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Application Packet

Silverado Resort & Spa Project
Minor Modification to Non-Winery Use Permit
P24-00141-MM
Planning Commission Hearing – October 15, 2025

The Grove Conditional Use Permit Minor Modification Application

Sub-1 Document List

- Minor Modification Application
- Project Document List
- Project Statement
- Plan Set, which includes Stormwater Control Plan
- Water Availability Analysis
- Wastewater Feasibility Study
- Soil Evaluation Report (to be delivered shortly)
- Land Use Notification Package by First American Title Company (two sets, hand delivery)

Scott Greenwood-Meinert
D (415) 772-5741
sgreenwood-meinert@coblentzlaw.com

July 21, 2025

Brian Bordona
Director
Planning, Building & Environmental Services
Andrew Amelung
Planner II
1195 Third Street, 2nd Floor
Napa, CA 94559

Re: Silverado Resort & Spa Minor Use Permit Modification Revised Project Statement
PBES File No. P24000141; minor square footage corrections and Burger Shack

Dear Brian and Andrew:

On behalf of Silverado Resort & Spa you will find submitted with this revised project statement (original submitted in May 2024, augmented in January 2025) and on March 4th, which responds to comments provided in July from PBES, a response to comments memorandum prepared by Sherwood Design Engineers, the revised plans and two reports listed on pages 3-4. As already mentioned, Silverado Resort & Spa looks forward to working with PBES toward an efficient project approval and our entire support team, including Sherwood Design Engineers, are ready to respond to your questions or comments.

The Proposed Project

This application seeks approval for the modification of the outdoor hospitality facility commonly referred to as the "Grove". The Grove presently consists of a significant landscaped courtyard area, with a storage shed, a staging structure, and a burger shack and a pavilion. The Grove has generally been in its improved/disturbed state, hosting events since the opening in 1967 of the South golf course, to which the Grove is adjacent. This application seeks approval for the replacement of the existing structures with an "atrium building of about 9,308 sf., with about 6,000 sf. of event space and a 1,000 square-foot catering kitchen, as well as a separate bridal lounge of approximately 1,750 sf. An improved event lawn would be a part of the Grove. The burger shack, which is about 50 years old, would be replaced with an upgraded and relocated facility that is an exterior facing portion of the northeast corner of the atrium building.

As with the existing Grove facilities, the proposed Grove would continue to be used by resort guests and Country Club members and continue to be served by existing resort employees. Accessibility, egress and building construction would all be pursuant to applicable, grading, building, and other codes. The proposed Grove is internal to the operations of the resort and will not introduce new uses. The proposal will allow the Resort to accommodate events at the Grove

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on a year-round basis, in an indoor and air-conditioned building. Currently, the Grove is only available for guest use from mid-May to late-October, due to weather constraints.

The Grove usually hosts approximately 60-65 events each year, many of them with amplified sound. With the advent of a year-round facility, it is proposed that the Grove will be able to host an additional 45 – 50 events per year, primarily in the time period of late October to early May. It is anticipated that about 60% of these events will be new events, many of which will require overnight guest rooms as part of new bookings. Other events that are anticipated will be from existing groups that are staying in the resort, but will now be utilizing the new Grove instead of being transported to an off-site facility, either a restaurant or winery. So the new Grove, as proposed, will help the resort function better on a year-round basis, adding to the overnight guest room rentals in the resort's existing room rental pool.

It is important to note that Silverado Resort and Spa has been approved as a full service resort since its inception, which means it can operate every day as though it were booked full with guests and events for those guests. This means that the Grove as currently configured, or the new Grove if approved, could host an event 365 days a year.

The new lounge building, intended for use for bridal parties will provide a new facility for bridal parties adjacent to the Grove. Currently, bridal parties utilize a guest room and/or suite for the purpose of pre-wedding activities and are driven to the facility in a passenger golf cart.

The proposed Grove will not create any increase in the daily maximum number of employees, guests, or visitors already approved for Silverado. Thus the proposed Grove will not go beyond its existing approved pattern of use, with water as provided by the City of Napa or sewer as provided for by Napa Sanitation District. No increase in allowed uses are proposed and no new uses are proposed. The proposal does not result in any increase in density or intensity of use. Furthermore, no increase in traffic will result from this proposal, nor will additional parking be required. Please see the 1999 traffic study and parking study prepared by Silverado in conjunction with the County's approval of the Spa, which studied the resort at full capacity (with and without the Spa) at that time, which necessarily included events at the Grove. Those two 1999 studies found parking to be more than adequate at the resort and the County's approval of the Spa. Silverado has a traffic light installed at its entrance on Atlas Peak Road.

