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Public Comments

- California Department of Fish & Wildlife (CDFW)
- Mr. Flynn &
- Mr. Margadant



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



October 23, 2025

Trevor Hawkes, Supervising Planner
Napa County
1195 Third Street
Napa, CA 94559
Trevor.Hawkes@countyofnapa.org

Subject: 80 Clear Creek Road Viewshed Protection Program P22-00182-VIEW, Initial Study/Mitigated Negative Declaration, SCH No. 2025091008, Napa County

Dear Trevor Hawkes:

The California Department of Fish and Wildlife (CDFW) received an Initial Study/Mitigated Negative Declaration (IS/MND) from the County of Napa (County) for the 80 Clear Creek Road, Viewshed Protection Program Application P22-00182-VIEW (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

After receiving a one-week extension from the County, CDFW is submitting comments on the IS/MND to inform the County, as the Lead Agency, of potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under CEQA pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources. CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Lake and Streambed Alteration (LSA) Program, or other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

PROJECT DESCRIPTION SUMMARY

Proponent: Ponderosa One, LLC.

Objective: The Project would include earthmoving activities, new construction and expansion of existing structures on slopes exceeding 15 percent associated with the construction of a 3,830 square-foot underground storage structure, a 6,240 square-foot tennis pavilion with interior accessory dwelling unit adjacent to an existing tennis court and the expansion of an existing single-family residential structure consisting of 2,700 square feet of underground spa and 4,350 square feet of underground wine and art

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storage. The Project also includes the development of a ground mounted solar panel array. The Project would require the removal of 15 native oak trees (*Quercus* spp.) with diameters at breast height (DBH) from 6 to 12 inches, 20 California bay trees (*Umbellularia californica*) with DBH ranging from 6 to 10 inches, and one Douglas fir tree (*Pseudotsuga menziesii*) with DBH of 24 inches, resulting in approximately 0.13 acres of tree canopy removal. Spoils from excavation to establish building foundations will be located at a disturbed area on assessor parcel number (APN) 027-310-043.

Location: The Project site is located at approximately 38.41515°N and -122.44088°W; at 80 Clear Creek Road, Oakville, CA 94562; approximately 0.65 miles north of the intersection of Dry Creek Road and Clear Creek Road; APNs 027-310-032 and 027-310-04, County of Napa.

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in “take” of plants or animals listed or candidate species under CESA, either during construction or over the life of the Project. **The Project has the potential to impact northern spotted owl (*Strix occidentalis caurina*), a CESA listed as threatened species, as further described below.** Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain an ITP.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, and 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency’s FOC does not eliminate the Project proponent’s obligation to comply with CESA.

Raptors and Other Nesting Birds

CDFW has jurisdiction over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include sections 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and

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3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends below and included in **Attachment 1** Draft Mitigation Monitoring and Reporting Program, CDFW concludes that an MND is appropriate for the Project.

I. Environmental Setting and Related Impact Shortcoming

MANDATORY FINDING OF SIGNIFICANCE. Does the Project have potential to substantially reduce the number or restrict the range of an endangered, rare, or threatened species?

AND

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or U.S. Fish and Wildlife Service (USFWS)?

COMMENT 1: Northern Spotted Owl

Issue, specific impacts, why they may occur and be potentially significant: The IS/MND does not adequately address potential impacts to northern spotted owl resulting from auditory or visual disturbance up to 0.25 miles away from the Project site, the distance at which northern spotted owl may be impacted. The Biological Resources Reconnaissance Survey (BRRS) dismisses the potential for Project impacts to northern spotted owl due to a "Lack of roosting and foraging habitat" (page 18). However, the BRRS also identifies forests comprised of Douglas fir (*Pseudotsuga menziesii*) on the Project site (page 7), which is confirmed by the *Vegetation - Napa County Update 2016* [ds2899] GIS layer. Douglas fir forest is the same vegetation type used by the closest northern spotted owl activity centers to the Project, MASTEROWL #NAP0036 and #NAP0012, which are 0.6 miles to the southwest and 0.7 miles to the northeast respectively (*Spotted Owl Observations* [ds704]). Additionally, the Project is within and adjacent to the mapped northern spotted owl range (*Spotted Owl Range - CWHR B270* [ds897]), and predicted habitat area with a medium value of 0.55 based on the mean expert opinion suitability value (*Spotted Owl Predicted Habitat - CWHR B270* [ds2185]), according to California Wildlife Habitat Relationships, a comprehensive information

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system and predictive model for California's wildlife. Therefore, Project activities could result in disturbance to nesting northern spotted owl up to 0.25 miles away from the Project.

