



WATER AUDIT CALIFORNIA

A PUBLIC BENEFIT CORPORATION

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November 5, 2025

County of Napa
Planning Commission

Letter to Planning Commission:

meetingclerk@countyofnapa.org, Kara.Brunzell@countyofnapa.org,
walter.brooks@countyofnapa.org, molly.williams@countyofnapa.org,
pete.richmond@countyofnapa.org, megan.dameron@countyofnapa.org

Attorney Scott Greenwood-Meinert: sgreenwood-meinert@coblentzlaw.com

RE: Hearing – November 5, 2025
7A. TODD SHALLAN / SILVERADO RESORT & SPA PROJECT / USE PERMIT
MINOR MODIFICATION NO. P24-00141-MM STSTEMEN
Greenwood-Meinert Letter dated 11.4.25

Greetings:

Water Audit California (“Water Audit”) acknowledges an unfortunate lapse in scholarship, caused not by a fashionable assertion of AI hallucination, but by traditional human error.

Water Audit is trying to support community members’ concerns for a scenic oak grove; concerns that have not been well served by staff. The calendaring of this hearing has reduced response time down to mere hours. For unexclusive example, this letter is being written at 6 a.m., in response to a letter apparently sent after 3 p.m. yesterday *and not copied to Water Audit*. Overnight we have had to learn of the letter, perform research, and respond. Respectfully, we do not do our finest scholarship in such conditions.

We flatly reject the writer’s assertion of improper use of AI. We have found no artificial intelligence that can make any sense of planning applications and therefore are required to invest substantial human time in every comment. It has been over a decade since this writer has used the leather-bound volumes of yore, and while one might wax nostalgic for those long-ago days, they are past. The mistake was the writer’s, made in the haste of the moment. No

misrepresentation or concealment was intended, as evidenced by the attachment of the Bill itself to the comment.

We acknowledge that the *Oak Woodlands Act* was not adopted into law, however at the same time note that its principles have been adopted by the courts. In the very limited time available, we have learned that the California Court of Appeal in *Save Agoura Cornell Knoll v. City of Agoura Hills* (“*Save Agoura Cornell*”) (2020) 46 Cal.App.5th 655 held that when substantial evidence supports a fair argument that mitigation measures are inadequate to reduce oak tree impacts to less than significant levels, an Environmental Impact Report (EIR) is required rather than a mitigated negative declaration. Counties must comply with Public Resources Code Section 21083.4: “As part of the determination made pursuant to Section 21080.1, a county shall determine whether a project within its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment.” Herein the Application asserts that no review whatsoever is required.

At the heart of the California Environmental Quality Act (CEQA) is the requirement that public agencies prepare an EIR for any project that may have a significant effect on the environment. An agency's decision to rely on a negative declaration or a mitigated negative declaration under the CEQA is reviewed for abuse of discretion under the “fair argument” standard. The fair argument standard creates a low threshold for requiring an EIR pursuant to the CEQA, reflecting the legislative preference for resolving doubts in favor of environmental review. (*Save Agoura Cornell Knoll*, supra, 46 Cal.App.5th 655; Cal. Pub. Res. Code, § 21000 et seq.; Cal. Code Regs. tit. 14, § 15064.)

Under the CEQA “fair argument” test for a negative declaration, the lead agency's determination is largely legal rather than factual; it does not resolve conflicts in the evidence but determines only whether substantial evidence exists in the record to support the prescribed fair argument. (*Center for Sierra Nevada Conservation v. County of El Dorado* (2012) 202 Cal.App.4th 1156; Cal. Pub. Res. Code, § 21000 et seq.) An administrative remedy is exhausted only upon termination of all available, nonduplicative administrative review procedures.

There is other relevant authority on this topic, but no time available to discuss it.

In addition to the comment regarding oak woodlands, the Greenwood-Meinert letter attempts to clarify the waters source issue, but in fact raises more questions than it answers:

"The landscape irrigation water comes from an existing well on the property, which are [sic?] validly permitted. (See **Well Permits E11-00145 and E11-00089**, for the most recent well-related permits for Silverado—available on the PBES website). The applicable well is located outside of the immediate scope of the Project vicinity, it being located over 500 yards to the south of the Project site. (see the attached diagram)

No additional wells are proposed to be drilled as part of the Project. In addition, contrary to Water Audit's statements, the Project does not require or implicate reporting to the State Water Resources Control Board, as the Project does not propose to use any surface water."

(<https://napa.legistar.com/View.ashx?M=F&ID=14912249&GUID=1AD8881E-99C9-4B40-9544-ED683546C4FC>)(emphasis added)

The Application and Recommended findings identify only one APN 060-010-001-000. The "attached diagram" at page 10 is new evidence with annotated words and blue arrows pointing to two wells (Exhibit AO). The "South Course Well" is obscured by overlapping text. There are no well permits assigned to the blue arrows.

The E11-00089 Well Completion Report and Well Permit on the Electronic Document Retrieval database is assigned to the donut hole lot APN 060-140-003. The WCR is 10" pvc, 698 feet deep with 800 (eight hundred) gallons per minute with test length 3-hour air-lift (Exhibit AM). According to the WCR it is 120 feet from Milliken Creek. It was granted an "Emergency Exemption" with no reason given and serves parcel APN 060-010-001 (Exhibit AN).

The E11-00145 Well Completion Report and Well Permit on the Electronic Document Retrieval database is assigned to APN 039-222-017. The WCR is a 5" pvc domestic well, 360 feet deep with 80 (eighty) gallons per minute with test length 3 hour air-lift (Exhibit AK). It was granted an "Emergency Exemption" for "quantity," and is private and permitted to serve only the noted parcel (Exhibit AL). It appends a well destruction permit for an 8" steel casing 100+ foot well.

There are no easements in the application packet.

There are no Use Permit Previous Conditions.

There has been no public trust review of the impact of any of the above exactions on protected public trust waters.

According to the County GIS map, both wells are off-site (Exhibit AP). The "South Course Well" is not associated with E11-00145. If there is a "South Course Well" it appears there is no well permit on the County of Napa or Department of Water Resources record.

Respectfully submitted, in great haste,



William McKinnon
General Counsel
Water Audit California

Additional Exhibit List Attached:

Exhibit AK - EDR 039-222-017 WCR E11-00145

Exhibit AL - EDR 039-222-017 Well Permit E11-00145 w Well Destruction

Exhibit AM - EDR 060-140-003 WCR E11-00089

Exhibit AN - EDR 060-140-003 Well Permit E11-00089.pdf

Exhibit AO - Att 10. Item 7A- Letter to Planning Commission p10 Cover Sheet UP0.0

Exhibit AP - GIS 039-222-017 Well, 060-140-003 Well, 060-010-001 Project Parcel

Environmental

Cover Sheet

APN	039-222-017 - 000
Permit #	E11-00145
Program	WEU
DocType	WL
Street #	1589
Street Name	Atlas Peak
Year	2011



**QUADRUPLICATE
For Local Requirements**

STATE OF CALIFORNIA
WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. **0948979**

Page **1** of **1**

Owner's Well No. **5-3-11**

Date Work Began **5-3-11** Ended **5-12-11**

Local Permit Agency **Napa County**

Permit No. **E11-00143** Permit Date **5-2-11**

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO. **1589**

LATITUDE **38° 12' N** LONGITUDE **122° 15' W**

APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY) ☐ FLUID **Mud**

DEPTH FROM SURFACE
Ft. to Ft.

DESCRIPTION

Describe material, grain size, color, etc.

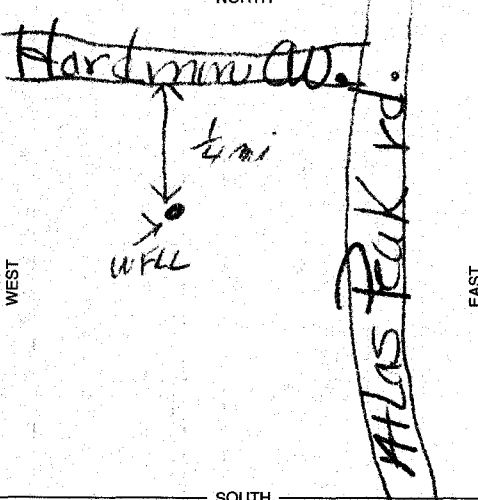
0 165 brown ash & clay
165 360 gray ash, streaks of black broken up ash

Name **[REDACTED]**
Mailing Address **[REDACTED]**
City **[REDACTED]** State **[REDACTED]** ZIP **[REDACTED]**

Address **1589 Atlas Peak Rd**
City **Napa** County **Napa**
APN Book **039-220-017** Page **039-220-017**
Township **Range** Section **Long**

Lat. **DEG. MIN. SEC. N** Long. **DEG. MIN. SEC. W**

LOCATION SKETCH



ACTIVITY (✓)

☒ NEW WELL
☐ MODIFICATION/REPAIR
— Deepen
— Other (Specify)

— DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

USES (✓)
WATER SUPPLY
☒ Domestic ☐ Public
— Irrigation ☐ Industrial

MONITORING ☐
TEST WELL ☐
CATHODIC PROTECTION ☐
HEAT EXCHANGE ☐
DIRECT PUSH ☐
INJECTION ☐
VAPOR EXTRACTION ☐
SPARGING ☐
REMEDICATION ☐
OTHER (SPECIFY) ☐

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. **PLEASE BE ACCURATE & COMPLETE.**

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER **80** (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL **50** (Ft.) & DATE MEASURED **5-12-11**
ESTIMATED YIELD **80** (GPM) & TEST TYPE **AIR LIFT**
TEST LENGTH **3** (Hrs.) TOTAL DRAWDOWN **300** (Ft.)
* May not be representative of a well's long-term yield.