In terms of the square footage proposed for the new Grove, when set against the already approved and developed square footage of the buildings at Silverado (see below), the application qualifies as a minor modification under current County code section 18.124.130.

The proposed Grove will continue to operate as the existing Grove does, with events ending at 10 p.m. The proposed building's design speaks for itself, it will comply with the County's ordinances regarding lighting and as to noise when the doors and windows are closed. Silverado believes there will be minimal, if any, visual effects on neighboring residents.

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The proposed Grove, as can be seen from the submitted landscaping plans, provides for the preservation of a number of oak trees and the mitigation at a 3 to 1 ratio for valley oak trees to be removed.

Silverado Background

Briefly, Silverado's original use permit for "commercial, apartments, townhouses, country club, resort, golf course, single family dwellings and related uses" was approved 1964 (File No. 37-64). But, the Vichy Springs Resort was developed on the property in 1953 as was an 18 hole golf course. Since 1964 a series of master plans and development agreements, with environmental impact reports, were approved by the County of Napa, with the last development agreement expiring in 1991. In 1999 the Spa was approved (with thorough analyses of Silverado's theoretical maximum traffic and parking based on existing approved capacities, plus the Spa) and in 2002 an expansion of the clubhouse, its restaurant and office buildings was approved.

Silverado includes 550 resort hotel rooms and condominiums (of which 340 are managed by the resort), the Miller Mansion (21,080 sf.), the Conference Center attached to the Miller Mansion (26,100 sf.), the Spa (17,485 sf.), and a number of other minor structures (about 4,000 sf.). The managed hotel rooms and condominiums total to about 221,000 sf., with the other structures adding to about 68,600 sf.

Silverado is one of Napa County's largest private employers with about 462 employees, with about 80 of those employees supporting the Grove, depending upon the size of the event being hosted there. Historically, a core component of Silverado's business is its hosting a large number of events each year, including weddings, conventions, a professional golf tournament and other events. The event business is a vital engine to Silverado and to Napa Valley as a whole. The Grove hosts a significant number of weddings and events every year, with 63 weddings planned for this year and 65 held last year. Other events at the Grove include conference lunches and dinners and other business or civic group lunches and dinners, including some events exceeding 600 guests.

An excellent indicator of Silverado's robust hospitality business and its benefits to the entire community is Silverado's 2023 transient occupancy tax contribution to the County of Napa was over \$4,000,000.

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CEQA

This application should meet the criteria for a CEQA Categorical exemption commonly referred to as the “common sense exemption” as set for in a CEQA Guidelines section 15061, which states: *If it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*

The Common Sense Exemption was adopted to the CEQA Guidelines to guard against the possibility that an obviously exempt type of project, but one not listed in the more specific guidelines for categorical exemptions “might be required needlessly to comply with the requirements of CEQA.” *Myers v. Board of Supervisors* (1976) 58CA3d 413, 425. It is intended to be a “catch all”. *Muzzy Ranch Co. v. Solano County Airport Land Use Comm’n* (2007) 41 C4th 372 (“Muzzy Ranch”). As established in this application missive, and support materials, there is a meaningful amount of evidence to support the County’s decision that this project is subject to this Common Sense Exemption.

Revised Plans Included With Resubmittal

The revised plans show:

- A new sewer connection to Napa San facilities, no onsite septic system
- A new water connection per City of Napa comments
- A new EVA access plan to come across the south golf course to Hillcrest Ave., per comments from Napa Fire
- A Revised Water Availability Analysis responding to staff comments

New Submittals

Being submitted for the first time, in response to comments and concerns from staff, are a Response to Comments Memorandum by Sherwood Design Engineers, a Stormwater Control Plan Report, a Habitat Assessment prepared by Zentner Planning and Ecology, and a Noise Study prepared by Salter Acoustics. The Habitat Assessment focuses on the Grove area oak trees and riparian banks. The Noise Study focuses on existing event noise at the Grove juxtaposed with event noise for the Grove once the proposal’s new event building is built, indicating a significant improvement in noise for nearby residents when that new event building is used.

To support the reduction in noise for the new Grove, the new event building design will incorporate a variety of physical features and characteristics to reduce noise to acceptable levels. Those features and characteristics are elaborated upon in the Noise Study. All of those features and closure of exterior doors and windows during events will ensure the noise reduction of at least 35 dBA at the property line when the doors and windows are closed during events. When doors and windows are shut during events with amplified noise that could exceed Napa County noise standards that the amplified noise will be reduced below that standard.

