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Planning, Building & Environmental Services

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Napa, CA 94559
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Brian D. Bordona
Director

MEMORANDUM

To: Planning Commissioners	From: Trevor Hawkes, Supervising Planner
Date: October 15, 2025	Re: PC Agenda 10/15/25, Public Hearing Item 7A The Grove at the Silverado Resort and Spa P24-00141-MM

This memo is provided to the Commission to identify Staff revisions/changes to approval documents and technical documents.

Revised recommended Conditions of Approval

Attached to this memo please find a revised recommended Conditions of Approval, provided to the Commission in a clean document version (Attachment A) and a redlined document version for identification of revisions (Attachment B). Should the Commission determine to approve the applicant’s request, or to approve with modifications, please follow the proposed actions in the executive summary of the Staff Report while identifying that the recommended Conditions of Approval are ‘as revised’.

The recommended Conditions of Approval are revised as follows;

- COA 4.2 – This standard condition is reserved in order to prevent conflict with COA 4.12(a), the Noise Studies recommended operational conditions and Silverado Resort and Spa’s outdoor event programs.
- COA 4.3 – This standard condition is reserved as it is not applicable to the project.
- COA 4.10 – Subsection numbering has been fixed.
- COA 4.12(a) – This condition is revised in order to clarify the operational indoor amplified music conditioning of the project and the continuation of the existing conditions of the resort’s outdoor event program.
- COA 4.12(b) - This condition is removed in order to prevent conflict with COA 4.12(a), the Noise Studies recommended operational conditions and Silverado Resort and Spa’s outdoor event programs.
- COA 6.1 - Subsection numbering has been fixed.
- COA 6.4(c) – This standard condition is reserved so there’s no confusion of the required tree replacement ratio. Much of the language is moved to COA 6.16(b).
- COA 6.4(e) - This standard condition is reserved as it is not applicable to the project.
- COA 6.9 - This standard condition is reserved as it is not applicable to the project.
- COA 6.16(a) – The specific noise reduction features are removed and the permittee is directed to the June 2, 2025, Noise Study for specific treatment and exterior shell features.
- COA 6.16(b) – Language from COA 6.4(c) is added.

- COA 6.16(c) – The applicant has requested this landscape metering condition be added to the Conditions of Approval.

Wastewater Feasibility Study and Water Availability Analysis

Attachment E of the agenda packet includes a Wastewater Feasibility Study (pg. 15). This study was attached to the agenda packet in error and is from an early submittal of the project when the applicant was considering onsite septic for meeting the project's wastewater production. The project as proposed to the Commission will connect to Napa Sanitation district wastewater system.

Attachment E of the agenda packet includes a Water Availability Analysis (pg. 2) dated May 2024. This version of the Water Availability Analysis is not the latest version of the document for this project and was attached in error. See the third attachment to this memo, Water Availability Analysis for The Grove at SilveradoResort and Spa dated September 2024.

Staff has reviewed both WAAs and the administrative record on review of the project. The applicant received one comment on their initial WAA submittal requesting a more detailed explanation of how the increase in landscaping area between existing and proposed conditions could result in a decrease in landscaping groundwater use. Thus the September 2024 WAA includes a more detailed explanation of groundwater estimation based on the Model Water Efficiency Landscape Ordinance (MWELo) and the Water Use Classification of Landscape Species (WUCOLS). Section number is also changed. There are no other material differences between the documents, including estimations and calculations of existing and proposed groundwater demand.

Attachments

Revised Recommended Conditions of Approval (Clean)

Revised Recommended Conditions of Approval (Redline)

Water Availability Analysis for The Grove at Silverado Resort and Spa (September 2024)

REVISED 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 **[RESERVED]**

4.3 TRAFFIC **[RESERVED]**

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.
- d. Fire Department operational conditions as state in their Memorandum dated January 1, 2025.
- e. 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 utilizing amplified noise. All outdoor events shall comply with the County Noise Ordinance.

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.
- d. Fire Department plan review/construction/preoccupancy conditions as state in their Memorandum dated January 1, 2025.
- e. 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. **[RESERVED]**
- 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. **[RESERVED]**

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 **[RESERVED]**

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 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.

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. No trees greater than 6” diameter at breast height shall be removed, except for those identified on the submitted site plan. Valley oak trees removed for the project shall be limited to eight (8) and replaced at a 4:1 replanting ratio and sized at 15 gallons as described in the submitted Tree Replanting Exhibit dated August 27, 2025. Trees to be retained shall be protected during construction by fencing securely installed at the outermost 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.
- c. Landscape Watering Measurement. As the Project area landscaping shall be watered using groundwater, as it has been since the Resort originally developed the Project area, the permittee shall install a water

use measuring system (eg. a meter) for landscape watering for the Project area and accordingly measure on a monthly basis the amount of groundwater used for landscaping. This measuring excludes the adjacent golf course. Such data will be provided to the PBES Director on an annual basis. The permittee will use best available water control technology and best water management practices for the Project area landscape watering.