RECEIVED

JUN 30 2011

DEPT. OF ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING **360** (Feet)
TOTAL DEPTH OF COMPLETED WELL **360** (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE	ANNULAR MATERIAL					
				TYPE (✓)				MATERIAL / GRADE		INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE		
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									CE- MENT (✓)
0	50	11"	X				PLASTIC	5"	200		0	50	X		
50	180	9"	X				"	"	"		50	360	WALL	PACK	
180	360	9"					FACT WREF	"	"	3/32					

ATTACHMENTS (✓)

- Geologic Log
- Well Construction Diagram
- Geophysical Log(s)
- Soil/Water Chemical Analyses
- Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME **Pulliam Well Drilling**
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
ADDRESS **2877 Piedmont Av. Napa, Ca. 94558**
Signed **Pie Pulliam** CITY **Napa** STATE **CA** ZIP **94558**
C-57 LICENSED WATER WELL CONTRACTOR DATE SIGNED **5-18-11** C-57 LICENSE NUMBER **248677**

Environmental

Cover Sheet

APN	039-222-017-000
Permit #	E11-00145
Program	WELL
DocType	pmt
Street #	1589
Street Name	Atlas Peak
Year	2011





A Tradition of Stewardship
A Commitment to Service

Environmental Management

1195 Third Street, Suite 101
Napa CA 94559
www.countyofnapa.org

Main: 707.253.4471

Steve Lederer
Director

WELL PERMIT

Application Type:	Environmental / EM Permits / Water Wells / Class I	Applied Date:	5/2/2011
Permit Number:	E11-00145	Issued Date:	5/2/2011
Parcel Number:	039-222-017-000	Expiration Date:	5/1/2013

Site Address:	1589 ATLAS PEAK RD, NAPA, CA 94558	
Owner:	SILVERADO COUNTRY CLUB & RESORT INC	Phone: () -
Address:	1700 SOSCOL AVE STE 9, NAPA CA 94559	
Applicant:	Bill Pulliam	Phone: (707) 224-9396
Business Name:		

Project Type: Environmental / EM Permits / Water Wells / Class I

Proposed Use:

Use: Private **Name of Public Water System:**

Well To Service This Parcel Only?: Yes

Water Supply:

All Setbacks Required By Code?:	50 To 100	Hazmat Site Within 1500 feet?:	No
Ground Water Permit Required?:	No	Hazmat Site Number and Name:	
Emergency Exemption Granted?:	Yes	Well Located in Flood Zone?:	No
Reason For Emergency Exemption:	Quantity		

Specifications:

Casing Diameter:	5 In.	Method of Seal Placement:	pump
Boring Diameter:	11 In.	Minimum Seal Depth:	50 Ft.
Annular Seal:	3 In.	Material:	grout

TO PERMITEE:

Any work performed or operations conducted under the auspices of this permit constitutes acceptance of all conditions, inspections and comments contained in the this permit, and the incorporation of all requirements as set forth in the permit application.

Staff Signature: [Signature] Date: 5/2/11



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Director

WELL PERMIT

CONDITIONS/INSPECTIONS/COMMENTS

Application Type:	Environmental / EM Permits / Water Wells / Class I	Applied Date:	5/2/2011
Permit Number:	E11-00145	Issued Date:	5/2/2011
Parcel Number:	039-222-017-000	Expiration Date:	5/1/2013
Owner:	SILVERADO COUNTRY CLUB & RESORT INC	Phone:	() -
Applicant:	Bill Pulliam	Phone:	(707) 224-9396

Conditions:

Code	Condition
EM-11	The applicant shall comply with the Department of Public Works "Conditions of Approval-National Pollution Discharge Elimination System Requirements", a copy of which was provided at the time of permit issuance. Failure to comply with the NPDES requirements will result in a stop-work order.
EM-2	A copy of the State of California Well Completion Report must be submitted within 60 days of well completion.

Inspections:

Inspected By:

Date:

Inspection Type
Construction Inspection <i>RS 5/10/11</i>
Destruction Inspection <i>RS 5/10/11</i>
Environmental Management Final <i>JP</i>

50.5"
34'

Comments:

Date	Comment
5/2/2011	Call 253-4135 at least 24 hours in advance during normal business hours to schedule inspection requests. Inspections are taken on a first-come-first-served basis so if you need a specific date and time be sure to call well in advance Well permits are issued only to licensed well drillers. A copy of the well driller's license (C-57) must be on file with DEM. If a claim is to be submitted for a refund, per County Code, a 25% processing fee will be retained. Such claims must be made within one year of the date on the receipt.



COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

TRENT CAVE, R.E.H.S.
Director

WELL CONSTRUCTION APPLICATION

PROPERTY OWNER INFORMATION:

Name: SILVERADO NAPA CORP
Address: 1589 ATLAS PEAK RD
APN: 039-222-017
Phone #: 226-1325ext 102

WELL DRILLER INFORMATION:

Company Name: PULLIAM WELL DRILLING
Contact Person: BILL PULLIAM
Address: 2877 PIEDMONT AVE
Phone #: 224-9396

TYPE OF PERMIT (circle one): Class IA Class IB Class II Deepening
Reconstruction Other: _____

PROPOSED USE (circle one): Private Public

Well to serve this parcel only (check one)? ☒ Yes ☐ No

If "No," list other APN(s): _____

SETBACKS TO WELL:

Sewer Line: _____ feet
Septic Tank: 90 feet
Disposal Field: 90 feet

* DISTANCE $\approx$ 150'

WELL SPECIFICATIONS:

Casing Diameter: 5 inches
Boring Diameter: 11 inches
Annular Seal: 3 inches
Minimum Seal Depth: 50 feet

Sealing Material: GROUT

Sealing Method: PUMP

A map of the well location shall be attached to this application. The map shall include the distance from the well to property lines, sewage disposal systems, structures, etc., and shall include all other pertinent information specific to this well.



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Napa, CA 94559
www.co.napa.ca.us

Steven Lederer
Director

WELL DESTRUCTION EVALUATION REPORT FORM

PROPERTY OWNER INFORMATION

Name: Silverado Corp

Address: 1589 Atlas Peak Rd

APN: 039-222-17

Phone #: _____

WELL DRILLER INFORMATION

Company Name: PULLIAM WELL DRILLING

Contact person: BILL PULLIAM

Address: 2877 PIEDMONT AVE

Phone #: 224-9396

TYPE OF WELL TO BE DESTROYED:

CASED WELL

HAND DUG WELL

OTHER: _____

FOR CASED WELLS:

Casing material: Steel PVC other: _____

Total depth of well: 100+ feet

Well Screen interval(s): unknown

Sealed Depth: unknown feet. (For no seal - write "none", if you don't know, write in "unknown")

Casing Diameter: 8 inches.

Annulus diameter: unknown inches (For no annulus, write "none". If you don't know, write "unknown")

Well Pack Material: _____

Static water level: unknown feet.

FOR HAND DUG WELLS:

Total depth of well: _____ feet

Diameter of well: _____ feet

Well construction material (brick, stone, etc): _____

DESTRUCTION PROCEDURES:

Describe method to be used to perforate the casing: ~~Grout~~ Top cased 10' open hole After 10'

Type of filling material to be placed into the well: GROUT / CEMENT

Fill material to be place to bottom up feet below ground surface.

Sealing Material: Concrete Neat Cement

Bentonite Grout (high solids)

Cement Grout

Other: _____

Driller's Comments:



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Steve Lederer
Director

APPLICATION
THIS IS NOT A PERMIT

Application Type:	Environmental / EM Permits / Water Wells / Class I		
Permit Number:	E11-00145	Parcel Number:	039-222-017-000
Situs Address:	1589 ATLAS PEAK RD, NAPA, CA 94558	Applied Date:	5/2/2011
Owner:	SILVERADO COUNTRY CLUB & RESORT INC	Phone:	(707) 224-9396
Applicant:	Bill Pulliam	Phone:	(707) 224-9396

Worker's Compensation Coverage:

() A Certificate of current Worker's Compensation Insurance Coverage is on file with this office (or filed with this application)

() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

By executing this application, the undersigned agrees to comply with all conditions, inspections and comments of the issued permit and all federal, state and county code requirements applicable to this permit. Furthermore, I understand that the Department of Environmental Management in no way guarantees trouble-free operation of the system, and that future repair may be necessary.

