

# Planning, Building & Environmental Services

## 80 Clear Creek Viewshed Protection Program Application & RSS Exception – P22-00182-VIEW

Charlene Gallina, Supervising Planner



# Request

- A request for approval of a Viewshed Protection Program application on APN 027-310-032 for earthmoving activities, new construction and expansion of existing structures on slopes exceeding 15% and located on a minor ridgeline.
- A request for approval of an exception from the Napa County Road and Street Standards for five (5) driveway segments with longitudinal slopes between 18 - 20 percent along the centerline which exceed 300 feet in length and do not provide transition area of 10 percent or less for the 100 feet immediately preceding.



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# Agenda

- Existing Setting
- Viewshed Permit Request
- Road Exception Request
- Project Analysis & CEQA Review
- Project Analysis & WAA Review
- Public Comments
- Staff Recommendations



# Existing Setting

## Project Parcel

- 80 Clear Creek Road
- APN 027-310-032 - 123 acres
- APN 027-310-043 - 95 acres
- AWOS General Plan
- AW Zoning District





# Existing Setting

- Main Residence  
11,759 sf
- 1,000 sf Guest House
- Tennis Court
- Parking Area
- Wells & Septic System
- 21,375 sf of Uses



# Existing Setting

- Project located on a minor ridgeline – Approx. 1,300 feet elevation
- Existing paved driveway runs through the lower parcel (95 acres) from Dry Creek Road
- Vegetation burned on west side of residence in 2017
- Existing vegetation consists of landscape nursery stock, small oaks, and resprouting California Bay
- Project site drains by direct infiltration or sheet flow into an ephemeral drainage downslope to tributaries of Dry Creek





1 SOUTHEAST VIEW

LOCATION MAP



Project location: 80 Clear Creek Rd., San Dimas, CA 91768  
 12/21/17

CODE INFORMATION

**USE:** STORAGE & ELECTRIC, EQUIPMENT  
**ASSEMBLY:** GROUP U  
**CONSTRUCTION TYPE:** WB, SPRINKLERED  
**FEMA FLOOD ZONE:** WA  
**APPLICABLE CODES:**  
 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)  
 2022 CALIFORNIA BUILDING CODE (CBC)  
 2022 CALIFORNIA RESIDENTIAL BUILDING CODE (CRBC)  
 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
 2022 CALIFORNIA MECHANICAL CODE (CMC)  
 2022 CALIFORNIA PLUMBING CODE (CPC)  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA FIRE CODE (FC)  
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)  
 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE  
 CA WILDLAND-URBAN INTERFACE CODE

**STRUCTURAL DESIGN CRITERIA:** SEE SHEET 041  
**LIVE LOADS:** SEE SHEET 041  
**FIRE HAZARD SEVERITY ZONE:** WITHIN THE WILDLAND INTERFACE  
**WIND DESIGN DATA:** SEE SHEET 041  
**SEISMIC DESIGN DATA:** SEE SHEET 041  
**FEMA FLOOD ZONE:** WA  
**SPECIAL LOADS:** SEE SHEET 041  
**SPECIAL INSPECTIONS:** SEE SHEET 041

PLANNING INFORMATION

**APPROX. WILDLAND-URBAN INTERFACE ZONES**  
**APPROXIMATELY 100'**  
**APPROXIMATELY 100'**  
**APPROXIMATELY 100'**

FLOOR AREAS

**WB** 6000 SQ FT  
**GP** 1000 SQ FT  
**GH** 1000 SQ FT  
**TP** 1000 SQ FT  
**WB** 6000 SQ FT  
**GP** 1000 SQ FT  
**GH** 1000 SQ FT  
**TP** 1000 SQ FT

SCOPE OF WORK

- CONSTRUCT TOWER FOUNDATION
- CONSTRUCT STORAGE STORAGE & EQUIPMENT
- CONSTRUCT ROOF
- CONSTRUCT MECHANICAL ROOMS & ELECTRICAL STORAGE STRUCTURE
- INSTALL ELECTRICAL SYSTEMS

PROJECT DIRECTORY

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**PROJECT CLOUD**  
 Pandarosa One, LLC  
 80 Clear Creek Rd. - Ojai/Valle - CA - 94562