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 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.

REVISED 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**

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

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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 **[RESERVED]**

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

4.3 TRAFFIC **[RESERVED]**

~~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.

~~e.~~ d. Fire Department operational conditions as state in their Memorandum dated January 1, 2025.

~~d.e.~~ 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 utilizing amplified noise. All outdoor events shall comply with the County Noise Ordinance.

~~b.a.~~ 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.

~~e.~~ d. Fire Department plan review/construction/preoccupancy conditions as state in their Memorandum dated January 1, 2025.

~~d.~~ e. 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.~~[RESERVED]

- 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.~~[RESERVED]

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 **[RESERVED]**

~~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. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Valley oak trees removed for the project shall be limited to eight (8) and replaced at a 4:1 replanting ratio and sized at 15 gallons as described in the submitted Tree Replanting Exhibit dated August 27, 2025. Trees to be retained shall be protected during construction by fencing securely installed at the outermost 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.

b.c. Landscape Watering Measurement. As the Project area landscaping shall be watered using groundwater, as it has been since the Resort originally developed the Project area, the permittee shall install a water use measuring system (eq. a meter) for landscape watering for the Project area and accordingly measure on a monthly basis the amount of groundwater used for landscaping. This measuring excludes the adjacent golf course. Such data will be provided to the PBES Director on an annual basis. The permittee will use best available water control technology and

best water management practices for the Project area landscape watering.

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 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.

Water Availability Analysis

For

The Grove at the Silverado Resort & Spa

APN 060-010-001

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



Revised September 2024



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ATTACHMENTS

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

1.0 PROJCT 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 stream¹ flows through two portions of the parcel until converging into Milliken Creek. A vicinity map per the Napa County Geological Information Systems (GIS) online mapping database is shown below:



Figure 1 Vicinity Map

¹ National Hydrography Dataset (NHD) Permanent Identifier 41663111

2.0 WATER SOURCES

2.1 Domestic and Fire Water

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 any new uses and therefore an increase in water usage is not proposed for the project. The 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.

2.2 Landscape Irrigation

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 high water use turf grass with low to moderate water use plants and native grasses.

3.0 WATER DEMAND

3.1 Domestic Water Demand

Domestic water is not proposed to increase as part of the project and will continue to be sourced from the City of Napa Water Division. Therefore, domestic water demands are not calculated as part of this Water Availability Analysis.

3.2 Existing Landscape Irrigation Demand

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 existing plant types are based on observation of existing plant type as well as discussions with the landscape architect. The existing landscape areas and plant types at the Grove include:

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

Refer to the Existing Landscape Area Exhibit in Attachment 1 for the existing landscape areas, plant types, corresponding plant factors (PF), and landscape irrigation efficiency (IE).

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)". Using MWELO water usage calculations, the Estimated Total Water Usage (ETWU) for the existing landscape areas is calculated to be 6.42 acre-feet/year. The MWELO water use calculations are included in Attachment 2.

3.3 Proposed Landscape Irrigation Demand

The project proposes to remove existing turf grass areas and replace them with lower water usage plants. 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 landscape irrigation areas are shown in Attachment 1 as well as the corresponding plant types, corresponding plant factors (PF), and landscape irrigation efficiency (IE). 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.

3.3.1 MWELO Criteria

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 of 3.62 acre-feet/year is less than the calculated MAWA which is compliant with the MWELO criteria for water efficiency. Refer to Attachment 2 for the MWELO water use calculations.

4.0 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 high-water usage turf grass with lower water use plantings. Although the total area of landscape is increasing, the total landscape irrigation demand is decreasing because the project proposes replacement of high water use turf grass with low to moderate water use plants.

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

Existing Landscape Information

Planter Areas ³	Area (sf)	PF	CF	SLA	IE	
A	61,550	0.8	0.62	0	0.71	High-Water Use Plants (Turf Grass)
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				

