

# **WATER AUDIT CALIFORNIA**

A PUBLIC BENEFIT CORPORATION

952 SCHOOL STREET #316 NAPA CA 94559 VOICE: (503) 575-5335 EMAIL: GENERAL@WATERAUDITCA.ORG

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 Al 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 longago days, they are past. The mistake was the writer's, made in the haste of the moment. No

Water Audit California Comment Letter SILVERADO November 5, 2025

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)

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Water Audit California Comment Letter SILVERADO November 5, 2025

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

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Email: General@WaterAuditCA.org

### 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

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# **Environmental**

# Cover Sheet

APN	039-222-017 -000
Permit #	E11-00145
Program	WELL
DocType	WL
Street #	. 1589
Street Name	Atlas Perk
Year	2011

For Local Requireme Page <u> </u>	nts		WELL	Refer to Ins	truction Pan		T L	STATE WE	ELL M		OT FILL IN —
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# **Environmental**

Cover Sheet

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

#### **Environmental Management**



A Tradition of Stewardship A Commitment to Service

## **WELL PERMIT**

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

Main: 707.253.4471

Steve Lederer Director

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 COU	NTRY CLUB & RESORT INC	Phone	: () -
Address:	1700 SOSCOL AVI	E STE 9, NAPA CA 94559		
Applicant:	Bill Pulliam		Phone	e: (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 Th	is Parcel Only?:	Yes	•	·
Water Supply:				
All Setbacks Requi	red By Code?:	50 To 100	Hazmat Site Within 1500 feet?:	No
Ground Water Pern	nit Required?:	No	Hazmat Site Number and Name:	
Emergency Exempt	tion Granted?:	Yes	Well Located in Flood Zone?:	No .
Reason For Emerge	ency Exemption:	Quantity -		
Specifications:				······································
Casing Diameter:		5 ln.	Method of Seal Placement:	pump
Boring Diameter:		11 ln.	Minimum Seal Depth:	50 Ft.
Annular Seal:		3 ln.	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:



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	//A/stan /A/sila / Olasa I	Anallad Data	5/2/2011
		7 vvaler vvelis / Class i	Applied Date:	
Permit Number:	E11-00145		Issued Date:	5/2/2011
Parcel Number:	039-222-017-000		Expiration Date:	5/1/2013
Owner:	SILVERADO COUNTRY C	LUB & RESORT INC	Phone:	() -
Applicant:	Bill Pulliam		Phone:	(707) 224-939
Conditions:	······································	·	······································	
Code	Condition		,	madentes, contingated in construction with allowable of effecting a little of the continuation of the cont
EM-11	Discharge Elimination System R	he Department of Public Works "Conditior equirements", a copy of which was provide rements will result in a stop-work order.		
EM-2 /6/3	A copy of the State of California	Well Completion Report must be submitted	d within 60 days of well compl	etion.
Inspections:		Inspected By:	Date:	· · · · · · · · · · · · · · · · · · ·
Inspection Type	in on homen's to in the time of the same of a grade a department that fight published.	1		
Construction Inspection	KS 5/10/11	50.5		
Destruction Inspection	PS 15/10/1	34 '		
Environmental Managem	ent Final		,	
Comments:				_
Date	Comment	- 14 un 1- 1- 1- 1-		•
5/2/201		in advance during normal business hours come-first-served basis so if you need a sp		
	Well permits are issued only to DEM.	licensed well drillers. A copy of the well dr	iller's license (C-57) must be	on file with

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 OWN	ER INFORMA	ATION:	WELL DRÍLLE	ER INFORMATION:
NT CHEER		4.50	C 37	PULLIAM WELL PRILLIA
• _	LADO NAPA	•	•	BILL PULLIAM
Address: 1587	ATLAS PEA	W12V	Contact Person:	
APN: <u>0.39-</u>	222-017		Address:	2877 PIEDMONTAVE
Phone #: 226-	1325ext 10	2	Phone #:	224-9396
TYPE OF PERMIT (circ	ele one): Cla	ass IA	Class IB Class II	Deepening
	Re	constructio	on Other:	
PROPOSED USE (circle) Well to serve this par	,	vate one)?	Public  Yes   No	
If "No," list other AP	N(s):			
**************************************			The constitution of the co	A CONTROL OF THE STATE OF THE S
SETBACKS TO WELL:			* DESTERMON	≈ i50'
Sewer Line:		feet	X 2.03(2.12)	
Septic Tank:	90	feet		
Disposal Field:	90	feet	:	
WELL SPECIFICATIONS	1. •		٠	•
Casing Diameter:	· <u>5</u>	inches	Sealing Material:	RUUT
Boring Diameter:		inches		
Annular Seal:	3	inches	Sealing Method: PU	78
Minimum Seal Depth:	(74)	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.