If northern spotted owl nest within the 0.25-mile range of potential audio or visual disturbance go undetected, northern spotted owl could be impacted by Project activities resulting in loss of nesting and roosting habitat, nest loss or abandonment and loss of eggs, or reduced health and vigor and loss of young. Northern spotted owl is CESA listed as a threatened species and is also listed under the federal Endangered Species Act (ESA) and therefore is considered to be a threatened species pursuant to CEQA Guidelines section 15380. Therefore, if northern spotted owl habitat is removed or if an active northern spotted owl nest is disturbed by the Project, the Project may result in a substantial reduction in the number or restriction in the range of a threatened species, which is considered a Mandatory Finding of Significance pursuant to CEQA Guidelines section 15065, subdivision (a)(1).

Recommended Mitigation Measure: For an adequate environmental setting and to reduce potential impacts to northern spotted owl to less-than-significant and comply with CESA, CDFW recommends including the following mitigation measure in the IS/MND.

MM BIO-2 Northern Spotted Owl Habitat Assessment and Surveys: A qualified biologist shall provide an assessment of potential northern spotted owl nesting habitat within the Project site and a 0.25-mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that northern spotted owl nesting habitat is present, then no Project activities within 0.25 miles of potential northern spotted owl nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts northern spotted owl surveys following the USFWS *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012, available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83977&inline>. Surveys shall be conducted in accordance with Section 9 of the survey protocol, *Surveys for Disturbance-Only Projects*. If breeding northern spotted owl are detected during surveys, CDFW shall be immediately notified and a 0.25-mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active in consultation with CDFW, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.

Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, *Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in*

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Northwestern California, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.

If take of northern spotted owl cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and also consult with USFWS pursuant to the federal ESA.

COMMENT 2: Roosting bats

Issue, specific impacts, why they may occur and be potentially significant: The IS/MND does not adequately address potential impacts to roosting bats including pallid bat (*Antrozous pallidus*), resulting from Project tree removal activities. There are two records of the species occurring within five miles of the Project, according to the California Natural Diversity Database (CNDDDB). Regarding bat habitat, page 23 of the BRRS states “The majority of trees within the proposed project site are small and unlikely to contain potential roosting habitat for bats. Foliage and bark with small cavities in any tree could provide suitable temporary habitat for solitary tree-roosting bat species. Trees within the proposed project site are small and do not contain cavities which would support bat roosting habitat.” This statement is unclear as to whether the trees slated for removal, which range in DBH from 6 to 24 inches, could provide habitat for roosting bats in forms other than cavities, such as crevices and/or exfoliating bark.

Pallid bat is a California Species of Special Concern (<https://wildlife.ca.gov/Conservation/SSC>). If roosting or breeding pallid bat occupies the trees that would be removed, Project activities could result in substantial adverse effect on pallid bat.

Recommended Mitigation Measure: For an adequate environmental setting and to reduce impacts to pallid bat to less-than-significant, CDFW recommends including the following mitigation measure in the IS/MND.

Mitigation Measure BIO-3: Bat Tree Habitat Assessment and Surveys. Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night

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emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

ENVIRONMENTAL DATA

CEQA requires that information developed in EIRs and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB online field survey form and other methods for submitting data can be found at the following link:

<https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link:
<https://wildlife.ca.gov/Data/CNDDDB/Plantsand-Animals>.

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish & G. Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist the County in identifying and mitigating Project impacts on biological resources.