VIEWSHED

PROJECT INFO. SHEET INDEX

REVISIONS

No.	Description	Date
1	Revised	12/21/17

A000-00

As Indicated

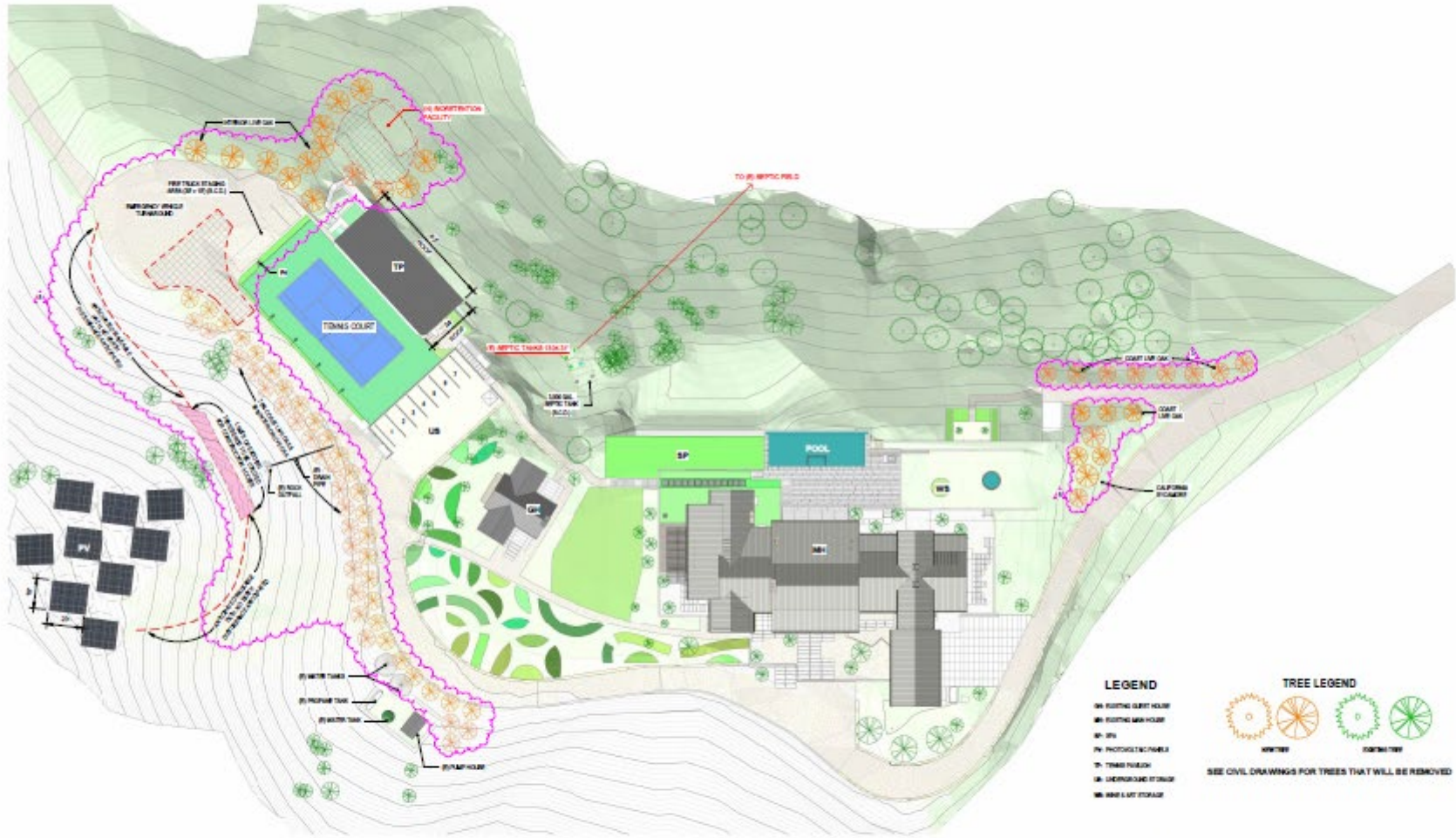
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# Viewshed Permit Request

- The project consists of the construction of a 3,830 sq. ft. underground storage structure, a 6,240 sq. ft. tennis pavilion with an interior Accessory Dwelling Unit (ADU) adjacent to an existing tennis court and the expansion of an existing single-family residential structure consisting of 2,700 sq. ft. of underground spa and 4,350 sq. ft. of underground wine and art storage.
- The project also includes the development of a ground mounted solar panel array.
- The project footprint will require the removal of 10 native Oak trees (approximately 0.13 acres of tree canopy).
- Spoils from excavation to establish building foundations will be located at a disturbed area on APN 027-310-043.
- Applicant proposes the replanting of 67 trees – Mix of Interior Live Oak and Coast Live Oak – Size ranging 10 gallon to 36” box trees and larger 24”—36” box trees (adding approximately 0.42 acres of tree canopy).





