



Memorandum

To: Planning Commissioners

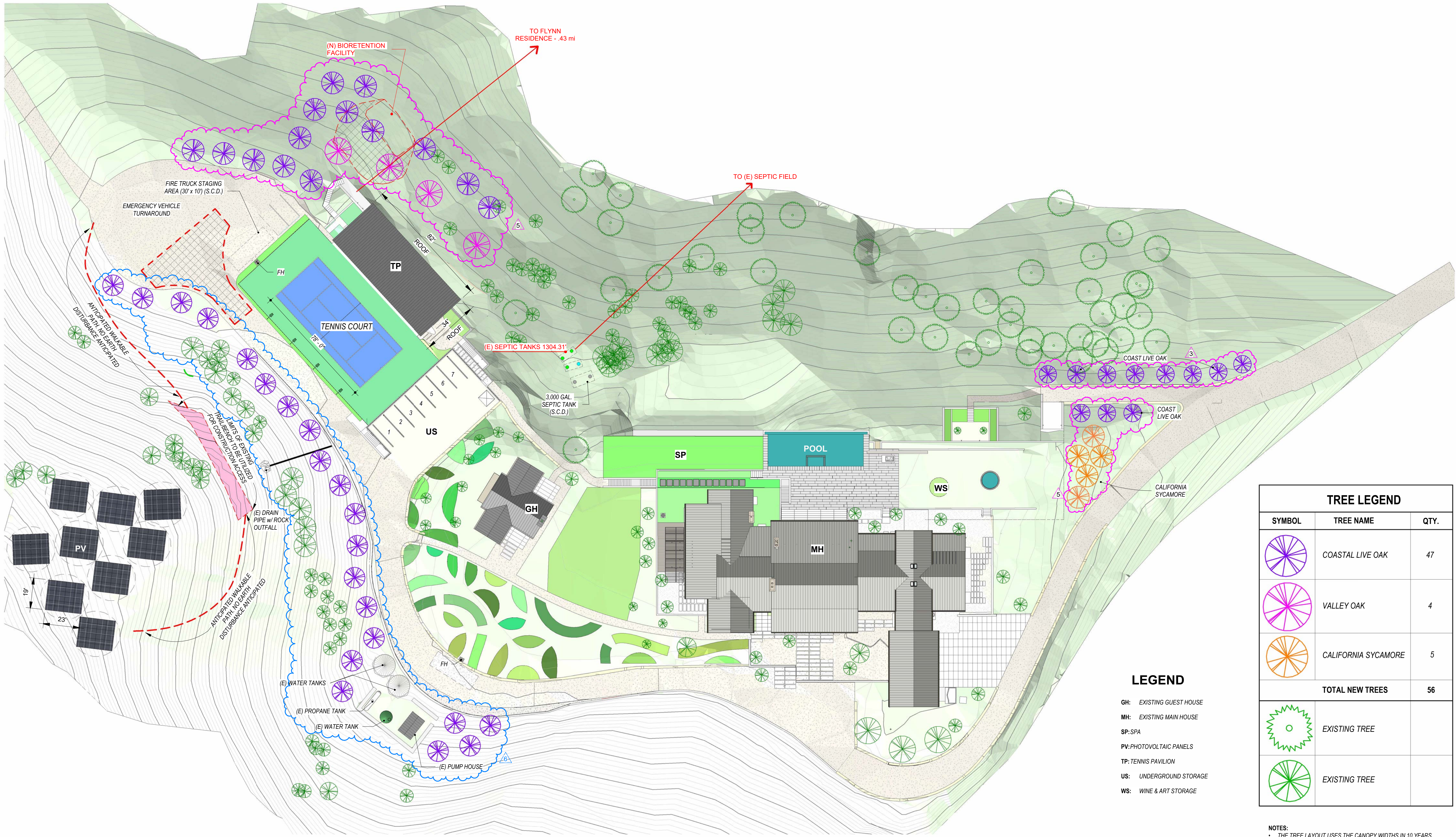
From: Trevor Hawkes, Supervising Planner

Date: August 4, 2026

Subject: Change Memo - Agenda Item 7A; 80 Clear Creek Road Viewshed Protection Program
Application P22-00182-VIEW & Road and Street Standards Exception

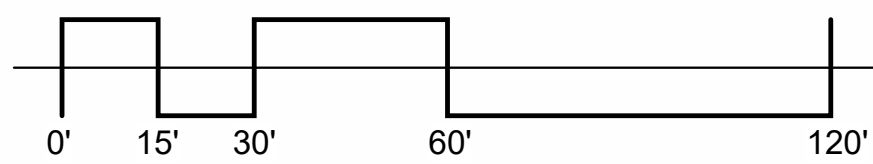
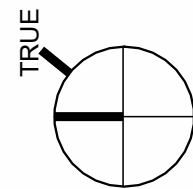
The applicant has submitted revised graphics regarding tree plantings for landscape screening. Prior revised graphics focused on tree planting locations (including new species) and spacing for screening landscape along the eastern viewshed of the Tennis Pavilion. The revised graphics did not consider spacing along the western viewshed screening landscape, where the applicant also intends to replace the proposed Interior Live Oak species (30% of the tree plantings intended for that screening area) with Coast Live Oak. Based upon recommendations by the project's Landscape Architect for spacing between plantings, the applicant has submitted revised graphics for tree screening across the entire project. Based upon the graphics submitted, the accurate intended total number of tree plantings intended to screen the project is 56.

Should the commission approve, or approve with modifications, Viewshed Protection Program application P22-00182-VIEW, the commission should reference the revised graphics and tree plantings in this change memo when making a motion.



1 PARTIAL SITE PLAN
1" = 30'-0"

APN: 027-310-032 ACREAGE: 123 ac.



LEGEND

- GH: EXISTING GUEST HOUSE
MH: EXISTING MAIN HOUSE
SP: SPA
PV: PHOTOVOLTAIC PANELS
TP: TENNIS PAVILION
US: UNDERGROUND STORAGE
WS: WINE & ART STORAGE

TREE LEGEND

SYMBOL	TREE NAME	QTY.
	COASTAL LIVE OAK	47
	VALLEY OAK	4
	CALIFORNIA SYCAMORE	5
TOTAL NEW TREES		56
	EXISTING TREE	
	EXISTING TREE	

- NOTES:
- THE TREE LAYOUT USES THE CANOPY WIDTHS IN 10 YEARS
 - TREE CANOPY AND SPACING:
 - COASTAL LIVE OAKS: 13' DIA, 20' oc.
 - VALLEY OAKS: 20' DIA, 30' oc.
 - SPACING BETWEEN SPECIES: ~25' oc.
 - SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

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leong architects
NAPA VALLEY - NEW YORK
P.O. BOX 2 ST. HELENA CA 94574
t: 707 963-5461
www.leongarch.com
www.leong-leong.com
email: info@leongarch.com

PROJECT CLOUD

Ponderosa One, LLC

80 Clear Creek Rd. - Oakville - CA - 94562

VIEWSHED

PARTIAL SITE PLAN

REVISIONS

No.	Description	Date
3	Revision 3	02/28/25
5	Revision 5	12/04/25
6	Revision 6	07/29/26

Project number:
Date: 07/29/26

A007-00
Scale As indicated

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ABBREVIATIONS:

AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADU	ACCESSORY DWELLING UNIT
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BLDG
CL	CENTERLINE
CONF	CONFORM
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EG	EXISTING GROUND
FG	FINISH GRADE
FH	FIRE HYDRANT
FS	FINISH SURFACE
FL	FLOWLINE
GAL	GALLON
GB	GRADE BREAK
*HP	HIGH POINT
NCRSS	NAPA COUNTY ROAD & STREET STANDARDS
PD	PLANTER DRAIN
PIP	PROTECT IN PLACE
SB	SETBACK
SF	SQUARE FEET
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
TC	TOP OF CONCRETE
TCC	TOP OF CONCRETE CURB
TD	TRENCH DRAIN
TI	TRAFFIC INDEX
TP	TOP OF PAVEMENT
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
USP	UNDER SEPARATE PERMIT

NOTES:

REFER TO CONCEPTUAL GRADING PLANS FOR SITE DEVELOPMENT.

EARTHWORK

VALUES ARE FOR PERMITTING ONLY AND ARE NOT TO BE USED FOR BIDDING. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATIONS.