If you have any questions, please contact Nicholas Magnuson, Environmental Scientist, at (707) 815-4166 or Nicholas.Magnuson@wildlife.ca.gov; or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or Melanie.Day@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Erin Chappell

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Erin Chappell
Regional Manager
Bay Delta Region

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Attachment 1: Draft Mitigation and Monitoring Reporting Plan

ec: Office of Land Use and Climate Innovation (SCH No. 2025091008)

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ATTACHMENT 1

Draft Mitigation and Monitoring Reporting Plan

CDFW provides the following language to be incorporated into the Mitigation and Monitoring Program for the Project.

Biological Resources (BIO)			
Mitigation Measures	Description	Timing	Responsible Party
MM BIO-2	<p><u>Northern Spotted Owl Habitat Assessment and Surveys</u>: A qualified biologist shall provide an assessment of potential northern spotted owl nesting habitat within the Project site and a 0.25-mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that northern spotted owl nesting habitat is present, then no Project activities within 0.25 miles of potential northern spotted owl nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts northern spotted owl surveys following the USFWS Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls, dated (revised) January 9, 2012, available at https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83977&inline. Surveys shall be conducted in accordance with Section 9 of the survey protocol, Surveys for Disturbance-Only Projects. If breeding northern spotted owl are detected during surveys, CDFW shall be immediately notified and a 0.25-mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active in consultation with CDFW, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.</p> <p>Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern</p>	Prior to Ground Disturbance	Project Applicant

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	<p>California, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.</p> <p>If take of northern spotted owl cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and also consult with USFWS pursuant to the federal ESA.</p>		
<p>MM BIO-3</p>	<p><u>Bat Tree Habitat Assessment and Surveys</u>: Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.</p>	<p>Prior to Ground Disturbance</p>	<p>Project Applicant</p>

Gregory Grant Flynn
3821 Jackson Street
San Francisco, CA 94118
(415) 517-0297
greg@flynn.com

October 18, 2025

Mr. Brian Bordona
Zoning Administrator
Napa County
1195 3rd Street, #210
Napa, CA 94559

Re: 80 Clear Creek Road, Napa, Viewshed Protection Program Application P22-00182-VIEW (the "Application")

Dear Mr. Bordona,

I am writing to express serious concerns regarding the above-referenced Application. I am the owner of a home adjacent to the applicant, located at 140 Campbell Creek Road, immediately to the east of the project and in line with the view of the project from the Silverado Trail. I believe the project, in particular the proposed tennis pavilion, does not adhere to the design principles set forth in the County's Design Manual, which is intended to implement the Viewshed Ordinance. Accordingly, the Application should be rejected in its current form.

Purpose of the Viewshed Ordinance:

- To protect the scenic quality of the county for residents (as well as visitors) by ensuring that improvements are compatible with the land (18.106.010)
- To minimize the impact of hillside development on views and protect major and minor ridgelines
- To minimize cut, fill and grading and promote architecture that is compatible with hillside terrain and minimizes impacts

As seen in the images following this letter (excerpted from the Application), the proposed project falls short on many of the design requirements set forth in the Viewshed Protection Design Manual, particularly section 2 (design, height and massing of hillside development). The tennis pavilion is a massive three-story rectangle – it is 82' x 34' and approximately 37' feet tall from lowest grade (possibly exceeding the maximum 35' height (see Napa County Code 18.104.010 table of zoning district regulations) – it contains 6,240 square feet (2/3 the amount of space in the main residence) – the face is covered with a significant amount of glass and metal, and the roof line is lighted, both of which will enhance its negative visual impact.