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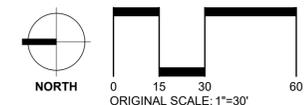
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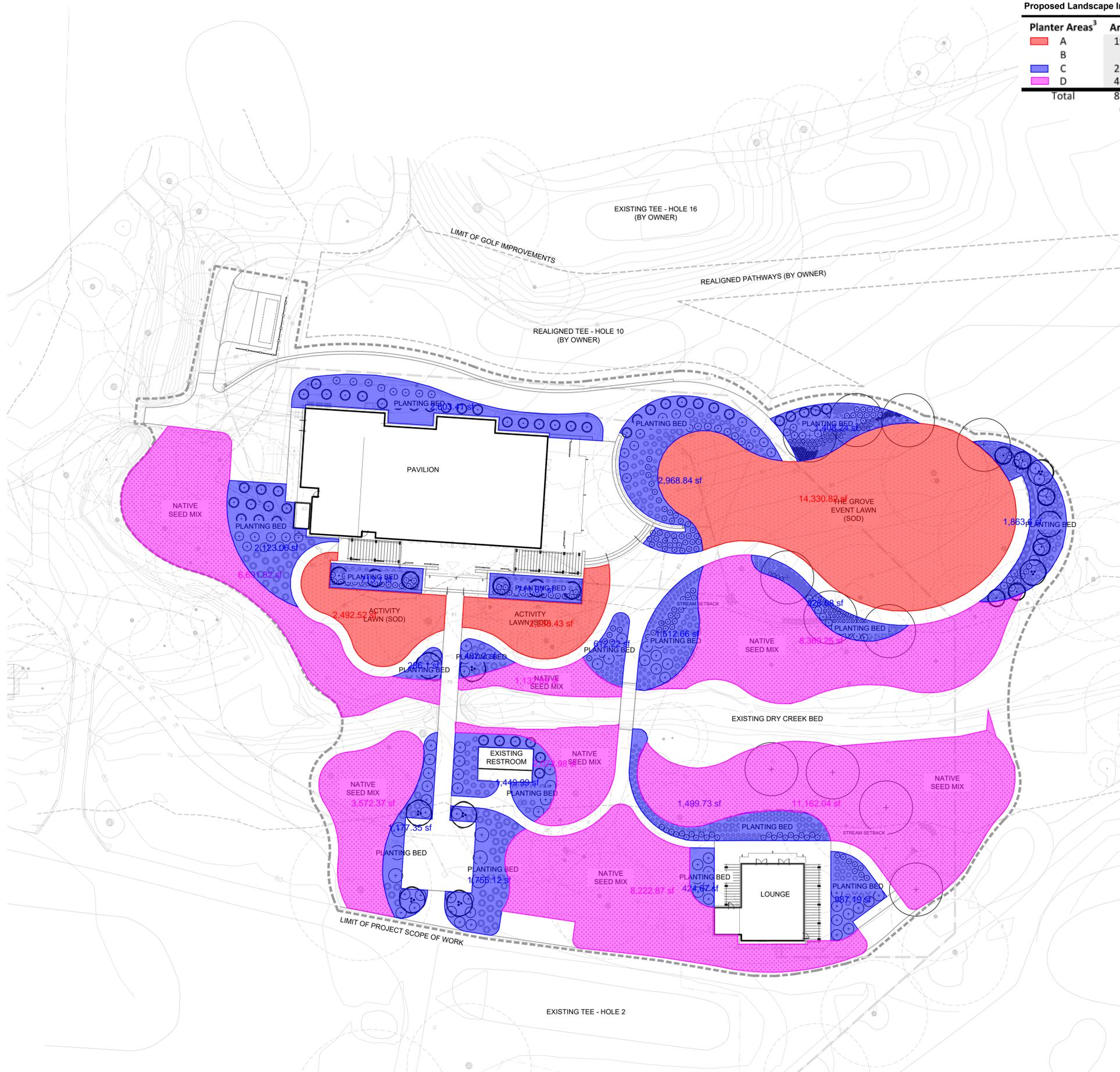
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REVIEWED BY SB

EXISTING
LANDSCAPE
AREA EXHIBIT



Proposed Landscape Information

Planter Area ³	Area (sf)	PF	CF	SLA	IE	
A	19,062	0.8	0.62	0	0.71	High-Water Use Plants (Turf Grass)
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					
	0.26	acres				



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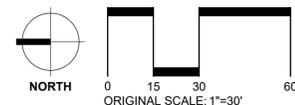
ISSUE
 90% CD PERMIT SET

RELEASE DATE
 05/01/24

REVISIONS
 1 9/05/2024

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

PROPOSED
 LANDSCAPE
 AREA EXHIBIT



L0.02

Attachment 2:
Existing & Proposed Water Demand Calculations

Model Water Efficient Landscape Ordinance (MWEL0)

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 ¹ (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) ²	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 ³	Area (sf)	PF ⁴	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 ³	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 (WEL0) 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 WEL0 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 (MWELo)

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
ETo ¹ (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) ²	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 ³	Area (sf)	PF ⁴	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:

$$MAWA = (ETo - Eppt) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

Planter Areas ³	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_o = 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 ³	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_o) 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_o) 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
MODOC													
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
MONO													
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
MONTEREY													
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
MONTEREY													
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
NAPA													
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
NEVADA													
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
ORANGE													
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
PLACER													
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
PLUMAS													
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
RIVERSIDE													
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	
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	Elymus condensatus
Melica californica	low, moderate	Not in List	Melica imperfecta is <0.1
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	
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	Melica imperfecta is <0.1
Monardella villosa	low	<0.1	