Owner or Authorized Agent Signature: _____ Date: _____

Environmental

Cover Sheet

APN	060 - 140 - 003 - 000
Permit #	E11-00089
Program	Well
DocType	WL
Street #	1600
Street Name	Atlas Peak Rd
Year	2011



ORIGINAL
File with DWR

Page 1 of 1

Owner's Well No. 1-2011

Date Work Began 5/12/2011, Ended 6/16/2011

Local Permit Agency Napa County Environmental Mgmt

Permit No. E11-00089

Permit Date 3/29/2011

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

No. **e0132010**

DWR USE ONLY -- DO NOT FILL IN	
STATE WELL NO. / STATION NO.	
LATITUDE	LONGITUDE
APN/TRS/OTHER	

GEOLOGIC LOG

WELL OWNER

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)
DRILLING METHOD **ROTARY** FLUID **BENTONITE**

Name **[REDACTED]**

Mailing Address **[REDACTED]**

CITY **[REDACTED]** STATE **[REDACTED]** ZIP **[REDACTED]**

DEPTH FROM SURFACE
Fl. to Fl.

0	38	SAND & GRAVEL
38	55	GREEN SANDY CLAY
55	76	SAND & GRAVEL
76	98	GRAVEL
98	210	GREEN, GRAY, BROWN, SANDY ASH
210	255	BROWN, GREEN SANDY ASH
255	298	HARD BLACK VOLCANICS
298	320	GREEN VOLCANICS
320	375	BLACK, GREEN VOLCANICS
375	410	MED. HARD BLACK VOLCANICS
410	436	HARD BLACK VOLCANIC ROCK
436	460	GREEN SANDY VOLCANIC ASH
460	490	MED. HARD BLACK VOLCANICS
490	510	TAN SANDY ASH
510	520	GREEN SANDY ASH & ROCK
520	575	MIXED VOLCANIC SANDS
575	585	RED VOLCANIC ROCK
585	590	HARD FRACTURED BLACK VOLCANICS
590	635	MED. HARD BLACK & RED VOLCANICS
635	645	HARD BLACK VOLCANIC ROCK
645	683	HARD FRACTURED BLACK & RED VOLCANICS
683	700	GREEN SANDY VOLCANIC ASH

WELL LOCATION

Address **1600 Atlas Peak Road**

City **Napa CA**

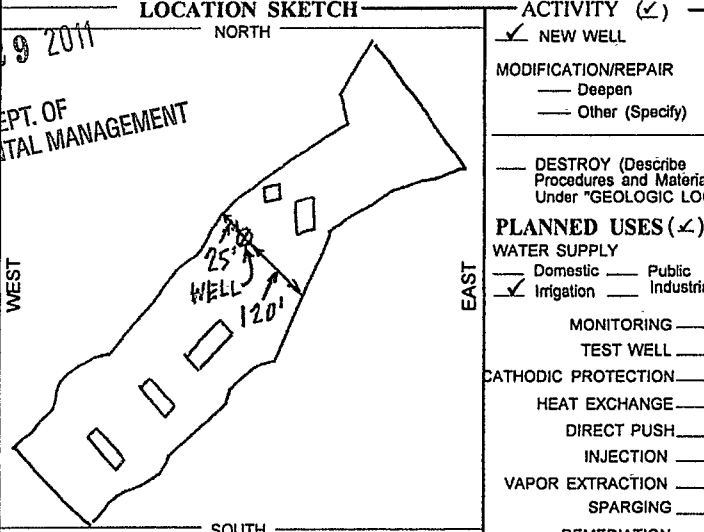
County **Napa**

APN Book **060** Page **140** Parcel **003**

Township **[REDACTED]** Range **[REDACTED]** Section **[REDACTED]**

DEG. MIN. SEC. DEG. MIN. SEC.

LOCATION SKETCH NORTH



ACTIVITY (✓)

☒ NEW WELL

MODIFICATION/REPAIR

☐ Deepen

☐ Other (Specify)

☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (✓)

WATER SUPPLY

☒ Domestic ☐ Public

☒ Irrigation ☐ Industrial

MONITORING ☐

TEST WELL ☐

CATHODIC PROTECTION ☐

HEAT EXCHANGE ☐

DIRECT PUSH ☐

INJECTION ☐

VAPOR EXTRACTION ☐

SPARGING ☐

REMEDIATION ☐

OTHER (SPECIFY) ☐

CONTINUED CASING LAYOUT

458	478	SCREEN PVC 10" SDR-17 .032 SLOT
478	498	BLANK PVC 10" SDR-17
498	578	SCREEN PVC 10" SDR-17 .032 SLOT
578	598	BLANK PVC 10" SDR-17
598	678	SCREEN PVC 10" SDR-17 .032 SLOT
678	698	BLANK PVC 10" SDR-17

TOTAL DEPTH OF BORING **700** (Feet)

TOTAL DEPTH OF COMPLETED WELL **698** (Feet)

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER **N/A** (FL) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL **152** (FL) & DATE MEASURED **6/16/2011**

ESTIMATED YIELD **800** (GPM) & TEST TYPE **AIR-LIFT**

TEST LENGTH **3** (Hrs.) TOTAL DRAWDOWN **N/A** (FL)

May not be representative of a well's long-term yield.

DEPTH FROM SURFACE			BORE - HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE	ANNULAR MATERIAL							
				TYPE (✓)				MATERIAL / GRADE		INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE				
FL	to	FL	BLANK	SCREEN	CON- DUCTOR	FILL PIPE								FL	to	FL	CE- MENT (✓)
0		700															
0		238		✓				PVC F480	10	SDR-17						✓	CONCRETE
238		318			✓			PVC F480	10	SDR-17							#6 SAND
318		338		✓				PVC F480	10	SDR-17							
338		438			✓			PVC F480	10	SDR-17							
438		458		✓				PVC F480	10	SDR-17							

ATTACHMENTS (✓)

- Geologic Log
- Well Construction Diagram
- Geophysical Log(s)
- Soil/Water Chemical Analysis
- Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME **HUCKFELDT WELL DRILLING, INC.**

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

2110 Penny Lane

ADDRESS

Signed

WELL DRILLER/AUTHORIZED REPRESENTATIVE

Napa

CITY

CA

STATE

94559

ZIP

06/28/11

DATE SIGNED

439-746

C-57 LICENSE NUMBER

Environmental

Cover Sheet

APN	060 - 140 - 003 - 000
Permit #	E11-00089
Program	Well
DocType	pmt
Street #	1600
Street Name	Atlas Peak Rd
Year	2011





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Environmental Management

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Napa CA 94559
www.countyofnapa.org

Main: 707.253.4471

Steve Lederer
Director

WELL PERMIT

Application Type:	Environmental / EM Permits / Water Wells / Class I	Applied Date:	3/24/2011
Permit Number:	E11-00089	Issued Date:	3/29/2011
Parcel Number:	060-140-003-000	Expiration Date:	3/28/2013

Site Address: 1600 Atlas Peak RD, Napa, CA 94558

Owner: SILVERADO COUNTRY CLUB & RESORT INC Phone: () -

Address: 1600 ATLAS PEAK RD, NAPA CA 94558-1425

Applicant: Don Huckfeldt Phone: (707) 255-7923

Business Name:

Project Type: Environmental / EM Permits / Water Wells / Class I

Proposed Use:

Use: Private Name of Public Water System:

Well To Service This Parcel Only?: No

Water Supply:

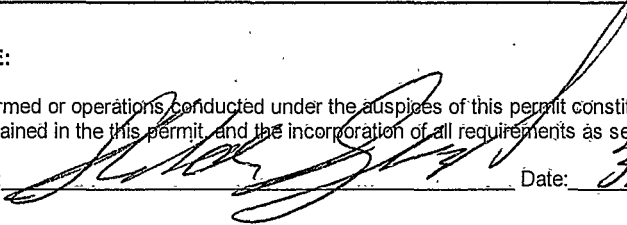
All Setbacks Required By Code?:	Greater Than 100	Hazmat Site Within 1500 feet?:	No
Ground Water Permit Required?:	No	Hazmat Site Number and Name:	
Emergency Exemption Granted?:	Yes	Well Located in Flood Zone?:	No
Reason For Emergency Exemption:	NA		

Specifications:

Casing Diameter:	10 in.	Method of Seal Placement:	pump
Boring Diameter:	18 in.	Minimum Seal Depth:	50 Ft.
Annular Seal:	4 in.	Material:	concrete

TO PERMITEE:

Any work performed or operations conducted under the auspices of this permit constitutes acceptance of all conditions, inspections and comments contained in the this permit, and the incorporation of all requirements as set forth in the permit application.