- LEGEND**
- SW FOOTING CURT HOLE
  - SE FOOTING CURT HOLE
  - SW SW
  - SE SW
  - PH PHOTOGRAPHIC PANEL
  - TR TRAIL FURROW
  - LS LANDSCAPED IT CORNER
  - MS MAIL BOX STORAGE
- TREE LEGEND**
- SWTERRY
  - SEWALNUT
- SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

P. BENTONII QUERCUS (P. BENTONII QUERCUS) SW - 48" SW  
 10/20/2025 9:10:41 AM

01 PARTIAL SITE PLAN  
11-2025

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 80 Clear Creek Rd. - Oakville - CA - 94662

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PARTIAL SITE PLAN

REVISIONS

No.	Description	Date
1	Revision 1	10/20/25
2	Revision 2	10/20/25

Prepared by: 10/20/25  
 Date: 10/20/25

**A007-00**  
 Issue: As Indicated

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200 AVENUE 57  
SAN FRANCISCO, CA 94107  
WWW.TERMOTO.COM



PROJECT CLOUD  
Pocanous Ave, LLC  
80 Clear Creek Rd., Oakville  
CA 94962

DATE: 12/26/2024

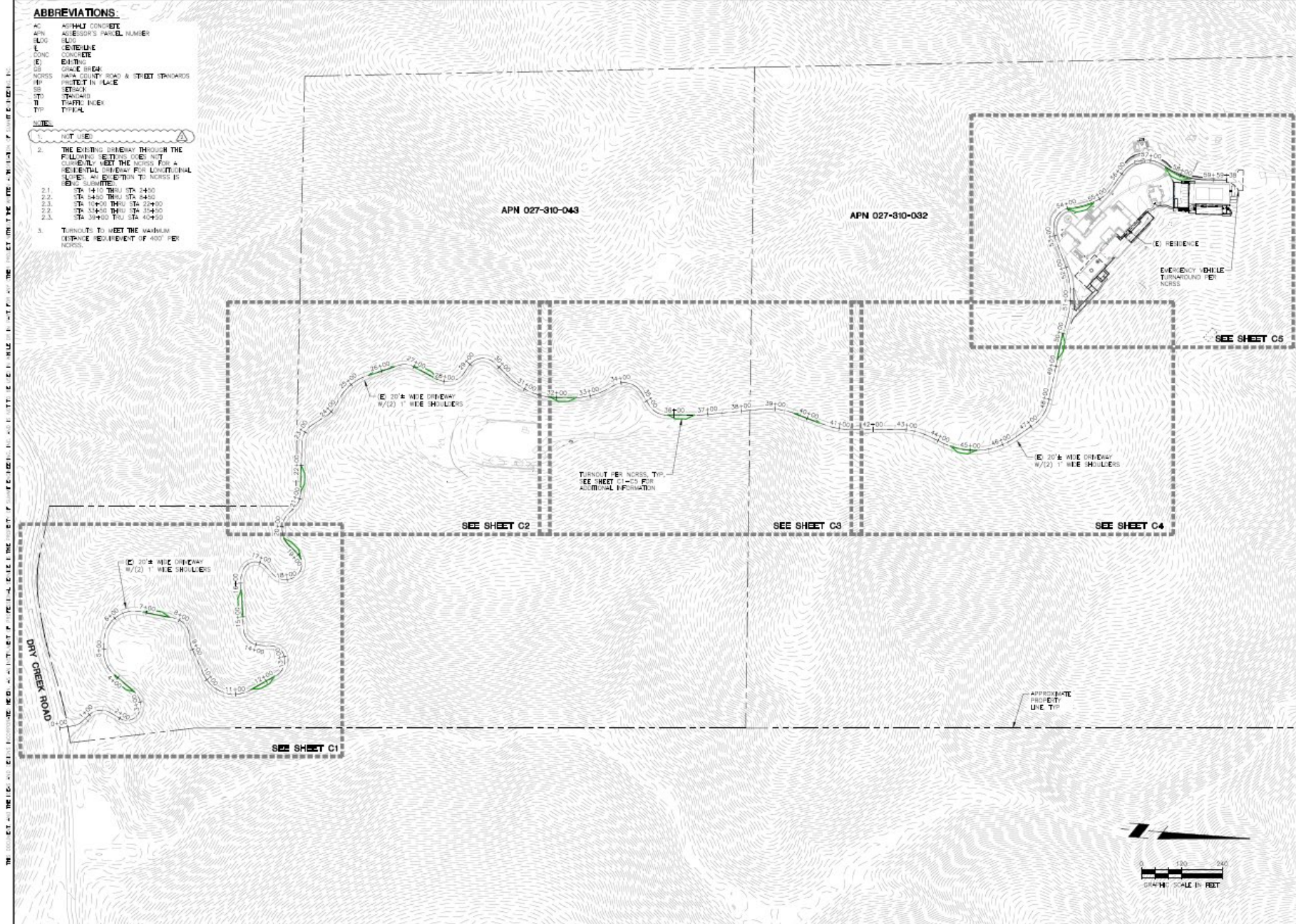
SCALE: 1" = 20'