LIMITS OF GRADING:	1.6 ACRES
CUT VOLUME:	8,241 CU. YDS.
FILL VOLUME:	2,327 CU. YDS.
NET VOLUME:	5,914 CU. YDS. (CUT)

SITE PLAN, SEE BELOW RIGHT

APN 027-310-032

APPROXIMATE LOCATION
OF PROPOSED PRIMARY
AND RESERVE DRIPFIELD
DISPOSAL AREAS

APPROXIMATE
PROPERTY
LINE, TYP

(E) ACCESS ROAD

FILL PLACEMENT AREA,
SEE SHEET C4.4

APN 027-310-043

SEE SHEET C4.0

SOLAR ARRAY

EMERGENCY VEHICLE
TURNAROUND PER
NCRSS

UNDERGROUND
STORAGE BELOW
PARKING AREA

(E) WATER TANKS
(E) PROPANE TANK
(E) WATER TANK

GENERATOR,
USP

(E) GENERATOR
(E) PUMP HOUSE

FIRE TRUCK STAGING
AREA PER NCRSS

LIMITS OF GROUND
SURVEY, TYP

(E) WELL

FIRE TRUCK STAGING
AREA PER NCRSS
FH
PARKING SPACE,
TYP OF 2

BIORETENTION
FACILITY

LIMITS OF GROUND
SURVEY, TYP

SEE SHEET C4.1

(E) SEPTIC TANKS
3,000 GAL
SEPTIC TANK

SEE SHEET C4.2

(E) 100% RESERVE
AREA (6,048 SF) TO
BE ALLOCATED TO
PROPOSED RESERVE
AREA

(E) LEACHFIELD
TO BE ABANDONED

(E) DISTRIBUTION BOX
(E) 4" SS

ADVANTEX
PRETREATMENT
SYSTEM

(E) FRENCH DRAIN

PRIMARY DRIPFIELD
DISPOSAL AREA

200% RESERVE
AREA (4,667 SF)

SEE SHEET C4.3

WINE & ART
STORAGE BELOW

(E) FIRE HYDRANT

PATH

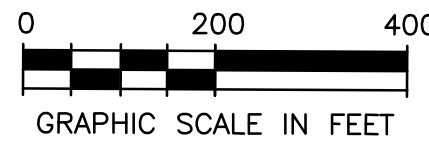
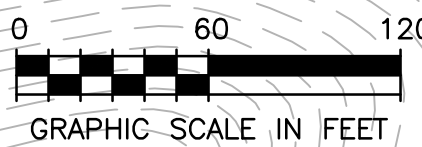
SPA

(E) POOL
& SPA

(E) MAIN
HOUSE

(E) ELECTRICAL
TRANSFORMER

(E) ACCESS ROAD



PLOTTED ON: 8/3/2026 11:10 AM

P:\2021\2021275 80 CLEAR CREEK ROAD\CAD\CIVIL\GRADING CONCEPT\21275-VIEWSHD OSP.DWG

VIEWSHED PERMIT

OVERALL SITE PLAN

#	DATE	DESCRIPTION
1	2/28/2025	PLAN CHECK RESPONSE
2	5/07/2025	PLAN CHECK RESPONSE
3	12/04/2025	PLAN CHECK RESPONSE
4	12/23/2025	PLAN CHECK RESPONSE
5	4/20/2026	TREE ADDITION
6	8/03/2026	TREE UPDATE

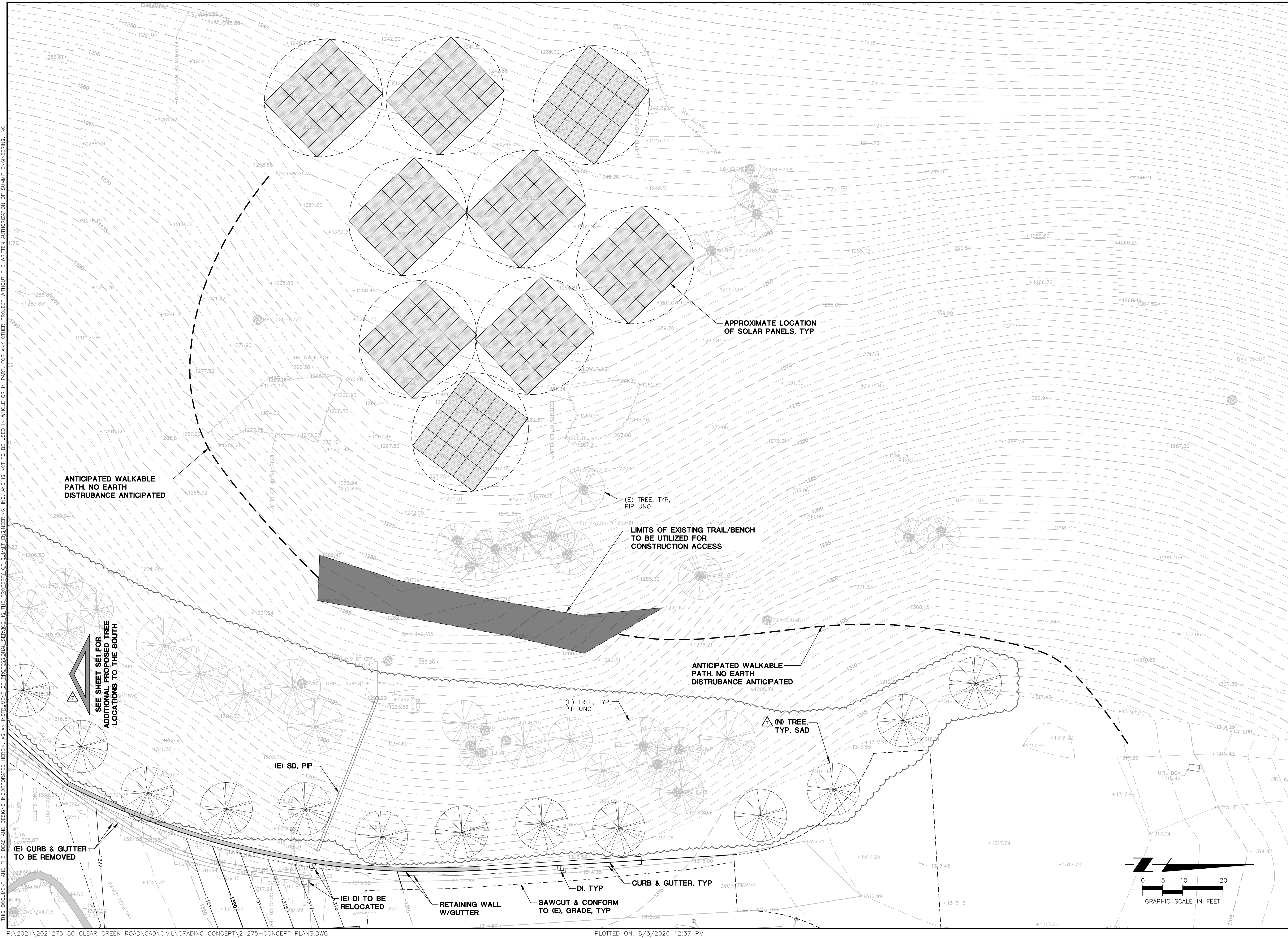
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CHECKED: MS

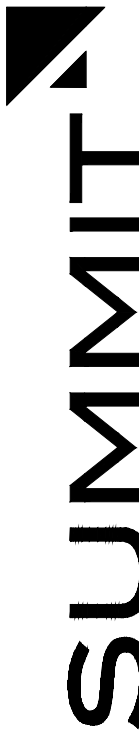
SHEET
C2.0
SHEET 1 OF 10

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PONDEROSA ONE LLC
80 CLEAR CREEK ROAD
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APN 027-310-032 & 043