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If you have questions or comments on the application materials provided, our team is ready to address those things promptly and professionally.

Cordially,

A handwritten signature in black ink, appearing to read "Scott Greenwood-Meinert". The signature is fluid and cursive, with the first name "Scott" being more prominent.

Scott Greenwood-Meinert

attachments



A Tradition of Stewardship
A Commitment to Service

Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Main: (707) 253-4417
Fax: (707) 253-4336

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact

Name: Todd Shallan, Vice President
Mailing Address: 1600 Atlas Peak Road
City: Napa State: CA Zip: 94559
Phone: (707) 257-5430
E-Mail Address: todd.shallan@silveradoresort.com

Property Owner Contact

Name: Todd Shallan, Vice President
Mailing Address: 1600 Atlas Peak Road
City: Napa State: CA Zip: 94559
Phone: (707) 257-5430
E-Mail Address: todd.shallan@silveradoresort.com

Agent Contact

Name: Scott Greenwood-Meinert
Mailing Address: 700 Main Street, Suite 301
City: Napa State: CA Zip: 94559
Phone: (415) 772-5741
E-Mail Address: sgreenwood-meinert@coblenzlaw.com

Other Representative Contact

☒ Engineer ☐ Architect ☐ Agent
Name: Christina Nicholson, P.E.
Mailing Address: 1665 2nd Street
City: Napa State: CA Zip: 94559
Phone: (707) 773-7829
E-Mail Address: cnicholson@sherwoodengineers.com

Property Information

Project Name: Silverado Resort & Spa
Project Address: 1600 Atlas Peak Road, Napa, CA 94559
Assessor's Parcel Number(s): 060-010-001
Size of site (acreage and/or square footage): ~278 acres
General Plan Designation: UR Zoning: PD

Application Type¹

File No(s) _____

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
Erosion Control Plan: <input type="checkbox"/> Track I <input type="checkbox"/> Track II <input type="checkbox"/> Admin Viewshed <input type="checkbox"/> Fence Entry Structure Permit <input type="checkbox"/> Land Division/Mergers <input type="checkbox"/> Site Plan Approval/Modification <input type="checkbox"/> Winery Administrative Permit <input type="checkbox"/> Other Very Minor Modification <input type="checkbox"/> Addressing <input type="checkbox"/> Signs Temporary Event: <input type="checkbox"/> 51-400 <input type="checkbox"/> 401+ <input type="checkbox"/> Late Application Submittal <input type="checkbox"/> Application Entitled to Fee Waiver <input type="checkbox"/> Other: _____	Major Modification: <input type="checkbox"/> Winery <input type="checkbox"/> Other Use Permit: <input type="checkbox"/> Winery <input checked="" type="checkbox"/> Other <input type="checkbox"/> Viewshed <input type="checkbox"/> AG Preserve Contract <input type="checkbox"/> Development Agreement <input type="checkbox"/> Airport Land Use Consistency Determination <input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map/Text Amendment <input type="checkbox"/> Road Exception <input type="checkbox"/> Con. Reg. Exception <input type="checkbox"/> Other: _____	<input type="checkbox"/> Certificate of Legal Non Conformity <input checked="" type="checkbox"/> Other Minor Modification <input type="checkbox"/> Road Exception <input type="checkbox"/> Small Winery Exemption <input type="checkbox"/> Winery Minor Modification <input type="checkbox"/> Variance <input type="checkbox"/> Viewshed <input type="checkbox"/> Other: _____ Misc. Services <input type="checkbox"/> Use Determination <input type="checkbox"/> Status Determination <input type="checkbox"/> Other: _____

¹: Include corresponding submittal requirements for each application type.


Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by the Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

 5/14/24

 Property Owner's Signature and Date
 Todd Shallen, Vice President

 Property Owner's Signature and Date

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

 5/14/24

 Applicant's Signature and Date
 Todd Shallen, Vice President

Date Received: _____	Application Fees	
Received by: _____	Deposit Amount	\$ _____
Receipt No. _____	Flat Fee Due	\$ _____
File No. _____	Total	\$ _____
	Check No	_____

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

☒ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.

☐ **Application Fee:**

Use Permit/Major Modification (All Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.

Small Winery Exemption (Winery Uses): Total fees are based on actual time and materials and flat fees. A deposit in the amount of \$5,000. Check made payable to County of Napa.

