetically negative, there is the hazard of inadequate lanes of escape of 400 patrons plus staff from the area should an event like the October, 2017 wild fire occur.  
I urge the planning department to deny or greatly downsize this proposed project.

Jay M. Levy MD



**From:** [Hawkes, Trevor](#)  
**To:** [Joelle Steefel](#)  
**Cc:** [Amelung, Andrew](#)  
**Subject:** RE: Silverado  
**Date:** Monday, July 1, 2024 4:38:35 PM

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Joelle,

Thank you for your comment. We will add it to the file.

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**From:** Joelle Steefel <jssteefel@gmail.com>  
**Sent:** Monday, July 1, 2024 4:19 PM  
**To:** Hawkes, Trevor <trevor.hawkes@countyofnapa.org>  
**Subject:** Silverado

[External Email - Use Caution]

Hi-If you walk the property, you will discover that The Grove sits at the heart of the resort. For those of us who live there, it is a gathering place for holidays and special events. It is an irreplaceable part of our community. Please do not cover it over with hardscape, we have towns and cities for that. It is a refreshing drawing card for nearby city dwellers who come in search of natural beauty.

Thank you for your consideration,

Joelle Steefel  
133 Milliken Ck,  
Creekside



**From:** [Eric Nyhus](#)  
**To:** [Amelung, Andrew](#)  
**Cc:** [Hawkes, Trevor](#)  
**Subject:** Re: Silverado CC - New Planned Event Pavilion in The Grove  
**Date:** Monday, July 1, 2024 4:26:45 PM  
**Attachments:** [image001.png](#)

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[External Email - Use Caution]

Thank you!

Eric Nyhus  
Nyhus Design Group  
(650) 242-1553  
(415) 377-3522

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**From:** Amelung, Andrew <andrew.amelung@countyofnapa.org>  
**Sent:** Monday, July 1, 2024 4:18:39 PM  
**To:** Eric Nyhus <eric@nyhusdesign.com>  
**Cc:** Hawkes, Trevor <trevor.hawkes@countyofnapa.org>  
**Subject:** RE: Silverado CC - New Planned Event Pavilion in The Grove

Hi Eric,  
No problem, and I will be in touch.  
Sincerely,



**Andrew Amelung**

Planner II  
Planning, Building, & Environmental Services  
Napa County

**Phone:** 707-254-4307

1195 Third Street, Suite 210  
Napa, CA 94559

[www.countyofnapa.org](http://www.countyofnapa.org)

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**From:** Eric Nyhus <eric@nyhusdesign.com>  
**Sent:** Monday, July 1, 2024 3:43 PM  
**To:** Amelung, Andrew <andrew.amelung@countyofnapa.org>  
**Cc:** Hawkes, Trevor <trevor.hawkes@countyofnapa.org>  
**Subject:** Re: Silverado CC - New Planned Event Pavilion in The Grove



[External Email - Use Caution]

Thanks Andrew. I'll try to make sure it is you and Trevor that are copied on any communications. My apologies if some have already come in with you and Sean copied.

Best,

Eric Nyhus  
Nyhus Design Group  
(650) 242-1553  
(415) 377-3522

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**From:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>  
**Sent:** Monday, July 1, 2024 8:47:51 AM  
**To:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>  
**Cc:** Hawkes, Trevor <[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)>  
**Subject:** RE: Silverado CC - New Planned Event Pavilion in The Grove

Hi Eric,

As the assigned Planner, feel free to include my contact information as someone the local homeowners can reach out to, as well as [my Supervisor, Trevor Hawkes](#), however Sean Trippi is not really involved in this project so he probably should not be added as a good contact. Again, feel free to contact me and I am happy to discuss the proposal further and the County's approach to reviewing the application with any other concerned neighbors.

Sincerely,



**Andrew Amelung**  
Planner II  
Planning, Building, & Environmental Services  
Napa County

**Phone:** 707-254-4307

1195 Third Street, Suite 210  
Napa, CA 94559

[www.countyofnapa.org](http://www.countyofnapa.org)

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**From:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>  
**Sent:** Monday, July 1, 2024 8:14 AM  
**To:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>



**Subject:** Re: Silverado CC - New Planned Event Pavilion in The Grove

[External Email - Use Caution]

Thanks again, Andrew. I hope you enjoyed your weekend. I am going to include your name and Sean's as someone some of the local homeowners can send a message to about the proposed Event Pavilion. The SCC may or may not ultimately trigger the requirement of a neighborhood notification with what they are proposing, but the County should still hear some of the opposition. I/we hope in some way those voices can be considered.