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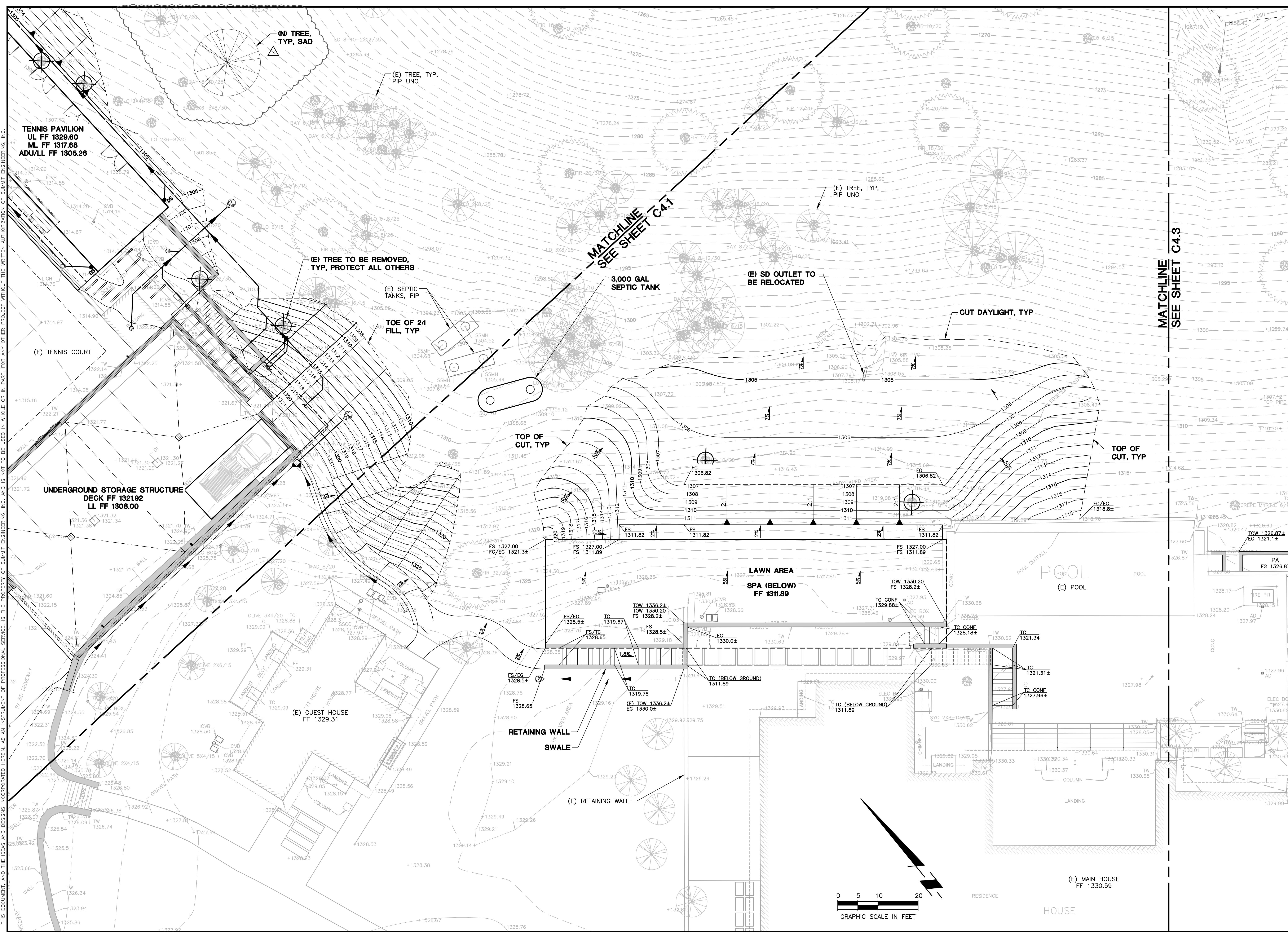
VIEWSHED PERMIT
CONCEPT GRADING PLAN -
CONSTRUCTION ACCESS &
SOLAR PANEL FIELD

#	DATE	DESCRIPTION
1	2/28/2025	PLAN CHECK RESPONSE
2	5/07/2025	PLAN CHECK RESPONSE
3	12/04/2025	PLAN CHECK RESPONSE
4	12/23/2025	PLAN CHECK RESPONSE
5	4/20/2026	TREE ADDITION
6	8/03/2026	TREE UPDATE

JOB NO: 2021275
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DRAWN: TF
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SHEET

C4.0
SHEET 2 OF 10

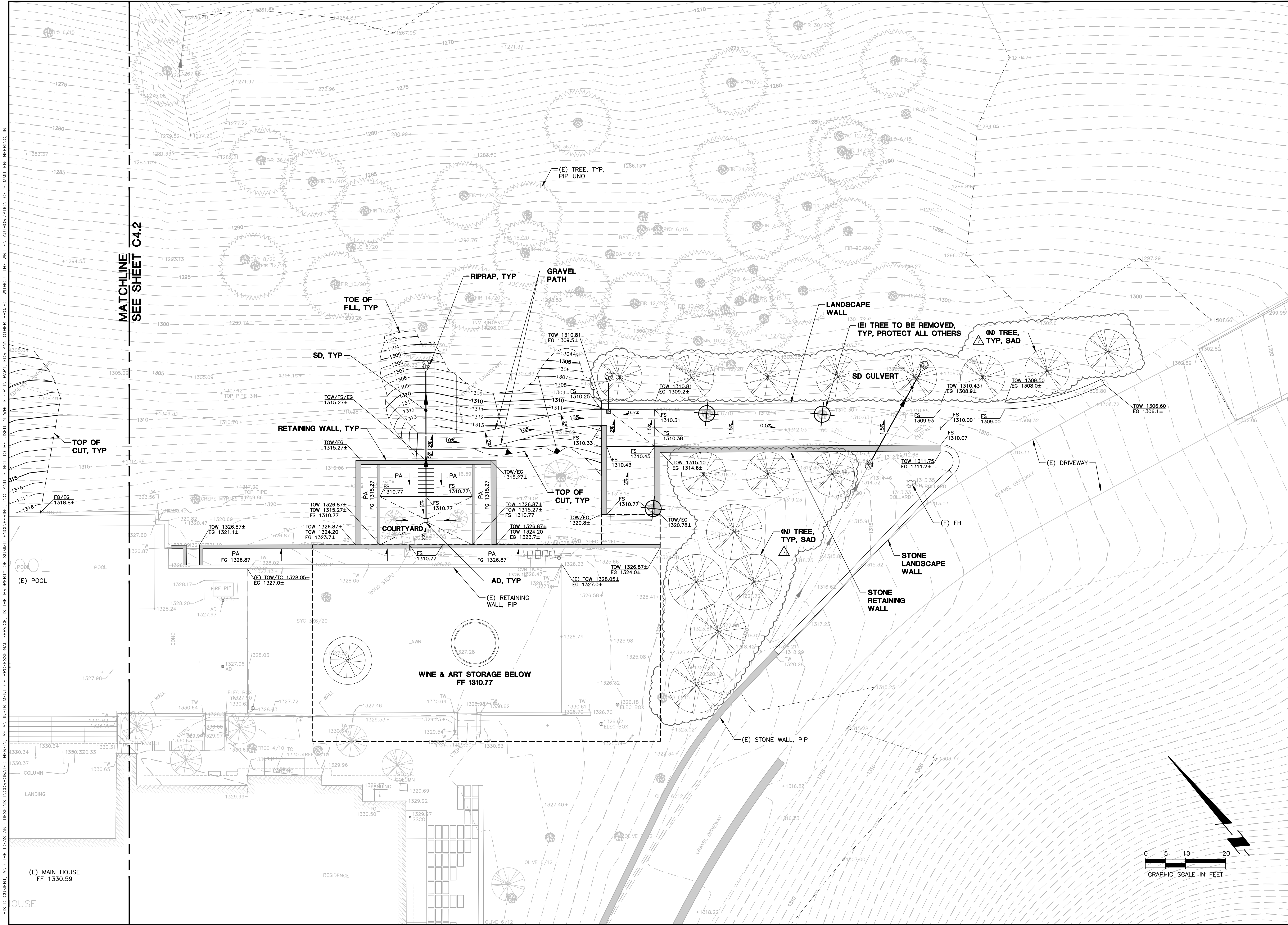
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3	12/04/2025	PLAN CHECK RESPONSE
4	12/23/2025	PLAN CHECK RESPONSE
5	4/20/2026	TREE ADDITION
6	8/03/2026	TREE UPDATE

JOB NO:	2021275
SCALE:	AS SHOWN
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SHEET	C4.2

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CONCEPTUAL GRADING PLAN -
WINE STORAGE

#	DATE	DESCRIPTION
1	2/28/2025	PLAN CHECK RESPONSE
2	5/07/2025	PLAN CHECK RESPONSE
3	12/04/2025	PLAN CHECK RESPONSE
4	12/23/2025	PLAN CHECK RESPONSE
5	4/20/2026	TREE ADDITION
6	8/03/2026	TREE UPDATE

JOB NO: 2021275
SCALE: AS SHOWN
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SHEET
C4.3
SHEET 5 OF 10

P:\2021\2021275 80 CLEAR CREEK ROAD\CAD\CIVIL\GRADING CONCEPT\21275--CONCEPT PLANS.DWG

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NOTES:

1. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION REQUIREMENTS FOR GRADED PAD.