Staff Signature:  Date: 3/29/11



A Tradition of Stewardship
A Commitment to Service

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.countyofnapa.org

Main: 707.253.4471

Steve Lederer
Director

WELL PERMIT

CONDITIONS/INSPECTIONS/COMMENTS

Application Type:	Environmental / EM Permits / Water Wells / Class I	Applied Date:	3/24/2011
Permit Number:	E11-00089	Issued Date:	3/29/2011
Parcel Number:	060-140-003-000	Expiration Date:	3/28/2013
Owner:	SILVERADO COUNTRY CLUB & RESORT INC	Phone:	() -
Applicant:	Don Huckfeldt	Phone:	(707) 255-7923

Conditions:

Code	Condition
EM-11	The applicant shall comply with the Department of Public Works "Conditions of Approval-National Pollution Discharge Elimination System Requirements", a copy of which was provided at the time of permit issuance. Failure to comply with the NPDES requirements will result in a stop-work order.
EM-2	A copy of the State of California Well Completion Report must be submitted within 60 days of well completion.

Inspections:

Inspected By:

Date:

Inspection Type

Construction Inspection *RS 6/*

Destruction Inspection

Environmental Management Final *JSR 10/10/11*

Comments:

Date	Comment
3/29/2011	Call 253-4135 at least 24 hours in advance during normal business hours to schedule inspection requests. Inspections are taken on a first-come-first-served basis so if you need a specific date and time be sure to call well in advance. Environmental Management's inspection must be obtained prior to covering any portion of the system. Any deviation from these permit specifications without prior approval from the Department of Environmental Management will be cause for stopping work until the changes are fully justified and approved. Well permits are issued only to licensed well-drillers. A copy of the well driller's license (C-57) must be on file with DEM. If a claim is to be submitted for a refund, per County Code, a 25% processing fee will be retained. Such claims must be made within one year of the date on the receipt. If this well will at any point serve a public water system, the siting, construction, capacity testing and additional requirements must comply with Title 22 California Code of Regulations (CCR), Chapter 16, California Waterworks Standards. This office may deny an application for a water supply permit if the well does not meet the above noted requirements.
3/29/2011	This is a replacement well for a well located on 060-010-001 (all part of Silverado Country Club). Well destruction is on 060-010-001 and destruction to be completed under permit E11-00094

WELL CONSTRUCTION APPLICATION

PROPERTY OWNER INFORMATION

WELL DRILLER INFORMATION

Name: Silverado Resort Company Name: Huckfeldt Well Drilling

Address: 1600 Atlas Peak Road Napa Contact person: Don Huckfeldt

APN: 060-140-003
060-010-001 Address: 2110 Penny Lane Napa

Phone #: 257-5402 Phone #: 707-255-7923

TYPE OF PERMIT (circle one): Class 1A Class 1B Class II Deepening
Reconstruction Other: _____

PROPOSED USE (circle one): Private Public

Well to serve this parcel only: Y (N) Well Located in MST Groundwater Basin: (Y) (N)
If no, list other APN(s): 060-010-001 Well Located in Floodplain: Y (N)

SETBACKS TO WELL:

Sewer Line: 70 feet
Septic Tank: _____ feet
Disposal Field: _____ feet

WELL SPECIFICATIONS:

Casing Diameter: 10 inches Sealing Material: concrete
Boring Diameter: 18 inches
Annular Seal: 3 inches Sealing Method: pump
Minimum Seal Depth: 50 feet

A MAP OF THE WELL LOCATION SHALL BE ATTACHED TO THIS APPLICATION.
THE MAP SHALL INCLUDE THE DISTANCE FROM THE WELL TO PROPERTY LINES,
SEWAGE DISPOSAL SYSTEMS, STRUCTURES, ETC AND SHALL INCLUDE ALL
OTHER PERTINENT INFORMATION SPECIFIC TO THIS WELL.

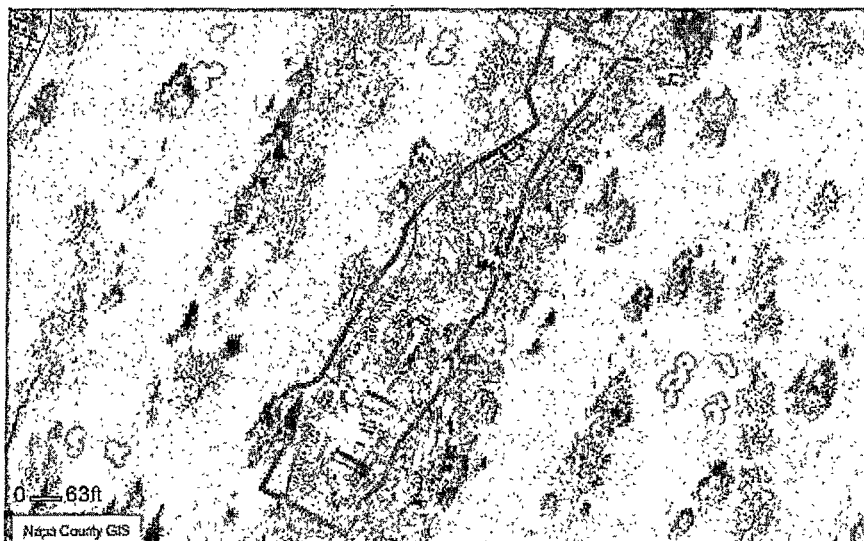
Geographic Information Systems

COUNTY HOME | LIVING IN NAPA | DOING BUSINESS | VISITING NAPA | GOVERNMENT

Menu

- GIS Home
- GIS Data
- User Group
- News & Info
- Training
- Resources
- Reports
- Mapping Applications

Parcel: 060140003000



New Search
Disclaimer

Select tool and click location on map to activate.
☐ Zoom In ☐ Zoom Out ☐ Pan ☒ Identify

Print
Help
Legend

Environmental Data

Flood Zone: Parcel falls within the FEMA Flood Zone
 GW Ordinance: Parcel falls within the Groundwater Deficient Area
 HazMat Releases: No Hazardous Releases found within 1500 ft of this parcel.

Boundary & Jurisdiction Data

Township & Range: T06N-R04W24
 USGS Topo Quad: Napa
 Fire Jurisdiction: Napa County Fire - structure & wildland fires
 County Zoning: PD

Property Data

Ownership Summary:

Owner	Granting Doc.	Percent	Title Type
SILVERADO COUNTRY CLUB & RESORT INC	1989R1618020	1	

Assessor Summary

Situs Address:
 Mailing Address: 1600 ATLAS PEAK RD NAPA CA 94558-1425
 Parcel Description: LOT 3 MAP NO 2427 5P/M54
 Notes: REMAP FROM 040-040-023-000 - 08/18/93
 Total Assessed Value: \$665601.00
 Land Use Code: 50 - VACANT LAND COMMERCIAL
 Map Book & Page: 060 - 14
 Acres: (0 means < 1.0) 4.14
 Tax Rate Area (TRA) Code: 072046



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www.countyofnapa.org

Main: 707.253.4471

Steve Lederer
Director

APPLICATION
THIS IS NOT A PERMIT

Application Type: Environmental / EM Permits / Water Wells / Class I

Permit Number: E11-00089

Parcel Number: 060-140-003-000

Situs Address: 1600 Atlas Peak RD, Napa, CA 94558

Applied Date: 3/24/2011

Owner: SILVERADO COUNTRY CLUB & RESORT
INC

Phone: (707) 255-7923

Applicant: Don Huckfeldt

Phone: (707) 255-7923

Worker's Compensation Coverage:

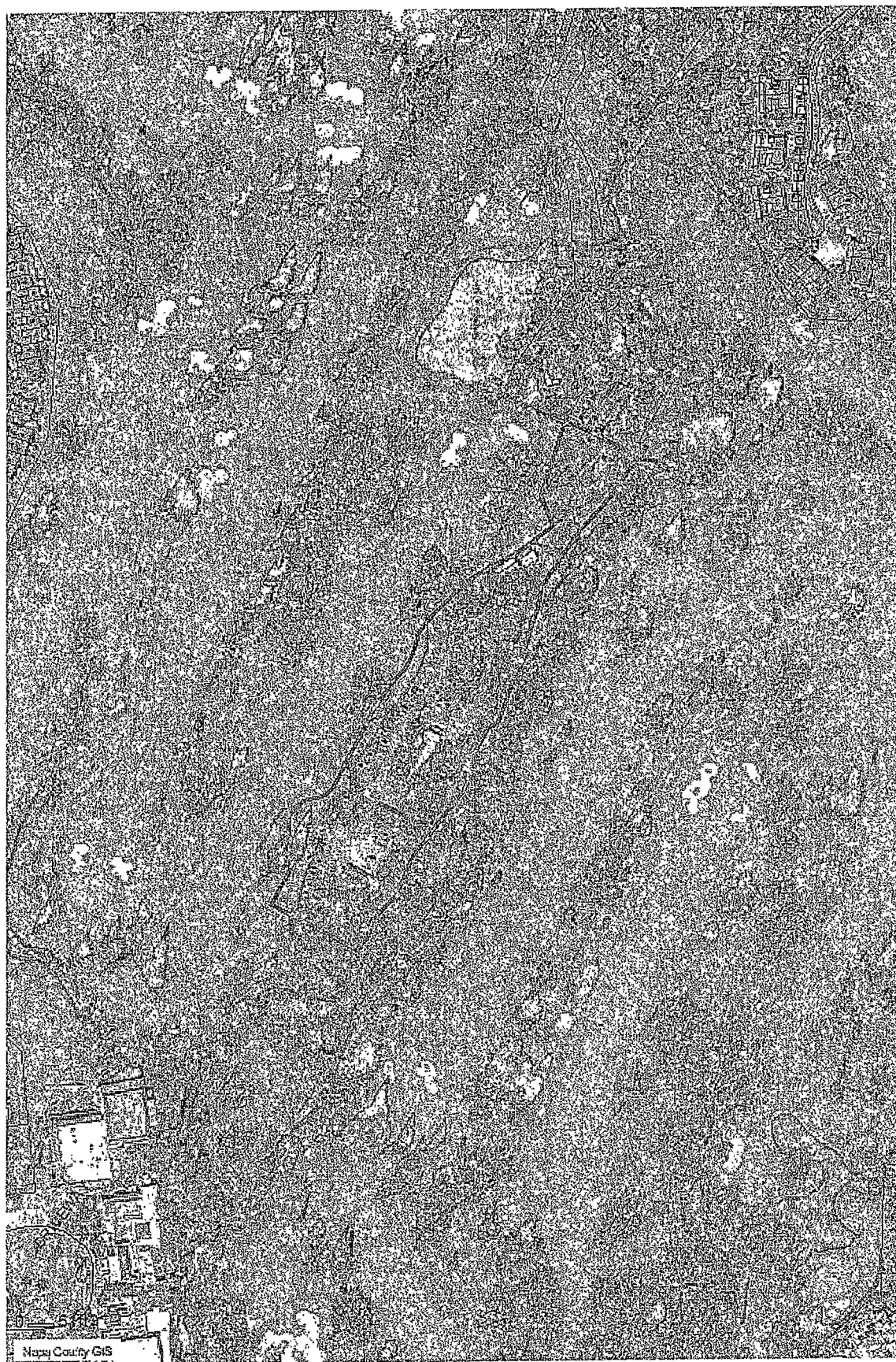
() A Certificate of current Worker's Compensation Insurance Coverage is on file with this office (or filed with this application)

() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

By executing this application, the undersigned agrees to comply with all conditions, inspections and comments of the issued permit and all federal, state and county code requirements applicable to this permit. Furthermore, I understand that the Department of Environmental Management in no way guarantees trouble-free operation of the system, and that future repair may be necessary.

Owner or Authorized Agent Signature: _____

Date: 3/24/11



Legend

Roads

-  Highway
-  Rural Arterial
-  Urban Arterial
-  Urban Collector
-  Rural Collector
-  Paved Local
-  Unpaved Local
-  Paved Driveway
-  Unpaved Driveway
-  Trail

Parcels

County
2007 - 6
inch

County
2007

County Boundary

AP # 060-140-003

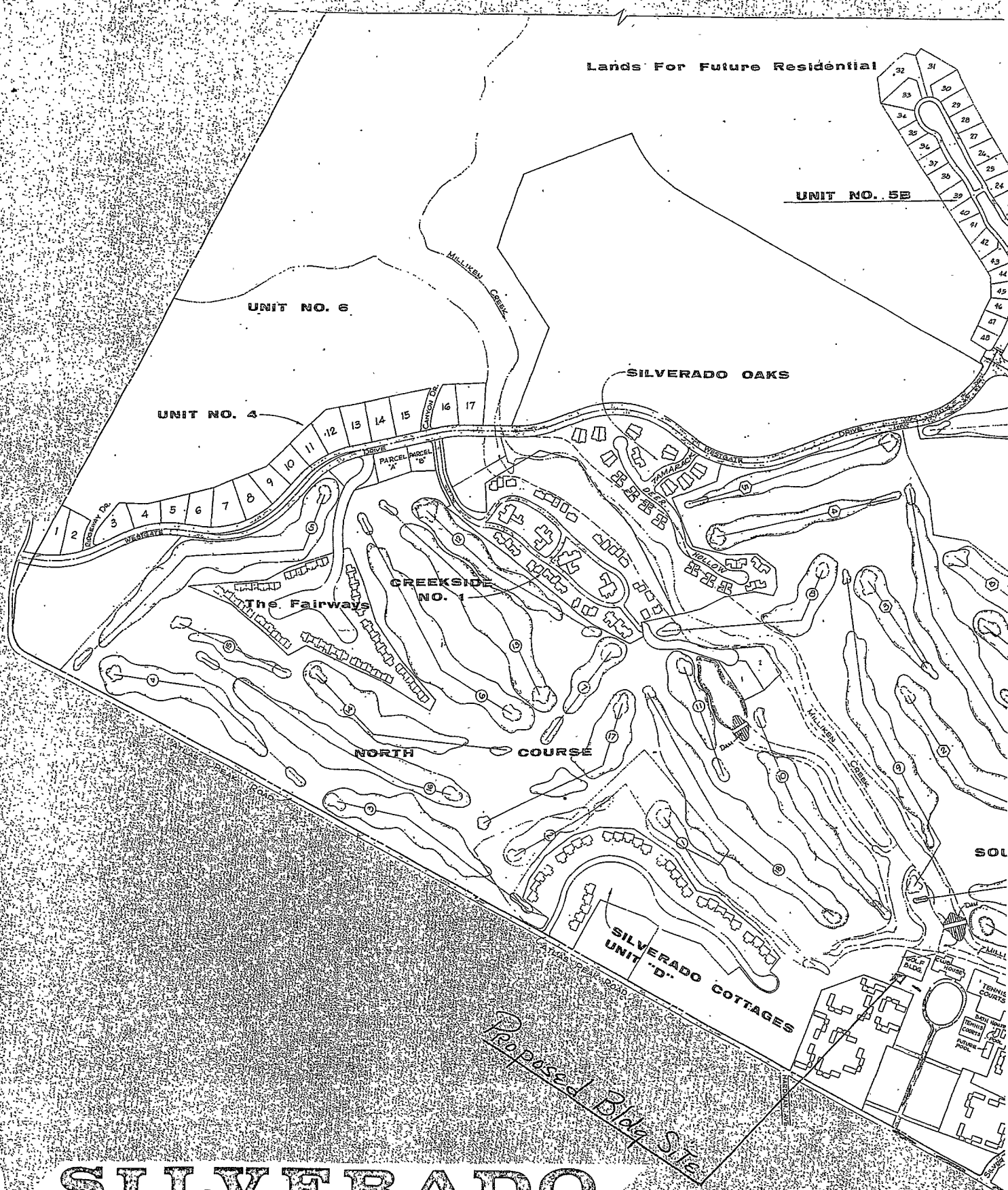


Image Date: Sep 24, 2009

38°21'07.22"N - 122°15'43.87"W - elev: 300'

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Google



SILVERADO

NAPA

CALIF.

A DEVELOPMENT BY AMFAC CO.