LA2

# Road & Street Standard Exception Request

- An existing driveway provides access to these structures from Dry Creek Road and runs through APN's 027-310-043 & -032. The existing driveway ranges in width from 16-20 ft. and is roughly 5,800 ft. in length.
- The construction of the interior ADU within the accessory structure (tennis pavilion) requires compliance with the NCRSS.
- A request for approval of an exception from the Napa County Road and Street Standards for five (5) driveway segments with longitudinal slopes between 18 - 20 percent along the centerline which exceed 300 feet in length and do not provide transition area of 10 percent or less for the 100 feet immediately preceding.





- ABBREVIATIONS:**
- AC ADHULT CONCRETE
  - APN ADRESSOR'S PARCEL NUMBER
  - BLDG BUILDING
  - C CONC
  - CONC CONCRETE
  - EDB EDGE OF DRIVEWAY
  - ES GRADE BREAK
  - NCRSS NAPA COUNTY ROAD & STREET STANDARDS
  - HP HATCH
  - SS SETBACK
  - TRD THRESHOLD
  - TI TRAFFIC INLET
  - TYP TYPICAL
- NOTE:**
1. NOT USED
  2. THE EXISTING DRIVEWAY THROUGH THE FOLLOWING SETBACKS DOES NOT COMPLY TO MEET THE NCRSS FOR A RESIDENTIAL DRIVEWAY FOR LONGITUDINAL CURVES. AN ALTERNATE TO NCRSS IS BEING SUBMITTED.
    - 2.1. STA 1+10 THRU STA 1+40
    - 2.2. STA 1+40 THRU STA 1+45
    - 2.3. STA 1+45 THRU STA 1+48
    - 2.4. STA 1+48 THRU STA 1+50
    - 2.5. STA 1+50 THRU STA 1+55
  3. TURNOUTS TO MEET THE MAXIMUM DISTANCE REQUIREMENT OF 400' PER NCRSS.