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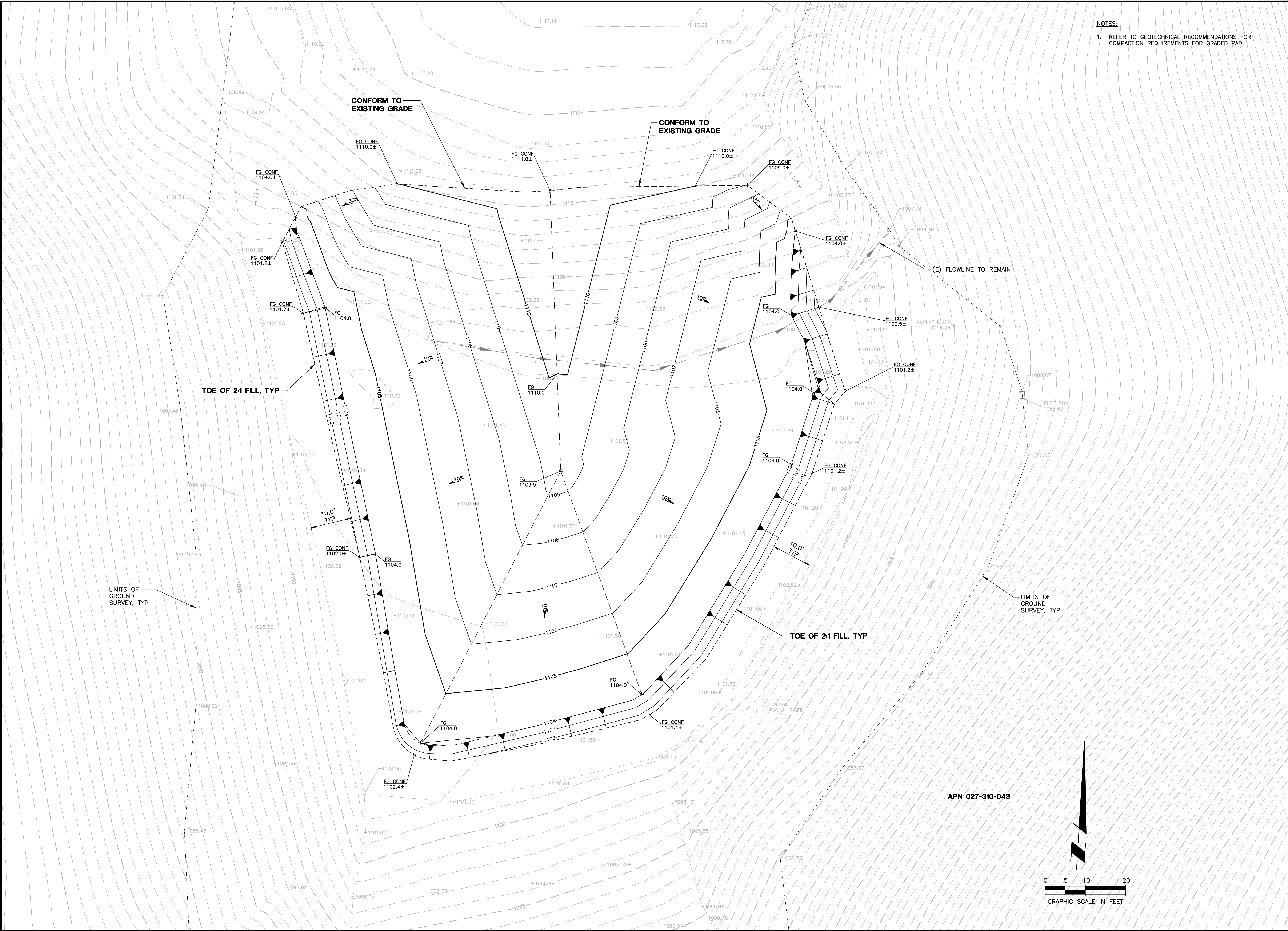
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CONCEPTUAL GRADING PLAN -
FILL PLACEMENT