1195 Third St., Suite 101 Napa, CA 94559 www.co.napa.ca.us

> Steven Lederer Director

# WELL DESTRUCTION EVALUATION REPORT FORM

PROPERTY OWNER INFORMATION	WELL DRILLER INFORMATION
Name: Silverado Corp	Company Name: PULLIAM WELL DRILLIAM
Address: 1589 Atlas Pear Rd	Contact person: BILL PULLIAM
APN: <u>039-222-17</u>	Address: 2877 PIEDMONT AVE
Phone #:	Phone #: 224-9396
TYPE OF WELL TO BE DESTROYED:	
CASED WELL HAND DUG WELL	OTHER:
FOR CASED WELLS:	
Casing material: Steel PVC Total depth of well: 100 + feet	other:
Well Screen interval(s): LOKOWA  Sealed Depth: LOKOWA  Casing Diameter: 8 inches.  Annulus diameter: LOKOWA  Well Pack Material:  Static water level: LOKOWA  feet. (For no seal – wr inches.  Inches (For no annulus  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:	Top cosed 10' open hale After
Type of filling material to be placed into the well: 6000 Fill material to be place to bottom up feet be	elow ground surface.
Sealing Material: Concrete Neat Cement Bentonite Grout (high solids)	Other:
Driller's Comments:	

#### **Environmental Management**

1195 Third Street, Suite 101



A Tradition of Stewardship A Commitment to Service

# www.countvofnapa.org

Main: 707.253.4471

Napa CA 94559

Steve Lederer Director

### **APPLICATION** THIS IS NOT A PERMIT

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

Parcel Number: 039-222-017-000 **Permit Number:** E11-00145

Situs Address: 1589 ATLAS PEAK RD, NAPA, CA 94558 **Applied Date:** 5/2/2011

SILVERADO COUNTRY CLUB & RESORT (707) 224-9396 Owner: Phone:

Bill Pulliam Phone: (707) 224-9396 Applicant:

#### Worker's Compensation Coverage:

INC

- ( ) 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:

**Print Date:** 5/2/2011 Application Page:

# **Environmental**

# Cover Sheet

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

ORÍGINA	٩L
File with	<b>DWR</b>

### STATE OF CALIFORNIA

### COMPLETION REPORT WELL

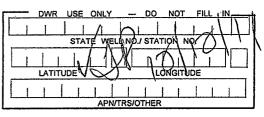
Pag	e 1	of	1	
				 1 2011

No. e0132010

Owner's Well No. 1-2011 Date Work Began <u>5/12/2011</u> \_, Ended 6/16/2011

Local Permit Agency Napa County Environmental Mgmt
Permit No. E11-00089 Permit Date 3/2