**PONDEROSA ONE LLC**  
80 CLEAR CREEK ROAD  
NAPA, CA 94558  
APN 027-310-032 & 043

RESIDENTIAL DRIVEWAY EXCEPTION  
**OVERALL SITE PLAN**

DATE	DESCRIPTION
12/23/2023	FOR THE PROJECT
02/06/2024	FOR THE PROJECT



JOB NO: 2021275  
SCALE: AS SHOWN  
DATE: TYP  
SHEET: 04  
**OSP**

# Project Analysis & CEQA Review

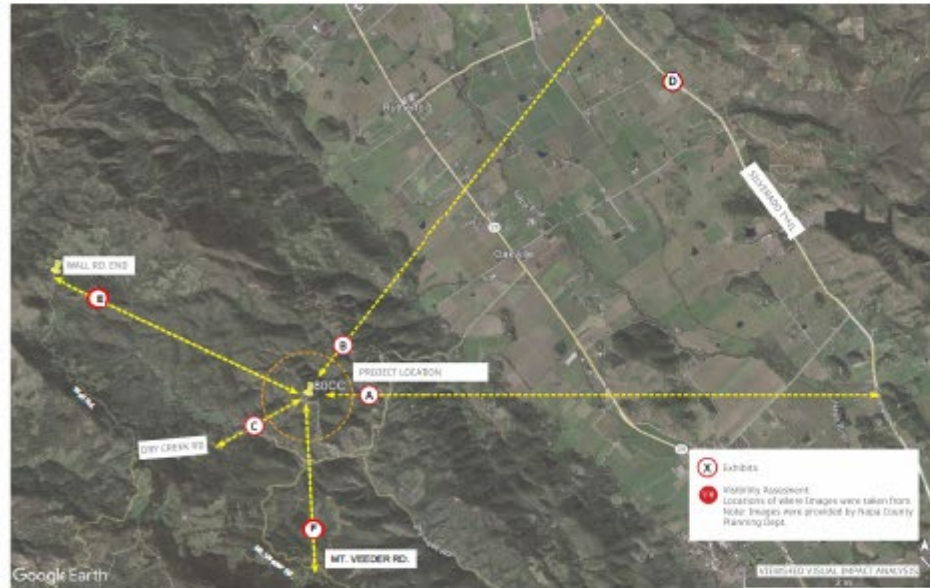
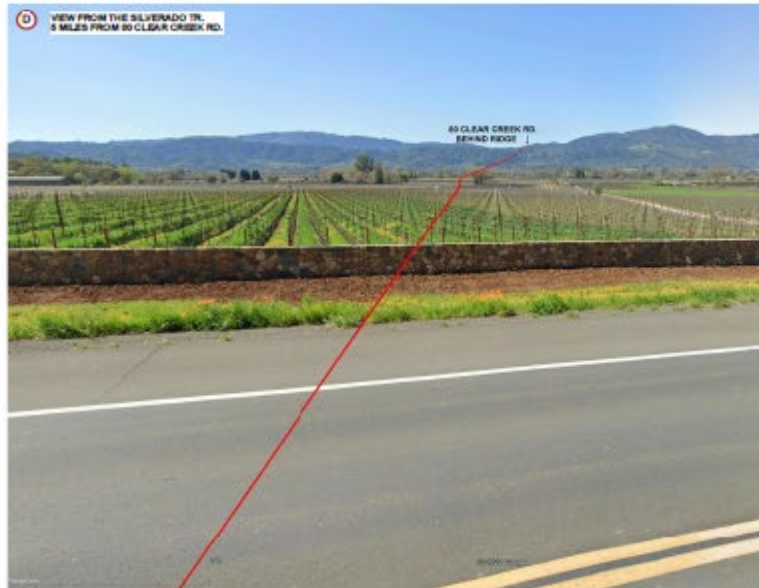
## Viewshed Protection Findings:

1. Consistency with Conservation Regulations (NCC Sec. 18.108)
2. Reduce impacts on ridgelines
3. Minimize adverse effects on views from designated public roads through siting and design
4. Minimize vegetation removal
5. Minimize alteration of natural landforms and topography
6. Add landscaping, retain existing vegetation
7. Conform with Design Manual, reduce impacts to unique topographic features



# VISUAL IMPACT ANALYSIS

P22-00182  
80 Clear Creek Rd., Napa, CA  
APN 027-310-032-000



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 Ponderosa One, LLC  
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VISUAL IMPACT ANALYSIS

REVISIONS

No.	Description	Date

Project Number: 100000000  
 Date: 10/20/2022

**A001-00**

Scale: 1/2" = 1'-0"

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VIEW FROM MT. VEEDER RD. - 56mm LENS



VIEW FROM MT. VEEDER RD. - 24mm LENS

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PROJECT CLOUD  
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VIEWS FROM MT. VEEDER RD.

REVISIONS

No.	Description	Date

Project Number: 1000000000

**A013-00**

Date: As Indicated

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VIEW FROM DRY CREEK ROAD - C

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 10/20/2018 10:58:17 AM  
 10/20/2018 10:58:17 AM

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VIEWS FROM  
 DRY CREEK RD.  
 C

REVISIONS

No.	Description	Date

Issue number: 10/20/2018



**A005.1-00**

Scale: 1:500

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# Project Analysis & CEQA Review

## Road & Street Standard Exception Findings:

- The Engineering Division reviewed the request for exception, determined that the applicant has met the findings for an exception included in Attachment B (Findings), and recommended conditions for the exception to the RSS to ensure that the design would meet the Same Overall Practical Effect as the State Responsibility Area Fire Safe Regulations.
- If required to improve the driveway to meet the RSS standards, earthwork on slopes exceeding 30-50% would be required, demonstrating that there are existing environmental constraints.
- This would also require lengthening the roadway which could potentially delay emergency response to the development area.
- With exception of longitudinal slope, all other aspects of the driveway generally exceed minimum criteria for a residential project.