Main Office: Honolulu, Hawaii

UNIT NO. 5A

UNIT NO. 2C

UNIT NO. 2B

UNIT NO. 2A

Future Shopping Center & Apartment Area

UNIT NO. 1A

UNIT NO. 1B

Oaks No. 1

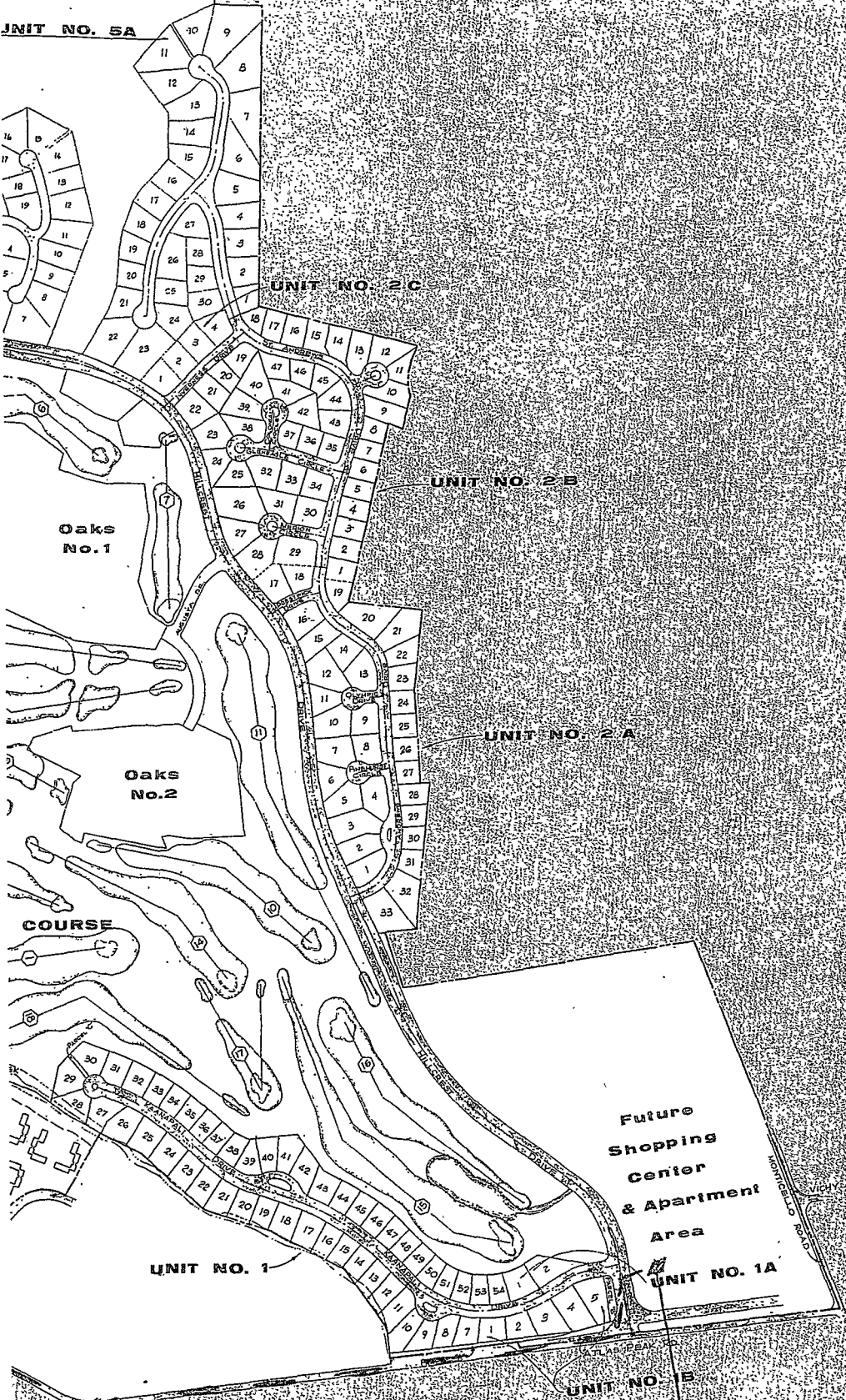
Oaks No. 2

COURSE

UNIT NO. 1

Proposed Moving Route

Existing Bldg



THE GROVE AT SILVERADO RESORT

USE PERMIT MINOR MODIFICATION P24-00141



SITE PLAN
SCALE: 1"=400'

ABBREVIATIONS

AB	AGGREGATE BASE	G	GAS	RIM	TOP OF STRUCTURE GRATE/ COVER
ABD	ABANDONED	GAL	GALLONS	S	SLOPE
AC	ASPHALT CONCRETE	GB	GRADE BREAK	SAP	SEE ARCHITECTURAL PLANS
AD	AREA DRAIN	GI	GREASE INTERCEPTOR	SD	STORM DRAIN
ADA	AMERICANS WITH DISABILITIES ACT	GV	GATE VALVE	SDE	SHERWOOD DESIGN ENGINEERS
CF	CUBIC FEET	HB	HOSE BIB	SEP	SEE ELECTRICAL PLANS
CL	CENTERLINE	HOPE	HIGH-DENSITY POLYETHYLENE	SF	SQUARE FEET
CMP	CORRUGATED METAL PIPE	HP	HIGH POINT/ HINGE POINT	SLP	SEE LANDSCAPE PLANS
CO	CLEAN OUT	INV	INVERT OF PIPE OR CHANNEL	SMP	SEE MECHANICAL PLANS
COMM	COMMUNICATIONS LINE	IRR	IRRIGATION	SPD	SEE PLUMBING DRAWINGS
CONC	CONCRETE	JB	JUNCTION BOX	SS	SANITARY SEWER
DEMO	DEMOLISH	LA	LANDSCAPE ARCHITECT	SSCO	SANITARY SEWER CLEAN OUT
DI	DRAINAGE INLET	LF	LINEAR FEET	SSP	SEE STRUCTURAL PLANS
DW	DOMESTIC WATER	LP	LIGHT POLE / LOW POINT	STD	STANDARD
(E)	EXISTING	MAX	MAXIMUM	TB	TOP OF BANK
EB	ELECTRICAL BOX	MH	MAINTENANCE HOLE	TBD	TO BE DETERMINED
EL, ELEV	ELEVATION	MIN	MINIMUM	TC	TOP OF CURB
ELEC	ELECTRIC	NTS	NOT TO SCALE	TD	TRENCH DRAIN
EP	EDGE OF PAVEMENT	(P)	PROPOSED	TEL	TELEPHONE
EVA	EMERGENCY VEHICLE ACCESS	PA	PLANTED AREA	TG	TOP OF GRATE
FC	FACE OF CURB	PV	POST INDICATOR VALVE	TW	TOP OF WALL
FFE	FINISHED FLOOR ELEVATION	PL	PROPERTY LINE	TYP	TYPICAL
FG	FINISH GRADE	POC	POINT OF CONNECTION	UG	UNDERGROUND
FH	FIRE HYDRANT	PSI	POUNDS PER SQUARE INCH	VF	VERIFY IN FIELD
FL	FLOWLINE	PVMT	PAVEMENT	W	WATER
FS	FINISH SURFACE	R, RAD	RADIUS	WM	WATER METER
FT	FEET	RC	RELATIVE COMPACTION		
FW	FIRE WATER		RAIN CHAIN		

PROJECT DESCRIPTION

THE PROJECT PROPOSES A USE PERMIT MINOR MODIFICATION TO AN EXISTING RESORT, SPA, AND GOLF COURSE THAT INCLUDES TWO (2) NEW EVENT SPACE BUILDINGS IN AN EXISTING EVENT SPACE AREA. THE PROJECT PROPOSES A REDUCTION IN IMPERVIOUS AREA WITHIN A CREEK SETBACK AND SITE INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE NEW STRUCTURES. THIS INCLUDES AN EXTENSION OF EXISTING WATER LINES, NEW GOLF CART PARKING AREAS, AND A SEWER CONNECTION TO THE NAPA SANITATION DISTRICT. AN INCREASE IN USES IS NOT PROPOSED UNDER THE MINOR MODIFICATION APPLICATION.

OWNER/APPLICANT

SILVERADO RESORT & SPA
TODD SHALAN, VICE PRESIDENT
1600 ATLAS PEAK ROAD
NAPA, CA 94559
707-257-5430

ARCHITECT

BULL STOCKWELL ALLEN
JOHN ASHWORTH, JANE DU
300 MONTGOMERY STREET, SUITE 600
SAN FRANCISCO, CA 94104
415-281-4720

LANDSCAPE ARCHITECT

DESIGN WORKSHOP
DARLA CALLAWAY
1300 LAWRENCE STREET, SUITE 100
DENVER, CO 80204
303-623-5186

PLANNER / LAND USE ATTORNEY

COBLENTZ PATCH DUFFY & BASS LLP
SCOTT GREENWOOD-ALBERT
700 MAIN STREET, SUITE 301
NAPA, CA 94559
415-772-5741

CIVIL ENGINEER

SHERWOOD DESIGN ENGINEERS
CHRISTINA NICHOLSON
1655 2ND STREET, NAPA, CA
707-273-7829



VICINITY MAP
SCALE: NTS

SHEET INDEX

UP0.0 USE PERMIT COVER SHEET

LANDSCAPE ARCHITECT & CIVIL ENGINEERING SHEETS

L0.05	EXISTING SITE CONDITIONS
L0.06	PROPOSED SCHEMATIC SITE PLAN - ENLARGEMENT
C2.0	SITE IMPROVEMENT PLAN
C2.1	FIRE PROTECTION & CIRCULATION PLAN
C3.0	EARTHWORK ANALYSIS
C3.1	PAVILION GRADING PLAN
C3.2	LOUNGE GRADING PLAN
C4.0	OVERALL UTILITY PLAN
C4.1	PAVILION UTILITY PLAN
C4.2	LOUNGE UTILITY PLAN
C6.0	STORMWATER CONTROL PLAN
L0.02	SOFTSCAPE REFERENCE PLAN
L8.01	TREE PLANTING PLAN
L8.02	TREE PLANTING PLAN
L8.03	TREE PLANTING PLAN
L8.01	SHRUB PLANTING PLAN
L8.02	SHRUB PLANTING PLAN
L8.03	SHRUB PLANTING PLAN

ARCHITECTURAL & LANDSCAPE EXHIBITS

A-0.01	CONCEPTUAL SKETCH - THE PAVILION
A-0.02	FLOOR PLAN - THE PAVILION
A-0.03	FLOOR PLAN - THE LOUNGE
A-0.04	ELEVATIONS - THE PAVILION
A-0.05	ELEVATIONS - THE LOUNGE
A-0.06	RENDERING 01 - THE PAVILION
A-0.07	RENDERING 02 - THE PAVILION
A-0.08	RENDERING 03 - THE LOUNGE
A-0.09	THE GROVE - MATERIAL BOARD
A-0.10	THE GROVE - LIGHTING PLAN
FS1.01	FOOD SERVICE EQUIPMENT PLAN - THE PAVILION LEVEL 1