Permit Date 3/29/2011



remit	140.	GEOLOGIC LOG	WELL OWNER -	
ORIENTATI	ON (✓)	VERTICAL HORIZONTAL ANGLE (SPECIFY)	Mailing Address	<del></del>
DEPTH F		DRILLING ROTARY FLUID BENTONITE	Mailing Address Coo Allas Can Note	
SURFA		DESCRIPTION  Describe material, grain, size, color, etc.	CITY	STATE ZIP
Ft. to	7R	SAND & GRAVEL	Address 1600 Atlas Peak Road	
38		GREEN SANDY CLAY	Address 1000 Adds Fear Road	
55		SAND & GRAVEL	City Napa CA	
76		CPAVEL	County Napa	
98		GREEN, GRAY, BROWN, SANDY ASH	APN Book 060 Page 140 Parcel 003 Township Range Section DEG. MIN. SEC. LOCATION SKETCH	
210		BROWN, GREEN SANDY ASH	Township Range Section	
255		HARD BLACK VOLCANICS	DEG. MIN. SEC.	DEG. MIN. SEC.
				ACTIVITY (🛂) —
298			9 2011 NORTH	→ NEW WELL
320		MED HADD DI ACK VOLCANICE	/ \	MODIFICATION/REPAIR
375		HARD BLACK VOLCANIC BOOK	EPT. OF TAL MANAGEMENT	Deepen Other (Specify)
410		HARD BLACK VOLCANIC ROCK	TAI MANAGENIEN	
436		GREEN SANDY VOLCANIC ASH	TIAL	DESTROY (Describe Procedures and Materials
460		MED. HARD BLACK VOLCANICS ENVIRON		Under "GEOLOGIC LOG
490		TAN SANDY ASH	/ / L	PLANNED USES(∠)
510		GREEN SANDY ASH & ROCK	25'7	WATER SUPPLY  Domestic Public
520		MIXED VOLCANIC SANDS	MERT 150,	Imigation Industrial
575		RED VOLCANIC ROCK	120'/	MONITORING
585		HARD FRACTURED BLACK VOLCANICS		TEST WELL
590		MED. HARD BLACK & RED VOLCANICS		CATHODIC PROTECTION.
635		HARD BLACK VOLCANIC ROCK		HEAT EXCHANGE
645		HARD FRACTURED BLACK & RED VOLCANICS		DIRECT PUSH INJECTION
683	700	GREEN SANDY VOLCANIC ASH		VAPOR EXTRACTION
				SPARGING
		CONTINUED CASING LAYOUT	SOUTH  Illustrate or Describe Distance of Well from Roads, Buildings,	REMEDIATION
458	478	SCREEN PVC 10" SDR-17 .032 SLOT	Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.	OTHER (SPECIFY)
478		BLANK PVC 10" SDR-17		
498	578	SCREEN PVC 10" SDR-17 .032 SLOT	WATER LEVEL & YIELD OF COMPL	
578		BLANK PVC 10" SDR-17	DEPTH TO FIRST WATER N/A (FL) BELOW SURFACE	
598	678	SCREEN PVC 10" SDR-17 .032 SLOT	DEPTH OF STATIC WATER LEVEL 152 (Ft.) & DATE MEASURED _	6/16/2011
678	698	BLANK PVC 10" SDR-17	ESTIMATED VIELD - 800 (GPM) & TEST TYPE /	AID LIET
TOTAL DEP	TH OF	BORING 700 (Feet)		
		COMPLETED WELL 698 (Feet)	TEST LENGTH 3 (Hrs.) TOTAL DRAWDOWN N/A	• •
TOTAL DEP	In or	COMILETED WELLOSS (FEEL)	May not be representative of a well's long-term yiel	a
1		0.0000		

DEP	PTH BORE CASING (S) DEPT				PTH	ANNULAR MATERIAL										
FROM SU	JRFACE	BORE - HOLE DIA.			<u> (</u>			INITEDNIAL	041105	0) 07 0175	FROM SU	JRFACE		1		PE
Ft. to	Ft.	(Inches)	BLANK	SCREEN	CON-	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	Ft. to	> Ft.	CE- MENT ( <u>✓</u> )	BEN- TONITI	F FILL (✓)	FILTER PACK (TYPE/SIZE)
0	700	18									0	54	✓			CONCRETE
0	238		<b>V</b>				PVC F480	10	SDR-17		54	698			<b>✓</b>	#6 SAND
238	318			1	1		PVC F480	10	SDR-17	.032						
318	338		1				PVC F480	10	SDR-17							
338	438			7			PVC F480	10	SDR-17	032						
438	458		1				PVC F480	10	SDR-17							

ATTACHMENTS (∠)	CERTIFICATION STATE	MENT -
Geologic Log	I, the undersigned, certify that this report is complete and accurate to the best of my	knowledge and belief.
Well Construction Diagram	NAME HÜCKFELDT WELL DRILLING, INC.	
Geophysical Log(s)	(PERSON, FIRM, OR GORPORATION) (TYPED OR PRINTED)	
Soil/Water Chemical Analysis	2110 Penny Lane             Napa	CA 94559
Other	ADDRESS WIN NUMBER	CITY STATE ZIP
ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.	1 3/4/160	06/28/11439-746
ATTACH ADDITIONAL NAPONNA HON, Nº 11 EXISTS.	WELL DRILLER/AUTHORIZED REPRESENTATIVE	DATE SIGNED C-57 LICENSE NUMB

# **Environmental**

# Cover Sheet

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





A Tradition of Stewardship A Commitment to Service

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

Main: 707.253.4471

Steve Lederer Director

### WELL PERMIT

Environmental / EM Permits / Water Wells / Class I Application Type: 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 SILVERADO COUNTRY CLUB & RESORT INC Owner: Phone: 1600 ATLAS PEAK RD; NAPA CA 94558-1425 Address: Applicant: Don Huckfeldt Phone: (707) 255-7923 **Business Name:** Environmental / EM Permits / Water Wells / Class I Project Type: Proposed Use: Private Name of Public Water System: Use: 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 Sité Number and Name: **Emergency Exemption Granted?:** Well Located in Flood Zone?: Yes No Reason For Emergency Exemption: NA Specifications: Casing Diameter: 10 ln. Method of Seal Placement: pump **Boring Diameter:** Minimum Seal Depth: 18 lñ. 50 Ft. Annular Seal: Material: 4 ln. concrete

#### TO PERMITEE:

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

Staff Signature:



#### 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.J	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: Phone: (707) 255-7923

Conditions:

Code

Condition

The applicant shall-comply with the Department of Public Works "Conditions of Approval-National Polution 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.