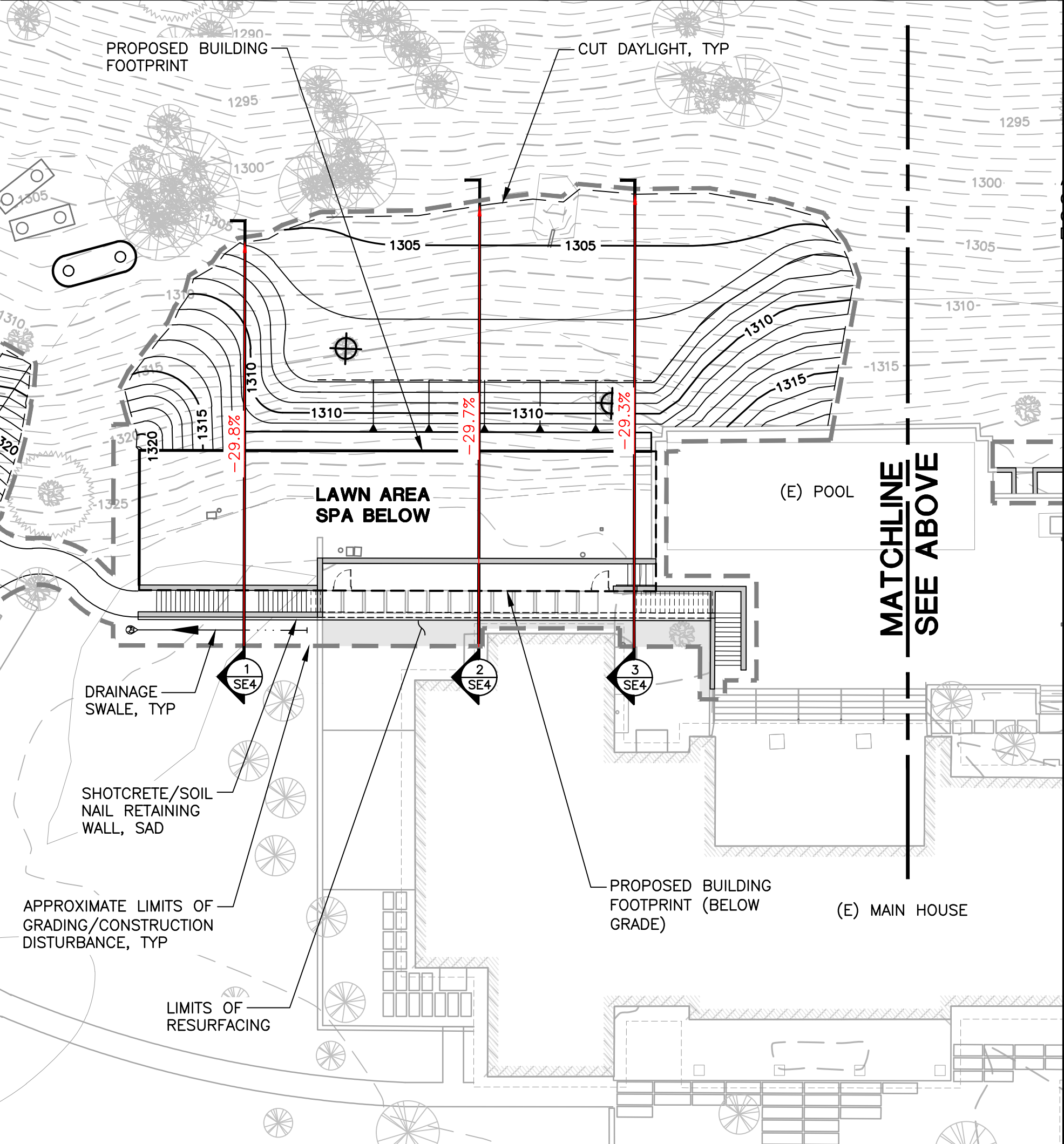
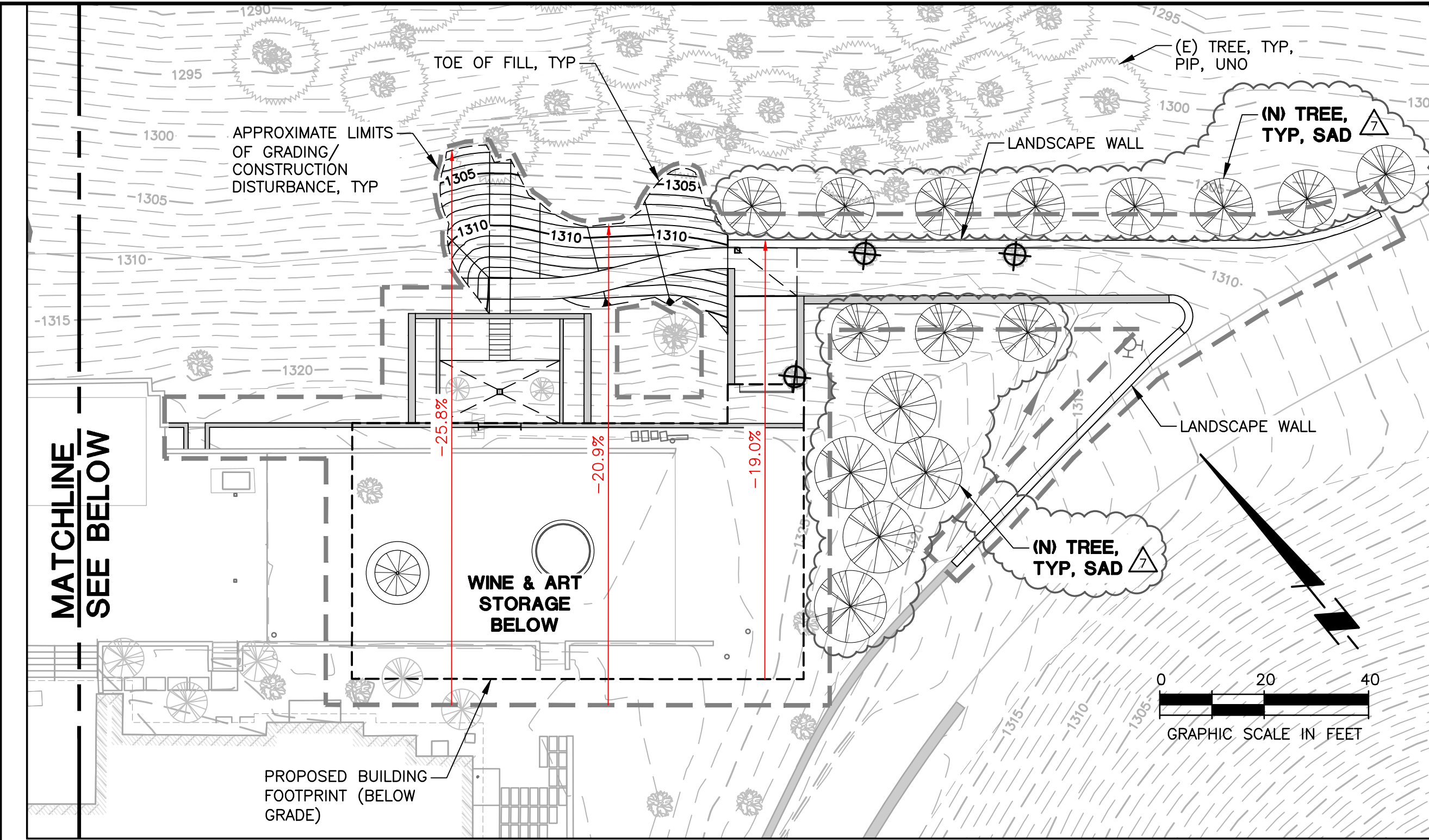
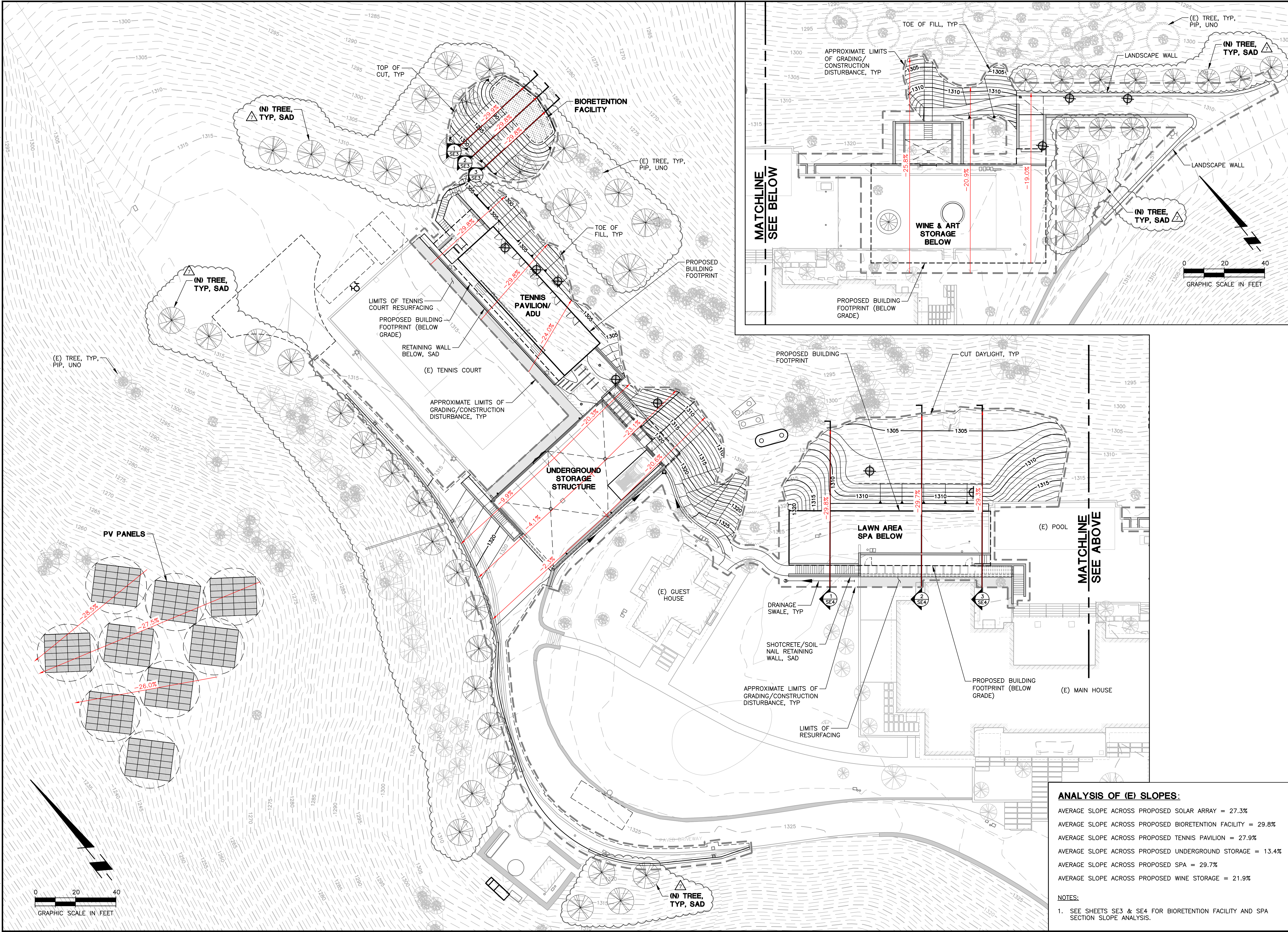
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	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE
	4/20/2026	TREE ADDITION
	8/03/2026	TREE UPDATE

JOB NO: 2021275
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SHEET

C4.4
SHEET 6 OF 10



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ANALYSIS OF (E) SLOPES:

AVERAGE SLOPE ACROSS PROPOSED SOLAR ARRAY = 27.3%

AVERAGE SLOPE ACROSS PROPOSED BIORETENTION FACILITY = 29.8%

AVERAGE SLOPE ACROSS PROPOSED TENNIS PAVILION = 27.9%

AVERAGE SLOPE ACROSS PROPOSED UNDERGROUND STORAGE = 13.4%

AVERAGE SLOPE ACROSS PROPOSED SPA = 29.7%

AVERAGE SLOPE ACROSS PROPOSED WINE STORAGE = 21.9%

NOTES:

1. SEE SHEETS SE3 & SE4 FOR BIORETENTION FACILITY AND SPA SECTION SLOPE ANALYSIS.

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SLOPE EXHIBIT

SITE

#	DATE	DESCRIPTION
A	2/28/2025	PLAN CHECK RESPONSE
A	5/07/2025	PLAN CHECK RESPONSE
	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE
B	4/20/2026	TREE ADDITION
A	8/03/2026	TREE UPDATE