Minor Modification (Winery Uses): Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials over 3 hours for Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

Administrative Permit (Winery Uses): Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$1,500. Check made payable to County of Napa.

Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

Very Minor Modification (Non-Residential & Residential Uses): Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.

☒ **Read and Sign the Hourly Fee Agreement**

☒ **Detailed Project Description:** The Project Description should address all of the applicable items listed below:

1. Existing site conditions and uses.
2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
3. Days of the week and hours of operation.
4. Maximum number of employees per shift and hours of shifts.
5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
6. What is your water supply? How/where is liquid/solid waste disposed?

☒ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**

Submit three (3) 24" X 36" and one 11" x 17" copies of plans consistent with information contained in the *Building Division – Design Information - Sample Site Plan Handout*: <https://www.countyofnapa.org/1890/Building-Documents>.

☒ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:

1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
2. Use of each area within each structure/building.
3. Location of emergency exists.

☒ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:

1. All relevant dimensions.
2. Exterior materials.
3. Exterior colors.
4. Existing grade.
5. Finished grade.
6. Finished floor level.
7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.

☐ **Technical Information and Reports**

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. Traffic Study consistent with Traffic Impact Study Preparation Requirements. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study.
3. Archeological/Cultural Resources Study (consistent with Guidelines for Preparing Cultural Resource Surveys and State of California requirements)
4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
5. Biological Study – Includes Special Status Survey (consistent with Guidelines for Preparing Biological Resources Reconnaissance Surveys and Guidelines for Preparing Special-Status Plant Studies)
6. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015). Please refer to the following link: <https://www.countyofnapa.org/876/Water-Availability-Analysis>.
7. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

Tree canopy coverage:

Tree canopy cover (1993): _____ acres
Tree canopy cover to be removed: _____ acres _____ %
Tree canopy cover to be retained: _____ acres _____ %

Understory (i.e. brush, shrubs, grasses):

Understory cover (1993): _____ acres
Understory to be removed: _____ acres _____ %
Understory to be retained: _____ acres _____ %

This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website:

<https://www.countyofnapa.org/DocumentCenter/View/12882/WOTPO-implementation-guide?bidId=>

8. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

- ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
- ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
- ☐ Visual Impacts Study (Photographic simulations)
- ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
- ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
- ☒ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
- ☐ Other: _____
- ☐ Other: _____

☒ **Additional Information Required by the Environmental Health Department:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form, enclosed.
6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

Please click on Other Information tab at <https://www.countyofnapa.org/1904/Environmental-Health-Division> for forms and handouts related to use permit application submittal.

☐ **Additional Information Required by the Engineering Services:**

2020 Napa County Road & Street Standards

<https://www.countyofnapa.org/DocumentCenter/View/3787/Napa-County-Road-and-Street-Standards--2020-PDF>

Project Guidance for Stormwater Compliance

<https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF>

BASMAA Post-Construction Stormwater Management Manual

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

☐ **Please Note**

While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Deputy Planning Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.

☒ **Plans and Studies provided electronically via file share (coordinated at intake).**

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Silverado Resort & Spa

Print Name of Property Owner

Print Name Signature of Applicant (if different)



Signature of Property Owner

5/14/24

Date

Signature of Applicant

Date

Todd Shallon
Vice President



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: 060-010-001; Silverado Resort & Spa
Project number if known:
Contact person: Todd Shallen
Contact email & phone number: todd.shallen@silveradoresort.com (707) 253-4417
Today's date: May 14, 2024

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i>
			Resort owned open space parcels (044-040-035; 044-270-001) totaling 455 acres of dedicated open space.

Already Plan
Doing To Do

☐ ☒ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.

The application will allow for creek bank and bed restoration, including removal of improvements that predated Con Regs from within setback.

☒ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles

New electric golf cart fleet (130 carts)

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

New lithium batteries for greater longevity

Potential annual fuel or VMT savings

☐ ☒ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transporation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other:

Estimated annual VMT

Potential annual VMT saved

% Change

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BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

The project proposes building to CALGREEN Tier 1 standards

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BMP-8 Solar hot water heating

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

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BMP-9 Energy conserving lighting

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

The proposed Pavilion and Lounge will have energy conserving lighting

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BMP-10 Energy Star Roof/Living Roof/Cool Roof

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

In 2023 Silverado installed a white (cool) roof on The Mansion; and Energy Star HVAC units. New Grove Building(s) will be the same.