, / Λ Copy of the State of California Well Completion Report must be submitted within 60 days of well completion.

Inspections:			* ,	Inspected	By:			Date:
Inspection Type	***************************************	- '	***************************************		tan da sa	en e		and the first of the second
Construction Inspection	n Re 6	/						
Destruction Inspection						, ·	1 4.1	
Environmental Manage	ement Final	110 1	2/10	111	and the second	<i>;</i>	*	

#### Comments:

EM-11.

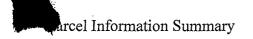
EM-2

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 mu 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.
,		This is a replacement well-for a well lecated 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
060-140-003 APN: <u>060-010-001</u>	Address: 2110 Penny Lane Napa
Phone #: 257-5402	Phone #: 707-255-7923
TYPE OF PERMIT (circle one): Class 1A Reconstruc	Class 1B Class II Deepening otion Other:
PROPOSED USE (circle one): Private	Public
Well to serve this parcel only: Y N We If no, list other APN(s): OGO O O O O	
SETBACKS TO WELL:	
Sewer Line: 70 Septic Tank: Disposal Field:	
WELL SPECIFICATIONS:	
Casing Diameter: 10 inches Boring Diameter: 18 inches	Sealing Material: concrete
Annular Seal: 3 inches Minimum Seal Depth: 50 fee	Sealing Method: <u>pump</u>

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.



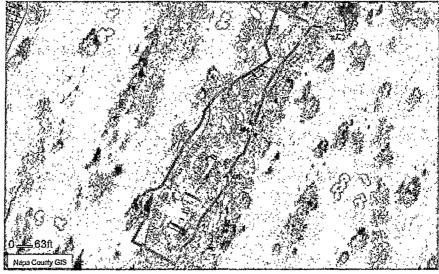
LIVING IN NAPA DOING BUSINESS VISITING NAPA COUNTY HOME

#### 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. O Zoom In O Zoom Out O Pan O 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

#### **Boundary & Jurisdiction Data**

Township & Range:

T06N-R04W24

USGS Topo Quad:

Napa

Fire Jurisdiction:

Napa County Fire - structure & wildland fires

County Zoning:

#### **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) Tax Rate Area (TRA) Code: 072046

4.14

Official Site of the County of Napa, California ©1996, 2003, County of Napa



A Tradition of Stewardship A Commitment to Service

## APPLICATION THIS IS NOT A PERMIT

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

Main: 707.253.4471

Steve Lederer Director

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:

Applicant:

SILVERADO COUNTRY CLUB & RESORT

Phone:

(707) 255-7923

INC

Don Huckfeldt

Phone:

(707) 255-7923

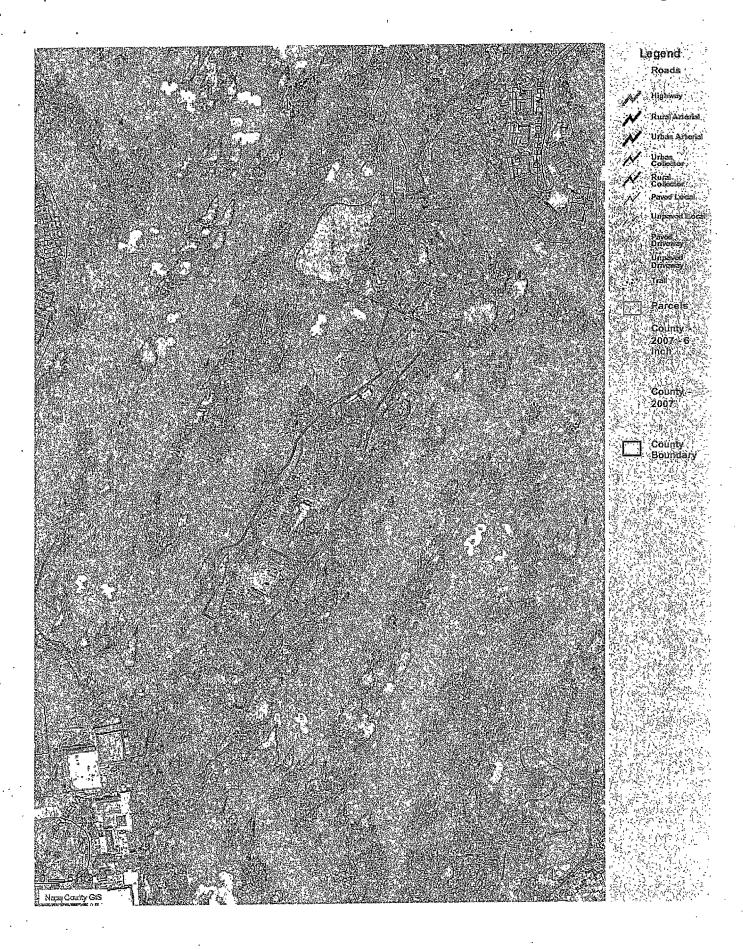
#### Worker's Compensation Coverage:

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

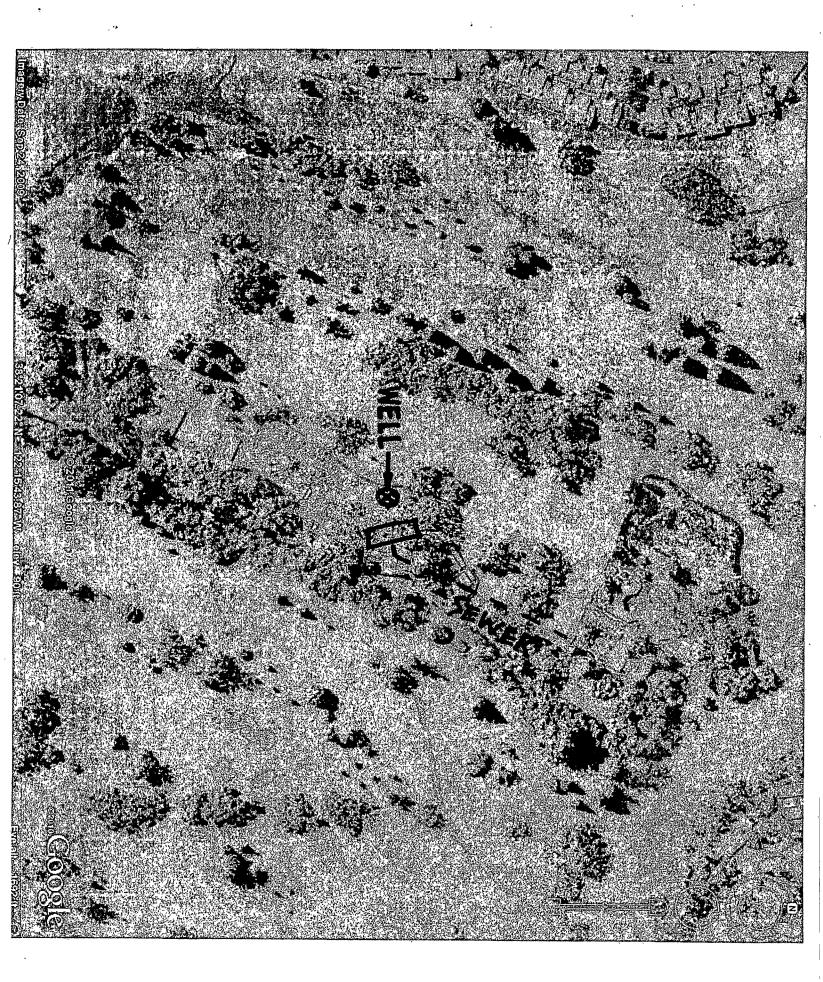
( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