JOB NO: 2021275

SCALE: AS SHOWN

DRAWN: TF

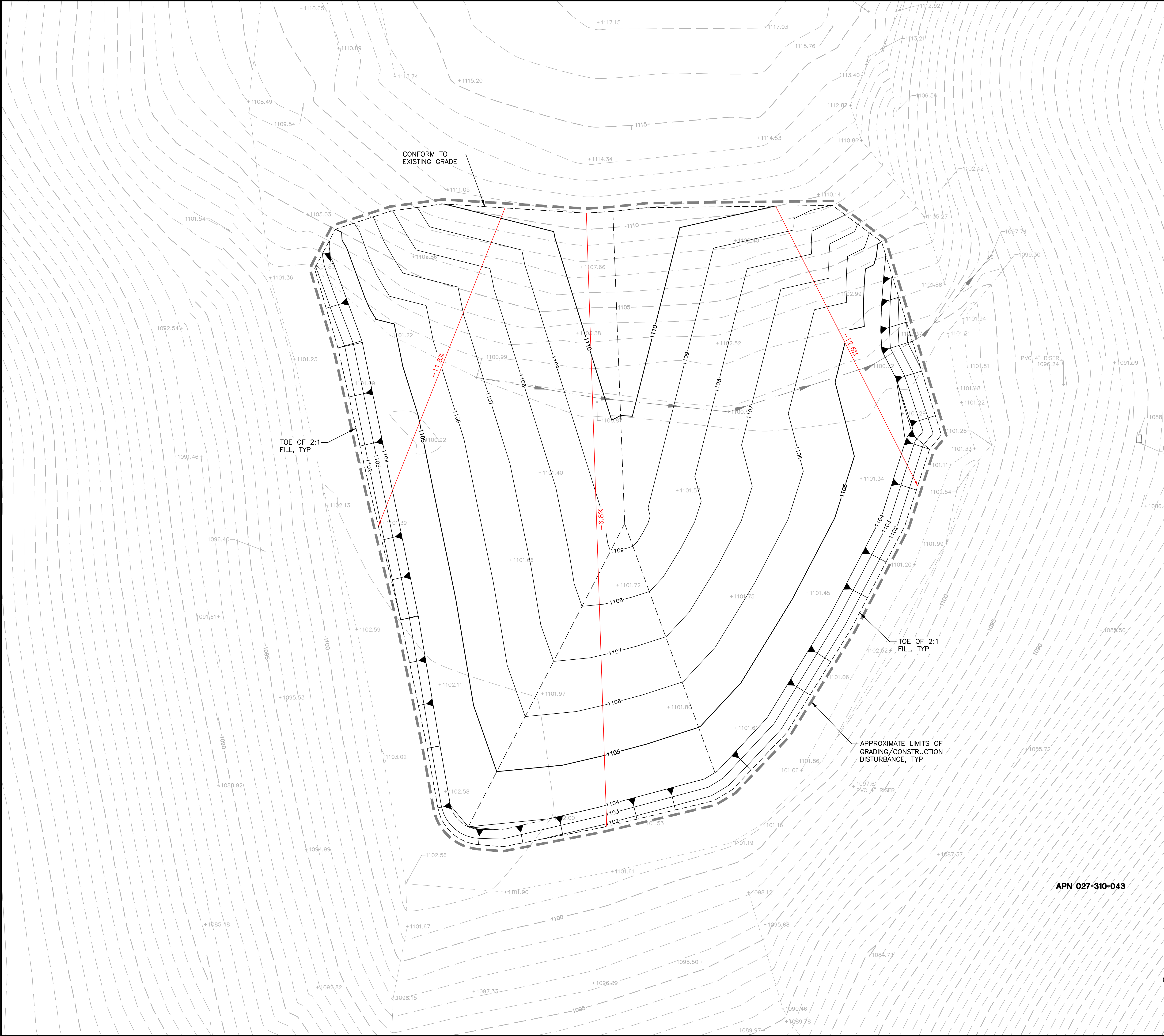
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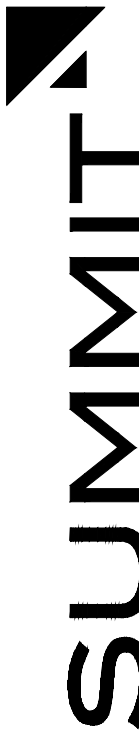
SE1

SHEET 7 OF 10

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ANALYSIS OF (E) SLOPES:
AVERAGE SLOPE ACROSS PROPOSED FILL PLACEMENT AREA = 10.4%



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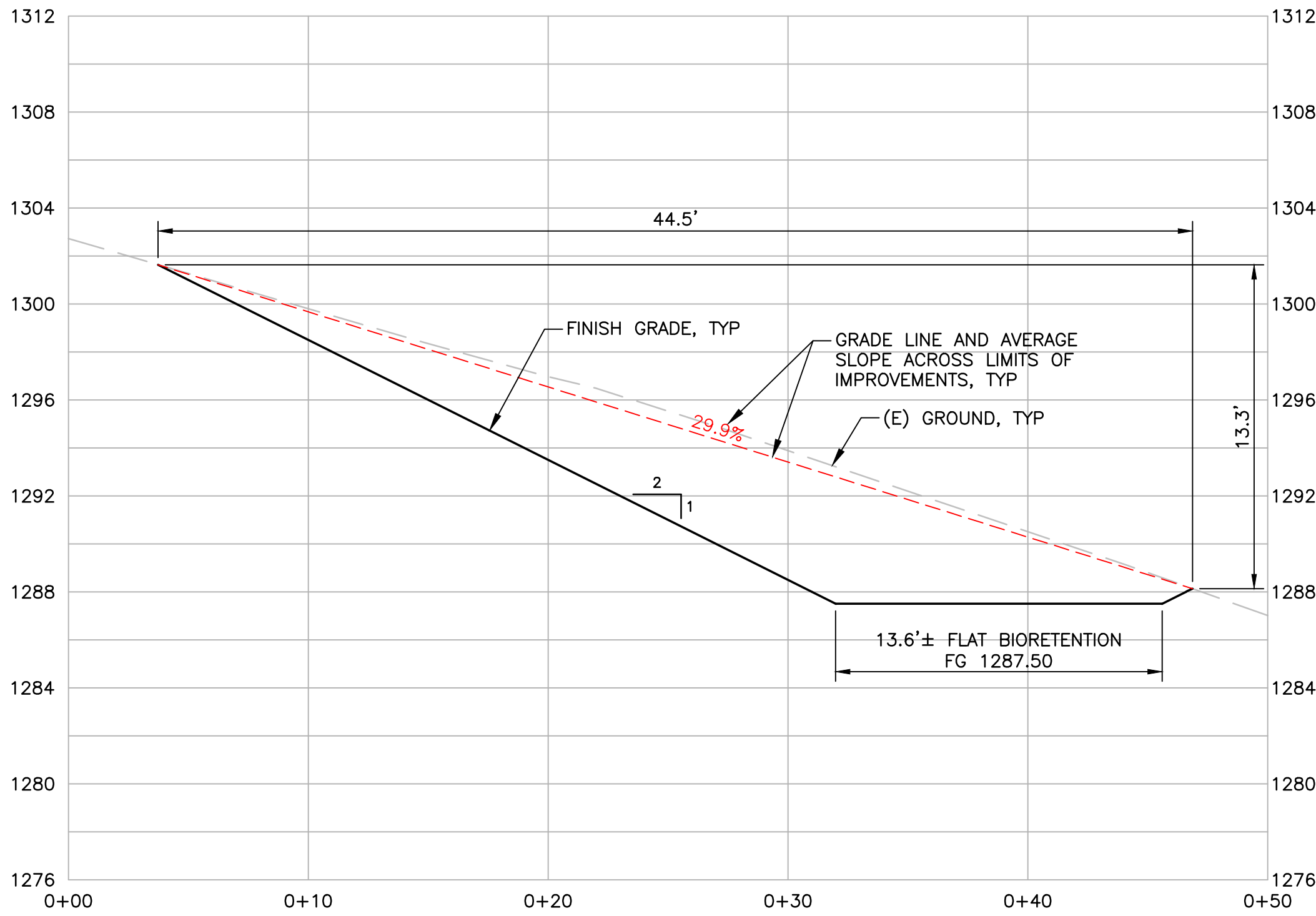
SLOPE EXHIBIT
FILL PLACEMENT AREA