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BMP-11 Bicycle Incentives

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

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BMP-12 Bicycle route improvements

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

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BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

When feasible will convert golf course to recycled water and possibly Napa San recycled water.

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BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

The majority of the fixtures throughout the Resort include water efficient fixtures. The proposed Pavilion and Lounge will have water efficient fixtures

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BMP-15 Low-impact development (LID)

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

The stormwater design implements LID strategies for water quality treatment included bioretention basins and overland dispersal to vegetated areas

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BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

For this project WELO compliance is proposed.

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BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Silverado has a program with Napa Recycling

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☐ ☐ **BMP-18 Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

☒ ☒ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Many resort buildings have shade tree plantings; many of which are mature; plus Silverado's famous mature oak and bay trees throughout the resort and golf courses. The project proposes new trees for shade and natural cooling.

☒ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

12 EV charging stations

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

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☐ ☐ **BMP-23**

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

☐ ☒ **BMP-24 Limit the amount of grading and tree removal**

Limiting the amount of earth disturbance reduces the amount of CO₂ released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

The project limits grading and includes replacement of existing impervious areas. The project limits tree removal and grading disturbances around existing trees. The project proposes re-development in an existing developed area.

☐ ☐ **BMP-25 Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a) ☐

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b) ☐

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c) ☐

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐ ☐ **BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?**

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

☐ ☐ **BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

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- ☐ ☐ **BMP-28 Use of recycled materials**

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

- ☒ ☐ **BMP-29 Local food production**

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

- ☐ ☐ **BMP-30 Education to staff and visitors on sustainable practices**

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

- ☐ ☐ **BMP-31 Use 70-80% cover crop**

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

- ☐ ☐ **BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

By selecting this BMP, you agree not to burn the material pruned on site.

- ☐ ☐ **BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**

- ☐ ☐ **BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at the Project Level available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
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12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

January 23, 2025

Brian Bordona
Director
Napa County Planning, Building & Environmental Services (PBES) Department
1195 Third Street, Second Floor
Napa, CA 94559

Re: P24-00141 Silverado Resort & Spa Project
1600 Atlas Peak Road, Napa, CA 94558, APN 060-010-001
Road and Street Standards Exception Request

Dear Mr. Bordona,

The Silverado Resort & Spa is proposing to construct two new structures and associated improvements under Use Permit P24-00141. The two new structures (the Atrium Pavilion and the Lounge Pavilion) are constructed within the “Grove” area on the subject parcel. The project located at the above referenced parcel is requesting a road exception request to the Napa County Road and Street Standards (R&SS) for access to the Lounge Pavilion.

Emergency Vehicle Access (EVA) to the “Grove” area is provided off Hillcrest Drive and travels around the golf course area to the southeasterly side of the Atrium Pavilion (refer to sheet C2.1 from the Silverado Resort & Spa “The Grove” Use Permit Set). The EVA access road travels around the Atrium Pavilion with a firetruck turnaround located near the structure and within the 50 foot required distance.

An unnamed blue line stream, tributary to Milliken Creek, flows through the Grove area. The Atrium Pavilion is located east of the stream and the Lounge Pavilion is located to the west. A pedestrian path and a separate cart path currently exist between the proposed locations of the Atrium and Lounge Pavilions. Primary access to the Lounge Pavilion will continue to be provided through golf cart paths from the Resort & Spa main entrance.

An exception to the R&SS is requested to permit a firetruck turnaround and EVA access road to be located greater than 50 feet from the structure. The firetruck turnaround is located approximately 350 feet from the structure. The EVA access road is located approximately 260 feet from the Lounge Pavilion. Access between the two structures is provided through a foot path and golf cart path.

Exception Request and Justification

The R&SS allow for such exceptions when the following summarized criteria are met:

- i. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like;*

The exception to the R&SS is requested to preserve the existing unnamed blue line stream and surrounding oak trees. Installing an EVA access road and turnaround within 50 feet of the Lounge Pavilion will require a new road and a fire truck-rated creek crossing that requires grading and infrastructure improvements within the creek setback, stream riparian zone, and oak woodland. The proposed plan has been reviewed with the Napa County Fire Department and the proposed EVA access route shown on Sheet C2.1 of the Use Permit plan is sufficient for providing services to both Pavilion buildings.

Thank you for your consideration of our request for this exception. You may contact us directly at 707.773.7829 with any questions or to schedule a site visit if necessary.

Sincerely,

Christina Nicholson

Christina Nicholson, P.E.
Project Manager