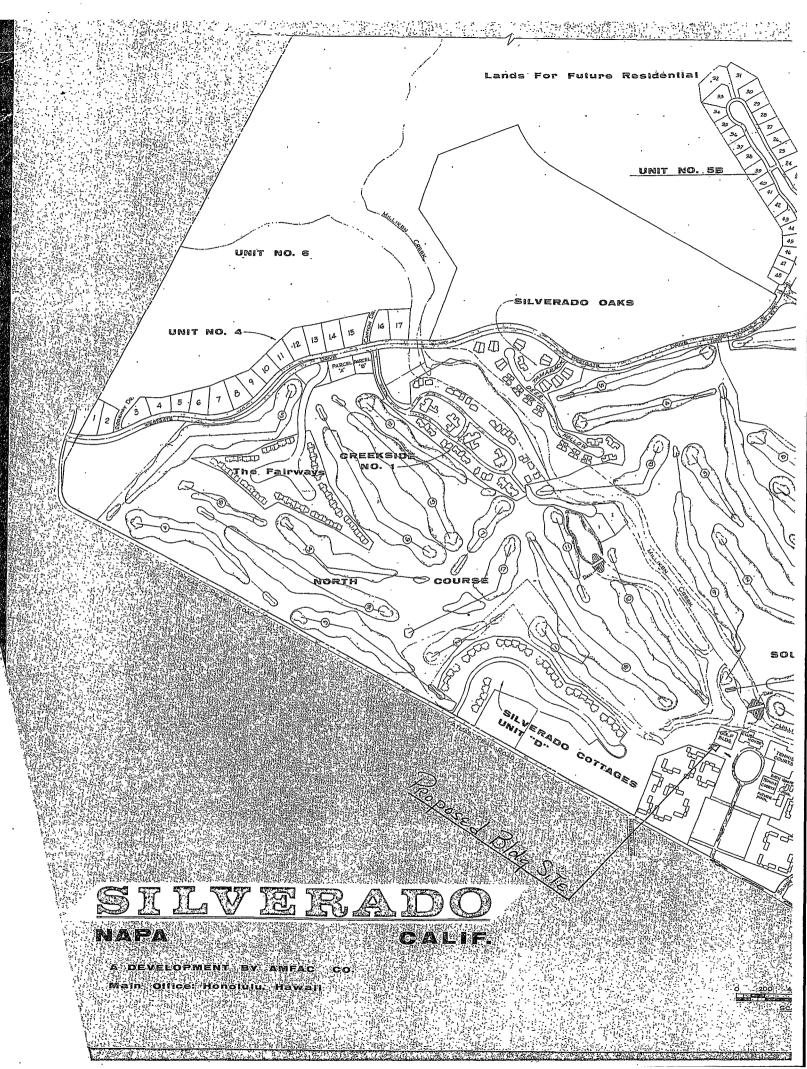
By executing this application, the undersigned agrees to comply with all conditions, inspections and comments of the issued permit and all federal, state and county code requirements applicable to this permit. Furthermore, I understand that the Department of Environmental Management in no way guarantees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

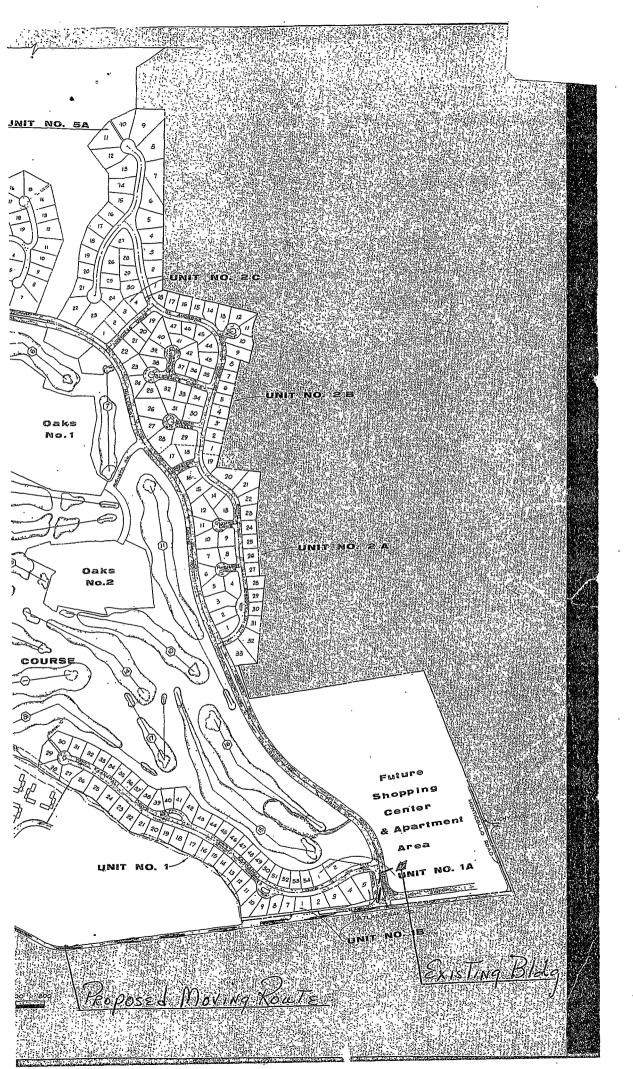
Owner or Authorized Agent Signature:



AP # 161 - 141 - 103. http://2koisweh/oisweh/scripts/man\_print.asp?pagesize=A&photo=YES&mapObi=PrclSm... 3/24/2011