Many thanks,

Eric Nyhus  
Nyhus Design Group  
(650) 242-1553  
(415) 377-3522

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**From:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>  
**Sent:** Tuesday, June 25, 2024 1:54:29 PM  
**To:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>  
**Subject:** RE: Silverado CC - New Planned Event Pavilion in The Grove

Hi Eric,

It was nice talking to you this morning, and as mentioned feel free to reach out with any further questions or concerns about the project.

The file for first submitted set of plans were too large to attach to this email, so hopefully the cloud link below will let you access them. Keep in mind we are expecting some changes in their second submittal after addressing all agency comments listed in our Review Letter, which should be sent by July 8, 2024.

SUB 1 The Grove UPMM Plans:  
<https://pbcs.cloud/index.php/s/jbzb7N3fYX7xepP>

Let me know if you are unable to access the plans. I will also be working on getting all project documents uploaded to the County's Current Project Explorer by the end of the week.

Sincerely,

| **Andrew Amelung**





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Napa, CA 94559

[www.countyofnapa.org](http://www.countyofnapa.org)

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**From:** Eric Nyhus <[eric@nyhusdesign.com](mailto:eric@nyhusdesign.com)>

**Sent:** Friday, June 21, 2024 2:55 PM

**To:** Amelung, Andrew <[andrew.amelung@countyofnapa.org](mailto:andrew.amelung@countyofnapa.org)>

**Subject:** Silverado CC - New Planned Event Pavilion in The Grove

[External Email - Use Caution]

Hi Andrew,

I am looking to see the drawings/design that were submitted by the Silverado CC to build a new Event Pavilion within The Grove on the property. What is the best way to access those and what stage in the process are they in currently?

Many thanks,

**Eric G. Nyhus**



**From:** [Karen Greaves](#)  
**To:** [Trippi, Sean](#); [Amelung, Andrew](#); [Planning](#)  
**Subject:** Silverado Country Club Proposed Grove Event Pavilion Concerns  
**Date:** Monday, July 1, 2024 11:42:14 AM

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[External Email - Use Caution]

Dear Sean and Andrew,

I am a condo owner at Silverado Resorts. The Silverado Property Owners Association (SPOA) recently sent out information regarding a proposed Events Pavilion in an area known as The Grove.

While I am waiting to receive more details, SPOA mentioned that the proposed pavilion would be about 9,000 sq. feet, hold up to 400 people and would require removal of oak trees and really change The Grove. I am not against the Silverado resort wanting to build an events space to help draw business and provide an additional source of revenue, however, the proposed size is not appropriate and will destroy The Grove. The Resort is also clearly not taking into consideration the effect this events space will have on the nearby home and condo owners (my condo would not be affected so my concerns are about what it will do to The Grove as well as understanding what it will mean to the affected owners). The Silverado Resort is somewhat unique in that none of the rental properties are owned by the Resort and so they should get buy-in from the condo owners which they seem to not be doing.

So I am requesting that the Planning Department really take a serious look at the impact of such a large building, the effect it will have on the area as well as the condo/home owners and find a way to reduce the size of the project that will respect everyone's concerns.

Thank you.

--

Karen Greaves  
[keghers@gmail.com](mailto:keghers@gmail.com)



**From:** [Sharon Bobrow](#)  
**To:** [Trippi, Sean](#); [Amelung, Andrew](#)  
**Subject:** Silverado CC Proposed Grove Event Pavilion Concerns  
**Date:** Monday, July 1, 2024 10:50:16 AM

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[External Email - Use Caution]

Hi Sean and Andrew,  
My concerns are the increased number of attendees at events at the pavilion and the increased noise level.

If they can figure out how to make it extremely soundproof and manage larger crowds, I'm okay with it.

Good Luck!

Sharon

875 Oak Leaf Way and  
320 Deer Hollow Dr  
Napa CA 94558

415-497-5714 - Cell



**From:** [Eric Nyhus](#)  
**To:** [Amelung, Andrew](#)  
**Subject:** Silverado CC - New Planned Event Pavilion in The Grove  
**Date:** Friday, June 21, 2024 2:55:31 PM

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[External Email - Use Caution]

Hi Andrew,

I am looking to see the drawings/design that were submitted by the Silverado CC to build a new Event Pavilion within The Grove on the property. What is the best way to access those and what stage in the process are they in currently?

Many thanks,

**Eric G. Nyhus**