#	DATE	DESCRIPTION
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A	5/07/2025	PLAN CHECK RESPONSE
	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE
	4/20/2026	TREE ADDITION
	8/03/2026	TREE UPDATE

JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
CHECKED: MS
SHEET

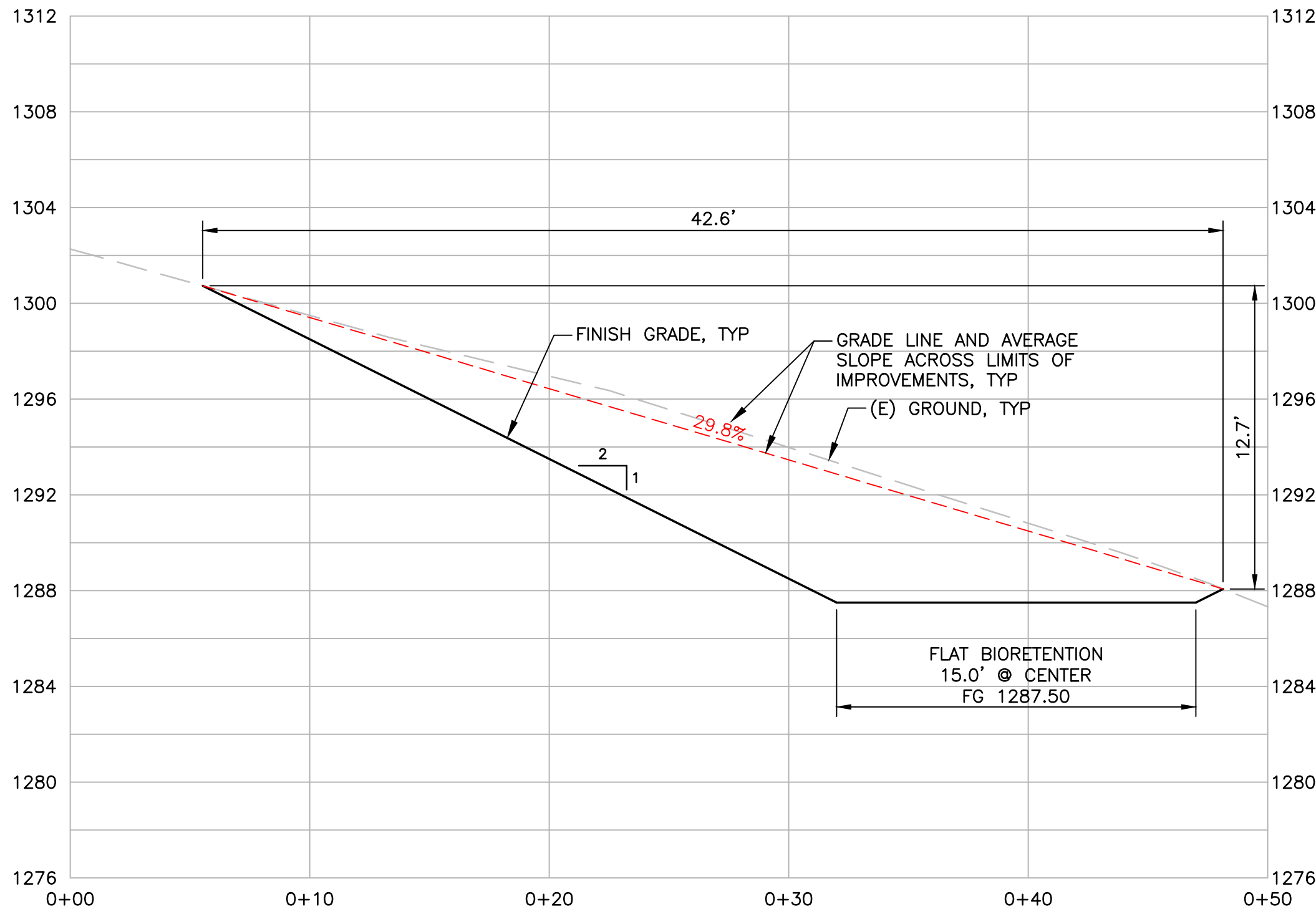
SE2
SHEET 8 OF 10

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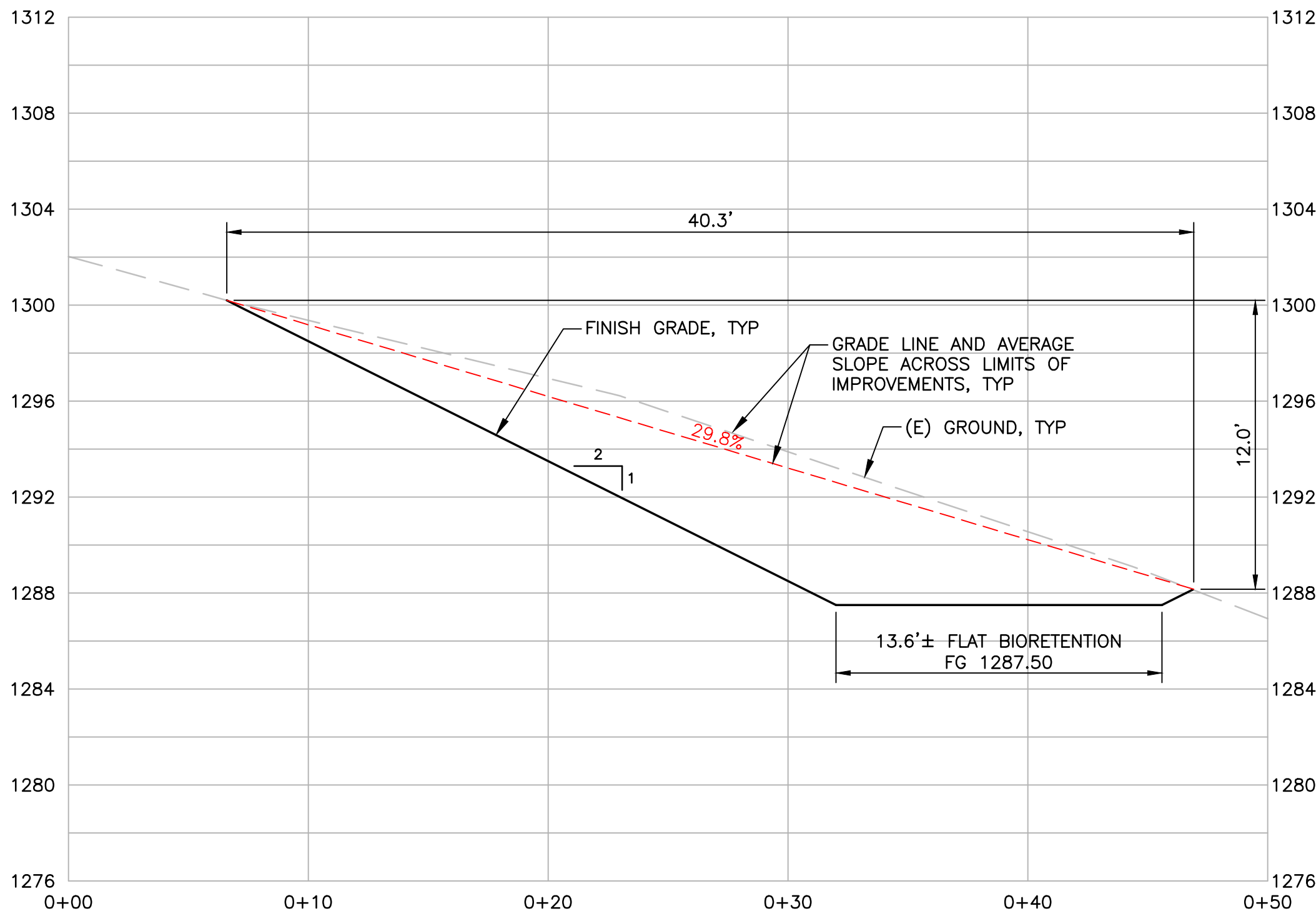
BIORETENTION FACILITY SLOPE ANALYSIS SECTION 1