Here are just a few of the tennis pavilion's departures from the design principles intended to protect the natural beauty of the Valley:

- No balance of scale and proportion
- Design elements are not harmonious with natural landforms (there are no giant rectangle boxes in nature)
- Not small scale or low in height
- Does not conform to hillside topography by stepping or staggering mass up or down the slope
- Predominate feature is flat vertical massing with a lighted roofline
- No articulation to break up the scale and mass of the building
- Protrudes above ridgeline, highly visible from surrounding roads, including major public roads
- Does not minimize lighting, maximizes it for convenience of tennis players
- Height may exceed 35' maximum
- Uses vertical massing and stacking instead of integrating the structure with the slope
- Roof not sloped, diverges sharply from natural slope, does not follow the gradient

In addition to the overall design, massing and siting conflicting with the Design Manual, I believe there is also potentially a slope violation. If slope exceeds 30%, there can be no development without a use permit (18.108.060(A)). Here the claimed slope in the development area is 29.8% (see Application, p.1). Given the extremely narrow margin for error, the County should verify the slope in the development area. Failing this, the application should include a topographical map sufficient for anyone to calculate the slope for themselves (reference to 18.108.060 and Viewshed Protection Methodology for calculation of slope).

Furthermore, the project does not minimize oak tree removal to what is necessary for construction – the infeasibility analysis is entirely conclusory. The grading site plan (C4.1) suggests that elimination or modification of the tennis pavilion would save most of the oaks being removed.

Additionally, screening of the tennis pavilion is highly inadequate (see graphics A004-00, A005-00, landscape site plan LA1 and LA2). The viewshed vegetative screening letter proposes 10-gallon replacement trees, which are young saplings 4-6 feet tall. For these to reach a mature height of 50 feet will take 30 to 50 years (according to ChatGPT). Effectively, there will be no screening for decades at best.

Finally, I'd like to point out a couple of potential deceptions in the project. The lowest floor of the tennis pavilion purports to include three bedrooms ("accessory dwelling units" or "ADU's") and an exercise room. The ADU's are supposedly not connected to the tennis pavilion because of a barrier blocking off the hallway to the stairs leading to the upper floors. A cursory review of the plan, however, suggests that what is really intended is that the lower floor will contain 5 new bedrooms which will be connected to,

and therefor a part of, the pavilion above. The layout of the “exercise room” is in fact a combination of two bedrooms nearly identical to the other three bedrooms, including separate closets and bathrooms, and containing almost no room for exercise equipment. It seems obvious that what the applicant will do after receiving its CO is remove the hallway barrier and erect a wall through the “exercise room,” creating two more bedrooms. As such, this will violate the conditions under which the ADU’s would otherwise be permitted.

The AW zoning on the property allows for one single family home per lot and “accessory uses,” which the Code defines as a use that is customarily part of the main use, subordinate to it, and clearly incidental (18.08.020). While the floor space of the tennis pavilion is slightly less than the residence, the tennis complex has more stories, more living quarters, and more parking spaces than the house. It is a commercial-scale project, whatever the applicant’s motives. The tennis pavilion is “accessory” to the residence only if a dog is accessory to its tail.

In conclusion, Applicant is proposing to build a very large and unsightly 5-bedroom structure that is at odds in almost every way with the Design Manual and therefore inconsistent with the Viewshed Ordinance. Applicant also proposes, as a practical matter, to build dwelling units that do not conform to the ADU requirements. I respectfully request that this Application be denied or, at a minimum, be referred to the Planning Commission for further review.

I am available to respond to any questions you may have and I look forward to receiving the time and date of the rescheduled hearing.

Kind regards,

A handwritten signature in black ink that reads "Greg Flynn". The signature is written in a cursive, slightly slanted style.