SHERWOOD
DESIGN ENGINEERS
1040 Main Street, Suite 301
Napa, CA 94559
www.sherwoodengineers.com

SILVERADO RESORT &
SPA . THE GROVE

1600 ATLAS PEAK ROAD NAPA, CA 94558

ISSUE
USE PERMIT SET

RELEASE DATE
5/02/24

REVISIONS

1. 9/05/2024	REVISION PER COMMENTS
2. 1/24/2025	REVISION PER COMMENTS
3. 09/05/2025	SAVED TWO OAK TREES

PROJECT NO. 23-293
MADE BY JAVVITION
REVIEWED BY CN

COVER SHEET

UP0.0

EXHIBIT AO

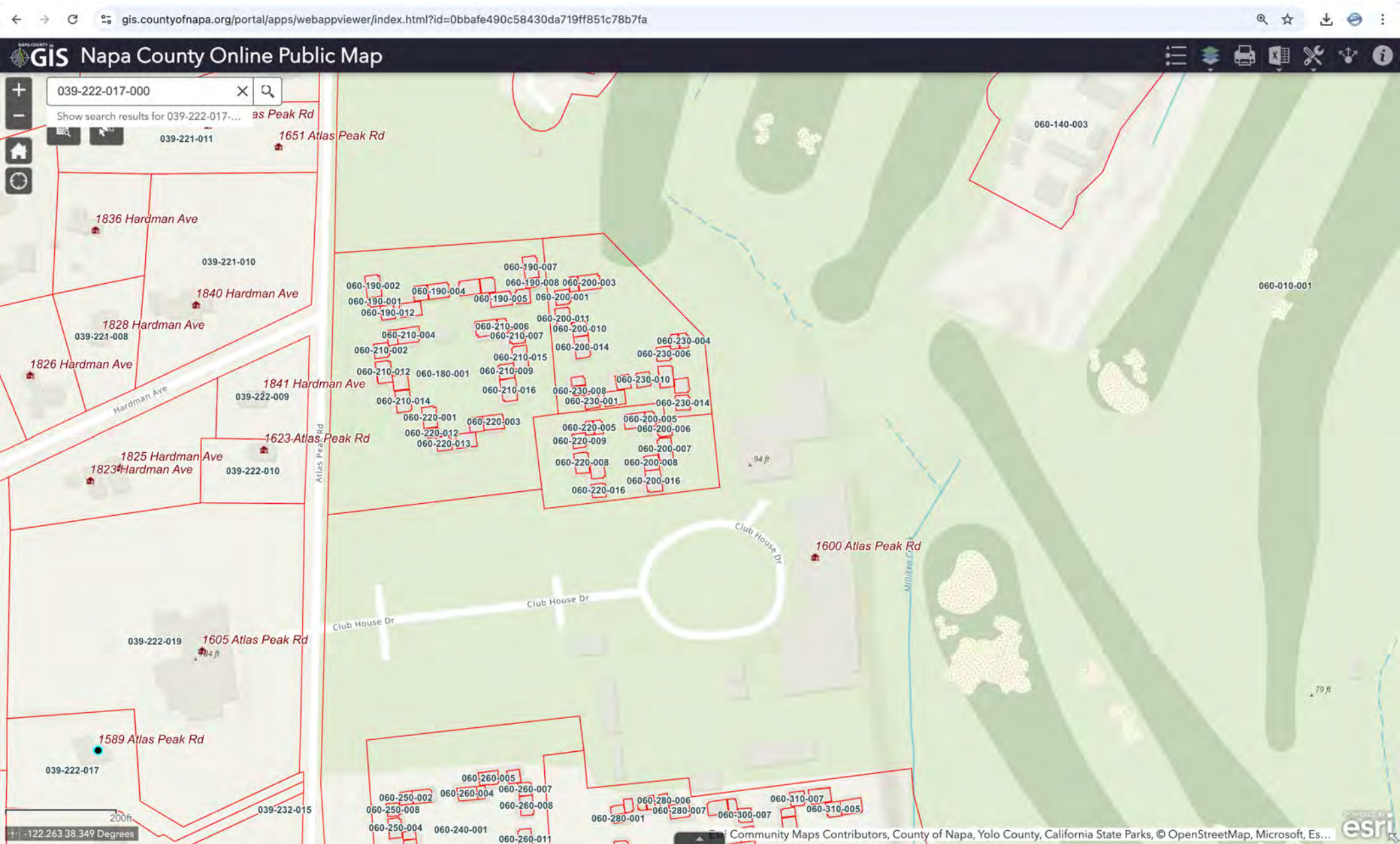


EXHIBIT AP

From: [EB Russell](#)
To: [Hawkes, Trevor](#); [MeetingClerk](#)
Subject: Event Center Construction Proposal at The Grove at Silverado
Date: Tuesday, November 4, 2025 4:46:45 PM

[External Email - Use Caution]

Napa County Planning Commissioners,

Thank you for the opportunity to add my concerns to the public record in regard to the Event Center construction project proposed at The Grove at Silverado.

Please see my comments below.

1. The new wedding center is not an expansion of an “Existing Facility” required for a Class 1 exemption to CEQA, nor should its construction be considered “negligible” under CEQA, because it would be a brand new facility (two new buildings) substantially increasing the use of the Silverado property.

2. This new wedding facility would not just be a Minor Alteration of Land, required for a Class 4 exemption to CEQA “Class 4 consists of “minor public or private alterations in the condition of land, water, and/or vegetation which *do not involve removal of healthy, mature, scenic trees* except for forestry or agricultural purposes.” This application would be a major modification of land. Installing 11,000 sf of new facilities, and removing eight (8) 100-year old oak trees is not a Minor Alteration of Land. For the class 4 exemption, the argument that the tree removal doesn't count because they aren't scenic trees is plainly wrong. That exemption is about "minor...alterations in the condition of land, water, and/or vegetation," and it's false to say that removing mature oak trees is inherently a minor alteration just because the trees weren't "scenic.” Although not on a designated scenic road, this is an area where people have come for generations for events in a beautiful natural outdoor area, beneath these heritage oaks, so I would argue that the trees are indeed scenic. But more importantly, even non-scenic oak trees have tremendous ecological value.

The Class 1 exemption should also not apply because the key consideration is whether the project involves negligible or no expansion of use. It's not legitimate to say that the venue is already allowed to host events 365 days a year, so there's no expansion of use, if the venue wasn't in fact previously hosting that number of events every day. Under CEQA, the baseline is the actual conditions, not conditions that are theoretically allowed but not occurring.

3. The INTENSIFICATION OF USE (Both changing the natural landscaping to one with hardscape and two new buildings, and the increase of activities) is not a Minor Modification in use permit. The Application states that once built, the new facility will host between 45-60 (wedding) new events per year. That is at approximately five (5) more events per month at Silverado. There will be impacts on traffic, noise, wastewater, and the destruction of habitat. These are impacts that will be felt by neighbors and the community at large.

6. Replacing the eight (8) trees with 32 eight-foot tall trees in a variety of random locations around Silverado will never replace the canopy the existing eight oak trees provide. It will take decades for those trees to get anywhere near the carbon storage and habitat benefits of existing old growth trees. In addition, removal of the existing trees could make water quality and flooding issues worse than they already seem to be. It could lead to more erosion and impacts to steelhead designated critical habitat and other species offsite and downstream.

7. Inconsistencies in the application's estimates call the veracity of the entire application into question.

8. The project would be built where there's an intermittent stream that is a tributary to Milliken Creek quite close to Milliken Creek itself, which is designated critical habitat for steelhead. It is also an area that experiences flooding during heavy rains.

Below are remarks from a certified consulting arborist:

"The replacement tree formula is established in a Napa County Ordinance. But in my view, even 4-to-1 oak planting, with a requirement of 5 years of tree maintenance and replacement of any new trees that die, is inadequate.

Yes, it is according to the County requirements, however, a 15-gallon valley oak tree has a trunk diameter of about 1 to 2 inches. A 30-inch DBH valley oak is about 100 years old, maybe more. That is how long it takes to reproduce a big valley oak using small nursery stock.

Growing a 15 gallon oak to parity with the mature trees being removed, to achieve equivalent shade, habitat, carbon sequestration, and aesthetic benefits takes decades.

Trees like this can be appraised by various "Cost Approach" methods (according to the Guide for Plant Appraisal,

- Direct Cost Technique: How much would it cost to reproduce the tree by growing a new tree to the same size and benefits?
- Trunk Formula Technique: What is the monetary appraisal of the lost tree?
- Cost Compounding Technique: This uses the cost of a replacement tree and calculating compounded interest on that cost to recreate the lost tree.
- Functional Replacement Method: The cost of growing a new tree—maybe even of a different species-- to equivalent aesthetic and habitat benefits.