# Project Analysis & CEQA Review

## Initial Study/Mitigated Negative Declaration Prepared:

- The proposed Initial Study/Negative Declaration was sent to the State Clearinghouse for a 30-day review period beginning September 23, 2025, and running through October 22, 2025. At the time, mitigation measures were proposed for the following areas: Biological Resources.
- On October 23, 2025, Staff received a letter from CDFW concluding their review of the IS/MND. Based on their review of the proposed project and BRRS, CDFW found that project activities had the potential to result in disturbance to nesting northern spotted owls and that some of the descriptions of the trees slated for removal indicated they could provide bats with roosting habitat. CDFW recommended that mitigation measures for northern spotted owl and roosting bats, requiring further habitat assessment and avoidance measures be adopted for the project.
- Staff updated the Mitigation, Monitoring and Reporting Program (MMRP) to include CDFW's recommended mitigation measures for a total of 3 MM.



# Project Analysis & CEQA Review

- Since roosting bats and northern spotted owl were previously identified as species of concern in the BRRS, biological mitigation is merely being amplified and clarified to address CDFW's comments, the IS/MND does not require recirculation pursuant to California Code of Regulations §15073.5(c).
- Given the project's potential to impact aesthetics and biological resources and because of comments received from California Department of Fish and Wildlife (CDFW) and the public, pursuant to NCC §18.106.050(A) the Director of Planning, Building, and Environmental Services, acting as the Zoning Administrator, has referred this application to the Planning Commission.



# Project Analysis & WAA Review

- A WAA, dated July 11, 2025, was prepared by Summit Engineering, Inc., and provides an assessment of the existing and proposed groundwater demand for the project as well as Tier 1, 2 and 3 analyses.
- There are four existing wells on site, but only three are currently in use: Well A, Well B, and Well D.
- Wells A and B are located on APN 027-310-032 and supply all domestic water and landscape irrigation water for the parcel.
- Well D is located on APN 027-310-043 and provides landscape irrigation water for the minor landscaping on this parcel.
- Well C, located on APN 027-310-043, was drilled for a proposed residence which was never built and is currently non-operational



# Project Analysis & WAA Review

- Estimated groundwater use for a main residence, a guest house and a pool with a cover, determining that existing residential groundwater demand for the parcel was **0.75 af/yr**.
- Landscaping groundwater demand was estimated at **3.74 af/yr** utilizing Water Efficient Landscape Worksheets from building permits B11-00256 & 257.
- Total groundwater demand is estimated to be approximately **4.49 af/yr**.
- The addition of the ADU is estimated to increase domestic groundwater demand by **0.20 af/yr**.
- The WAA also provides an analysis of ways that the project could reduce landscape irrigation groundwater demand to offset the increase in groundwater demand from the project and achieve 'no net increase' in groundwater.
- The analysis determined an annual parcel specific recharge of **16.60 af/yr**. This would mean that the projected demand of the proposed project is **27.0%** of parcel specific recharge and thus the project is able to meet Napa County WAA Tier 1 criteria.



# Project Analysis & WAA Review

- **Tier 2** - An offsite non-project well is identified within 500 feet of Well D. While the WAA assumes a ‘no net increase’ scenario for the project through landscape irrigation modifications, Tier 2 analysis could theoretically be met by conditioning all project wells to not increase over identified existing annual demand.
- Furthermore, The WAA demonstrated that none of the project wells would be expected to drawdown greater than 10 feet at the property line, ensuring the project would not impact existing and future off-site project wells.
- **Tier 3** - The WAA identifies that only Wells A & D are within 1,500 feet of an identified significant stream. Since Wells A & D are within the Napa River Watershed a Tier 3 analysis is required to be performed unless “modifications to the location, construction, or operations of the project well(s) are made to reduce harm relative to current conditions”. Summit proposes to install flow restrictors at these wells to reduce pumping rates of the wells to meet this criteria.
- **Conditions of approval** have been recommended to require annual well monitoring, groundwater extraction limitations and flow restrictor/pumps to restrict flows for Wells A & D. Well B does not have any restrictions.



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# Public Comments

Two Public Comments receive back in October and November, 2025

1. The neighboring commentor requests denial or modification of the application citing the application's inconsistency with the Viewshed Design Manual.
2. The second commentor expresses concern regarding the proposed size and intended use of the property.



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# Staff Recommendation

Option 1 – Approve the Applicant’s Proposal based upon project findings and conditions of approval  
(Staff Recommendation)

Option 2 – Modify the Applicant’s Proposal  
(Requires Continuance to a Date Certain)

Option 3 – Deny the Applicant’s Proposal



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# Thank you

Charlene Gallina

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