SCALE: 1"=5' HORIZ
1"=5' VERT



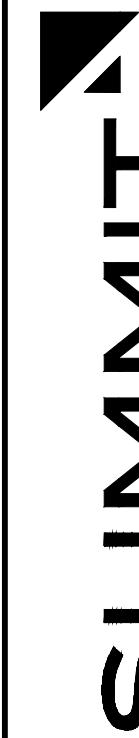
BIORETENTION FACILITY SLOPE ANALYSIS SECTION 2

SCALE: 1"=5' HORIZ
1"=5' VERT



BIORETENTION FACILITY SLOPE ANALYSIS SECTION 3

SCALE: 1"=5' HORIZ
1"=5' VERT



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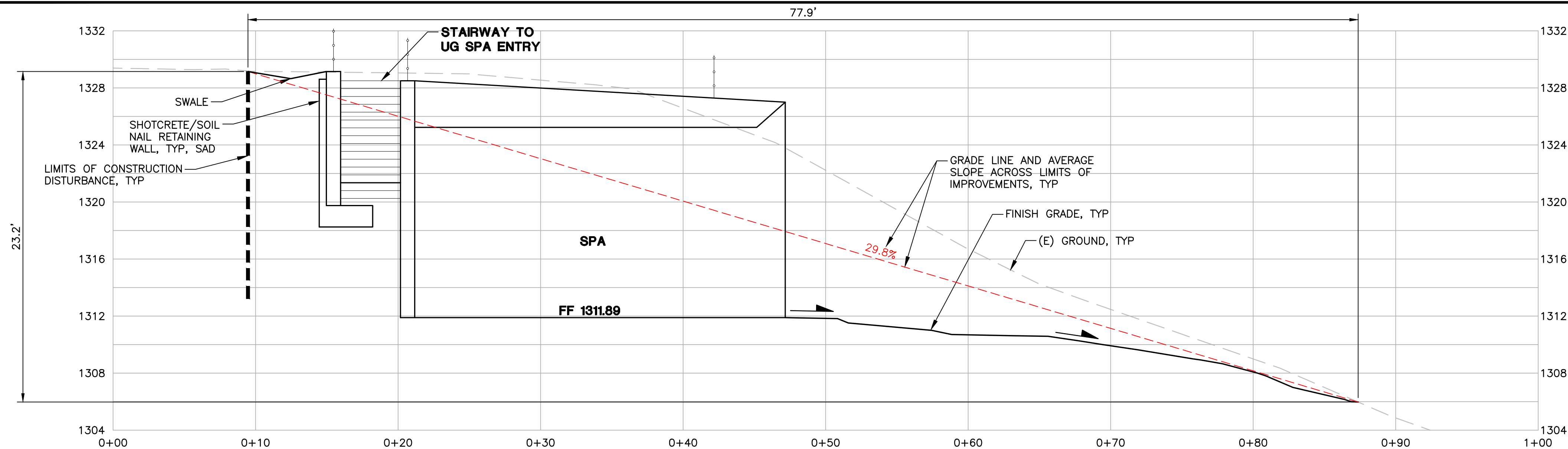
SLOPE EXHIBIT
SECTIONS

#	DATE	DESCRIPTION
1	2/28/2025	PLAN CHECK RESPONSE
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SHEET

SE3
SHEET 9 OF 10

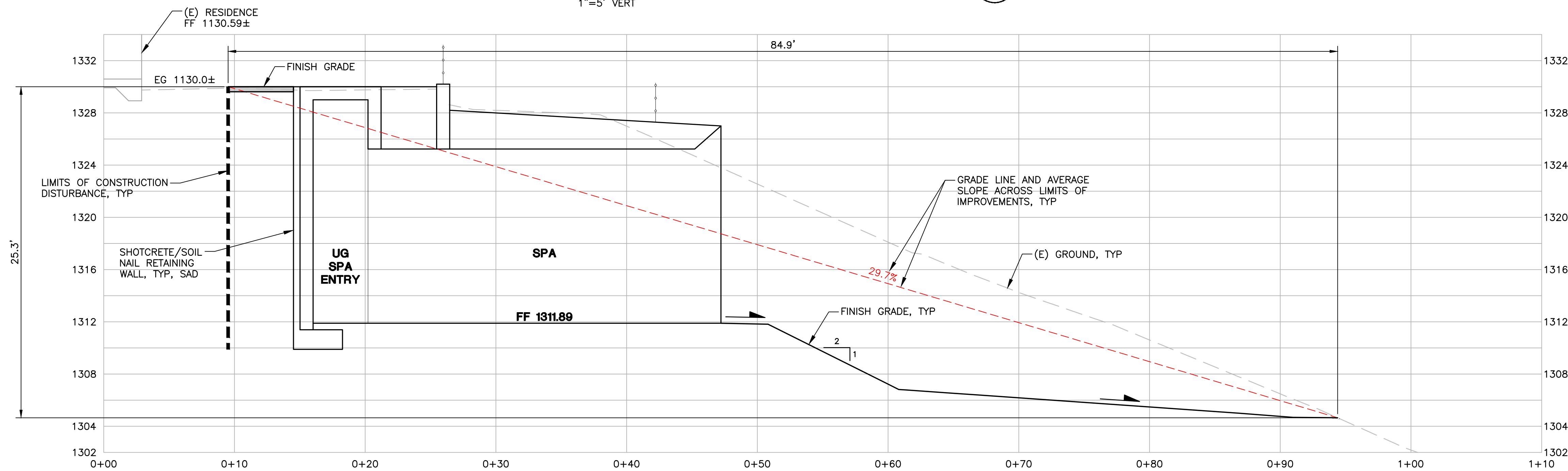
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SPA SLOPE ANALYSIS SECTION

SCALE: 1"=5' HORIZ
1"=5' VERT

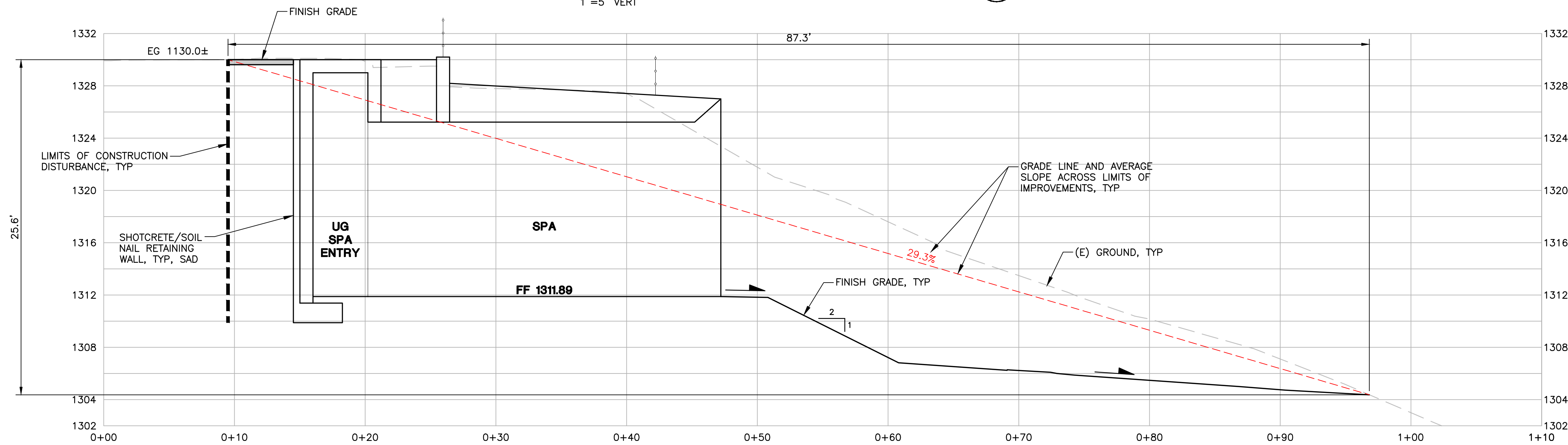
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SPA SLOPE ANALYSIS SECTION

SCALE: 1"=5' HORIZ
1"=5' VERT

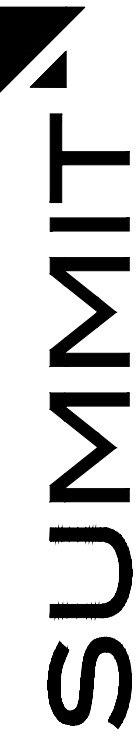
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SPA SLOPE ANALYSIS SECTION

SCALE: 1"=5' HORIZ
1"=5' VERT

3



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SLOPE EXHIBIT
SECTIONS

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CHECKED: MS
SHEET

SE4
SHEET 10 OF 10