Appraisals often compare and reconcile these various methods and techniques to come up with a reasonable result.

In my experience the Trunk Formula Technique is well known and pretty straight forward to calculate.

Without getting into details on the eight trees proposed for removal, I can say a big valley oak—one of them in the plans is 30-inch trunk diameter— can have a Trunk Formula Technique result of perhaps \$35,000.00. (I just ran an example in the program I use for this.)

How does that square with planting 4, 15 gallon trees at a cost of about \$1,000 and maintaining them for 5 years?

In my view, not well at all.

I know of no actual tree inventory of native oaks but there has been some work as to remaining oak stands around the valley. I have heard that over 99% of the pre-settlement valley oaks are gone.

Fine surface roots can extend far beyond the "dripline" which is the edge of the canopy. Big woody roots taper down rapidly several feet from the trunk. Removing an oak only requires cutting it down and grinding the stump. Valley oak stumps do not sprout. Construction site prep probably requires excavating to remove woody roots probably to a radius of five to ten times the diameter of the trunk and as deep as the engineering for the building foundation requires. Probably several feet. For parking lots and other light duty surfaces excavation for base rock under concrete or asphalt would probably be about 12 inches. For erosion control the project Civil Engineer writes and draws specifications that can include retention facilities,

wattle, jute mesh and other things depending on the slop angle and other variables."

Further information regarding the significance of old growth oak trees in California:

In California, **old-growth oak trees** are considered ecologically significant due to their long lifespan, role in supporting biodiversity, and historical importance in the landscape. As a result, there are **several legal protections** and **policies** aimed at preserving these valuable trees and the ecosystems they support. Below is an overview of the **protections for old-growth oak trees** in California, including **state laws**, **local ordinances**, and **environmental protections**.

1. California Environmental Quality Act (CEQA)

- **Overview:** Under CEQA, **environmental impact reviews** (EIRs) must be conducted for proposed projects that may significantly impact the environment, including native oak woodlands and old-growth oak trees.
- **Protection for Oak Trees:** CEQA requires that the potential impacts of a development project on **oak woodlands** and individual **old-growth oak trees** be thoroughly analyzed. This includes:
 - Impact on oak tree health, biodiversity, and wildlife habitats.
 - Potential for habitat fragmentation or the destruction of oak woodlands.
 - Mitigation measures if impacts are found to be significant.

2. Oak Woodlands Conservation Act (2001)

- **Purpose:** This California state law focuses specifically on **oak woodlands conservation** and aims to **preserve and protect oak trees** by promoting sustainable management practices.
- **Key Provisions:**
 - **Oak Woodlands Management Plans:** Local governments or landowners must create management plans that consider the sustainability of oak woodlands.
 - **Incentives for Landowners:** The act encourages private landowners to protect oak trees by offering grants or incentives for **oak restoration projects**, **conservation easements**, and **habitat preservation**.
 - **County and Regional Cooperation:** The law encourages **regional efforts** to protect oak woodlands and maintain habitat corridors.
- **Restrictions:** It imposes limitations on the **conversion of oak woodlands** to non-oak uses, especially in areas with significant ecological or cultural value.

3. Local Ordinances & Tree Protection Laws

Many local jurisdictions in California have **tree protection ordinances** that apply to **old-growth oak trees** or specific species like **Coast Live Oak** and **Valley Oak**. These ordinances vary by city or county, but typically include:

- **Permit Requirements:** In some areas, a permit is required for the removal or pruning of old-growth oak trees. This is especially the case if the trees are located on public lands, within conservation areas, or in areas with known oak woodlands.
- **Size and Age Criteria:** Some ordinances specifically define "old-growth" or "heritage" oak trees

based on their size (e.g., a minimum trunk diameter of 12–24 inches) or age (often hundreds of years old).

- **Tree Preservation Zones:** Areas where large, historic oak trees are present may be designated as **Tree Preservation Zones**, requiring heightened review before any development activity can occur.

Examples of counties with specific protections:

- **Santa Clara County:** Has regulations that protect oak trees from being removed or disturbed without an approved permit, particularly in **rural and hillside areas**.
- **City of Berkeley:** Has an ordinance that includes specific protections for **heritage oak trees** located on private property.
- **San Diego County:** Requires mitigation for the loss of oak trees in development projects, with emphasis on the conservation of larger, more mature specimens.

Enforcement: Violations of local tree protection ordinances can result in fines, penalties, or requirements for restoration or replanting.

4. California Native Plant Protection Act (1977)

- **Purpose:** While primarily focused on plant species, this act also helps to protect oak trees as **native flora** under California law.
- **Protection Scope:** The act provides protections for California’s native plants that are threatened or endangered, which includes some **oak species** that are considered rare or vulnerable, such as the **Santa Cruz Oak** and **Kern Oak**. This law could be invoked if an old-growth oak is found to be in danger of extinction.

5. California Fish and Game Code

- **Overview:** Certain old-growth oak trees may fall under protections provided by the **California Fish and Game Code**, especially in areas where they are considered essential for supporting **wildlife habitats**.
- **Special Consideration for Oak Habitats:** Oak trees, particularly old-growth oaks, are important for a variety of species, including birds, mammals, and insects. Under the Fish and Game Code, actions that threaten these trees or their habitats may be subject to restrictions or mitigation requirements.
- **Protection for Birds:** Many old-growth oak trees host bird species protected by state or federal law, including the **California Spotted Owl** or **Oak Titmouse**. Therefore, developments affecting these trees must consider the preservation of avian species and their habitats.

Fish and Game Code - Native Plant Protection Act

- The California Fish and Game Code, specifically under Sections 1900–1913, addresses the protection of rare and endangered species. Old-growth oaks and the habitat they provide could be covered under the “native plant protection” category as oaks are recognized as a vital species for a protected habitat.

6. Habitat Conservation Plans (HCPs) & Natural Community Conservation Plans (NCCPs)

- **Overview:** Both **HCPs** and **NCCPs** are long-term planning tools used by California to protect habitats for endangered species and other natural resources, including oak woodlands.

- **Role in Oak Tree Protection:** These plans can incorporate protections for **old-growth oak trees** and surrounding habitats, including mitigation measures for projects that might negatively affect oak trees.
- **Incentives for Conservation:** These plans may also provide incentives for landowners to **preserve oak woodlands** by offering compensation for lost land value or the opportunity to sell **conservation credits**.
- **Example:** The **Santa Monica Mountains NCCP** protects oak woodlands and requires developers in this area to take special precautions when building near **old oak trees**.

7. Federal Protections

While most oak tree protections are state- and locally-based, some **federal regulations** can apply, especially if the oak trees are part of **protected habitats**:

- **Endangered Species Act (ESA):** If an oak species is considered endangered or threatened (such as *Quercus sadleriana*, or the **Sadler's Oak**), federal protections under ESA may apply.
- **National Environmental Policy Act (NEPA):** For large federal or federally-funded projects, an Environmental Impact Statement (EIS) may be required, which could include protections for old-growth oak trees in their habitats.

Summary of Protections for Old-Growth Oak Trees:

1. **CEQA:** Requires thorough environmental review for projects impacting oak woodlands, with mitigation for significant environmental effects.
2. **Oak Woodlands Conservation Act:** Encourages sustainable management of oak habitats and provides incentives for private landowners.
3. **Local Ordinances:** Many cities and counties have laws specifically designed to protect oak trees, especially old-growth specimens.
4. **California Fish and Game Code:** Protects oak trees as part of wildlife habitats and biodiversity conservation.
5. **Federal Protections:** Federal laws like the ESA may apply if certain oak species are endangered or threatened.
6. **Conservation Plans (HCPs, NCCPs):** Provide long-term habitat protection and land-use planning for oak trees and oak woodlands.

Together, these laws and programs aim to ensure that **old-growth oak trees**—which provide critical ecological, cultural, and aesthetic value—are protected from harmful development.

In summary, this proposed construction project will greatly intensify the use of the outdoor area known as The Grove and will have significant environmental effects. We appreciate the Commission's concern for the environment in Napa County and hope that this application is reviewed with careful and appropriate scrutiny for its impacts on the ecosystem.

Best regards,

Erin Bright Russell
707-337-5994

From: [John Davis](#)
To: [Hawkes, Trevor](#)
Subject: Silverado expansion
Date: Tuesday, November 4, 2025 5:08:26 PM

[External Email - Use Caution]

Dear Mr. Hawkes

The owners of Silverado have taken every opportunity to take advantage of all they can with almost no regard for environment.

They did when they encroached on Milliken Creek running equipment in the stream bed to try and repair a bridge. They did when they took old turf piled up along the same creek and pushed into the creek, damaging the creek and messing the stream bed up for the spawning of salmon and steelhead.

These 2 egregious act just begins to tell the whole story of what the owners will do to get something done with total disregard for anything and everything!

I ask you to please say no to this expansion.

Thank you!

John Davis
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