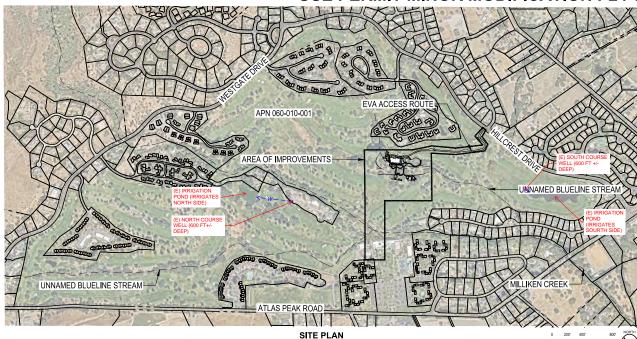






# THE GROVE AT SILVERADO RESORT

### **USE PERMIT MINOR MODIFICATION P24-00141**









#### SHEET INDEX

UPO 0 USE PERMIT COVER SHEET

#### LANDSAPE ARCHITECT & CIVIL ENGINEERING SHEETS

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SITE IMPROVEMENT PLAN FIRE PROTECTION & CIRCULATION PLAN EARTHWORK ANALYSIS PAYILION GRADING PLAN

LOUNGE GRADING PLAN

OVERALL UTILITY PLAN PAVILION UTILITY PLAN LOUNGE UTILITY PLAN

STORMWATER CONTROL PLAN STORMWATER CONTROL PLAN TABLES

SOFTSCAPE REFERENCE PLAN TREE PLANTING PLAN

L8.02 TREE PLANTING PLAN

TREE PLANTING PLAN SHRUB PLANTING PLAN SHRUB PLANTING PLAN

SHRUB PLANTING PLAN

## ARCHITECTURAL & LANDSCAPE EXHIBITS A-0.01 CONCEPTUAL SKETCH - THE PAVILION A-0.02 FLOOR PLAN - THE PAVILION

FLOOR PLAN - THE LOUNGE

ELEVATIONS - THE PAVILION ELEVATIONS - THE LOUNGE RENDERING 01 - THE PAVILION

RENDERING 02 - THE PAVILION

RENDERING 03 - THE LOUNGE THE GROVE - MATERIAL BOARD THE GROVE - LIGHTING PLAN

FOOD SERVICE EQUIPMENT PLAN-THE PAVILION LEVEL 1

VERIFY IN FIELD

WATER METER

WATER

AΒ	AGGREGATE BASE	G	GAS	RIM	TOP OF STRUCTURE GRATE/ COVE
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
OF.	CUBIC FEET	нв	HOSE BIB	SEP	SEE ELECTRICAL PLANS
CL	CENTERLINE	HDPE	HIGH-DENSITY POLYETHYLENE	SF	SQUARE FEET
CMP	CORRUGATED METAL PIPE	HP	HIGH POINT/ HINGE POINT	SLP	SEE LANDSCAPE PLANS
00	CLEAN OUT	INV	INVERT OF PIPE OR CHANNEL	SMP	SEE MECHANICAL PLANS
MMOC	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
ol .	DRAINAGE INLET	LF	LÍNEAR FEET	SSP	SEE STRUCTURAL PLANS
WC	DOMESTIC WATER	LP	LIGHT POLE / LOW POINT	STD	STANDARD
E)	EXISTING	MAX	MAXIMUM	TB	TOP OF BANK
В	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
ΕP	EDGE OF PAVEMENT	(P)	PROPOSED	TEL	TELEPHONE
EVA	EMERGENCY VEHICLE ACCESS	PA	PLANTED AREA	TG	TOP OF GRATE
C	FACE OF CURB	PIV	POST INDICATOR VALVE	TW	TOP OF WALL
FE	FINISHED FLOOR ELEVATION	PL	PROPERTY LINE	TYP	TYPICAL
-0	FINISH GRADE	POC	POINT OF CONNECTION	HG	LINDERGROUND

POLINDS PER SOLIARE INCH

RELATIVE COMPACTION

PAVEMENT

PSI

PVMT

R, RAD RADIUS

ABBREVIATIONS

EIDE HYDDANT

FINISH SURFACE

FLOWLINE

FIRE WATER

#### PROJECT DESCRIPTION

THE PROJECT PROPOSES A USE PERMIT MINOR MODIFICATION TO AN EXISTING RESORT, SPA, AND GOLF COURSE THAT MICLIOES TWO (7) NEW EVENT SPACE BILLIONICS IN AN EXISTING FEW SWARCE AREA, THE PROJECT FROMOSES A THE REW STRUCTURES. THE PROJECT FOR THE SWARCE AREA, THE PROJECT FOR EXTENSION OF EXISTING WHITE THESE AND COLF CONTROL OF THE SWARCE AREA. THE PROJECT FOR EXTENSION OF EXISTING WHITE THESE AND FOR COLF CONTROL AREA. AND A SEWER CONNECTION TO THE WAR SWARTENING MEDICAL SWARCE AND INSECTION OF THE WARD SWARTENING MEDICAL SWARCE AND A SEWER CONNECTION TO THE WARD SWARTENING MEDICAL SWARCE AND A SEWER CONNECTION TO THE WARD SWARTENING MEDICAL SWARCE AND A SEWER CONNECTION TO THE WARD SWARTENING MEDICAL SWARCE AND A SEWER CONNECTION TO THE WARD SWARTENING MEDICAL SWARCE AND A SEWER CONNECTION TO THE WARD SWARTENING MEDICAL SWARCE AND A SEWER CONNECTION TO THE WARD SWARTENING MEDICAL SWARCE AND A SEWER CONNECTION TO THE WARD SWARTENING MEDICAL SWARTENING ME