Cc: Patrick Ryan, Michael Parker, Trevor Hawkes

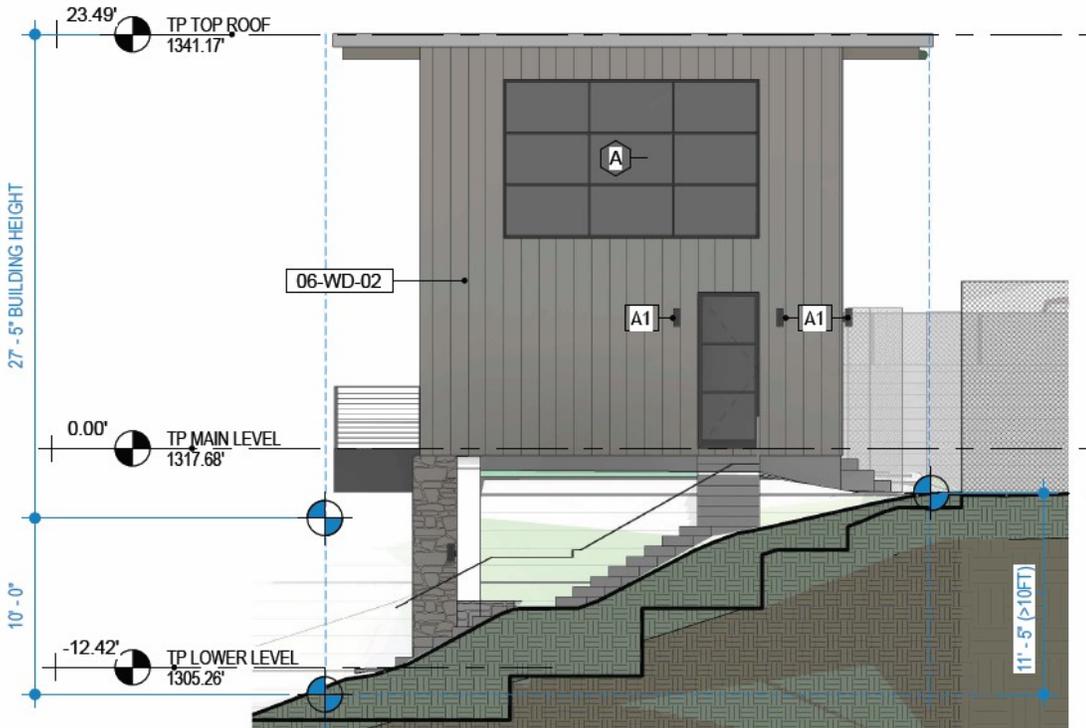


TENNIS PAVILION (TP) - NORTHEAST VIEW



TENNIS PAVILION (TP) - EAST VIEW

**A. EXISTING POOL DECK AREA VIEW (CLOSE-UP)
AS VIEWED FROM THE SILVERADO TRAIL**



4 TENNIS PAVILION - NORTH ELEVATION
1/8" = 1'-0"



A. PAVILION PROPOSED

Proposed New vegetation for visual screening

Existing vegetation as shown. See Civil drawings for trees variety, height and canopy width.

See Landscape Drawings for:
- Initial Planting sizes & varieties of new vegetation

VIEWSHED 1

B. TENNIS COURT & PAVILION VIEW AS VIEWED FROM THE SILVERADO TRAIL



From: [Cahill, Kelli](#)
To: [Hawkes, Trevor](#)
Subject: FW: P22--00182- View 80 Clear Creek Road (6000 Dry Creek Road)
Date: Thursday, November 13, 2025 3:56:42 PM
Attachments: [P22-00182 80 Clear Creek Viewshed PP.pdf](#)

From: Gary Margadant <gsmargadant@gmail.com>
Sent: Thursday, November 13, 2025 2:48 PM
To: Bordona, Brian <Brian.Bordona@countyofnapa.org>
Subject: P22--00182- View 80 Clear Creek Road (6000 Dry Creek Road)

[External Email - Use Caution]

I do have an issue I want to bring to the attention of you and all Supervisors. I have attached a notification from the County Zoning Administrator (Brian Bordona) about a Viewshed question for a property @ 6000 Dry Creek Road (or 80 Clear Creek Road) Application P22--00182- View.

The project documents (drawings) show in plan a Main house (7 bdrms), a secondary dwelling (2 bdrms) and the addition of a Tennis Pavilion with 5 bedrooms. Total of 14 bedrooms.

Is this a hotel of some sort with that many bedrooms? Does Napa County have any say over the amount of bedrooms in such a development, of a single family home? Even if the owners do not advertise rooms for STR, is this a legal requirement?

Also, I had a look at the property from Google Maps. The current (existing) buildings do not match all of the buildings and facilities on the property as depicted by the drawings for the viewshed review..

The drawings and documents should be refused and request accurate plans and discussion of the need for 14 bedrooms.

Gary Margadant

4042 Mount Veeder Road

H [707 200 7905](tel:7072007905)