#### OWNER/APPLICANT

SILVERADO RESORT & SPA TODD SHALLAN, VICE PRESIDENT 1800 ATLAS PEAK ROAD NAPA, CA 94559 707-257-5430

#### ARCHITECT

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

#### LANDSCAPE ARCHITECT

DESIGN WORKSHOP DARLA CALLAWAY 1390 LAWRENCE STREET, SUITE 100 DENVER, CO 80204

PLANNER / LAND USE ATTORNEY

#### COBLENTZ PATCH DUFFY & BASS LLP

#### CIVIL ENGINEER

SHERWOOD DESIGN ENGINEERS CHRISTINA NICHOLSON 1665 2ND STREET, NAPA, CA





∞ 'n SOI RES( ROVE <u>ত</u> 0 里 RAD SILVEF SPA.T

ATLAS PEAK ROAD NAPA, CA 94558

USE PERMIT SET

### RELEASE DATE

### 5/02/24

KEVISIONS	
9/05/2024	REVISION PER COMME
1/24/2025	REVISION PER COMME

PRO IECT NO 23-293 MADE BY JH/VHT/DN

**COVER SHEET** 

**UP0.0** 

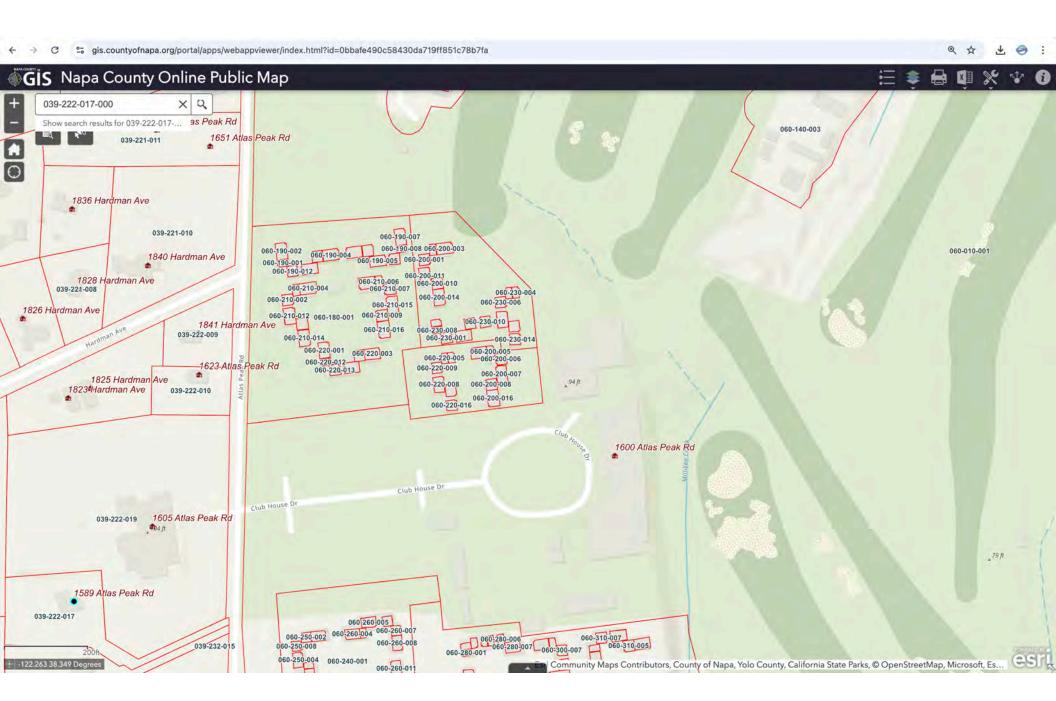


EXHIBIT AP

From: <u>EB Russell</u>

To: <u>Hawkes, Trevor; MeetingClerk</u>

**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...alternations 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 then 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 Ordinances. 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 a 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 oldgrowth 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 pilled 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 707-337-6475 JWDgolf@sbcglobal.net